

STORE #1879



Unique Walmart Outparcels

For Sale

621 Montara Rd.
BARSTOW, CA

LOT 5: IN ESCROW
LOT 6: 1.68 ACRES
LOT 7: +0.79 ACRES
LOT 8: +0.78 ACRES
LOT 9: +0.82 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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