

FOR LEASE**\$2.50 PSF/MONTH**
58709 29 PALMS HWY, YUCCA VALLEY, CA 92284

FORMER DICKY'S BBQ

LOCATION DESCRIPTION

Yucca Valley serves as the primary retail hub for the surrounding Morongo Basin communities, including Joshua Tree and Twentynine Palms, capturing both local residents and visitors traveling throughout the High Desert. Located along the heavily traveled 29 Palms Hwy, this former QSR space sits within one of the area's premier newest shopping centers, anchored by Home Depot and Walmart and surrounded by a strong mix of national retailers and restaurants.

The center has excellent visibility, convenient access, and strong daily traffic generated by neighboring tenants including Marshalls, Petco, AT&T, Firehouse Subs, and Steak 'n Shake. The available suite is positioned directly between AT&T and Firehouse Subs.

PROPERTY HIGHLIGHTS

- **±2,000 SF Second-Generation QSR Space**
- **Former Dickey's Barbecue Pit – Existing Restaurant Buildout**
- **FF&E Included Reducing Huge Buildout Costs**
- **Home Depot and Walmart-Anchored Shopping Center**
- **Prime 29 Palms Highway Location & Visibility**
- **Positioned Between AT&T & Firehouse Subs**

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COLDWELL BANKER COMMERCIAL
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 78000 FRED WARING DRIVE | SUITE 200
 PALM DESERT, CA 92211
 760-772-6400

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OFFERING SUMMARY

Available SF:	2,000 SF
Lease Rate:	\$2.50 SF/month (NNN) \$1.08/PSF/MO
Lot Size:	42,919 SF
Year Built:	2018
Building Size:	7,668 SF
Zoning:	C-G
Market:	Inland Empire

PROPERTY OVERVIEW

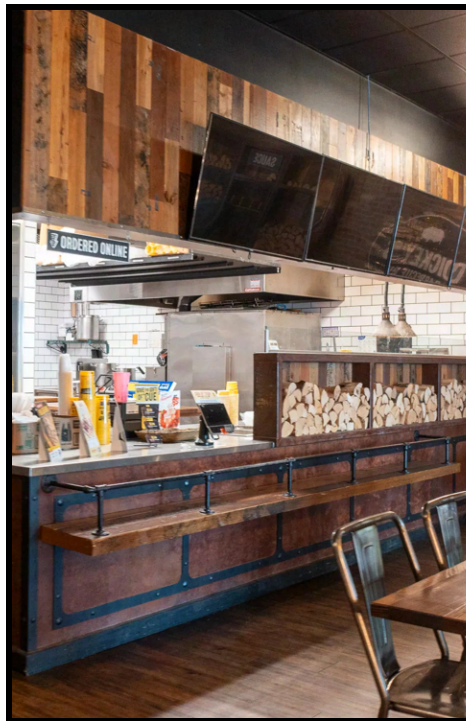
Rare opportunity to lease an approximately 2,000 SF second-generation QSR/restaurant space in a Home Depot and Walmart-anchored shopping center along 29 Palms Highway in Yucca Valley. Features an extensive existing restaurant buildout with FF&E and commercial kitchen equipment included with the lease — offering a significant potential savings in upfront buildout costs and time for an incoming QSR or restaurant operator.

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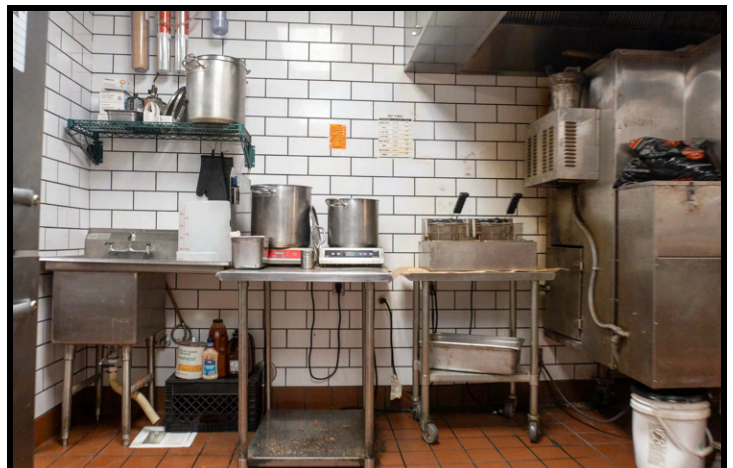
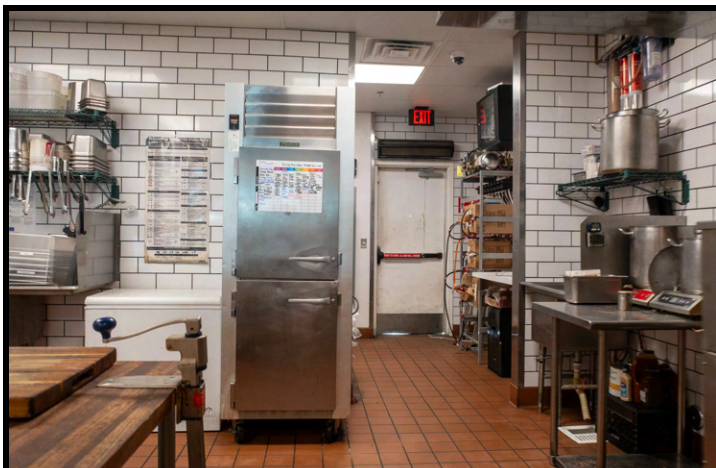


