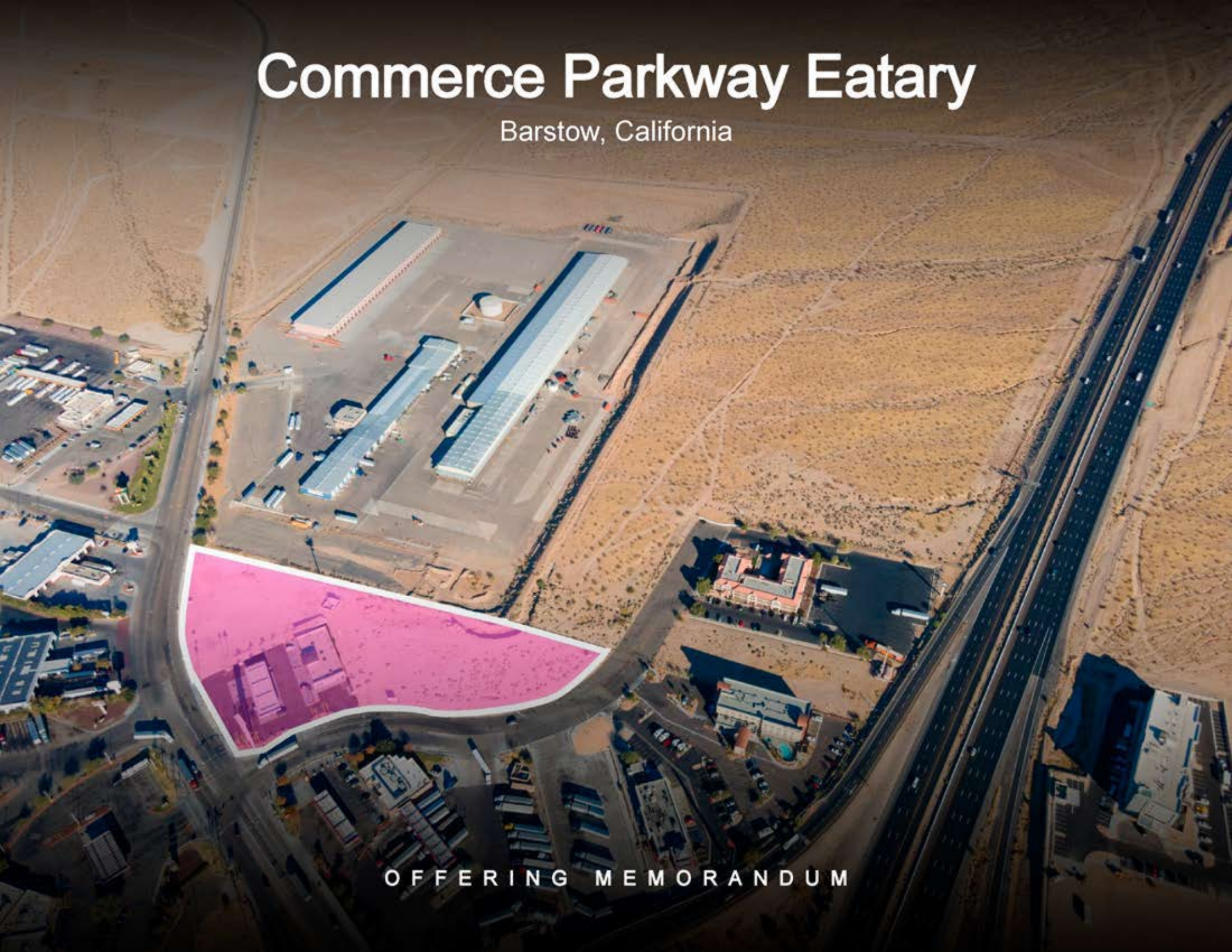


# Commerce Parkway Eatary

Barstow, California



OFFERING MEMORANDUM

# Commerce Parkway Eatary

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*Inquire today:*

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# COMMERCE PARKWAY EATARY

- 01 Executive Summary
- Investment Summary
- Location Summary



**OFFERING SUMMARY**

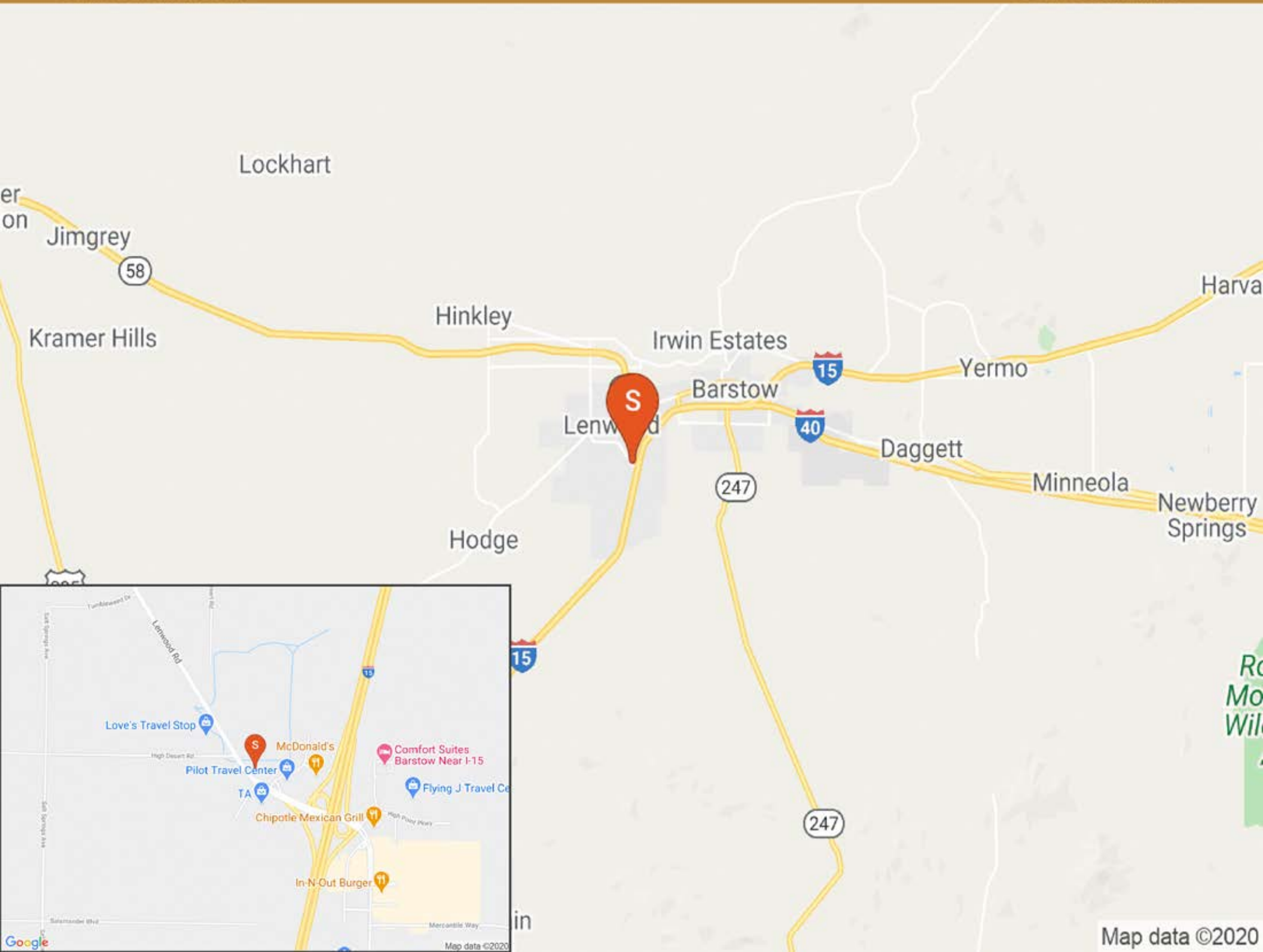
ADDRESS **Barstow 92311**

OFFERING PRICE **\$4,119,027**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	0	5,444	21,225
2020 Median HH Income	\$0	\$55,070	\$52,301
2020 Average HH Income	\$0	\$65,925	\$63,494



- 421-313-15,16,18. Land 4.14 AC.



