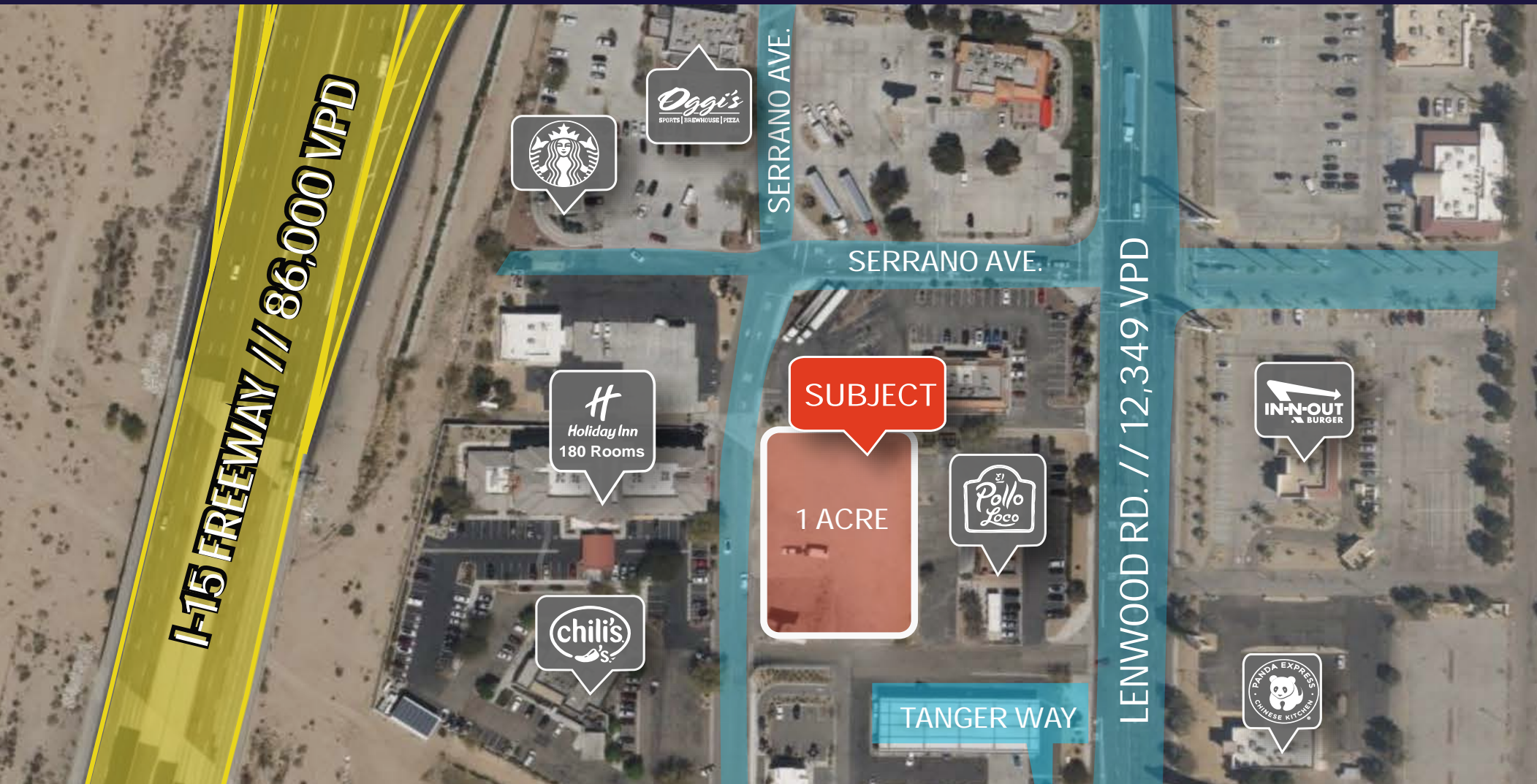