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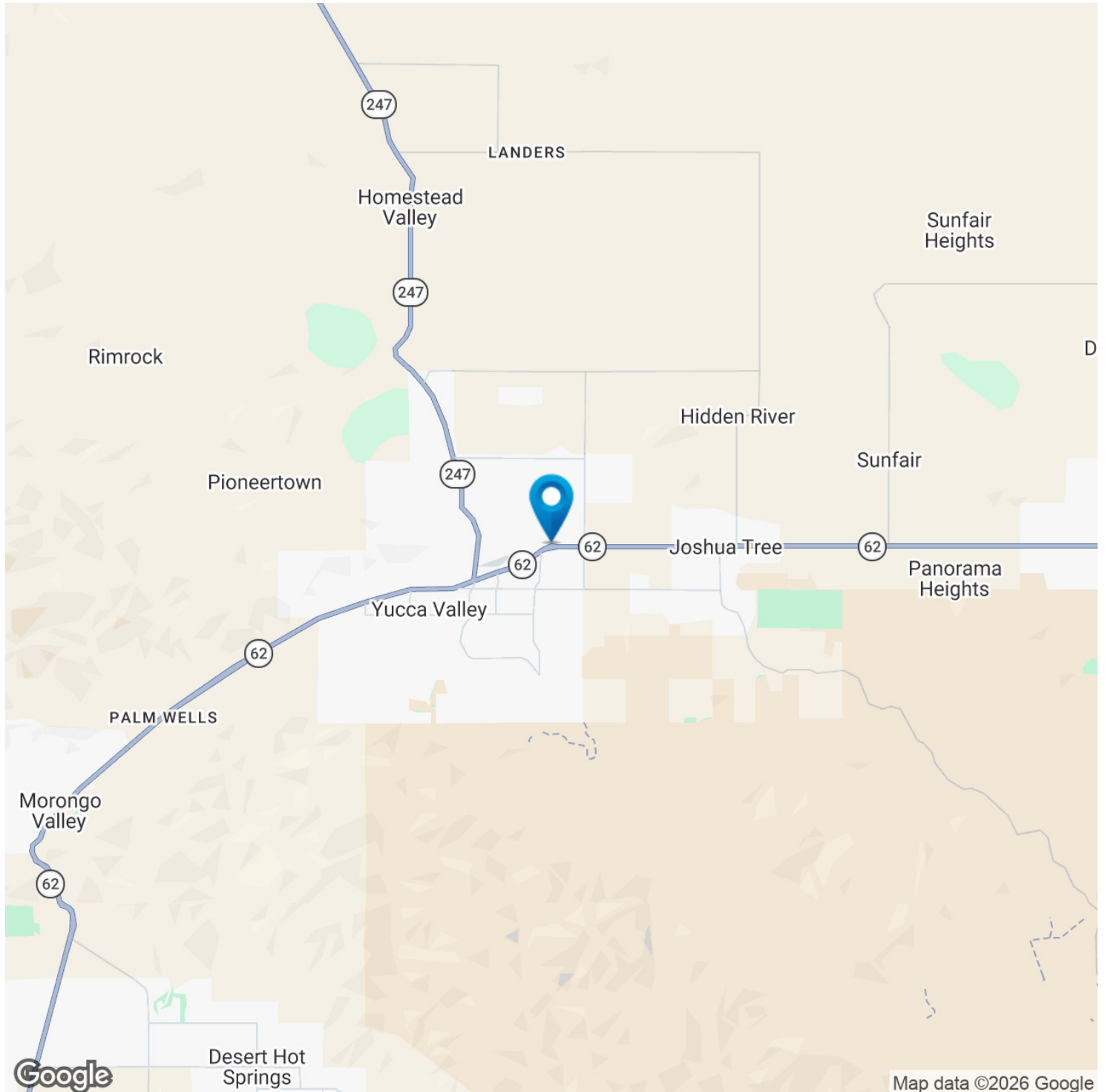