# COMMERCE PARKWAY EATARY

## 02 Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Pictures with Captions



### PROPERTY FEATURES

LAND ACRES	4.14
LOT DIMENSION	4.14 AC

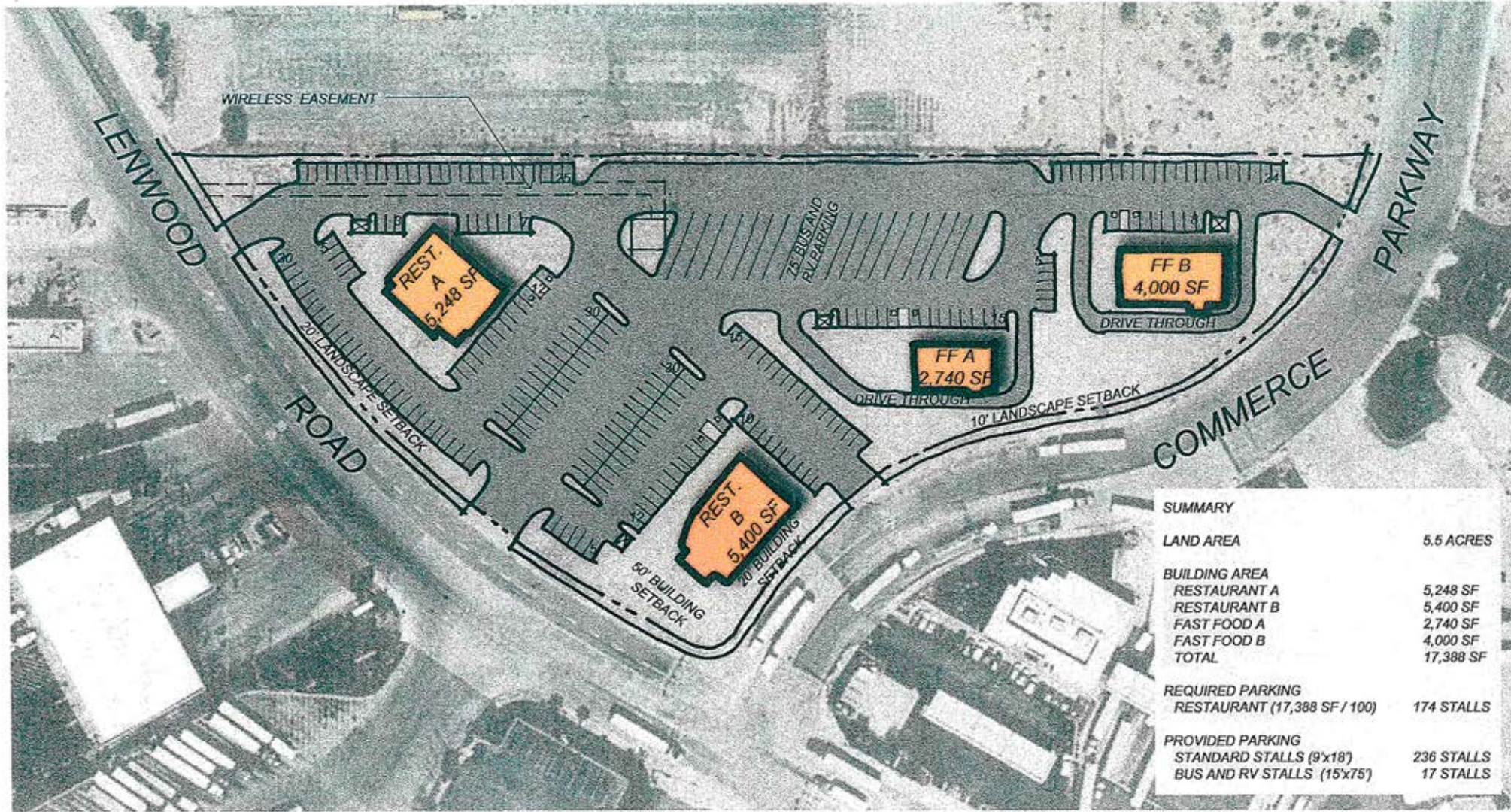












SUMMARY	
LAND AREA	5.5 ACRES
<b>BUILDING AREA</b>	
RESTAURANT A	5,248 SF
RESTAURANT B	5,400 SF
FAST FOOD A	2,740 SF
