

1451 E. Main Street, Barstow, CA 92311



**AVAILABLE SF:** 1,045 SF – 3,600 SF

**LEASE RATE:** TBD

**ZONING:** General Commercial (GC)

**CROSS STREETS:** Eastgate Road

## PROPERTY OVERVIEW

This parcel is located at the signalized intersection of Main Street and Eastgate Road and is approximately 30,000 sf with multiple possibilities to build a service station, convenience market or a mixed-use office/retail building. All utilities are in place along with curb and gutter.

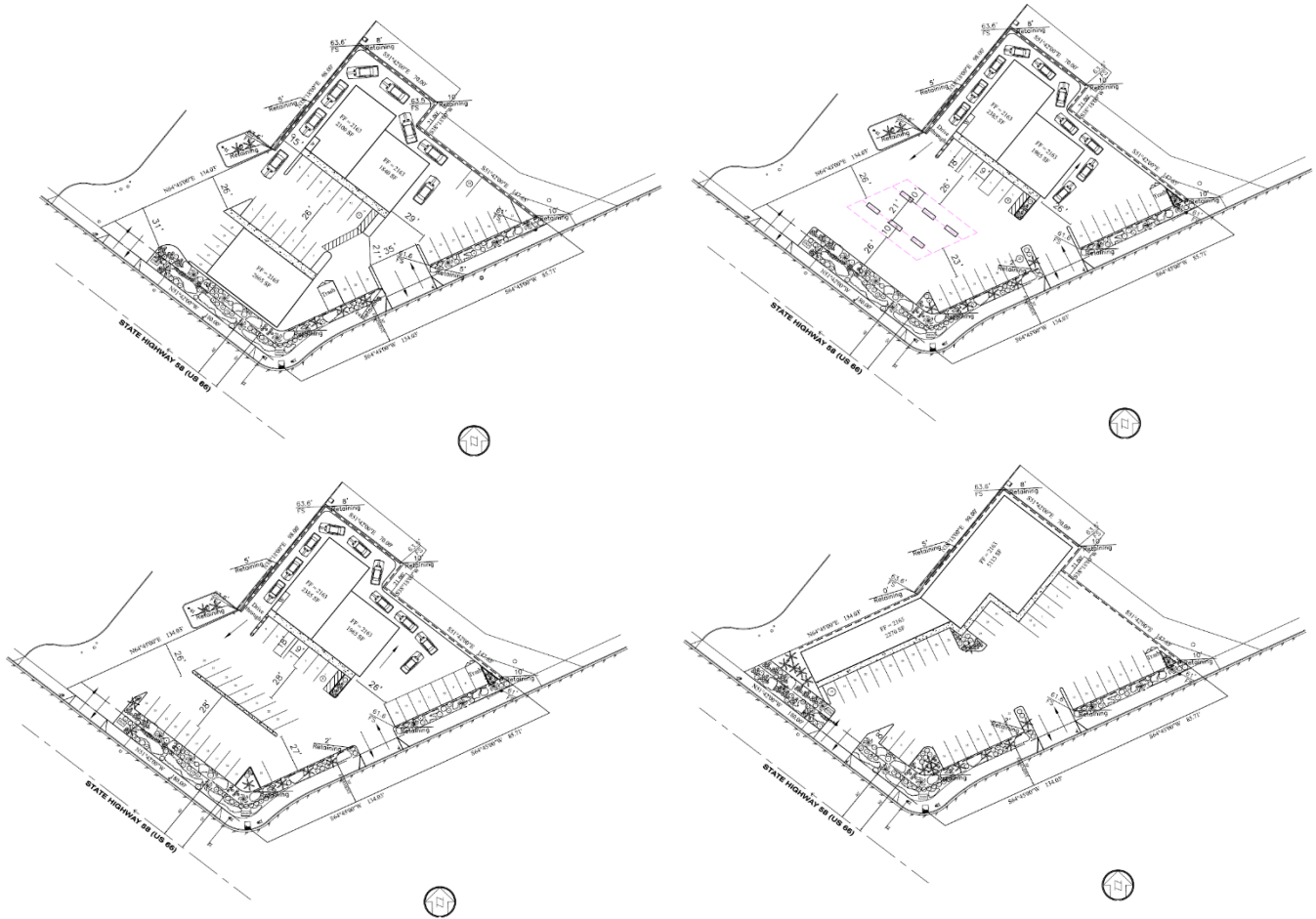
## PROPERTY FEATURES

- Corner pad with signalized intersection
- Monument signage visible from 15 Fwy
- Drive-thru access
- 50,000 cars south or west of Main St & Hwy 15 exit
- Less than 3 miles from Mojave National Preserve
- Interstates 15 and 40, and Highways 58 and 247 all converge in Barstow making it a major transportation corridor with more than 60 million people in 19 million vehicles traveling through Barstow each year

