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THE SHOPS AT SPANISH TRAIL

A MIXED-USE DEVELOPMENT OPPORTUNITY FULLY APPROVED SPECIFIC PLAN



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Who Are You? 

A Retail Broker 

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HIGHLIGHTS



Anchored by an Existing Home Depot

on ±13.95 acres with a ±123,706 Sq. Ft. building, the property has prominent exposure and ease of access directly from the I-15 Freeway and Main Street Historic Route 66. Gross sales annually to \$±24 Million



Under Served Retail and Hospitality Trade Area

includes ±67,000 residents & Neighboring Fort Irwin National Training center stationed personnel within 35 minutes or less drive time



Approved E.I.R with City Approval

for a wide range of uses including Hospitality, Retail, QSR, Fueling Stations, Multifamily and Self Storage



Opportunity Zone Designation

on over ±30.68 acres of property – Advantages include:

- Defer Capital Gains until December 31, 2026
- Reduce Capital Gains by up to 15% after Seven (7) years of ownership/property improvement
- Pay Zero Capital Gains on New Gains Earned Over Next Ten (10) Years



86 K

Average Daily Traffic



35

Minutes From Ft. Irwin



50

Acres Available For Development

Outstanding Opportunity

"19M± vehicles traveling annually with nearly 60M occupants creates a great mixed-use opportunity for this mixed-use development."

Joseph W. Brady

Your Journey Starts Here

Explore The Shops at Spanish Trail! Learn about the Opportunity Zone designation, details about the project, the advantages of Barstow, and more. Use the icons on the info circle to navigate to these topics.



OPPORTUNITY ZONE

30.68± acres of The Shops at Spanish Trail fall inside an area specially designated as an Opportunity Zone. Find out more about the tax incentives associated with this designation.

[CLICK TO READ MORE](#)



Contact Us!

Fill out the contact form or give us a call

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