FAST FOOD B	4,000 SF
<b>TOTAL</b>	<b>17,388 SF</b>
<b>REQUIRED PARKING</b>	
RESTAURANT (17,388 SF / 100)	174 STALLS
<b>PROVIDED PARKING</b>	
STANDARD STALLS (9x18')	236 STALLS
BUS AND RV STALLS (15x75')	17 STALLS

# LENWOOD ROAD AND COMMERCE PARKWAY, BARSTOW

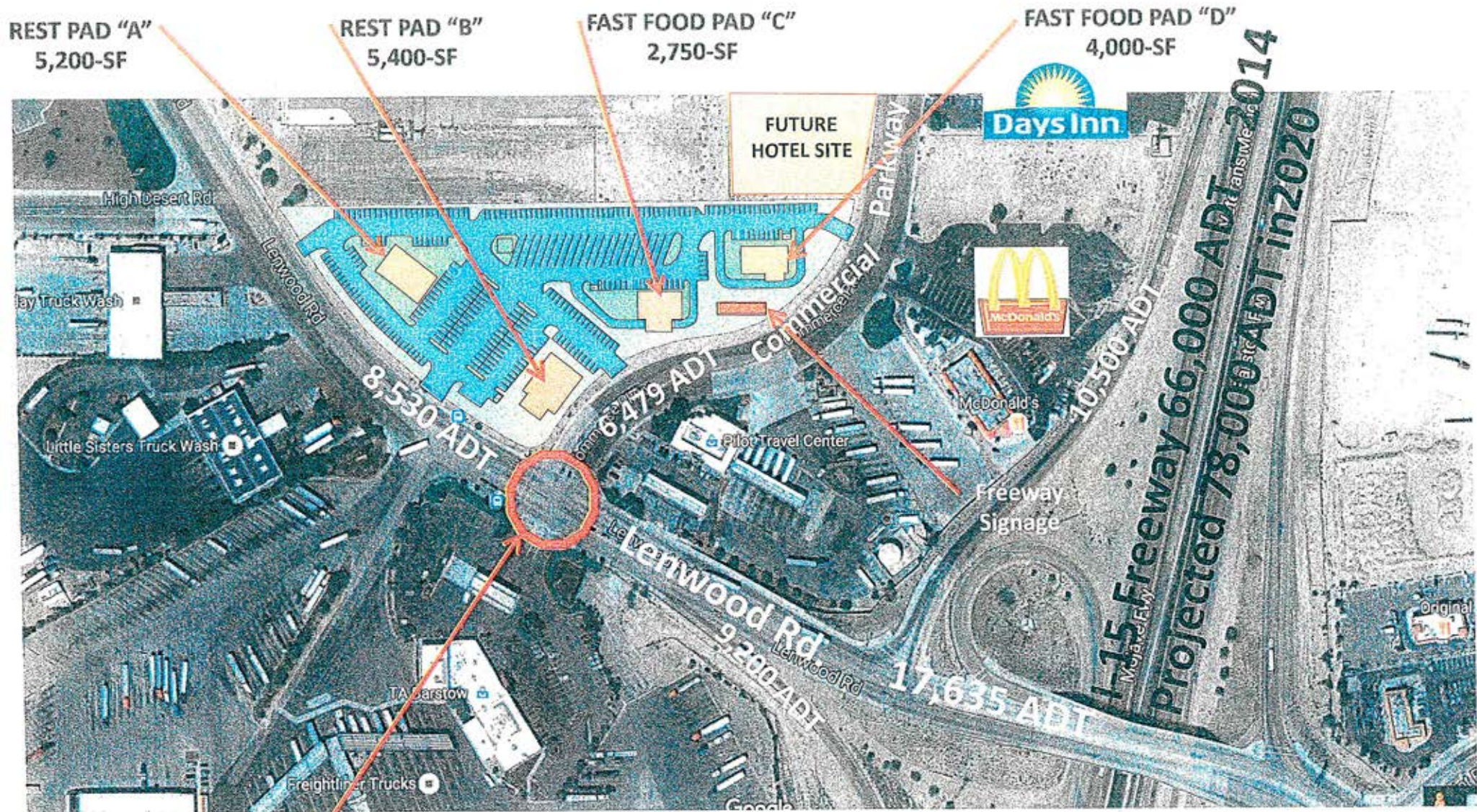
SCALE: 1" = 50'-0"



