



HIGH-VISIBILITY DEVELOPMENT OPPORTUNITY QSR & CAR WASH POTENTIAL

71722 29 PALMS HWY, TWENTYNINE PALMS, CA 92277

FOR SALE OR LEASE

EXECUTIVE SUMMARY

71722 29 Palms Hwy
Twentynine Palms, CA 92277



GLA

110,680 SF



LOT SIZE

2.54 AC

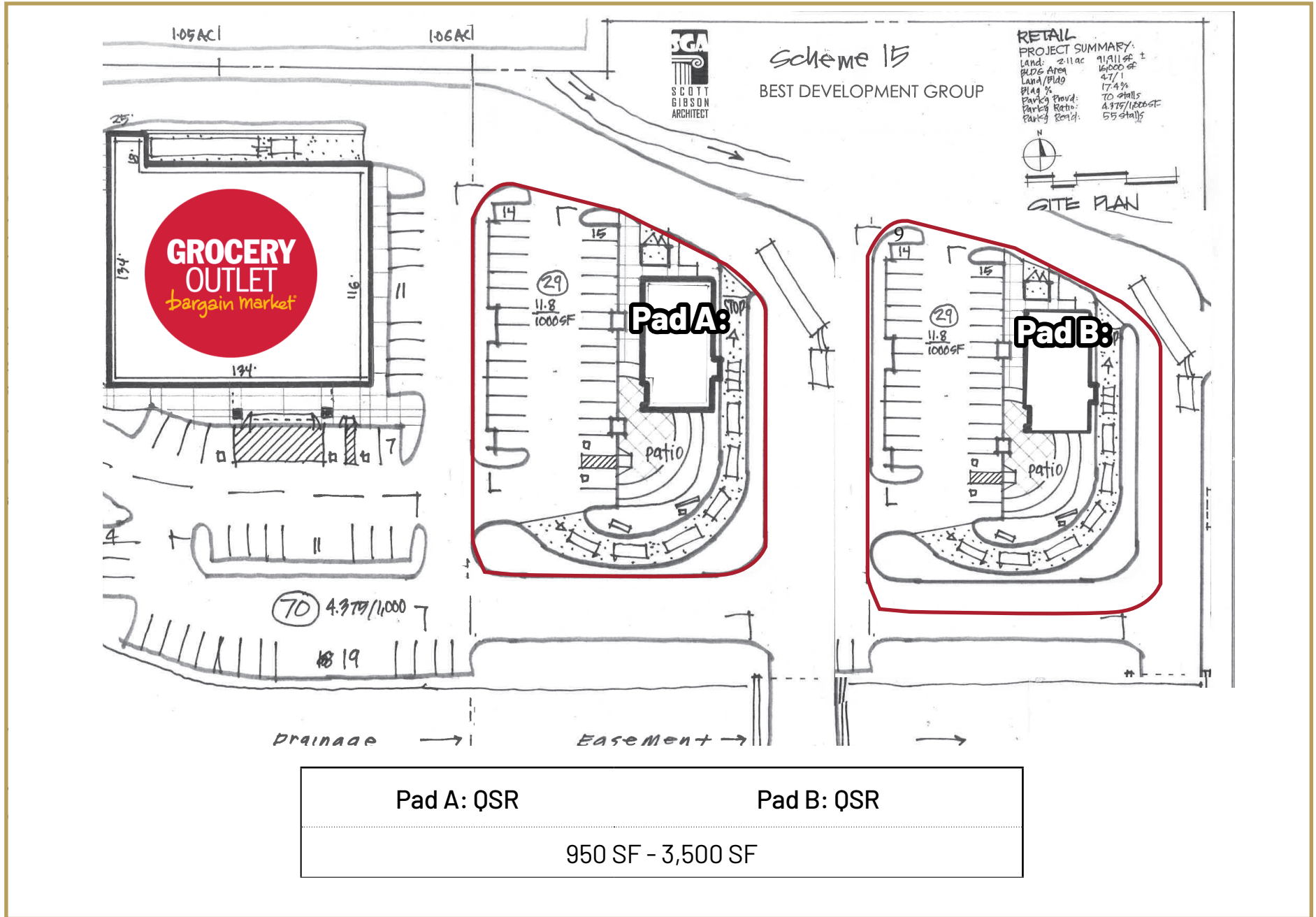
INVESTMENT HIGHLIGHTS

- **High-Traffic Highway Frontage**
29 Palms Highway (Hwy 62); primary arterial route connecting Palm Springs to Twentynine Palms; millions of tourists pass through visiting Joshua Tree National Park each year.
- **Flexible Deal Structure**
Opportunities like this lend themselves to a variety of structures – ground leases, pad sales, build-to-suit arrangements, or owner-user development – providing flexibility for investors, developers, and owner-operators alike.
- **Underserved Market = First-Mover Advantage**
The Hi-Desert trade area is notably underretailed relative to its population and visitor counts. A well-executed commercial development here faces limited direct competition and benefits from pent-up consumer demand.