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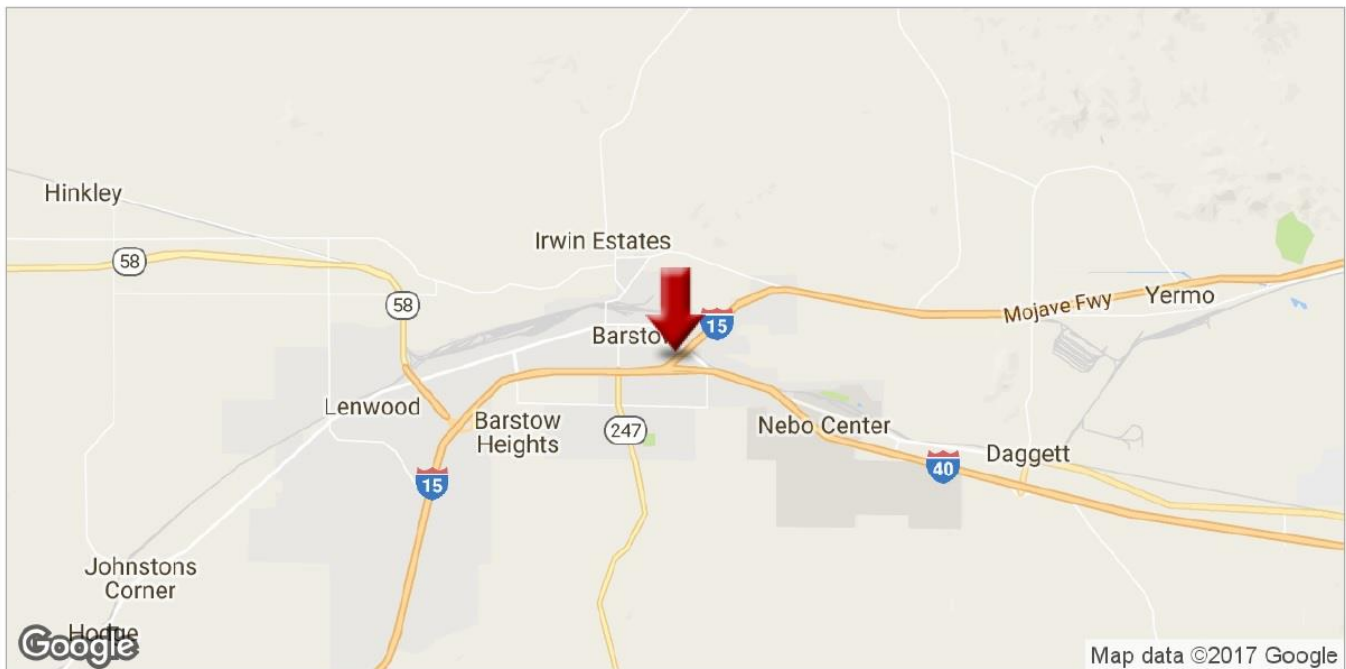
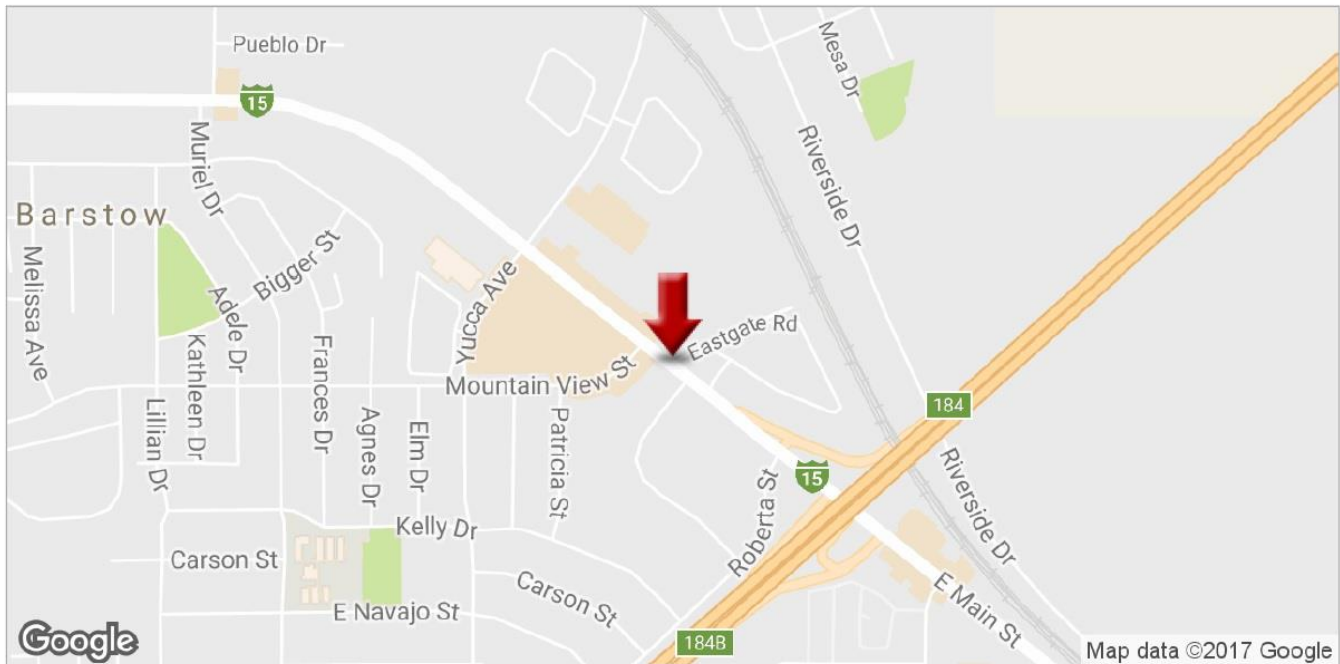


