



Actual Location

# Investment Offering - For Sale or Lease

2785 Lenwood Road | Barstow, CA

For more information contact:

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**CIRE** | Partners  
COMMERCIAL INVESTMENT REAL ESTATE

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# property snapshot

2785 Lenwood Road | Barstow, CA  
Built in 1991 / Renovated in 2008  
3,488 SF Situated on 0.78 Acres  
Single Tenant Vacant - Retail  
Fee-Simple Ownership



## pricing summary

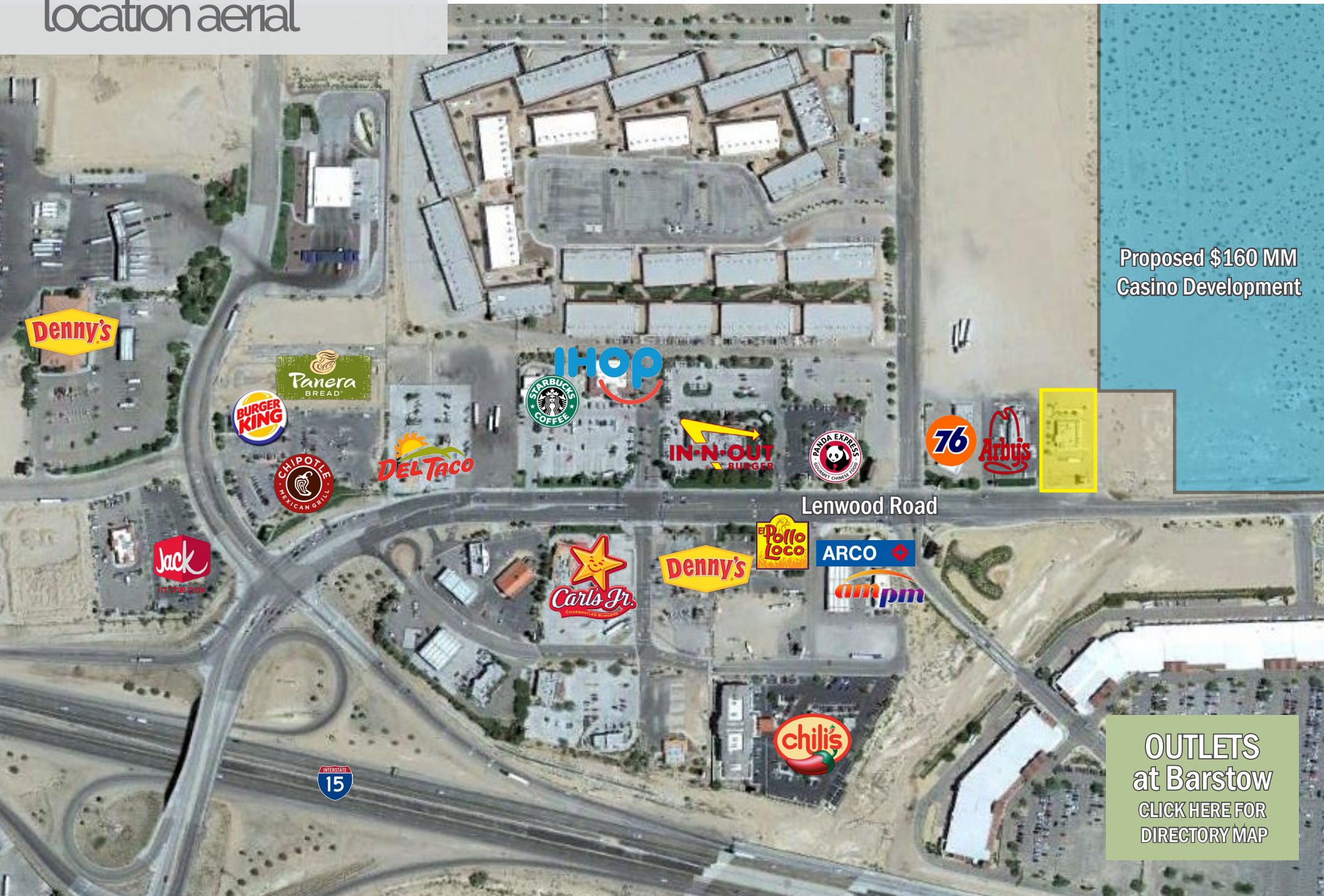
Purchase Price  
Lease Rate

Negotiable  
Negotiable

### Property Summary

- Fee-Simple Ownership; Fantastic Opportunity for a Restaurant Owner/User
- Conveniently located in the heart of the Mojave Desert, halfway between Los Angeles & Las Vegas on the heavily traveled Interstate 15 which boasts  $\pm 58,000$  ADT
- Strong Traffic Counts on Lenwood Exit boasts  $\pm 20,000$  ADT
- New Developments Nearby:
  1. Proposed \$160MM Barstow Casino Development (Next Door)
    - Casino is currently in its final stages of approval (pending Phases III/IV for Governor's Signature and Bureau of Indian Affairs approval)
    - Proposed  $\pm 57,000$  SF of Gaming Floor Space,  $\pm 1,325$  Slot Machines,  $\pm 57$  Table Games,  $\pm 100$ -Room Hotel, Conference / Meeting Room Space and Dining / Entertainment Options
  2. Asian Food Court (High Point Road next to Panera Bread)
    - Four new Restaurants Spaces totaling  $\pm 4,500$  SF (Two opened 3Q 2016 / Two currently For Lease)
  3. Home 2 Suites by Hilton (Fisher Boulevard, north of Tommy's and across the street from Comfort Suites)
    - Hotel will feature 106 Suite Rooms
    - Currently in Second Stage of Building Permit Review
    - Construction expected to begin 4Q 2016
  4. Best Western Plus (Commerce Parkway, West side of I-15 next to McDonald's)
    - Motel will feature 66 Rooms (With 3 Executive Suites)
    - Building plans have been approved
    - Construction expected to begin 4Q 2016
  5. Proposed Drive-Thru Restaurant (Serrano Drive, next to Shell Gas Station)
    - Plans expected to be submitted by October 2016





Proposed \$160 MM  
Casino Development

Lenwood Road

OUTLETS  
at Barstow  
[CLICK HERE FOR  
DIRECTORY MAP](#)



