

BARSTOW CANNABIS MALL FOR LEASE

ALL UNITS AVAILABLE
Retail and Non-Retail Licenses Qualify

Barstow, CA



The most unique green zone property in the entire country! Situated right off the Lenwood Rd exit on the 15 freeway, this property has been attracting commuters to Las Vegas from Southern California for decades! The property was the original outlet mall in the City of Barstow and is a 2-hour drive from both Orange and Los Angeles County, and a 2.5-hour drive to Las Vegas, and serves as the perfect rest stop for commuters. It has the ideal neighboring businesses for cannabis retailers. Directly in front of the property is the busiest In N Out in the country, Panda Express, IHOP, Starbucks, the flagship Del Taco location, Chipotle, Burger King, Panera Bread and more! In addition to this, a new Hilton Hotel is currently in development across the street on Mercantile Way!

All Uses Allowed



Real Estate

- Cannabis Retail Storefront & Consumption Lounge
Lease Rates:
 - ▶ \$2.95 per SF + CAMS
- 330,000 SF Available
- 70,000 Daily Car Traffic
- Drive Thru Possible
- No Buffer Zone Between Cannabis Facilities
- Surrounded by National Brand Names
- Shares an Easement w/ the #1 In n Out in the USA
- Busiest Rest Stop for Commuters to Las Vegas

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With 18,800 amps of power, a variety of building sizes, and an extremely fast licensing process, this is also an amazing property for non-retail cannabis operators. Buildings 15 - 22 are reserved for cannabis retail storefront, and non-cannabis retail storefront use. All other buildings will be reserved for non-retail cannabis operators. With the attractive lease rates available here, and the speed to which you can become operational, this is a great opportunity for any cannabis business operator

City App Open
12/1/2021

Real Estate



- Cannabis Non-Retail and Delivery Only Lease Rates:
 - ▶ \$2.00 per SF + CAMS
- 18,800 AMPS
 - ▶ 3 Phase - 280 V
- Barstow Cannabis Applications Window
 - ▶ 12/1/21 to 1/31/22
- No CAP on the Number of Cannabis Licenses City will Approve
- Green Buildings on Layout are for Retail Businesses
 - ▶ Yellow Buildings on Layout are for Non-Retail

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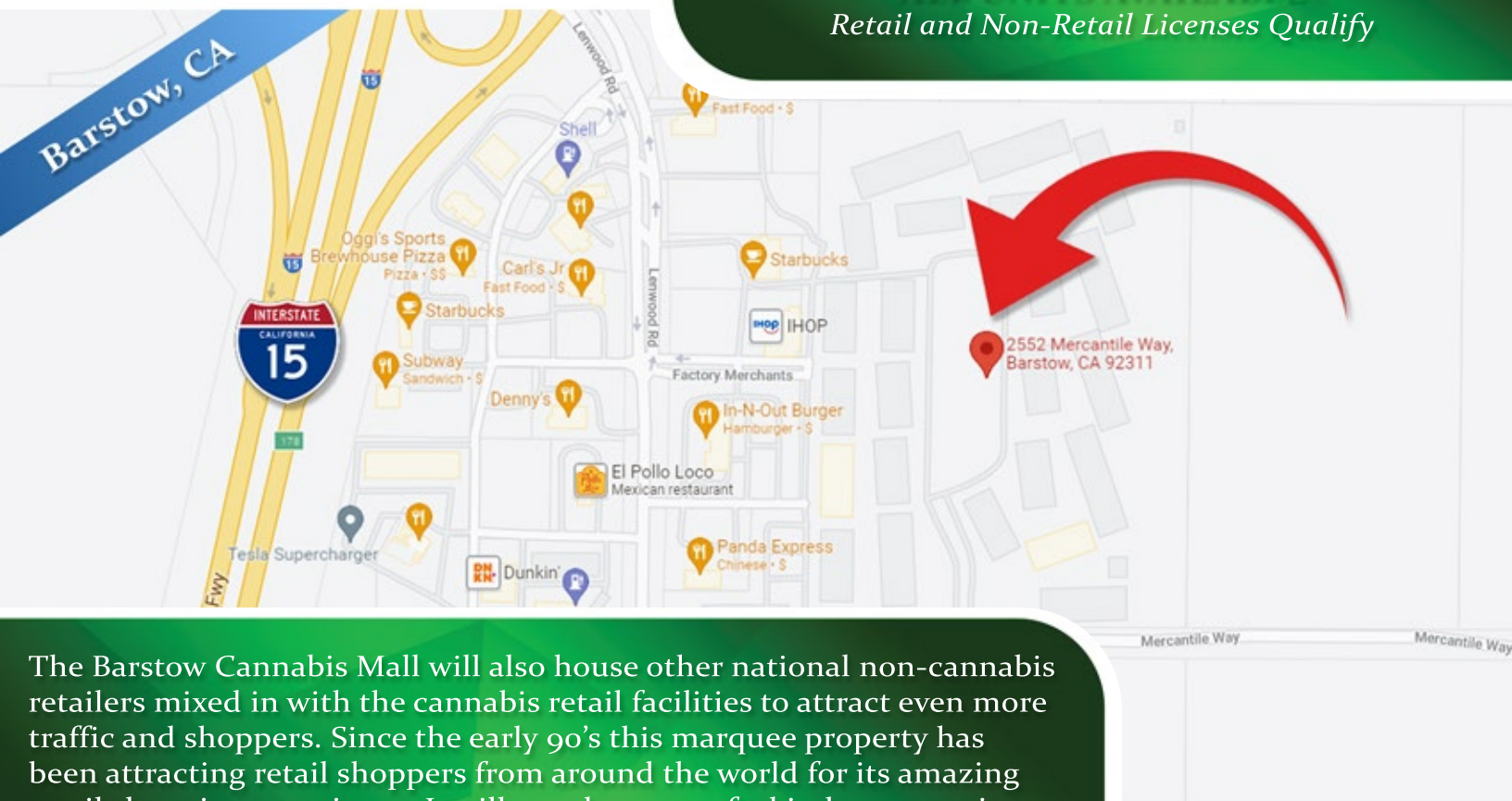
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The Barstow Cannabis Mall will also house other national non-cannabis retailers mixed in with the cannabis retail facilities to attract even more traffic and shoppers. Since the early 90's this marquee property has been attracting retail shoppers from around the world for its amazing retail shopping experience. It will now be a one of a kind opportunity for normal retailers to take advantage of the California green rush. The property has great signage, including a massive, freeway visible monument sign, and a traffic count of over 70,000 cars daily, this property is a great fit for any kind of retailer!

City App Deadline

1/31/2022



Business Licensing

- Great opportunity for complimentary non-cannabis businesses:
 - i.e. smoke shop, clothing store, candy store, healthy food options, bar/entertainment, etc...
- One of a kind facility will attract consumers from all over!
- Non-Cannabis Retail Lease Rates:
 - \$2.95 per SF + CAMS

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