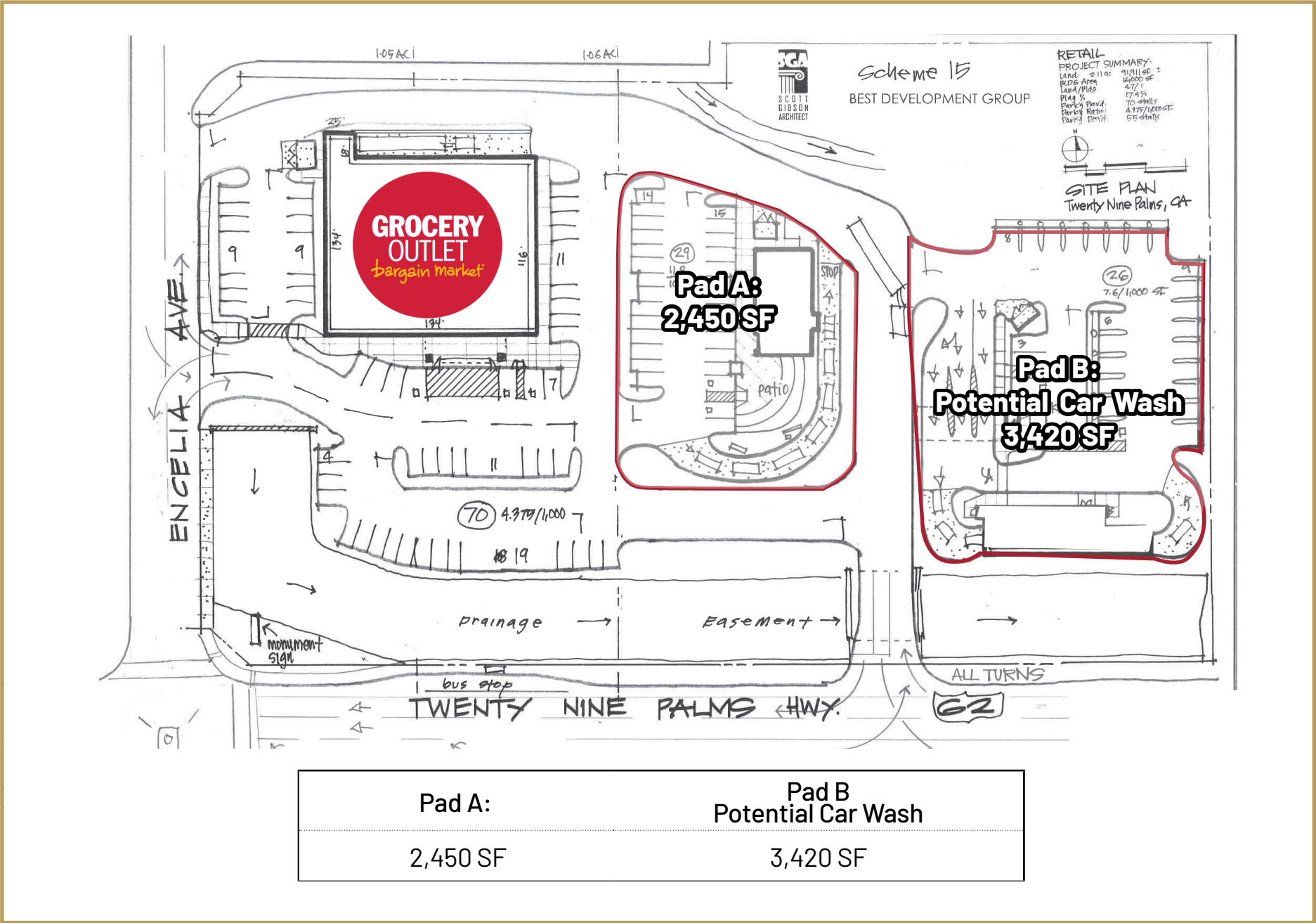
- **Suitable Pads – Ready for Car Wash and/or Drive-Thrus**
Flexible pad sizing: 950 to 3,500 Sq Ft Building options:
 - **Car Wash Pad Availability**
 - **QSR Drive Thrus**
 - **Other Zoning Allowed Uses - CG (General Commercial):** [APPROVED USES CITY TABLE LINK](#)
- **Captive & Diverse Customer Base**
 - **29 Palms Marine Corps Air Ground Combat Center** the largest USMC base in the world – brings a population of thousands of service members and their families with consistent, year-round spending power.
 - **4+ million annual Joshua Tree National Park** visitors driving directly past this site
- **Growing permanent resident population** across Twentynine Palms and Yucca Valley.



