

FOR SALE OR LEASE

17,369 SF Available

Former Rite Aid

72253 TWENTYNINE PALMS HIGHWAY
TWENTYNINE PALMS, CA



NEWMARK | PACIFIC

Property Features

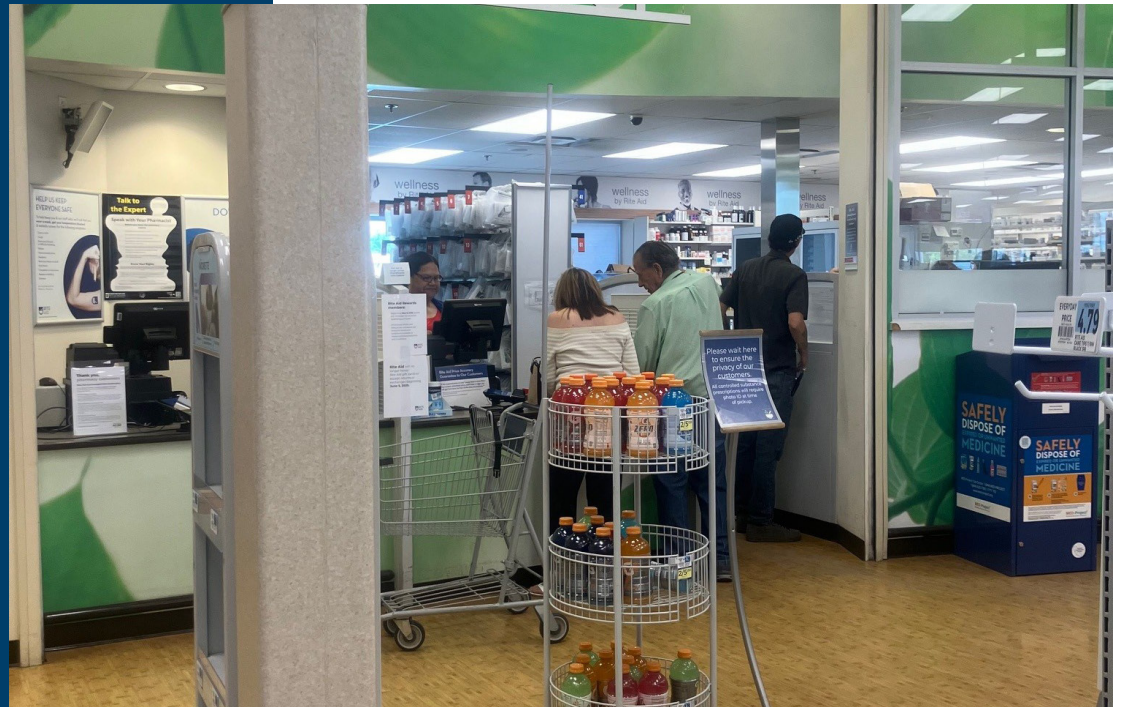
- Freestanding Corner Pad Building
- Located on busiest throughfare through Yucca/ Twentynine Palms
 - 15,421 vehicles per day
- Located on a 1.87 Acres site
- Parking: 82 Parking Stalls – potential to add additional stalls (if drive-thru removed)
- Population:

Yucca Valley & Twenty Nine Palms: 53,758

- Yucca Valley: 25,020
- Twenty Nine Palms: 28,738

Marine Corps Air Ground Combat Center

- Active Duty: 12,500
- Family members: 24,000
- DoD/Contractors: 21,000




 **061 -607-207**
Parcel ID

 **1.87 Acres**
Land Size (Acres)

 **17,369 SF**
Building Size

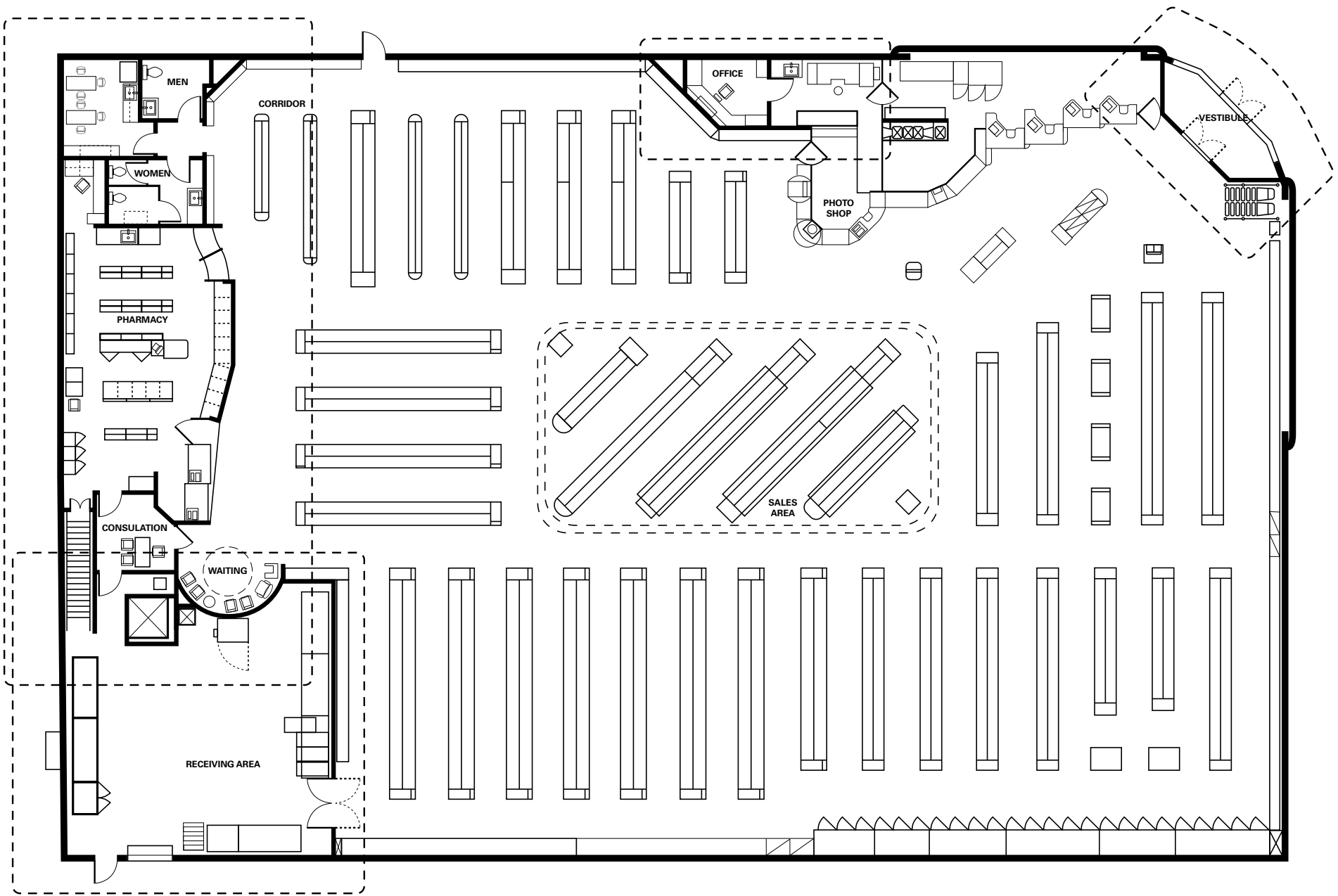
 **81,544 SF**
Land SF

 **CG – Gen. Comm'l Dist.**
Zoning

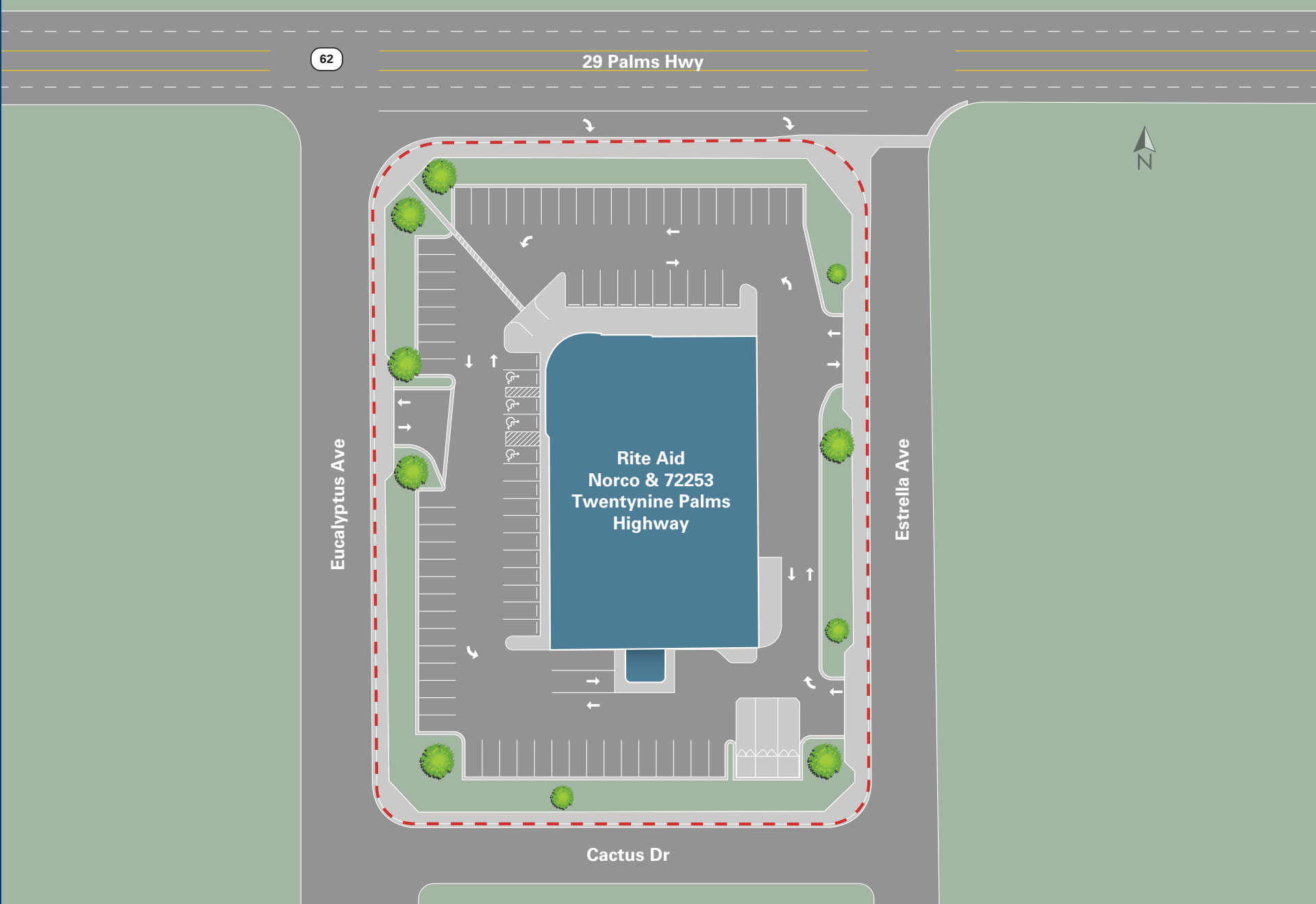
 **2008**
Year Built

 **Contact Agent For Details**
Asking Price (Sale & Lease):

Floor Plan



Site Plan





Demographics



POPULATION

1 mile

3,924

3 miles

12,904

5 miles

16,298



EMPLOYEES

1 mile

825

3 miles

2,538

5 miles

2,788



HH INCOME

1 mile

\$78,606

3 miles

\$67,522

5 miles

\$70,260



HOUSEHOLDS

1 mile

1,549

3 miles

5,335

5 miles

6,781



29 Palms hwy

15,600 ADT

Hatch Rd.

2,000 ADT

Regional Aerial



FOR SALE OR LEASE

17,369 SF Available

Former Rite Aid

**72253 TWENTYNINE PALMS HIGHWAY
TWENTYNINE PALMS, CA**



BRYAN NORCOTT
Executive Managing Director
t 213-298-3595
bryan.norcott@nrmk.com
CA RE Lic. #01200077

STEVE BERNIER
Director
t 310-697-6652
steve.bernier@nrmk.com
CA RE Lic. #02241836

NEWMARK | PACIFIC

CORPORATE LICENSE #01796698

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.