

RETAIL FOR SALE | DESERT HILLS PLAZA

57220 Twentynine Palms Highway, Yucca Valley, CA 92284



Price: \$1,300,000



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- Built in 1980 Renovated in 1993.
- Size: 15,000 SF | Owner in process of finalizing parcel map
- Located on the NW Corner of Old Woman Springs Road and Twentynine Palms Highway in the town of Yucca Valley, San Bernardino County.
- Beautifully designed, inviting and easily accessible with three points of access.
- Prime location, ready to serve the Yucca Valley area.
- Tesla Charging station behind the Carl's Jr. on site currently being built out with plans to be operational mid-September 2022. In planning and engineering stages; a large aquatics center near Sage Avenue and Little League Drive.
- Zoning: Commercial Mixed-Use (C-MU)



Join Rent-A-Center, Penske Truck Rental,
Papa Johns, and Toda Moda!



TODA MODA
YUCCA VALLEY



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AERIAL MAP | DEMOGRAPHICS

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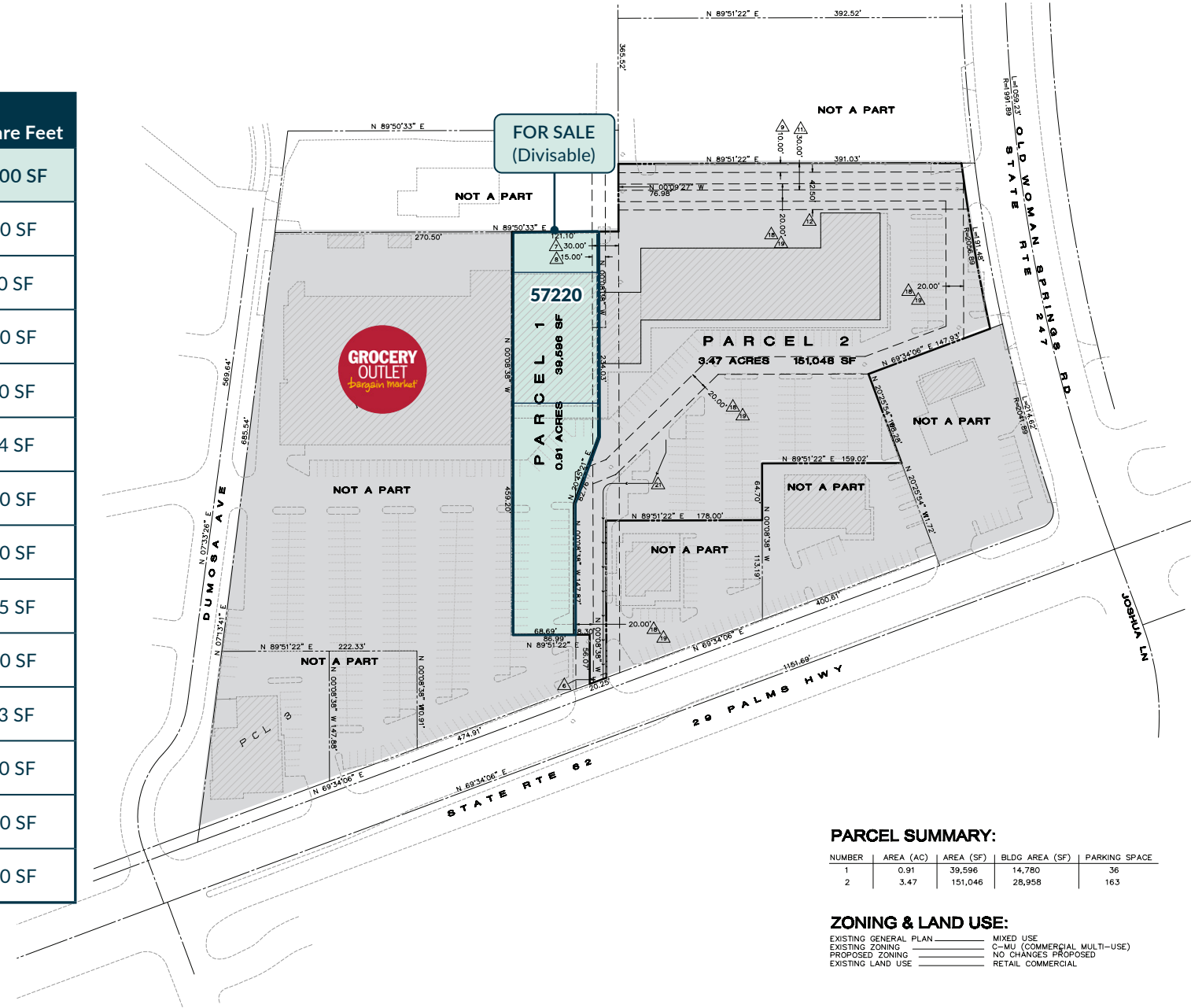
| DEMOGRAPHICS | 1-Mile | 5-Mile | 10-Mile |
|-------------------------|------------------------------------|----------|----------|
| Population | 3,742 | 27,655 | 40,006 |
| Households | 1,542 | 11,307 | 16,715 |
| Median Household Income | \$63,575 | \$61,631 | \$55,644 |
| Traffic Volume | Twentynine Palms Hwy 30,593 Cars | | |