SITE PLAN OPTIONS



SITE PLAN OPTIONS



TENANT MAP



NEARBY DEMAND DRIVERS



JOSHUA TREE NATIONAL PARK

Source: National Park Service – “Where two distinct desert ecosystems, the Mojave and Colorado, meet, Joshua Tree National Park features unique landscapes, diverse wildlife, and striking geologic formations.”

Joshua Tree National Park is one of California’s most visited national parks, attracting over 4 million visitors annually from across the U.S. and internationally. Renowned for its iconic desert landscapes, unique rock formations, and the convergence of the Mojave and Colorado deserts, the park offers year-round outdoor recreation including hiking, rock climbing, camping, and stargazing.

Twentynine Palms serves as a primary eastern gateway to the park, with direct access via Twentynine Palms Highway (SR-62), a major route for visitors traveling from the Inland Empire, Palm Springs, and surrounding Southern California markets. This consistent influx of tourism drives strong demand for quick-service restaurants, retail, and service-oriented businesses, particularly along key highway corridors. As visitation to Joshua Tree continues to grow, the surrounding trade area benefits from increased consumer spending, short-term rental activity, and sustained economic momentum tied to the region’s tourism appeal.



MARINE CORPS AIR GROUND COMBAT CENTER

Source: United States Marine Corps – “The Marine Corps Air Ground Combat Center at Twentynine Palms is the largest Marine Corps base in the world, supporting large-scale, combined arms training exercises.”

The Marine Corps Air Ground Combat Center (MCAGCC) is a critical economic anchor for the Twentynine Palms region and one of the most significant military installations in the United States. Spanning over 1,100 square miles, the base supports large-scale, live-fire and combined arms training for Marine Corps units, drawing thousands of active-duty personnel, civilian employees, and contractors to the area on a continuous basis.

This substantial military presence provides a stable, year-round population base that is largely insulated from broader economic cycles. Service members, support staff, and their families generate consistent demand for housing, dining, retail, and essential services throughout the local trade area.

The ongoing operational importance of MCAGCC ensures sustained economic activity and long-term population stability, reinforcing Twentynine Palms as a dependable market for retail and quick-service restaurant operators seeking reliable daily traffic and recurring consumer demand.



TWENTYNINE PALMS, CA



Twentynine Palms, California is a high-desert community anchored by the Marine Corps Air Ground Combat Center—one of the largest military training installations in the country—and its proximity to Joshua Tree National Park. This unique combination drives a stable, year-round population base alongside consistent tourism activity.

Strategically located along State Route 62, the city serves as the primary gateway for visitors traveling from the Inland Empire and Palm Springs into Joshua Tree. With limited national retail presence and growing demand from military personnel, tourists, and local residents, Twentynine Palms offers a supply-constrained retail environment supported by steady consumer traffic and long-term growth fundamentals.

27,000+ CITY POPULATION

STATE CAPITAL & GOVT HUB

Sacramento serves as California’s State Capital, supporting a large public-sector workforce that drives stable, year-round consumer spending.

~80,000+ TRADE AREA POPULATION

STRATEGIC HIGHWAY FRONTAGE

Located along Twentynine Palms Highway (SR-62), the property offers strong visibility and access along the city’s primary commercial corridor, capturing both local and visitor traffic.

\$224M+ CONSUMER SPENDING (5-MILE RADIUS)

TOURISM-DRIVEN ECONOMY

Located on the main route to Joshua Tree National Park, the city benefits from strong visitor traffic, supporting retail and QSR demand along key corridors.

DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	3,244	12,435	19,438
2030 Population Projection	3,346	12,903	20,233
Annual Growth 2025-2030	0.6%	0.8%	0.8%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Households	1,273	5,055	7,984
2030 Household Projection	1,313	5,246	8,309



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Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale or lease of the property identified herein above (the "Property").

Purpose and Intent. This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, lease, or a solicitation of an offer to buy or rent, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

Information Provided As An Opinion: The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase or lease of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing or leasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing or leasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell, lease, or the solicitation of an offer to buy or lease in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

Forward-Looking Statements and Financial Projections. All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized.

Potential purchasers or tenants of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. **YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.**

Owner's/Seller's Reserved Rights. Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

Confidentiality: The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.



EXCLUSIVELY LISTED BY

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