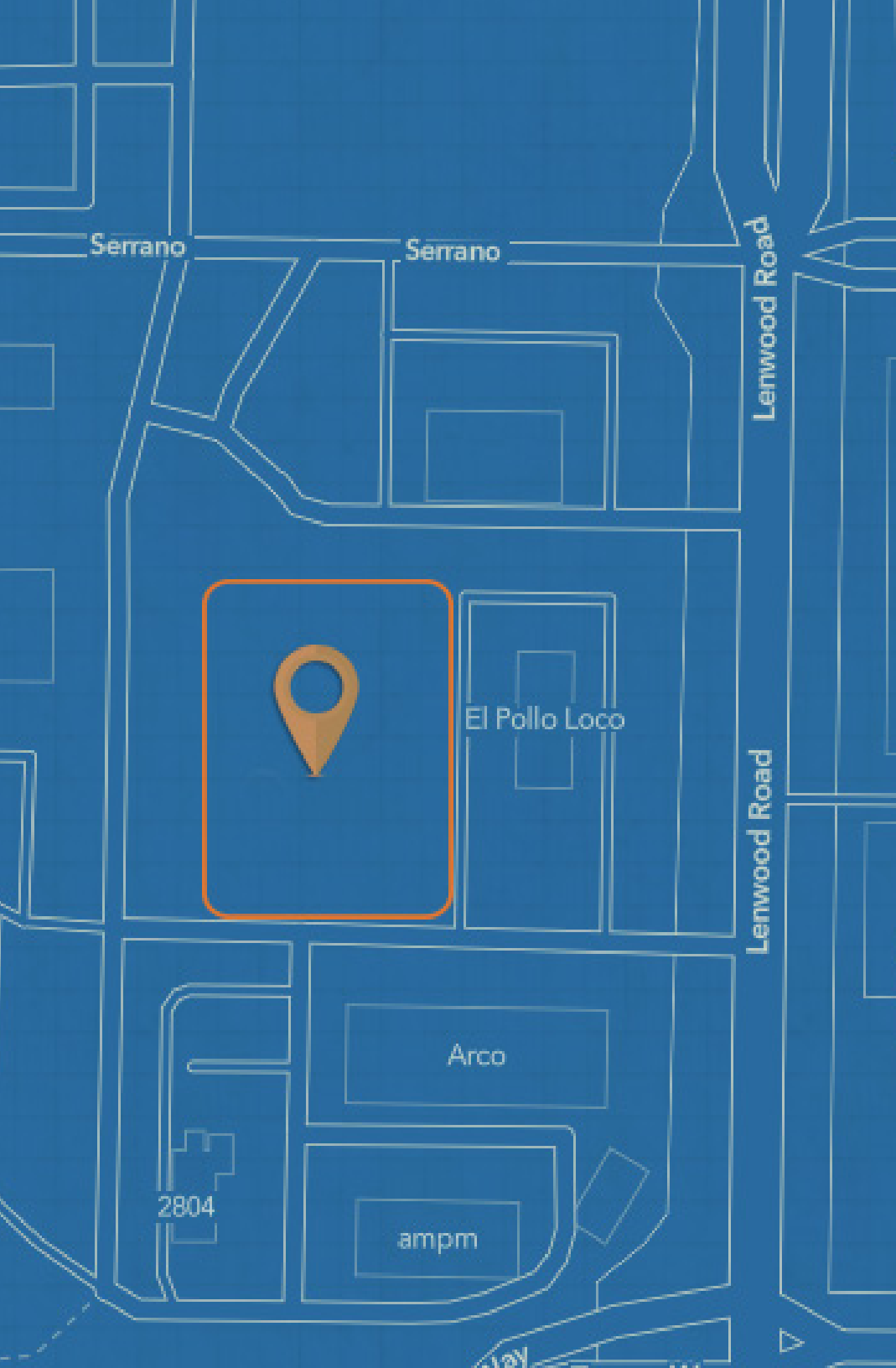


