

FOR LEASE

ANCHOR, JR ANCHOR & PAD OPPORTUNITIES

1304 & 1312 BARSTOW E. MAIN STREET CALIFORNIA



PROPERTY HIGHLIGHTS

Barstow Shopping Center is Well Positioned Along Barstow's Main Retail Corridor With A Strong Retail Tenant Mix. Each Leasing Opportunity Offers Excellent Visibility and easy access to E. Main Street & Interstate 15 Serving As A Mid-Way Point Between Las Vegas and Southern California.

Anchor & Junior Anchor Opportunities For Lease With Exterior Facade Enhancements Proposed:

- ±38,237 Former Vons Grocery Store – Potentially Available (Contact Broker For Details)
- ±13,312 SF Available Now
- ±15,972 SF Available Now
- ±.39 Acre Pad Opportunity Available For Ground Lease or Build to Suit

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2022 Population:	9,410	27,528	29,944
Daytime Population:	5,939	16,329	17,987
Avg. Household Income:	\$57,761	\$58,788	\$59,774

Source: Regis Online

TRAFFIC COUNTS

44,974 CPD On I-15 Fwy	18,423 CPD On I-40 Fwy	11,731 CPD On E. Main St / Yucca Ave
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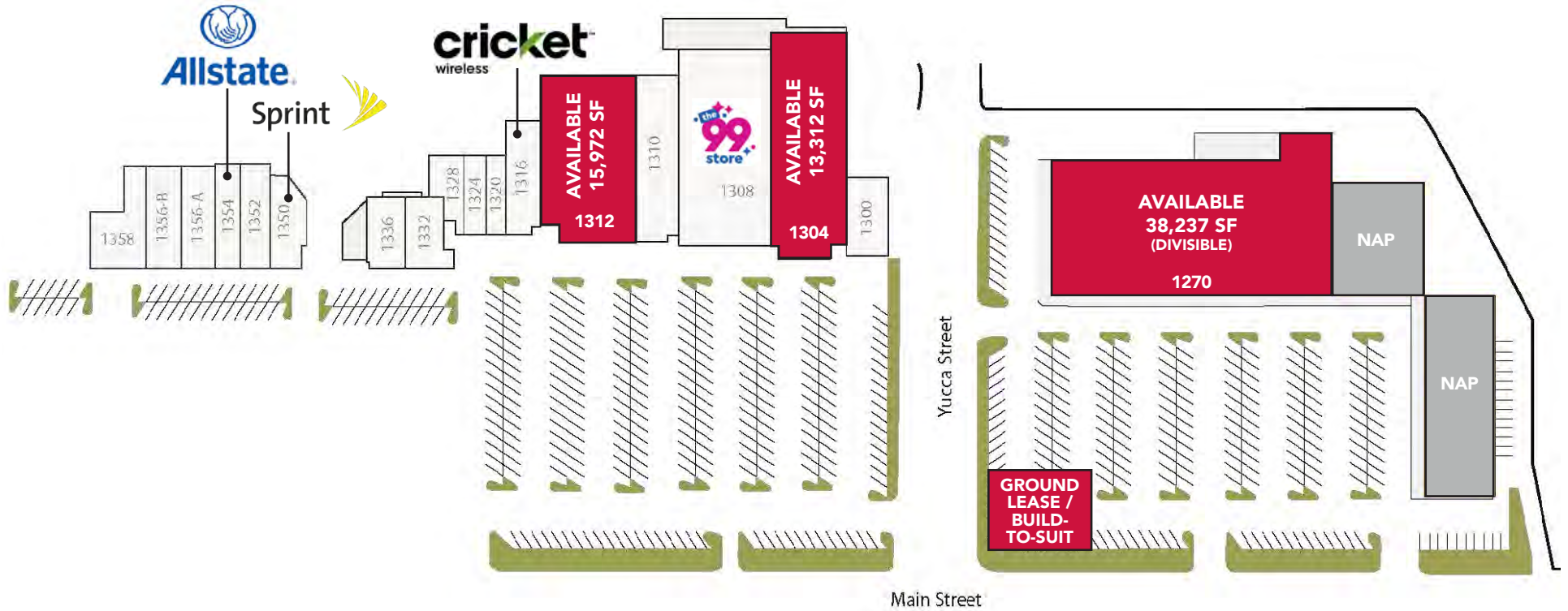
Source: Regis Online



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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

