

**For Lease  
or Sale**

**120 S. First Avenue, Barstow, CA 92311  
±8,372 SF Lot 37,500 SF**

Second Generation Restaurant and Retail Spaces for Lease or Building for Sale



**Maggie Gonzalez / Director of Retail Sales & Leasing / [maggie@dgcapitalcommercial.com](mailto:maggie@dgcapitalcommercial.com) / Cell 909-967-7216 / CA DRE LIC#01738786**

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**Prime Route 66 retail opportunity — fully built-out kitchen + multiple storefronts**

## OFFERING MEMORANDUM DISCLAIMER

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This offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (a) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (b) that you will not photocopy or duplicate any part of the Offering Memorandum, (c) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (d) that you will not use the Offering Memorandum in any fashion or manner detrimental to the Owner or Broker.

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## Property Highlights

- Situated on historic Route 66 in downtown Barstow, 120 S. 1st Ave presents a rare turnkey retail opportunity: an expansive ±8,372 SF building with a fully built-out commercial kitchen and multiple adaptable storefronts. The property offers strong frontage and on-site parking, immediate access to the Route 66 visitor corridor and Barstow's daily trade, and proximity to neighborhood housing and local schools — delivering both local customer base and tourist-driven traffic. Ideal for restaurateurs, quick-service operators, specialty retail, or a combined multi-tenant scheme seeking an established, highly visible address on Barstow's Main Street.



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Facing North



Facing East



Facing South



Facing West

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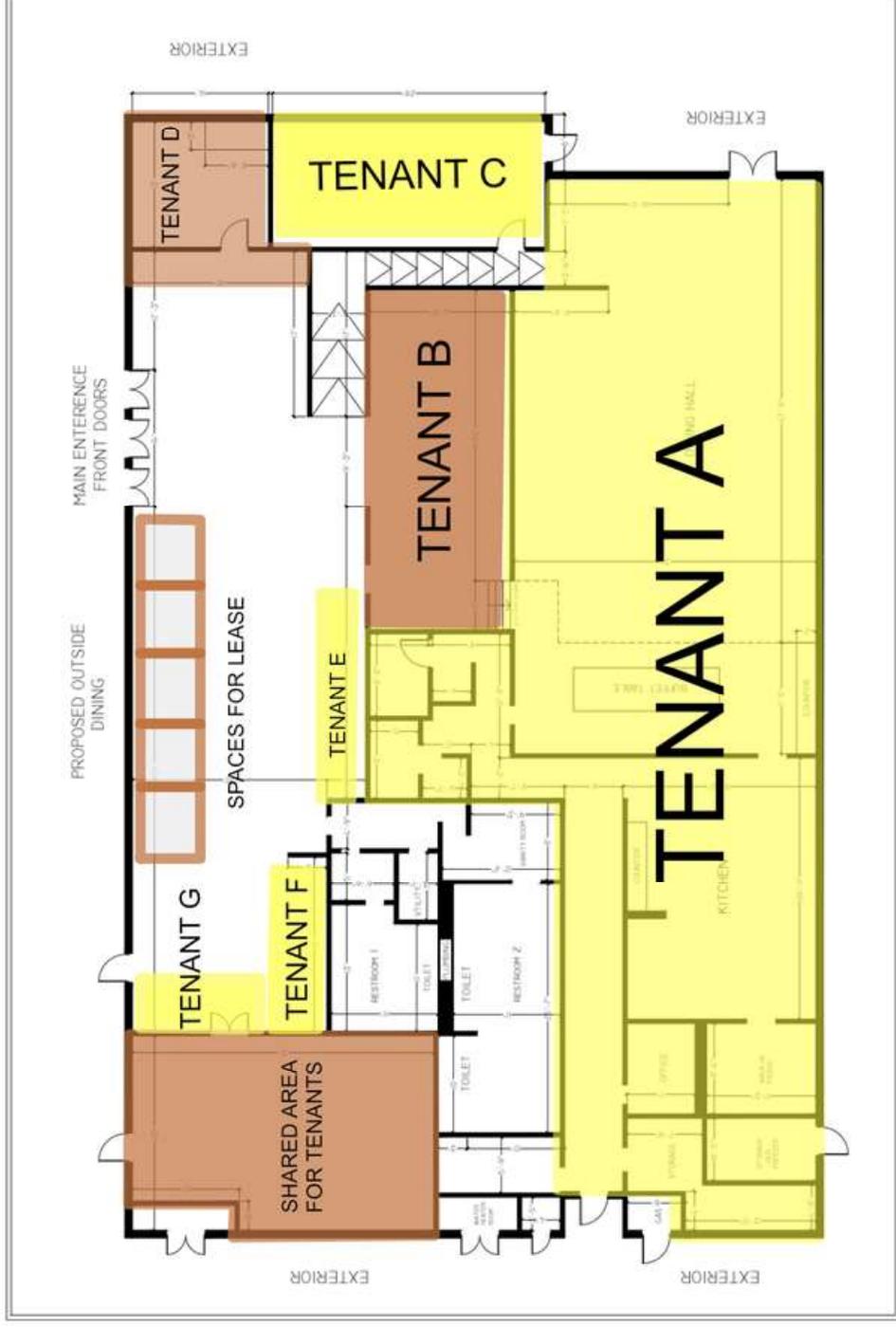
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Suite	Square Feet
A	3,500 +/-
B	1,000 +/-
C	1,000 +/-
D	1,300 +/-
* The sizes are not set, they will change depending on request.	

