



RESTAURANT PROPERTY

FOR SALE OR
FOR LEASE

FORMER DENNY'S RESTAURANT
1201 E MAIN ST, BARSTOW, CA

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PRESENTED BY



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12180 Ridgecrest Road, Suite 232 , Victorville, CA 92395

760.983.2383 WWW.KURSCHGROUP.COM

Corporate BRE: 01896143

PRIME LOCATION

OVER 268 FEET OF MAIN STREET FRONTAGE

ADDRESS

1201 East Main Street
Barstow, CA

ASSESSORS PARCEL NUMBER

0181-831-14

PROPERTY LOCATION

This property is located in a high-traffic commercial area within the City of Barstow, on the north side of East Main Street, between O'Reilly's Auto Parts and a Car Wash. There are three motels within this block and residential developments just south of Main Street.

MUNICIPALITY

City of Barstow

ZONING

County of San Bernardino

BUILDING SIZE

CH (Highway Commercial)

PARCEL SIZE

±4,237 Square Feet

PARKING

±1.47 Total Acres (±64,033 Square Feet)

BUS STOP

±51 Spaces - Paved On-Site Lot

Adjacent to Site

FOR SALE

\$799,000

- Seller Financing Available on Approved Credit, structure is as follows:

12.5% Down Payment	\$100,000
1st T.D., Interest Only,	
Due in 10 Years @ 6.50%	\$699,000
Monthly Payment	\$3,786.25
- Restaurant Furniture, Fixtures & Equipment Available

FOR LEASE

\$1.42/SF/MO
(PLUS NNN)

- Lease with Option to Purchase Available
- Restaurant Furniture, Fixtures & Equipment Available

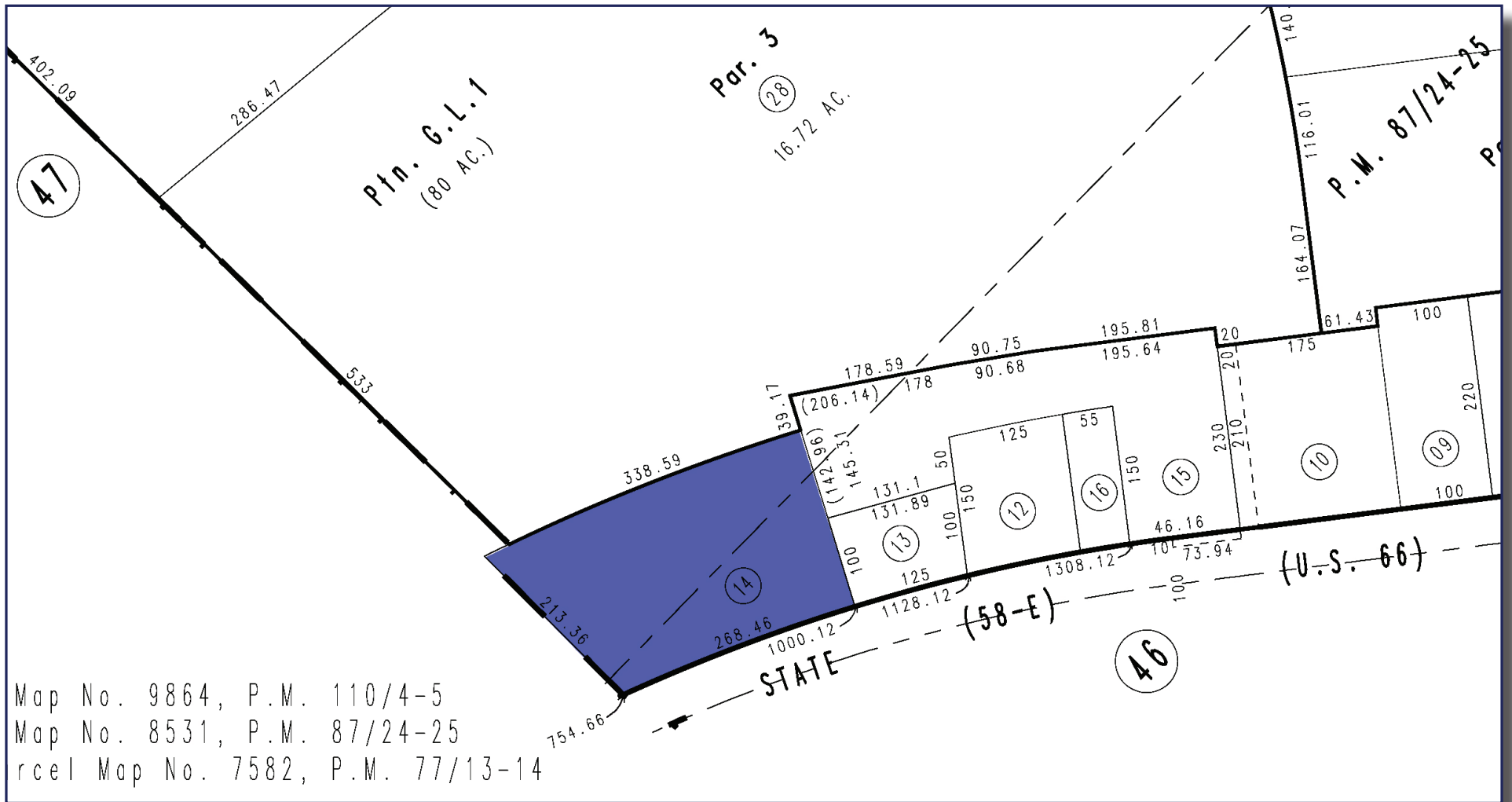


SITE



This stretch of E Main St has daily traffic counts of more than 16,100 ADT.