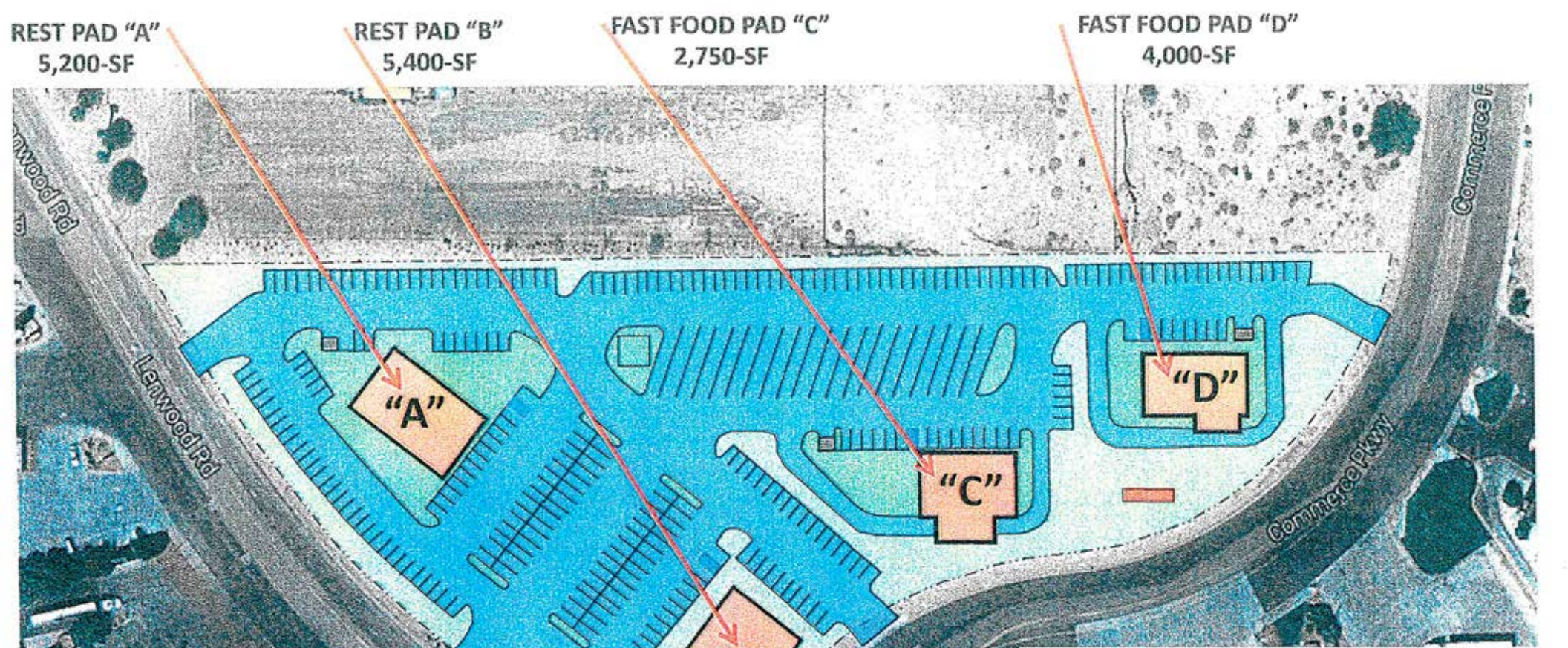
**THE PLIES COMPANIES**  
 22706 ASPEN STREET, SUITE 701  
 LAKE FOREST, CA 92630

## CONCEPTUAL SITE PLAN 2

© 2011 Architects Omega  
 This plan is subject to all applicable laws and regulations. These plans shall not be reproduced or used in any other project without written permission by Architects Omega.



## 2014 TRAFFIC COUNTS (City of Barstow General Plan)



**Required Parking 174-Stalls:  
Based on 10-stalls per 1,000**

**Provided Parking: 236-Stall  
Plus 17 Bus/RV Stalls**

**PARKING COUNTS**

Love's Travel Stop

High Desert Rd

Days Inn

Little Sisters Truck Wash

Commerce Pkwy

Lenwood Rd

Barstow Fwy

McDonald's

Pilot Travel Center

Comfort Inn

Denny's

TA Barstow

Original To Tommy's

Flying J

Burger King

High Point Pkwy

**SUBJECT PROPERTY, Four  
Restaurant Pads on 5.5-Acres.  
BUILD-TO-SUIT NNN GROUND  
LEASE**

I-15 FREEWAY

Chipotle Mexico

Chipotle

Panera

Bread

DELTA

FATBURGER

Chester AYLES HOTEL

Starbucks

Factory Merchants Outlet Mall (Bldg. 9)

Carl's Jr.

