



BARSTOW TOWN SQUARE

DRIVE THRU PAD FOR LEASE

1303-1311 East Main Street Barstow, CA 92311

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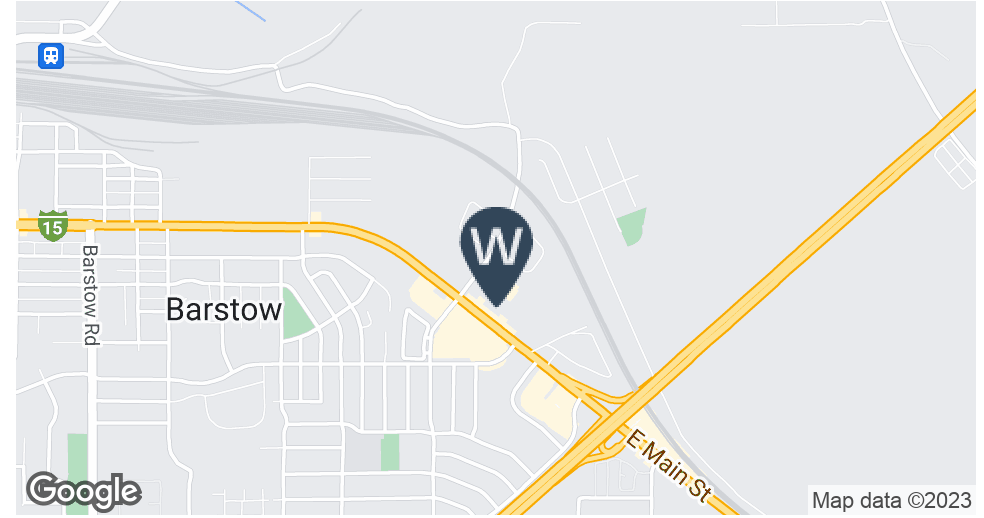
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LOCATION DESCRIPTION

Barstow Town Square is a ±68,430 SF neighborhood shopping center situated on the main thoroughfare within the City of Barstow. The center has a prominent location at the signalized intersection of Main Street & Yucca Avenue and is less than 2,000 ft from the 15 Freeway on/off ramp. Anchored By Dollar Tree and Aaron's, Barstow Town Square is situated within half a mile from a strong national QSR lineup which includes McDonalds, Dutch Bros Coffee, KFC, Del Taco, Taco Bell, Burger King and Jack in the Box. The center captures commuter & tourist traffic via the 15 Freeway and has great visibility and frontage on Main Street, also known as Historic Route 66, with 50,000 cars per day as you exit the freeway. Visitors can easily access the property through multiple ingress/egress points on both cross streets and there is ample surface parking available.

PROPERTY HIGHLIGHTS

- Can accommodate a 30,000 SF Anchor
- Barstow draws visitors from the nearby military base of Fort Irwin with over 23,000 active military
- Located off of Main Street, also known as Historic Route 66, with over 50,000 CPD as you exit the freeway
- Captures 15 Freeway commuter & tourist traffic
- Highly visible pylon signage

AREA CO-TENANTS



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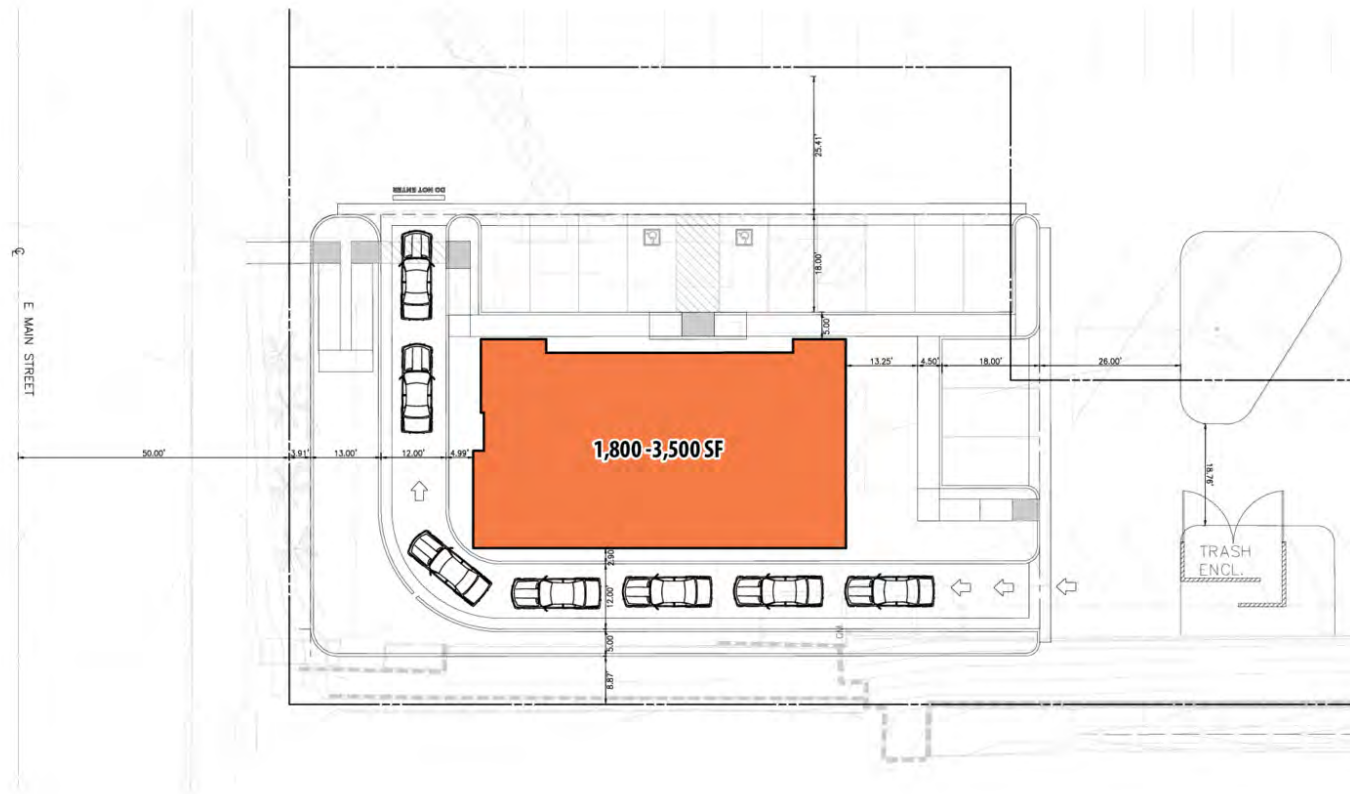
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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	8,147	25,808	28,086
Median Age	31.5	33.3	33.5



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$40,422	\$48,321	\$49,638
Average	\$59,080	\$63,681	\$64,539



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	279	754	798
Employees	2,757	7,821	8,327
Daytime Population	7,770	23,879	64,539



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	23.83%	23.47%	23.98%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	45.2%	45.2%	48.9%
Services	28.7%	21.9%	22.4%
Blue Collar	26.1%	29.1%	28.7%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	2,898	9,209	10,012
Median Home Value	\$117,570	\$136,042	\$145,081

* 2020 Demographic data derived from ESRI

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