

# 504 E. VIRGINIA WAY ±2,700-7,000 SF SHOP SPACE FOR LEASE

504 E. Virginia Way Barstow, CA 92311



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**PROGRESSIVE**  
REAL ESTATE PARTNERS



## Presented By



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# PROPERTY DESCRIPTION



## PROPERTY HIGHLIGHTS

- Fantastic Visibility from the 15 Freeway
- Anchored by Food 4 Less (with gas), Marshalls, Harbor Freights Tools, and Department of Motor Vehicles
- ±2,700-7,000 SF Shop Space Available
- The largest and most centrally located shopping center serving the Barstow trade area
- Close proximity to Barstow High School (1,400 students), San Bernardino County Barstow Superior Court and the Barstow Community Hospital (with inpatient and outpatient services)
- The Gateway to Fort Irwin, a major training area for the United States military in the Mojave Desert
- Numerous Single Family Residences surround the center, including Virginia Terrace Apartments, and Sunrise Vista Apartments across the street
- BNSF Railway is building a massive facility in Barstow which is projected to double the city's population



# LOCATION MAP





# SITE PLAN





# ADDITIONAL PHOTOS





# RETAILER MAP





# TRADE AREA DEMOGRAPHICS INCLUDING FORT IRWIN

## Custom Trade Area

### POPULATION

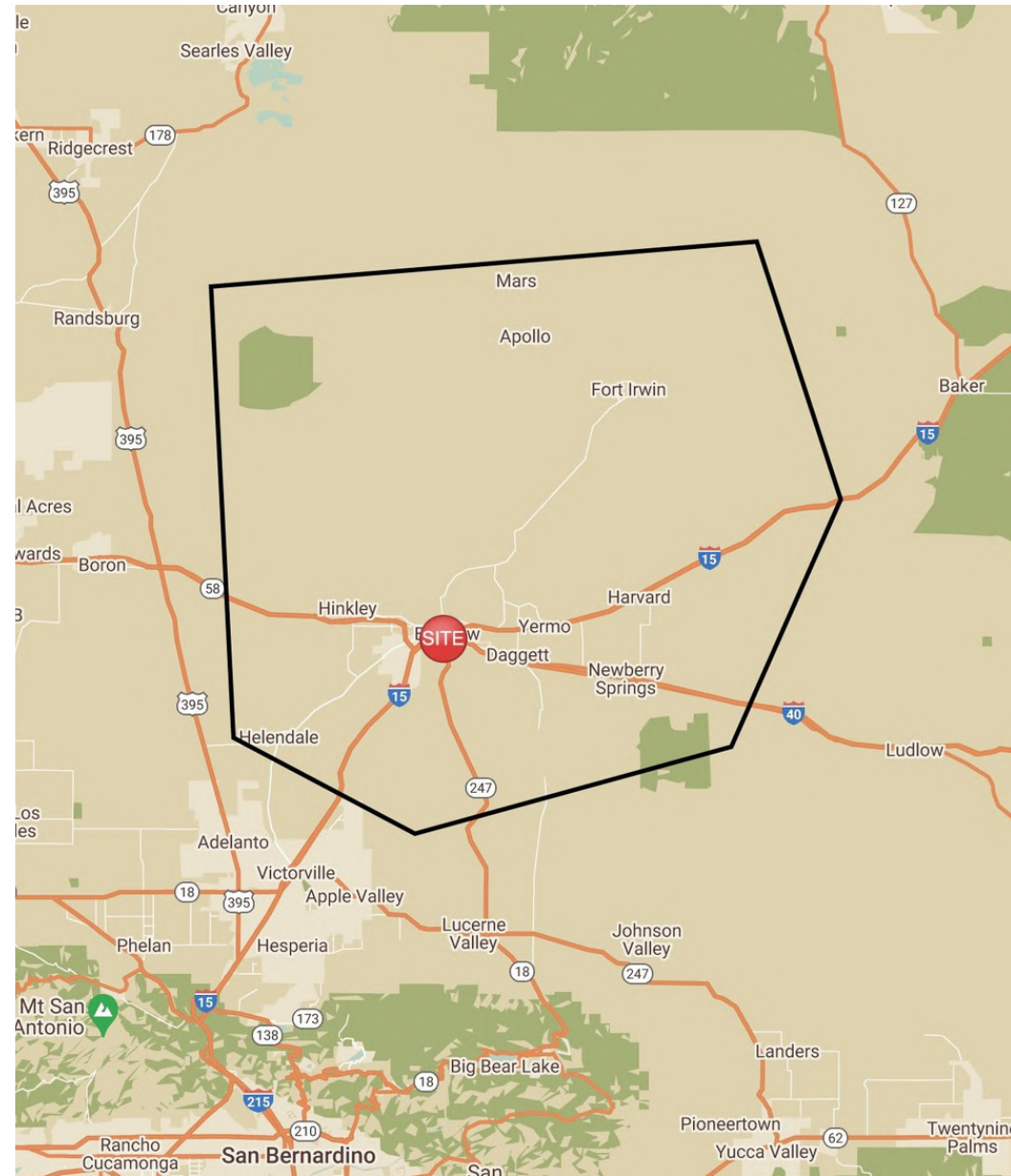
2021 Total Population	52,302
2021 Median Age	35.1
2021 Total Households	18,408
2021 Average Household Size	2.7

### INCOME

2021 Average Household Income	\$72,541
2021 Median Household Income	\$55,277
2021 Per Capita Income	\$26,316

### BUSINESS SUMMARY

2021 Total Businesses	958
2021 Total Employees	9,861





# DEMOGRAPHICS - 5,10,15 MINUTE DRIVE TIME

	5 min	10 min	15 min
<b><u>POPULATION</u></b>			
2021 Total Population	23,261	28,069	31,929
2021 Median Age	33.8	34.4	34.6
2021 Total Households	8,450	10,133	11,501
2021 Average Household Size	2.7	2.7	2.7
<b><u>INCOME</u></b>			
2021 Average Household Income	\$61,952	\$63,384	\$63,981
2021 Median Household Income	\$49,083	\$50,989	\$50,752
2021 Per Capita Income	\$22,609	\$23,106	\$23,253
<b><u>BUSINESS SUMMARY</u></b>			
2021 Total Businesses	630	766	795
2021 Total Employees	6,009	8,063	8,356