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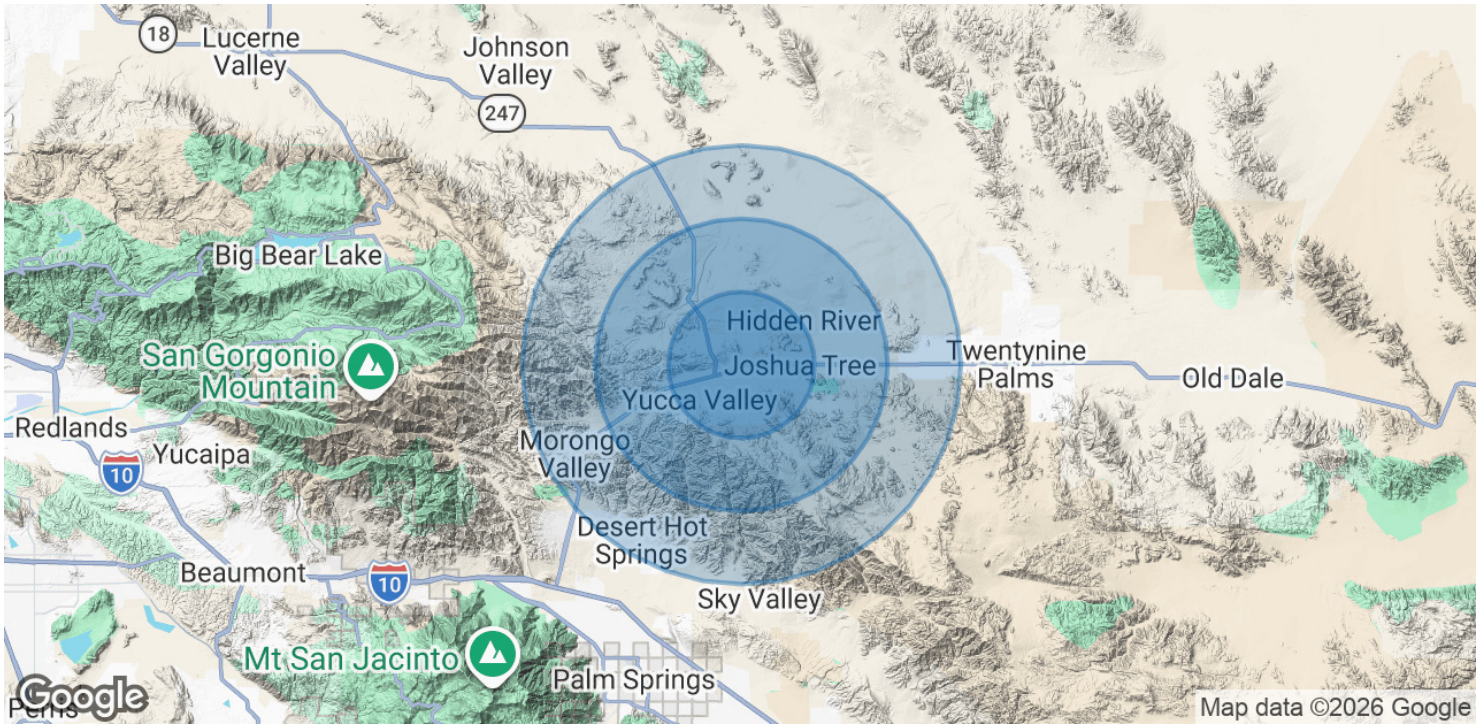


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	26,004	36,064	78,420
Average Age	41.0	42.2	39.7
Average Age (Male)	38.3	40.4	39.2
Average Age (Female)	40.8	41.9	39.0

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	10,570	14,732	30,142
# of Persons per HH	2.5	2.4	2.6
Average HH Income	\$77,577	\$77,951	\$73,592
Average House Value	\$315,118	\$324,939	\$328,160

2023 American Community Survey (ACS)

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