Denny's

IHOP

IN-N-OUT

Chili's

chili's GRILL & BAR

El Pollo Loco

PANDA EXPRESS

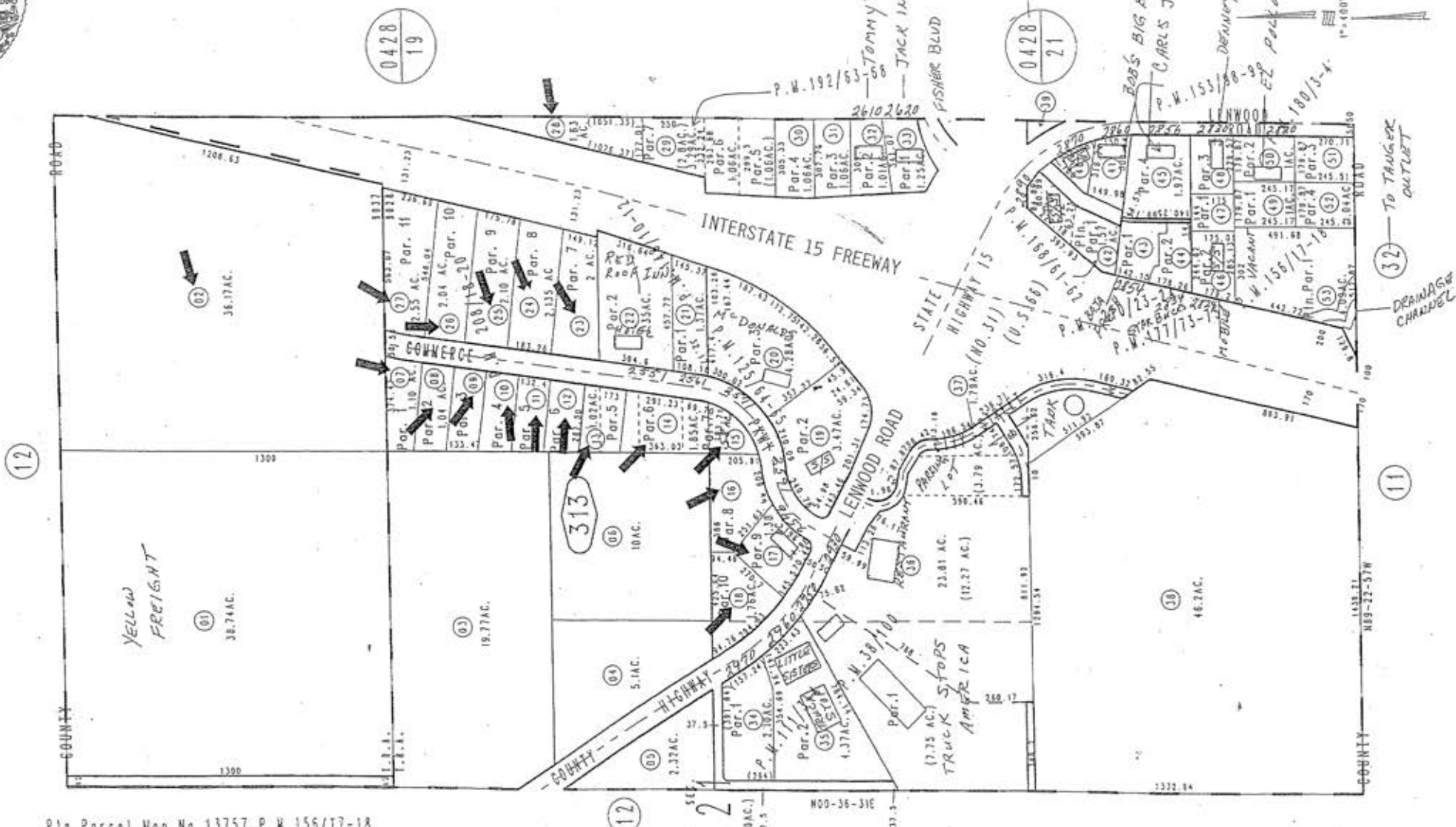
Salamander Blvd

Good

Holiday Inn Express

Hampton Inn & Suites

Arbys



Pln. Parcel Map No. 13757, P.W. 156/17-18  
 Pln. Parcel Map No. 13328, P.W. 153/98-99  
 Pln. Parcel Map No. 13110, P.W. 148/10-12  
 Parcel Map No. 14561, P.W. 177/73-75  
 Parcel Map No. 11308, P.W. 125/64-65  
 Parcel Map No. 10424, P.W. 111/3-4  
 Pln. Parcel Map No. 1351, P.W. 18/100

Parcel Map No. 17245, P.W. 210/23-24  
 Parcel Map No. 16329, P.W. 208-18-20  
 Pln. Parcel Map No. 14462, P.W. 184/100-104, Amending P.W. 192/63-68  
 Parcel Map No. 14900, P.W. 180/3-4  
 Parcel Map No. 14364, P.W. 182/61-63

