

# Stater Bros. Shopping Center in Barstow offers exceptional lease opportunity

"For nearly three decades, the City of Barstow has seen its share of economic ups and downs and a number of local shopping centers have been affected by the loss of anchor tenants, deferred maintenance, and lack of daily shopping that makes a shopping center successful. However, the Stater Bros. Shopping Center in Barstow has been a model of stability and security for the retail shops, offices and restaurants located there and the communities they serve," according to Mr. Troy Bemis, Partner with Duckett-Wilson Development Company, the original developer of the center.

According to Bemis, Duckett-Wilson Development Company built Phase 1 of the Stater Bros. Shopping Center at the northwest corner of Armory Road and Muriel Drive in 1980. In 1986, the center was expanded in a second phase. The next expansion in the early 1990s included the development of the Speedee Oil Change operation, and the final retail building was completed in the summer of 2005 adjacent to the now signalized intersection of Armory Road and Muriel Drive.

"The Stater Bros. grocery market has been a top-producing store for the chain, and the Stater Bros. center has been considered to be Barstow's most successful community retail center," according to Bemis.

Duckett-Wilson now has  $\pm 1,328$  square feet available for lease located adjacent to the Verizon Wireless "Mobile Choice." The  $\pm 1,328$ -square-foot unit could also be expanded to nearly 2,800 square feet," according to Joseph W. Brady, CCIM, SIOR and president of The Bradco Companies, the exclusive listing agent for the center.

"We've had a great relationship working for Duckett-Wilson, and according to Barstow residents, the Stater Bros. center is undoubtedly the best retail center within Barstow," stated Brady. Retail shop tenants in the center also include Subway Restaurants, RAC (Rent-a-Center), Red Baron Pizza, Silver Screen Video, Verizon Mobile Choice, Hallmark, Farmers Insurance, Fantastic Sam's, State Farm Insurance, Desert Dental Group, Cash Advance and Desert Community Bank.

"Our landlord also recognizes the downturn in the economy and their rent structure has become extremely competitive," explained Brady. "Free rent, increased allowance for general improvements for qualified long term tenants are available," stated Brady.

For additional information please contact Joseph W. Brady, CCIM, SIOR at 760-951-5111, Ext. 101 or by e-mail at [jbrady@thebradco.com](mailto:jbrady@thebradco.com).

— The Bradco Companies



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Space is available in popular Stater Bros. Shopping Center.