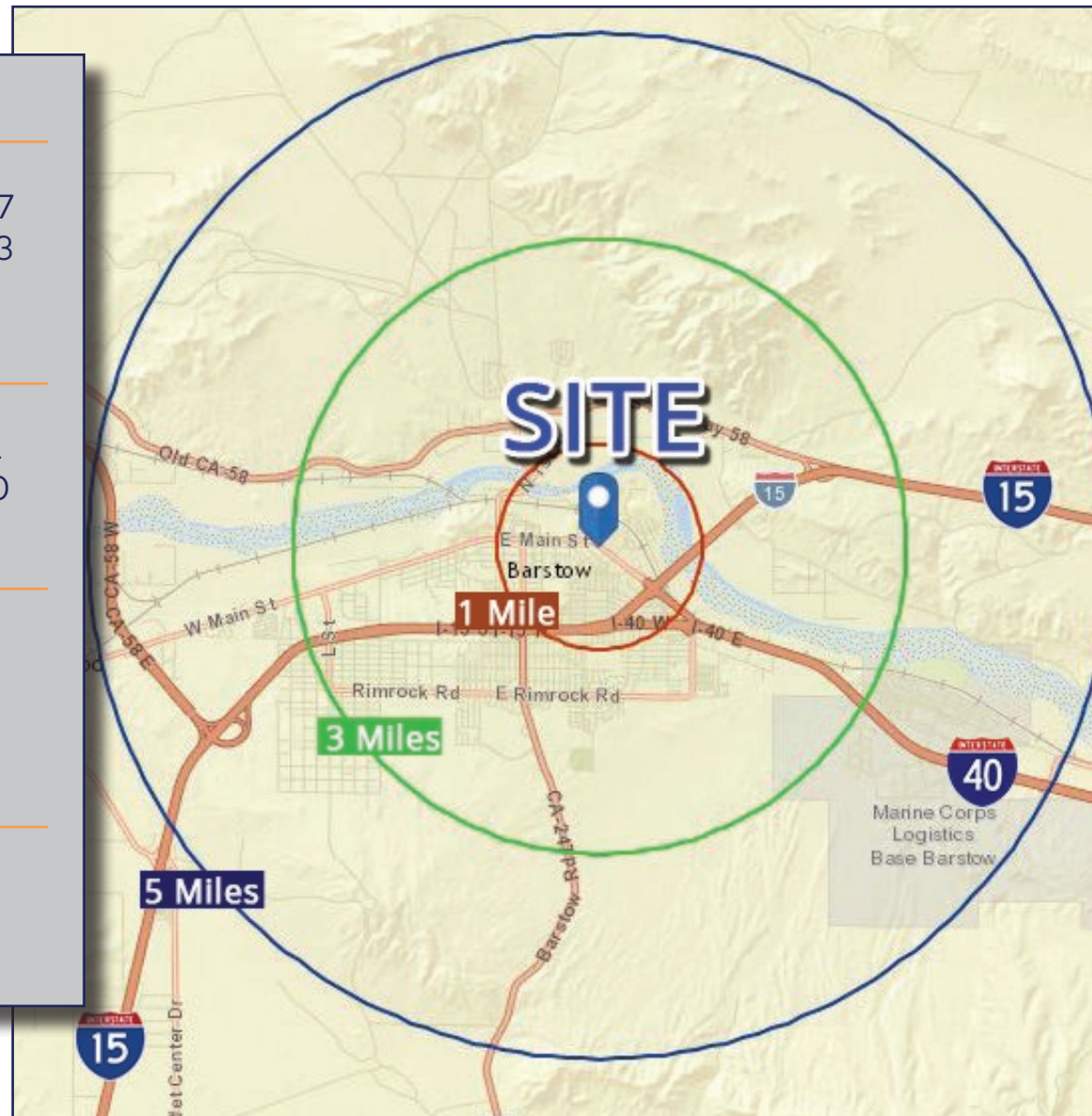


POPULATION	2010	2015	2020
1 MILE	7,293	7,301	7,384
3 MILES	25,163	25,149	25,747
5 MILES	27,318	27,220	27,793

HOUSEHOLDS	2010	2015	2020
1 MILE	2,604	2,601	2,623
3 MILES	8,920	8,910	9,091
5 MILES	9,674	9,632	9,800

MEDIAN AGE	2010	2015	2020
1 MILE	29.7	30.2	30.5
3 MILES	32.3	32.5	33.1
5 MILES	32.4	32.6	33.2

AVERAGE HH INCOME	2015	2020
1 MILE	\$42,618	\$48,115
3 MILES	\$54,427	\$61,938
5 MILES	\$55,522	\$63,159





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