Assessor's Map  
 Book 0421 Page 31  
 San Bernardino County

REVISED  
 10/22/05 RU  
 01/04/06 GW  
 03/02/06 BK  
 03/14/06 BK  
 03/23/06 GW



# COMMERCE PARKWAY EATARY



- 03 Demographics
- Demographic Details
- Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	0	4,998	19,323
2010 Population	0	5,390	20,515
2020 Population	0	5,444	21,225
2025 Population	0	5,513	21,697
2020 African American	0	294	2,398
2020 American Indian	0	137	457
2020 Asian	0	124	772
2020 Hispanic	0	2,782	10,630
2020 Other Race	0	1,252	4,723
2020 White	0	3,226	10,875
2020 Multiracial	0	367	1,713
2020-2025: Population: Growth Rate	0.00 %	1.25 %	2.20 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	0	180	1,048
\$15,000-\$24,999	0	200	921
\$25,000-\$34,999	0	156	579
\$35,000-\$49,999	0	266	913
\$50,000-\$74,999	0	454	1,521
\$75,000-\$99,999	0	237	1,054
\$100,000-\$149,999	0	241	869
\$150,000-\$199,999	0	127	313
\$200,000 or greater	0	7	121
Median HH Income	\$0	\$55,070	\$52,301
Average HH Income	\$0	\$65,925	\$63,494

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	0	2,113	7,993
2010 Total Households	0	1,844	7,072
2020 Total Households	0	1,867	7,338
2025 Total Households	0	1,887	7,488
2020 Average Household Size	.00	2.90	2.85
2000 Owner Occupied Housing	0	1,178	3,837
2000 Renter Occupied Housing	0	553	2,867
2020 Owner Occupied Housing	0	1,142	3,691
2020 Renter Occupied Housing	0	725	3,647
2020 Vacant Housing	0	257	1,052
2020 Total Housing	0	2,124	8,390
2025 Owner Occupied Housing	0	1,161	3,820
2025 Renter Occupied Housing	0	726	3,668
2025 Vacant Housing	0	270	1,092
2025 Total Housing	0	2,157	8,580
2020-2025: Households: Growth Rate	0.00 %	1.05 %	2.05 %



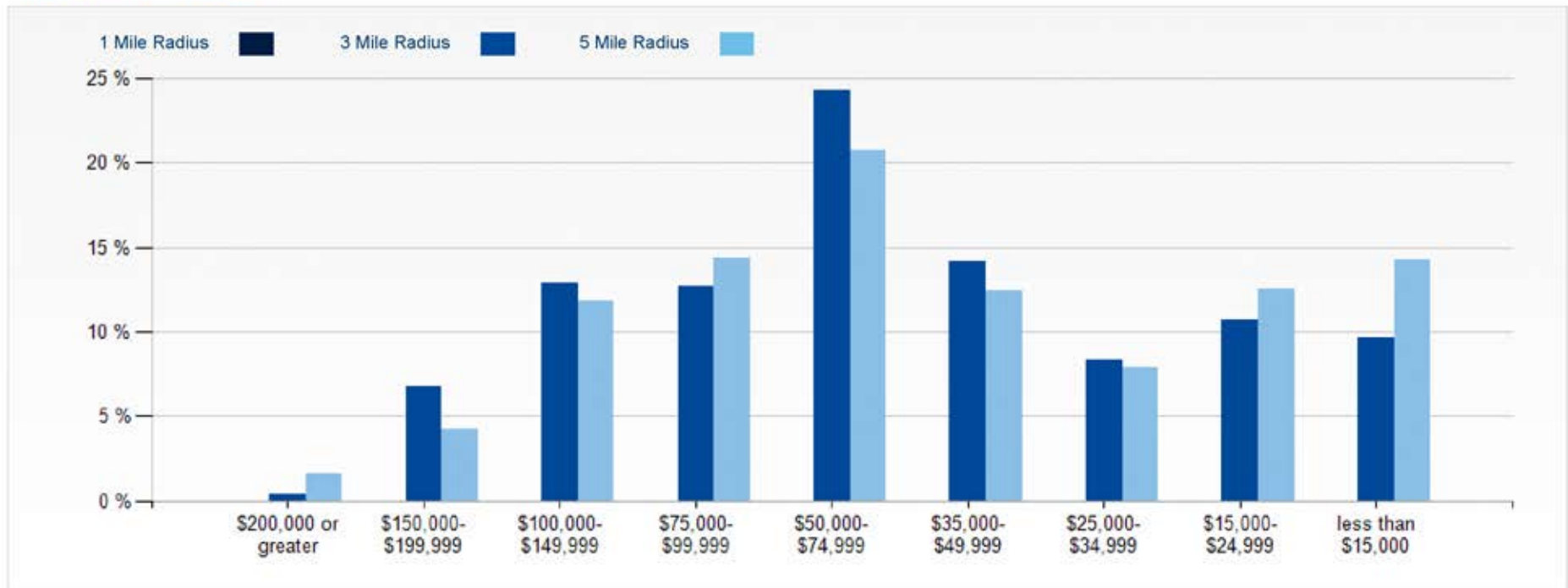
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	0	396	1,606
2020 Population Age 35-39	0	364	1,407
2020 Population Age 40-44	0	304	1,115
2020 Population Age 45-49	0	275	1,042
2020 Population Age 50-54	0	297	1,081
2020 Population Age 55-59	0	363	1,259
2020 Population Age 60-64	0	333	1,179
2020 Population Age 65-69	0	290	968
2020 Population Age 70-74	0	206	726
2020 Population Age 75-79	0	128	470
2020 Population Age 80-84	0	78	288
2020 Population Age 85+	0	73	294
2020 Population Age 18+	0	3,967	15,210
2020 Median Age	0	35	33