SITE PLAN

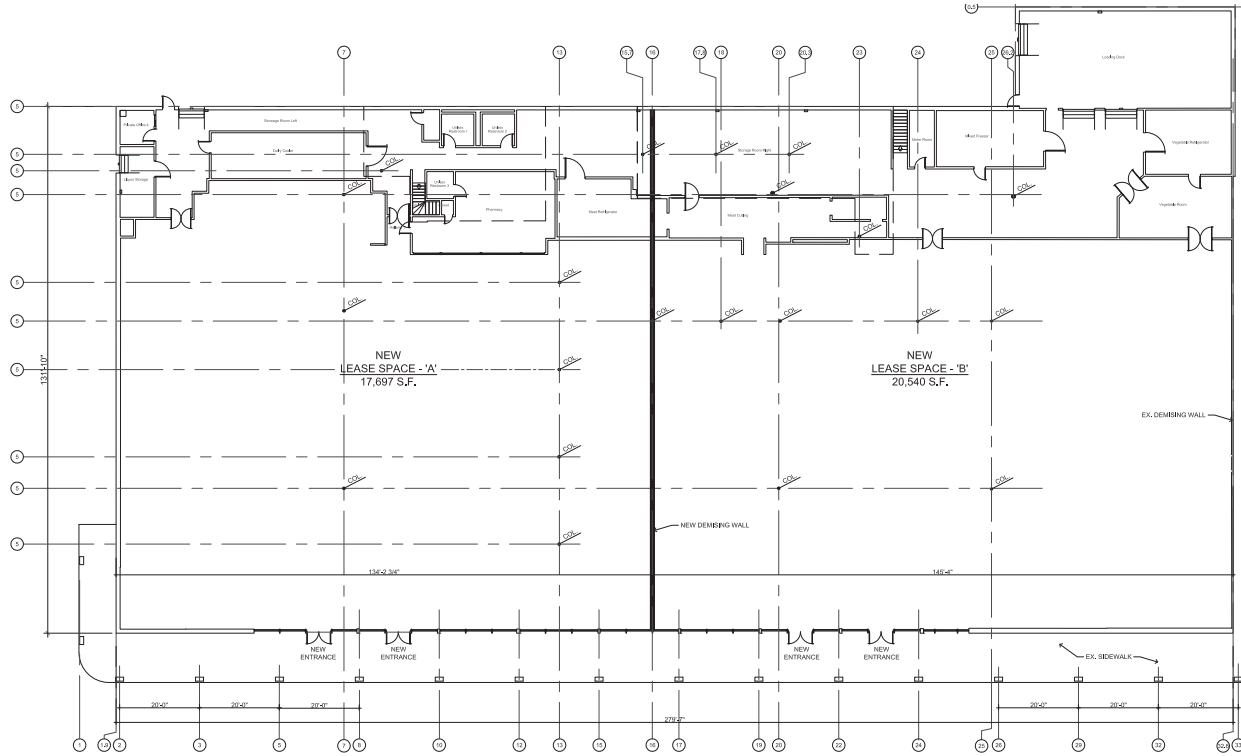


SUITE	TENANT	SIZE (SF)
1270	Vacant	38,237
1300	Emmy's Laundromat	3,122
1304	Vacant	13,312
1308	99 Cent Only	18,691
1310	Daily Stop	4,674
1312	Vacant	15,972
1316	Cricket Wireless	2,331

SUITE	TENANT	SIZE (SF)
1320	Sliderz & Mo'	37,586
1324	Barstow Barber	780
1328	Shear Madness	2,445
1332	Vacant	2,400
1336	Blazers Smoke Shop	3,280
1350	Sprint / Spectrum	3,325
1352	Dental Office	1,430

SUITE	TENANT	SIZE (SF)
1354	Allstate Insurance	1,798
1356-A	Dr. James Dallas	2,030
1356-B	Gutierrez Martial Arts	2,090
1358	Dinapolis	3,016
PAD	Ground Lease / Build-To-Suit	.39 AC
TOTAL		117,326

