



Unique Walmart Outparcels

For Sale

621 Montara Rd.

BARSTOW, CA

LOT 4: ± .93 ACRES LOT 6: ± .79 ACRES LOT 7: ± .78 ACRES LOT 8: ± .82 ACRES LOT 9: ± 1.68 ACRES



## PROPERTY HIGHLIGHTS

- Unique land parcel opportunity for operators to co-tenant with a strong performing Walmart.
- Walmart store pulls from beyond the city limits of Barstow.
- Ability to create a strong user identity and branding opportunity from the parking field and the street.
- Proximity to the 40 Freeway (18,000 cars per day) and the 15 Freeway (45,000 cars per day).





## **Other Area Retailers:**













## **City of Barstow** ▶

**2.9M+** SF OF EXISTING RETAIL SPACE



6.2% RETAIL VACANCY RATE AS OF Q1 2019



31.8

Median age

**13.9%** age between 25 to 34

27.1% high school graduate or higher

7.8% bachelor's degree or higher



**27,814** DAYTIME POPULATION

357

**BUSINESSES** IN THE AREA



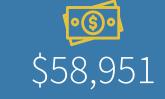
**FOOD SPENDING** \$52.7M



TOTAL RETAIL SALES



23,647



**AVERAGE HOUSEHOLD INCOME** 





## **CONTACT US**

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