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$0	\$61,657	\$57,926
Average Household Income 25-34	\$0	\$69,933	\$65,731
Median Household Income 35-44	\$0	\$61,681	\$58,282
Average Household Income 35-44	\$0	\$73,385	\$74,048
Median Household Income 45-54	\$0	\$63,356	\$60,929
Average Household Income 45-54	\$0	\$76,102	\$72,739
Median Household Income 55-64	\$0	\$58,825	\$55,369
Average Household Income 55-64	\$0	\$68,670	\$65,030
Median Household Income 65-74	\$0	\$48,255	\$45,087
Average Household Income 65-74	\$0	\$55,885	\$55,118
Average Household Income 75+	\$0	\$42,800	\$40,957

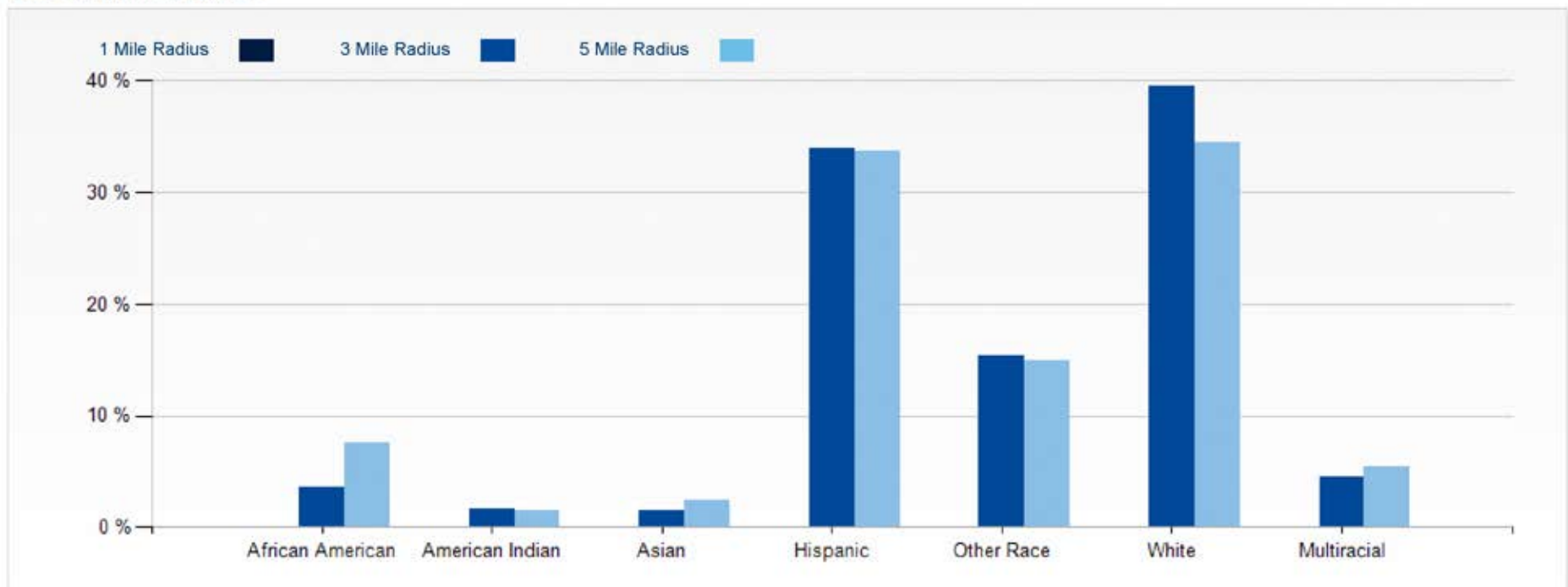
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	0	389	1,722
2025 Population Age 35-39	0	401	1,576
2025 Population Age 40-44	0	358	1,395
2025 Population Age 45-49	0	295	1,073
2025 Population Age 50-54	0	263	993
2025 Population Age 55-59	0	277	984
2025 Population Age 60-64	0	332	1,142
2025 Population Age 65-69	0	293	1,034
2025 Population Age 70-74	0	246	827
2025 Population Age 75-79	0	160	589
2025 Population Age 80-84	0	97	334
2025 Population Age 85+	0	76	296
2025 Population Age 18+	0	3,976	15,369
2025 Median Age	0	36	33

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$0	\$66,493	\$63,418
Average Household Income 25-34	\$0	\$76,298	\$72,894
Median Household Income 35-44	\$0	\$73,929	\$67,102
Average Household Income 35-44	\$0	\$83,347	\$83,642
Median Household Income 45-54	\$0	\$72,273	\$68,397
Average Household Income 45-54	\$0	\$86,963	\$82,101
Median Household Income 55-64	\$0	\$62,968	\$59,227
Average Household Income 55-64	\$0	\$77,738	\$73,141
Median Household Income 65-74	\$0	\$51,322	\$49,576
Average Household Income 65-74	\$0	\$61,847	\$61,423
Average Household Income 75+	\$0	\$49,010	\$46,548

