

STORE #1879



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:

**Food4Less**



**HARBOR FREIGHT**  
Quality Tools at Ridiculously Low Prices

**Marshalls**



# 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**



BARSTOW

**\$691.5M**

TOTAL RETAIL SALES



**23,647**

EST. 2018 TOTAL POPULATION



**\$58,951**

AVERAGE HOUSEHOLD INCOME



**\$142,667**

MEDIAN HOME VALUE



**49.2%**

HISPANIC POPULATION BASE

## CONTACT US

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