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Desert Hills Plaza Tenants

| Unit Address | Tenant | Square Feet |
|--------------|-----------------------|-------------|
| 57220 | FOR SALE | 15,000 SF |
| 57224-57226 | Rent-A-Center | 4,000 SF |
| 57228 A | Tru's Fight Syndicate | 1,170 SF |
| 57228 B | Tru's Fight Syndicate | 1,200 SF |
| 57230-57234 | Tru's Fight Syndicate | 2,520 SF |
| 57236 | Toda Moda Fashions | 6,994 SF |
| 57246 | Plaza Art & Frame | 1,600 SF |
| 57248 | Viva Fit | 2,860 SF |
| 57250 | Penske Truck Rental | 1,235 SF |
| 57252 | Lena Gel Nail | 1,800 SF |
| 57268 | Smoke Shop | 1,123 SF |
| 57272 | Earth Yoga & Spa | 1,890 SF |
| 57274 | Papa John's Pizza | 2,040 SF |
| 57154 B | SOLD | 6,600 SF |



PARCEL SUMMARY:

| NUMBER | AREA (AC) | AREA (SF) | BLDG AREA (SF) | PARKING SPACE |
|--------|-----------|-----------|----------------|---------------|
| 1 | 0.91 | 39,596 | 14,780 | 36 |
| 2 | 3.47 | 151,046 | 28,958 | 163 |

ZONING & LAND USE:

| | | |
|-----------------------|-------|-----------------------------|
| EXISTING GENERAL PLAN | _____ | MIXED USE |
| EXISTING ZONING | _____ | C-MU (COMMERCIAL MULTI-USE) |
| PROPOSED ZONING | _____ | NO CHANGES PROPOSED |
| EXISTING LAND USE | _____ | RETAIL COMMERCIAL |

57220 - DIVISIBLE

- Spacious Wide Open Suite
- Former Furniture Store
- Private Offices
- Private Restroom
- Storage Area
- Rear Building Delivery and Staff Access
- RSF: 15,000 SF
- Parking: Common area within Shopping Center



Yucca Valley lies in the Little San Bernardino Mountains at an elevation of 3,300 feet. Crisp air, starry skies and the incomparable beauty of the high desert help to create its unique charm and friendly atmosphere.

Yucca Valley is conveniently situated on CA State Highway 62, intersected by State Highway 247 and easily accessible to all of Southern California. As the gateway to the Joshua Tree National Park and the economic hub of the Morongo basin, Yucca Valley is renowned for its outdoor recreational opportunities, regional attractions, and host to the Yucca Valley Film Festival.

From the days of the Wild West to incorporation in 1991 and well into the 21st Century, Yucca Valley has experienced significant growth, but retained its rich Western heritage. Today, residents, businesses and visitors alike find Yucca Valley a highly rewarding place to live, work and play.

Town Hall consolidation project, all town administrative services will be moving to Town Hall in the coming years. Town Hall is West of this center. Job growth in Yucca Valley has increased 2.3% in the last year. Future job growth is predicted to reach 38.7% over the next ten years, higher than the US average of 33.5%.

Yucca Valley has long been recognized for its unparalleled quality of life, and strong consumer base, contributing to Yucca Valley's bright economic outlook. The town contains many national retailers located alongside thriving small businesses. Yucca Valley has a large growing, year round population and retail synergy!



QUICK FAQs

- Yucca Valley voted TOP 10 in America
- Median age for Yucca Valley: 42 years old
- Permanent population: 21,800
- Average household income: \$47,901
- Average temperature: 69 degrees
- Average rainfall: less than 5 inches

YOUR ADVISORS



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