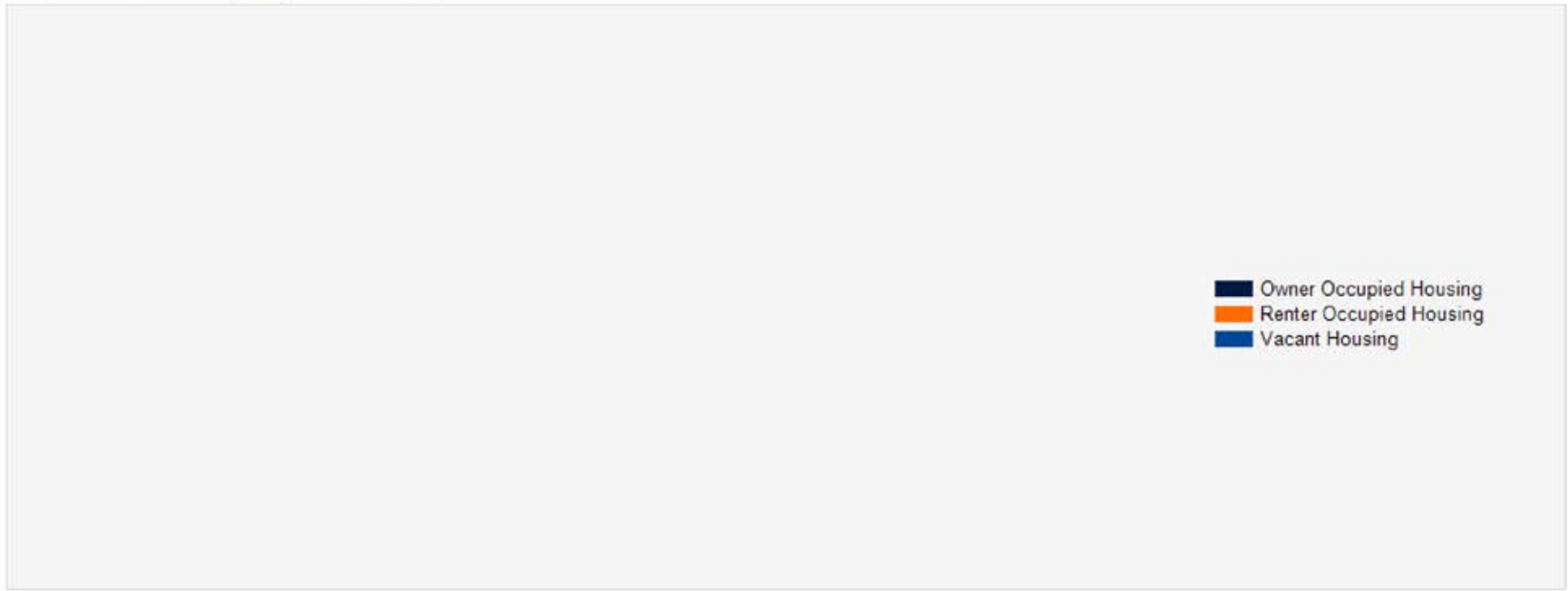
### 2020 Household Income



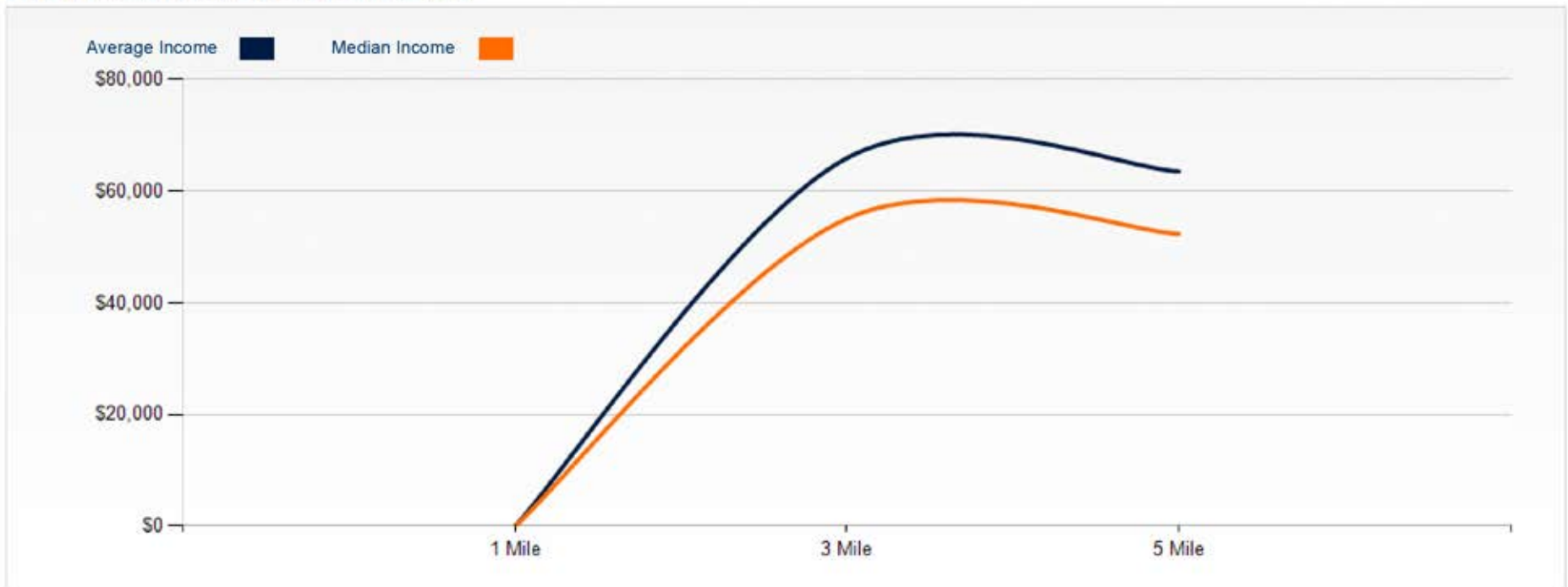
### 2020 Population by Race



### 2020 Household Occupancy - 1 Mile Radius



### 2020 Household Income Average and Median



# Commerce Parkway Eatary



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