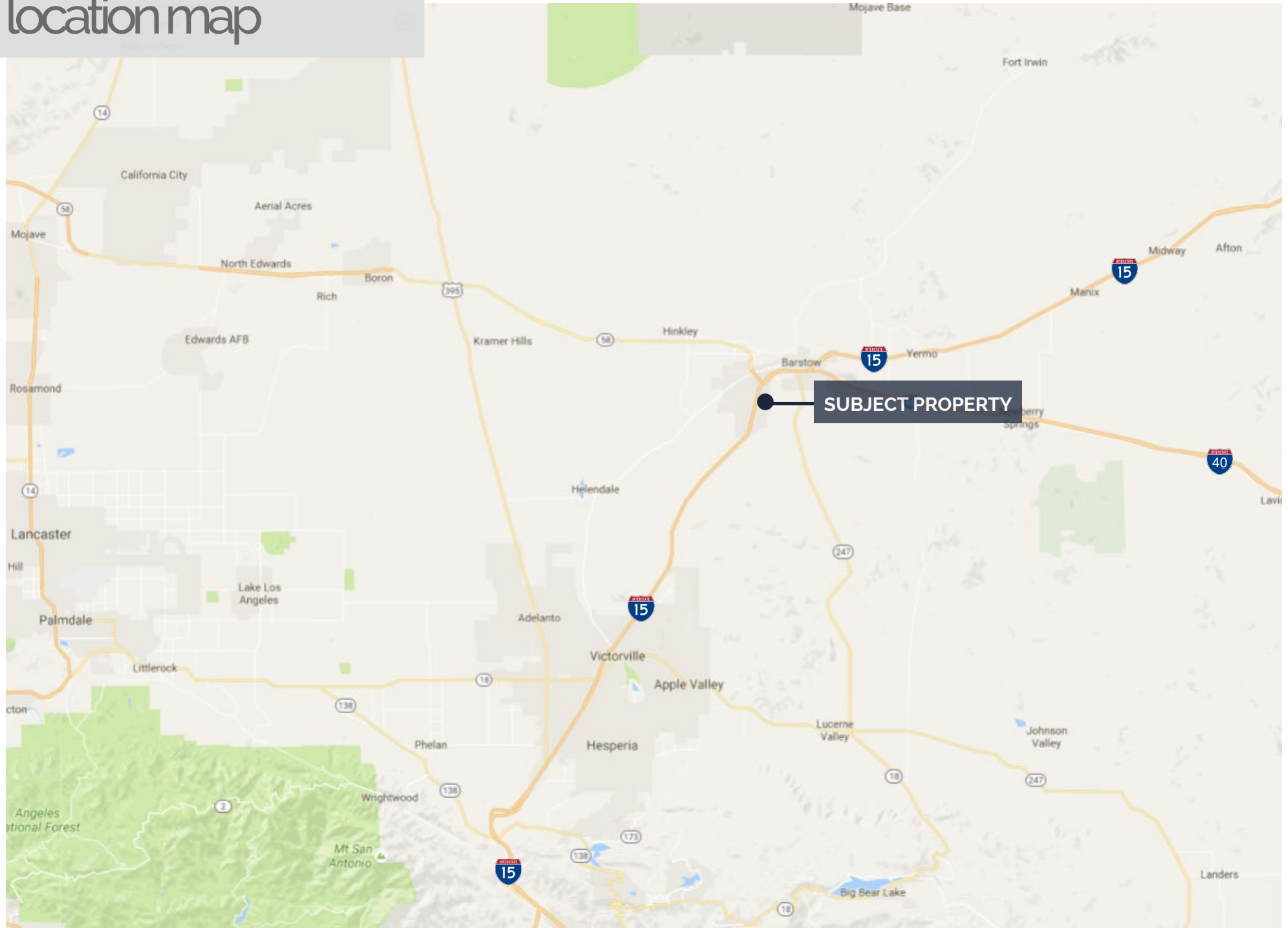




Photo	Address	Description	Property Status	Sale Price	Building Size (SF)	PSF	Lot Size	PSF
	<b>Subject Property 2785 Lenwood Road Barstow, CA 92311</b>	<b>Former KFC</b>	<b>For Sale For Lease</b>	<b>Negotiable</b>	<b>3,488 SF</b>	<b>Neg.</b>	<b>33,976 SF</b>	<b>Neg.</b>
	12022 Dunia Road Victorville, CA 92392	Former Bank	Sold - 7/5/2016	\$1,000,000	3,432 SF	\$291	54,662 SF	\$18 / SF
	85 W Court Street Woodland, CA 95695	Former Taco Shop	Sold - 8/23/2016	\$792,000	3,562 SF	\$222	32,000 SF	\$25 / SF
	6930 Skyway Paradise, CA 95969	Former Bank	Sold - 3/15/2016	\$1,160,000	4,500 SF	\$258	135,472 SF	\$9 / SF
	173 Sunset Avenue Suisun City, CA 94585	Former KFC	Sold - 11/30/2015	\$750,000	3,000 SF	\$250	17,317 SF	\$43 / SF
	12670 Hesperia Road Victorville, CA 92395	Former Taco Shop	For Sale	\$590,000	3,064 SF	\$193	33,811 SF	\$17 / SF
	8341 Folsom Avenue Sacramento, CA 95826	Former Taco Shop	For Sale	\$842,325	3,063 SF	\$275	17,181 SF	\$49 / SF
	212 S China Lake Blvd Ridgecrest, CA 93555	Former KFC	For Sale	\$350,000	2,342 SF	\$149	7,874 SF	\$44 / SF
Averages:						\$234		\$17 / SF

\*Averages do not include Subject Property.

## Barstow, CA

The City of Barstow is located in the Inland Empire North region of San Bernardino County, midway between Los Angeles and Las Vegas. Barstow is centrally located in the western Mojave at the entrance to the Mojave National Preserve and is home to the U.S. Army National Training Center at Ft. Irwin; Marine Corps Logistics Base, Barstow; NASA's Goldstone Deep Space Network; Veterans Home of California, Barstow; and