

# ABSOLUTE TRIPLE NET LEASE | NO LANDLORD RESPONSIBILITY

## PRIME RETAIL CORRIDOR LOCATION



YUCCA VALLEY, CA

- Los Angeles
- Newport Beach
- Palm Springs
- Carlsbad
- San Diego
- Calexico



OFFERING MEMORANDUM

58012 29 Palms Hwy, Yucca Valley, CA 92284

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# OFFERING SUMMARY

## LOCATION

58012 29 Palms Hwy  
Yucca Valley, CA 92284

## OFFERING SUMMARY (1)

Price:	\$3,800,000
Net Operating Income (NOI):	\$197,880
Capitalization Rate:	5.20%
El Pollo Loco	±2,332 SF
It's Boba Time	±809 SF
GLA:	±3,141 SF
Lot Size:	±30,492 SF
Year Built/ Renovated:	1993/2026

## LEASE TERMS (2)

Guarantor:	Personal Guarantee	Monthly Rent:	\$16,490
Lease Commencement:	Close of Escrow	Annual Rent:	\$197,880
Lease Term:	10 Years	Rental Increase:	10% Every 5 Years
Lease Type:	Absolute NNN	Renewal Options:	2 x 5 Yrs Options
Roof & Structure:	Tenant Responsibility	Rent Commencement:	Oct 2026



(1) Buyer shall independently verify all GLA and lot size measurements during the Due Diligence Period. Seller and its agents makes no representations as to their accuracy.  
2) All lease provisions to be independently verified by Buyer during the Due Diligence Period.

# INVESTMENT HIGHLIGHTS

- **Prime Corridor Location:** Positioned along 29 Palms Hwy, Yucca Valley's main commercial artery.
- **Strong Traffic & Visibility:** High-exposure frontage with consistent local and tourist traffic.
- **#1 Trade Area (Placer.ai):** Surrounded by Stater Bros, Tractor Supply, Harbor Freight, and Dollar Tree.

- **Tourism-Driven Demand:** Near Joshua Tree, benefiting from year-round visitor traffic.
- **Renovated Asset:** Built in 1993 with full gut renovation completed in 2026.
- **Retail Synergy:** Established national co-tenancy supports sustained tenant performance.





**DOLLAR TREE** verizon  
**STATER BROS.** markets  
 WING STOP  
 TSC TRACTOR SUPPLY CO  
 Domino's Pizza at&t  
 Jack HARBOR FREIGHT

**VONS** **ROSS**  
 DRESS FOR LESS  
 Little Caesars Bath & Body Works  
 UPS CHIPOTLE

McDonald's Starbucks Arby's DEL TACO  
 NAPA AUTO PARTS POPEYES  
 T Mobile JUICE IT UP!  
 Applebee's GRILL & BAR

PANDA EXPRESS TACO BELL BURGER KING THE HOME DEPOT FIREHOUSE SUBS  
 Sally Beauty  
**Walmart** at&t  
**Marshalls** petco

**Walgreens**  
 SONIC star market  
 RITE AID ampm  
 BIG 5 SPORTING GOODS  
 ARCO ALDI

GROCERY OUTLET bargain market  
 SHOE CITY  
**SUBWAY**  
 Carls Jr. PAPA JOHN'S

EDISON

Healthcare Hub

Healthcare Hub

Town Center Mall

Automotive Brands

Residential

Storage  
 29 PALMS HWY - 20,703 VPD  
 Healthcare Hub

Yucca Trail

Yucca Trail

Edison Ave

Avalon Ave

Tomar Ave

**TSC TRACTOR SUPPLY CO**

**HARBOR FREIGHT**

*Luxury NAIL SPA*

**CRAZY BARGAINS**

**STATER BROS. markets**  
#1 IN TRADE AREA (PLACER.AI)

**DOLLAR TREE**

UNDER RENOVATION - COMING SOON  
**Pollo Loco** **it's boba time**  
SMOOTHIE • COFFEE • SHAVED ICE

**Quick Quack CAR WASH**

UNDER CONSTRUCTION  
**Dominos Pizza** **Jersey Mike's SUBS**

**29 PALMS HWY - 20,703 VPD**

# SITE DETAILS AND DEMOGRAPHICS

**ASKING PRICE** \$3,800,000

**LOT SIZE** ±30,492 SF

**GLA** ±3,141 SF

**APN** 0586-291-07-0000



 [CLICK HERE FOR THE DRONE FOOTAGE](#)

[58012 29 PALMS HWY,  
YUCCA VALLEY, 92284](#) 

Demographics	1 Mile	3 Mile	5 Mile
Population	3,465	20,833	31,733
Consumer Spending	\$41M	\$260M	\$405M
Median Household Income	\$62,457	\$63,867	\$62,924
2024 Households	1,348	8,333	13,038
Avg Household Size	2.5	2.5	2.4

# TRADE AREA OVERVIEW

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Yucca Valley is a growing High Desert community in San Bernardino County, strategically located along State Route 62 (29 Palms Highway), the primary corridor connecting the Inland Empire to Joshua Tree and Twentynine Palms. The area serves as a key commercial hub for both local residents and the surrounding desert communities.