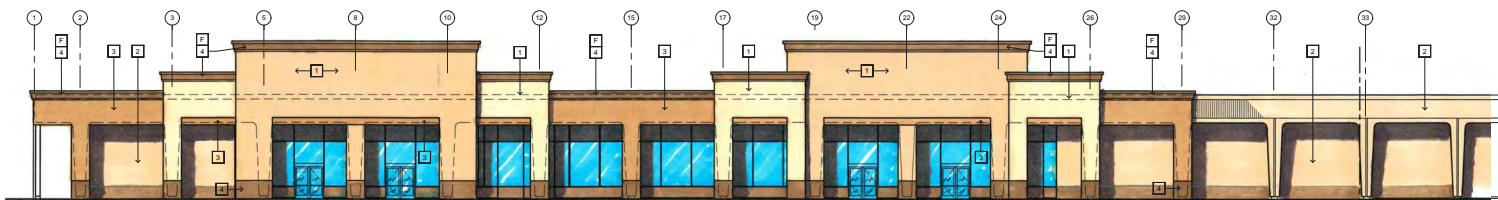
38,237 SF (DIVISIBLE) FLOORPLAN



(A) FLOOR PLAN

CONCEPTUAL ELEVATIONS

OPTION 1



OPTION 2

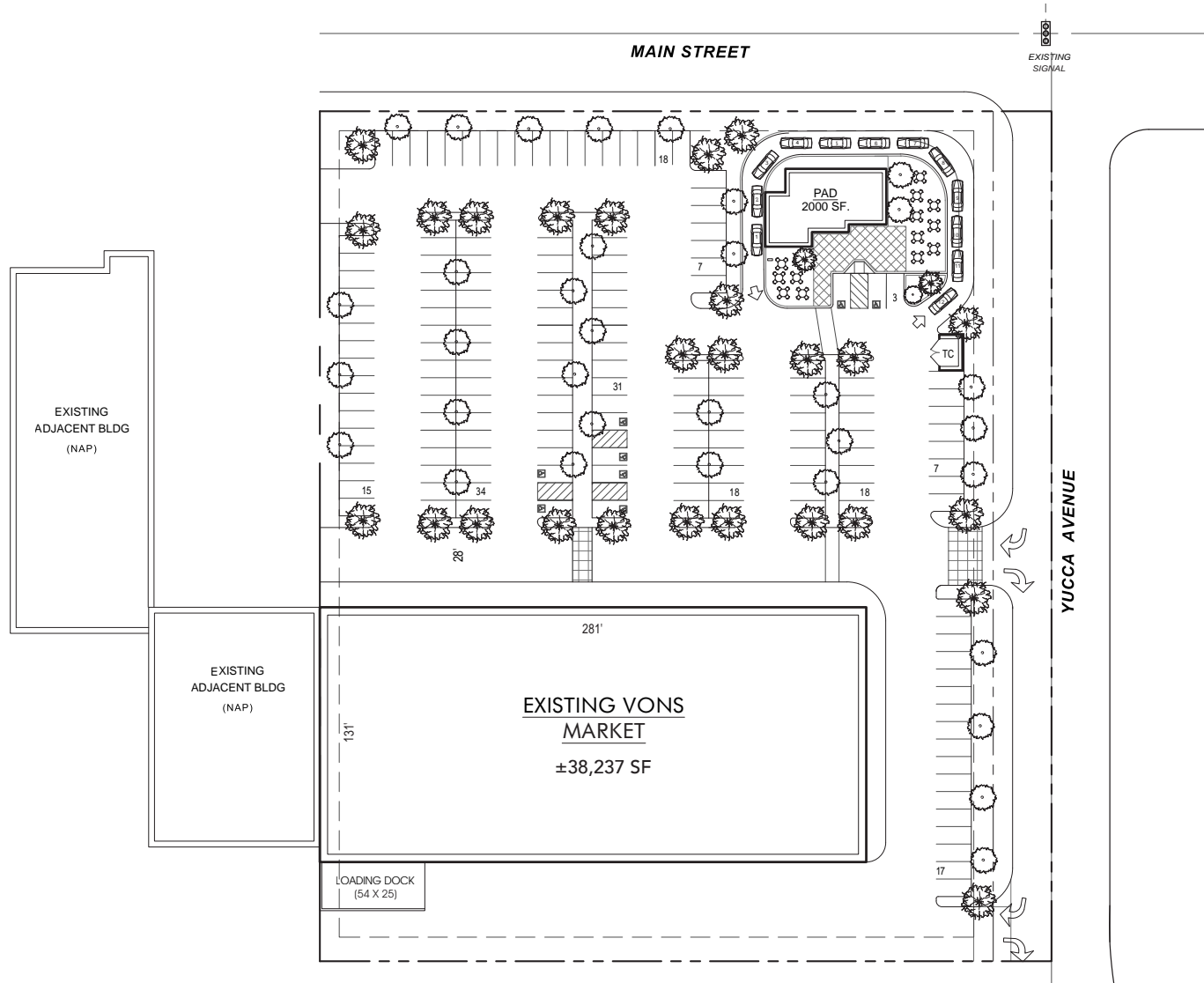


(B) EAST ELEVATION - SCHEME 'E'

MATERIAL SCHEDULE

PAINT SCHEDULE
BY SHERWIN WILLIAMS PAINTS

± .39 ACRE PAD – CONCEPTUAL DRIVE THROUGH PLAN





AVAILABLE
15,972 SF



AVAILABLE
13,312 SF



NOT A PART



AVAILABLE
38,237 SF

NAP

.39 ACRE
PAD AVAILABLE

NAP

MAIN ST (8,212 CPD)



YUCCA AVE (3,519 CPD)

