

# 1304 E. MAIN STREET BARSTOW, CA



**FOR  
LEASE**

**CAROL RANDALL**

**Vice President**

760.684.8113

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BRE License # 01157681

## ±13,400 RETAIL SF AVAILABLE

**ADDRESS** 1304 E. Main Street  
Barstow, CA

**ZONING** CH – Highway Commercial

**APN** 0181-293-21

**LEASE PRICE** \$0.70¢ PSF with \$0.27¢ NNN

### PROPERTY HIGHLIGHTS

- Renovated Historic area of Barstow
- Co-tenants – Big 5, 99 Cent Only, & Radio Shack
- Heavy “Vegas” & “River” traffic
- Centrally Located
- One of Two Primary Retail Shopping Centers
- Signalized Corner less than ¼ from I-15
- Near Barstow Community College
- Across the street from Vons Center
- Restaurants nearby
- Minutes from Ft. Irwin

Lee & Associates®  
Inland Empire North  
Corp ID #: 01328146  
14369 Park Avenue  
Suite 200  
Victorville, CA 92392

**Phone:** 760.241.5211

**Fax:** 760.241.1208



Contact agent for **Confidentiality Agreement** and detailed **Offering Memorandum**

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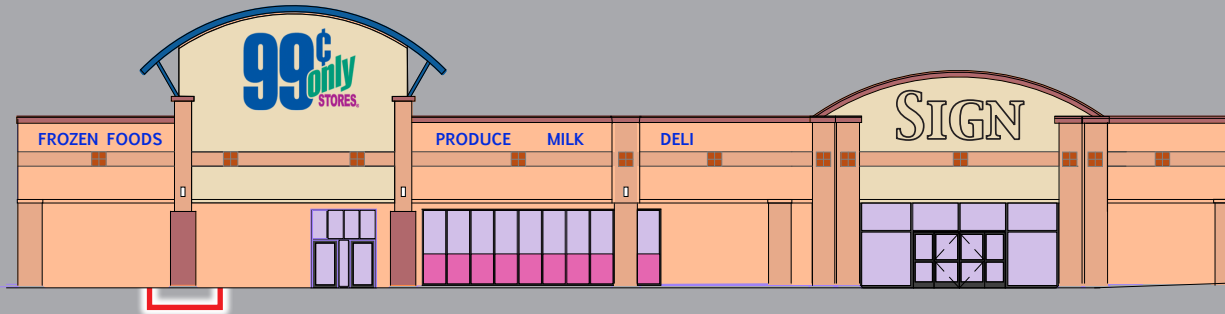
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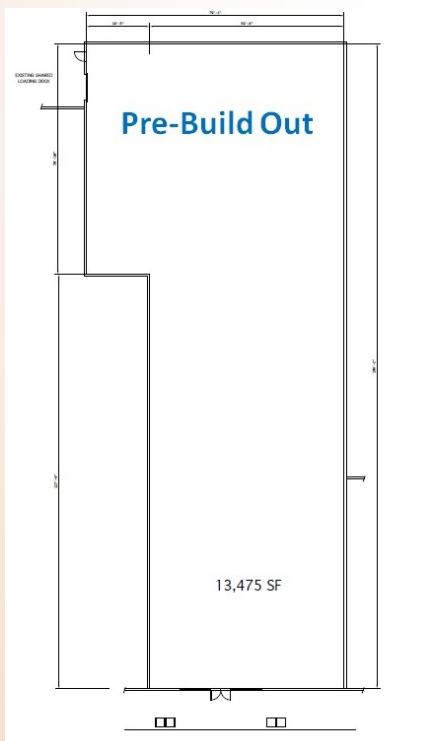
## DEMOGRAPHICS:

Population	41,704	↑
Households	13,990	↑
Average Household Income	\$56,532	↑
Medium Household Income	\$45,941	↓
Per Capita	\$20,202	↑
Total Specified Consumer Spending	\$347,084	↔

## TRAFFIC COUNT:

26,233 E MAIN STREET X MONTARA

14,792 E MAIN STREET X N 3RD AVENUE



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