

±1,736 FORMER COFFEE SHOP SPACE FOR LEASE

2843 Lenwood Rd, Barstow, CA 92311

±1,736 SF
COFFEE SHOP
FOR LEASE



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ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

2,000+
SALES/LEASES

TOTAL SALES OVER

\$2B+

PROPERTY OVERVIEW



HIGHLIGHTS

- ±1,736 SF Former Coffee Shop End Cap For Lease
- The trade area serves as a key travel stop between Los Angeles and Las Vegas, with approximately 19 million vehicles passing through Barstow each year.
- Home to the Marine Corps Logistics Base and Fort Irwin National Training Center, two major economic drivers.
- The approved 4,500-acre BNSF Barstow International Gateway is expected to create approximately 62,000 construction-related jobs and 15,000 long-term jobs across San Bernardino County, including 5,400 direct jobs in Barstow.
- Nearby restaurants include In-N-Out, which attracts approximately 1.1 million annual visits, along with several of the nation's top-performing locations, including Starbucks and Del Taco in the top 1%, Jersey Mike's in the top 2%, Panda Express in the top 3%, Tommy's Hamburgers in the top 4%, and Chipotle in the top 24% nationwide. (Placer.ai)

RETAILER & TRAFFIC GENERATOR MAP



LOCATION MAPS





TRADE AREA INFORMATION

BARSTOW, CA

Barstow is a strategic High Desert trade area anchored by its position along the heavily traveled I-15 corridor connecting Los Angeles and Las Vegas. The city sits at a major freeway junction linking I-15, I-40, and State Route 58, establishing Barstow as a critical transportation, logistics, and service hub that captures millions of travelers annually. This constant flow of regional and interstate traffic drives strong demand for fuel, dining, lodging, and convenience oriented retail uses.

The retail trade area benefits from a diverse customer base that includes highway travelers, residents from surrounding High Desert communities, and military personnel associated with the nearby Marine Corps Logistics Base Barstow. Barstow serves as the primary retail and service center for neighboring rural communities such as Yermo, Lenwood, and Newberry Springs, further expanding its effective trade radius beyond city limits.

Barstow is also home to the well established Outlets at Barstow, a high performing regional destination that attracts value driven shoppers from across the Inland Empire and Southern Nevada. The center reinforces Barstow's role as a regional shopping stop and supports strong co tenancy for nearby food, fuel, and service retailers.

Looking ahead, the trade area is positioned for meaningful economic expansion with the planned Barstow International Gateway, a 4,500 acre logistics development led by BNSF Railway that represents an approximately \$3.8 billion investment in rail infrastructure and freight operations. The project is projected to generate over 20,000 jobs and is expected to spur demand for new housing, hospitality, and neighborhood serving retail. Major employers including the Marine Corps Logistics Base, BNSF Railway, Barstow Unified School District, and the City of Barstow provide a stable employment base, supporting long term



**CITY OF
BARSTOW**

±24M

Cars Travel Through
Barstow Annually

\$3.8B

Improvement to BNSF
Railway

±20,000

Expected New Jobs
from BNSF Railway

DEMOGRAPHICS

	5 min	10 min	15 min
<u>POPULATION</u>			
2026 Total Population	25,332	35,077	37,010
2026 Median Age	32.6	33.1	33.5
2026 Total Households	8,780	12,292	13,037
2026 Average Household Size	2.9	2.8	2.8
<u>INCOME</u>			
2026 Average Household Income	\$87,087	\$86,714	\$87,031
2026 Median Household Income	\$72,483	\$68,506	\$68,660
2026 Per Capita Income	\$30,314	\$30,618	\$30,892
<u>BUSINESS SUMMARY</u>			
2026 Total Businesses	629	842	865
2026 Total Employees	5,544	7,200	7,423