# NEC TANGER WAY & SERRANO AVE.

BARSTOW, CA 92311





## PROPERTY SPECS

AREA SIZE:	±1 ACRE ±43,560 SF
ZONING:	SP  <u>(LENWOOD SPECIFIC PLAN)</u>
PARCEL NO.:	0421-313-49-0000
RENT:	INQUIRE WITH BROKER

# FAST FOOD OPPORTUNITIES

Top-Ranked Chain Locations by Annual  
Visits in Barstow, California



#1/340 Annual visits



#15/325 Annual visits



#25/486 Annual visits



#51/273 Annual visits



#68/407 Annual visits



#105/1919 Annual visits  
(Serrano Location)

Source: PlacerAI

# PROPERTY HIGHLIGHTS

- Ideal for drive-thru or quick-service retail
- High-visibility location near Lenwood Road, the main retail corridor frequented by commuters traveling on I-15
- Excellent access to I-15 Freeway proximity to major retailers
- Pylon signage opportunity visible to tens of millions of drivers per year
- Prime location near upcoming developments: future site for the world's largest Tesla Supercharger, New Marriott hotel with 180 rooms and the BNSF railway expansion
- Hotel, Casino and Resort proposed on ±23-acre parcel adjacent to the Barstow Outlets





# CONCEPTUAL SITE PLAN



# AMENITIES



# DEMOGRAPHICS

## 3 MILES

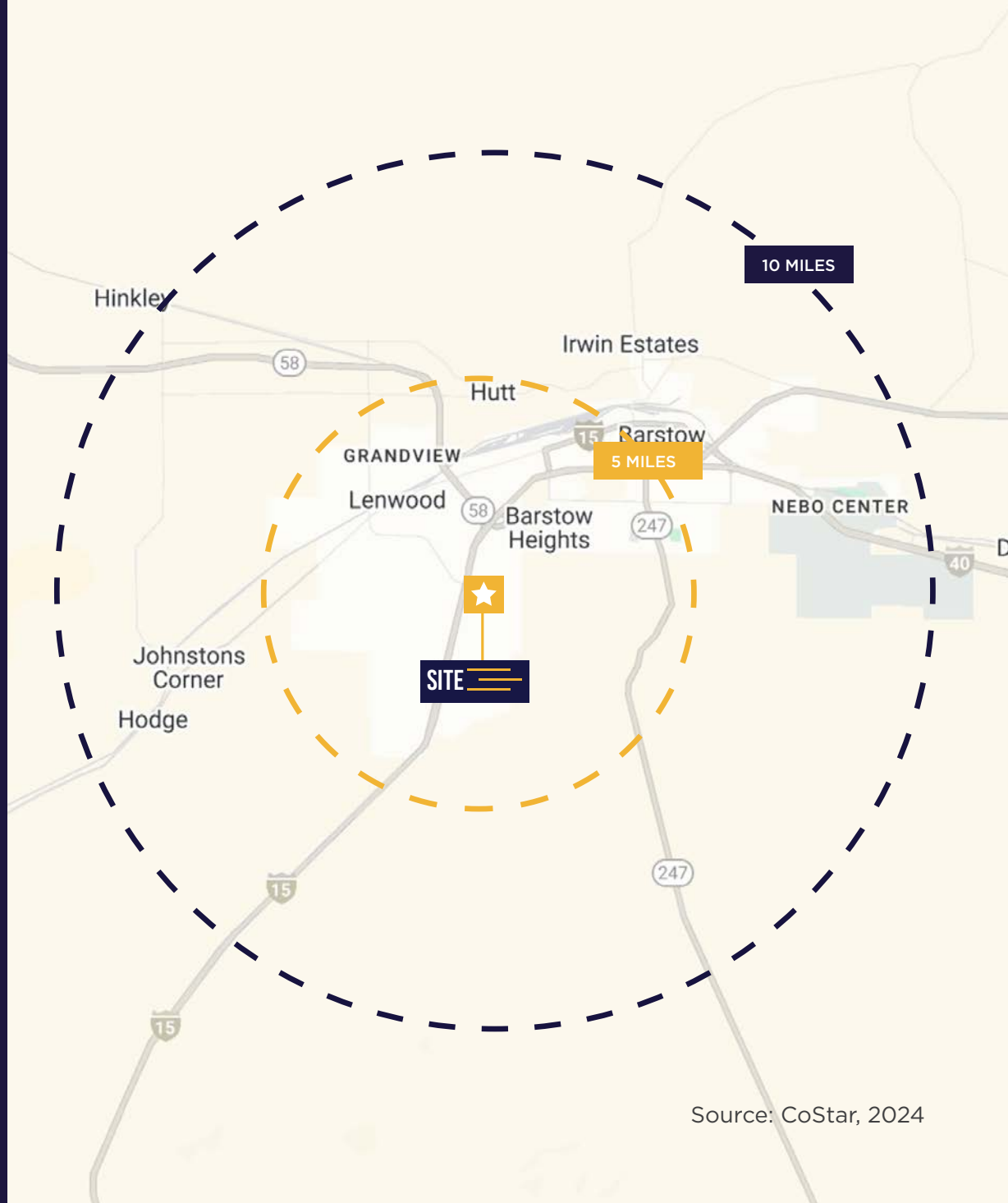
	POPULATION	7,358
	AVG HH INCOME	\$100,152
	# HOUSEHOLD	2,160

## 5 MILES

	POPULATION	24,998
	AVG HH INCOME	\$82,943
	# HOUSEHOLD	8,150

## 10 MILES

	POPULATION	35,712
	AVG HH INCOME	\$83,489
	# HOUSEHOLD	12,338



Source: CoStar, 2024



# CONTACT US FOR MORE INFORMATION

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 **CUSHMAN &  
WAKEFIELD** **NEC TANGER WAY AND SERRANO AVE.**

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