CONCEPTUAL SITE PLANS FOR POTENTIAL DEVELOPMENT  
(Modifiable)

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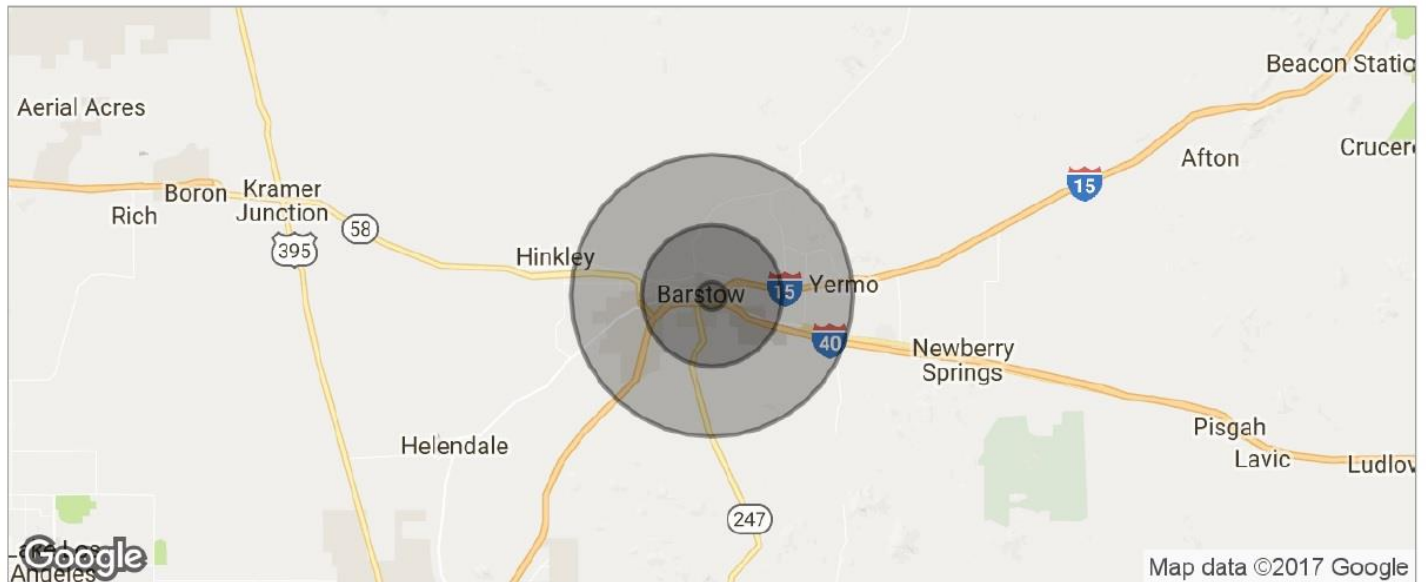


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## 1451 E. Main Street, Barstow, CA 92311



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,882	29,502	38,289
MEDIAN AGE	30.7	33.2	34.4
MEDIAN AGE (MALE)	30.1	33.3	34.1
MEDIAN AGE (FEMALE)	30.9	32.7	34.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,747	10,173	13,253
# OF PERSONS PER HH	2.8	2.9	2.9
AVERAGE HH INCOME	\$47,411	\$54,968	\$55,777
AVERAGE HOUSE VALUE	\$202,326	\$199,982	\$199,134
RACE	1 MILE	5 MILES	10 MILES
% WHITE	52.9%	57.0%	60.1%
% BLACK	16.3%	15.6%	13.5%
% ASIAN	2.1%	2.4%	2.4%
% HAWAIIAN	1.7%	1.9%	1.9%
% INDIAN	2.5%	1.8%	1.7%
% OTHER	16.2%	14.7%	14.0%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	39.9%	38.9%	37.6%

\* Demographic data derived from 2010 US Census

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