BNSF's classification yard. With Interstates 15 and 40, and highways 58 and 247 all converging in Barstow, the city is a major transportation corridor with more than 60 million people in 19 million vehicles traveling through Barstow each year. The city is home to an Amtrak depot at its Historic Harvey House.

Catering to the tourists is Barstow Outlet and Tanger Outlet Center which together boasts more than 100 outlet stores. This "Diamond in the Desert" boasts clean facilities, an official California State Welcome Center, on-site Food Court, bus rewards program and 38 retailers anxiously awaiting your arrival with fantastic savings!

Barstow offers all the major conveniences of small town living with the resources of major metropolitan areas only a short drive away. Barstow is a city in San Bernardino County, California, United States. The population was 22,639 at the 2010 census, up from 21,119 at the 2000 census. Barstow is located 55 miles (89 km) north of San Bernardino.

Barstow is a major transportation center for the Riverside-San Bernardino metropolitan area. It is the site of a large rail classification yard, belonging to the BNSF Railway. The Union Pacific Railroad also runs through town on trackage rights on BNSF's main line to Daggett 10 miles east, where it heads to Salt Lake City, then the BNSF heads to Chicago. It is about 62 miles to Baker, California and 111 miles to Primm, Nevada. Barstow is almost exactly midway between Los Angeles, CA (150 miles west) and Las Vegas, NV (150 miles northeast). Source: [www.barstowca.gov](http://www.barstowca.gov)