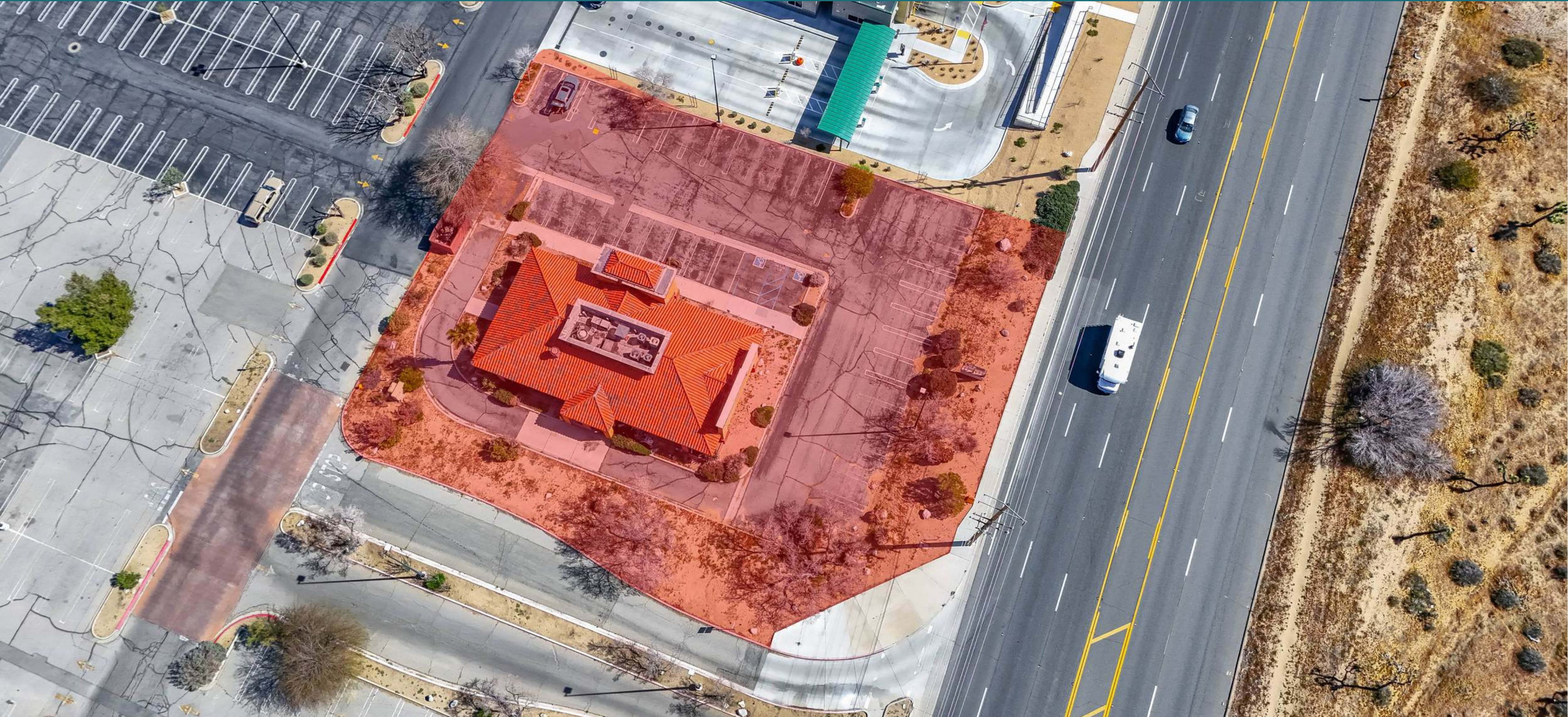
The trade area benefits from strong tourism drivers, most notably its proximity to Joshua Tree National Park, which attracts millions of visitors annually. This consistent influx of tourists supports local retail, dining, and service-oriented businesses, creating a stable and diversified consumer base beyond the resident population.

Yucca Valley's retail corridor is anchored by national and regional tenants, including grocery stores, quick-service restaurants, and essential service providers, making it a primary shopping destination within the region. Limited nearby competition and geographic barriers further reinforce the city's role as a central retail node.

The local economy is supported by a mix of tourism, military presence (nearby Twentynine Palms Marine Corps Base), and small business activity, providing steady demand for commercial services. Additionally, the area continues to see residential growth and in-migration, driven by its relative affordability compared to coastal Southern California markets.



# SITE AERIAL





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