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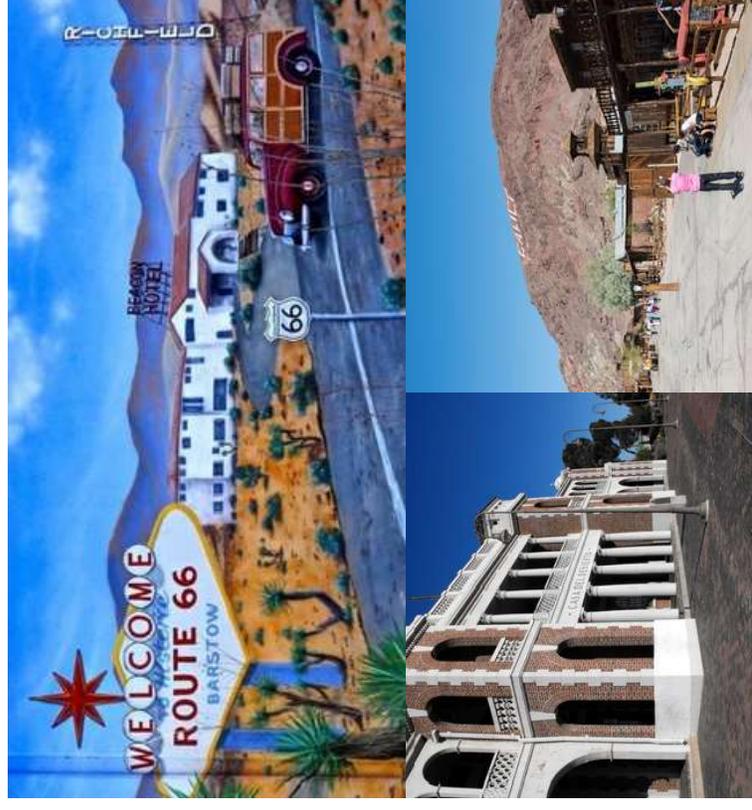
## **Property Overview – Barstow, CA**

This property is strategically located in the City of Barstow, less than two miles from the upcoming **BNSF project** and right off the Barstow exit on Interstate 15. Barstow is a well-known stop for travelers along the busy Las Vegas corridor, with over **46 million vehicles traveling the I-15 freeway annually**, the majority being tourists heading to and from Las Vegas.

The site sits in the heart of historic **Route 66**, surrounded by popular attractions including the Train Museum, Mojave Desert Museum, Clown Museum, and Route 66 Museum—making it an ideal destination for both visitors and locals.

This project is designed to serve as a destination stop, not only for tourists but also for the workforce arriving next year to support the BNSF project. Plans include a food and retail concept similar to a food court, featuring offerings such as ice cream, coffee, desserts, pizza, and other dining options, along with a souvenir and gift shop.

There is currently nothing comparable available in the High Desert area, making this project a unique opportunity to provide much-needed amenities to the community, new workers, and travelers. Before the pandemic, this location was a popular stop for buses and tourists, and it is now positioned to reopen and once again welcome visitors to rest, dine, and shop.



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## IMMEDIATE AREA

- Mother Road Museum
- Mojave River Valley Museum
- California Clown Museum
- Barstow High School
- Cameron elementary
- Central High School
- Henderson Elementary School
- Concordia Christian School
- The Torches Motel
- Route 66 Motel
- Star Inn
- Del Taco
- La Casta Mexican Restaurant
- Roys cafe

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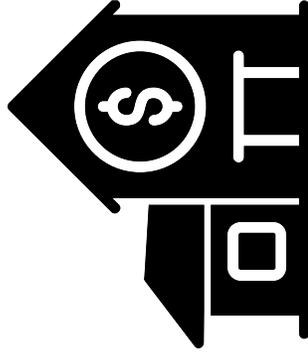


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**45.7%**  
HOMEOWNERSHIP  
RATE



**10,829**  
NO. OF  
HOUSEHOLDS



**25,000**  
CITY  
POPULATION



**\$251,000**  
MEDIAN SOLD  
HOME PRICE

**\$55,000**  
MEDIAN HOUSEHOLD  
INCOME

**32**  
YEARS OLD  
MEDIAN AGE

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