

FOR LEASE | PRIME RETAIL SPACE AVAILABLE

55684 29 Palms Highway

55684 29 PALMS HIGHWAY
YUCCA VALLEY, CA 92284



29 PALMS HIGHWAY | 29,269 VEHICLES PER DAY

Michael Lyle
t 760-774-6533
mlyle@cbclyle.net
CA RE Lic. #02002995

Arley Ryan
t 630-660-9376
arleyryan@cbclyle.net
CA RE Lic. #012198855

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Property Features

- The remaining two 1,255 SF spaces are available for lease individually or combined.
- Each space features its own bathroom, front and rear entrance, and separate metering.
- Fully remodeled interior and exterior for a modern, updated look.
- Grandfathered for food and beverage use, with Unit 3 featuring bar infrastructure and a liquor license available separately.
- Growing market with increasing demand, fueled by tourism and local development.
- Prime Historic "Old Town" Yucca Valley location, surrounded by thriving, trendy businesses.
- High-visibility frontage with 29,269 vehicles daily on 29 Palms Hwy.
- Prime retail corridor, benefiting from 3 million annual visitors to Joshua Tree and 29 Palms.



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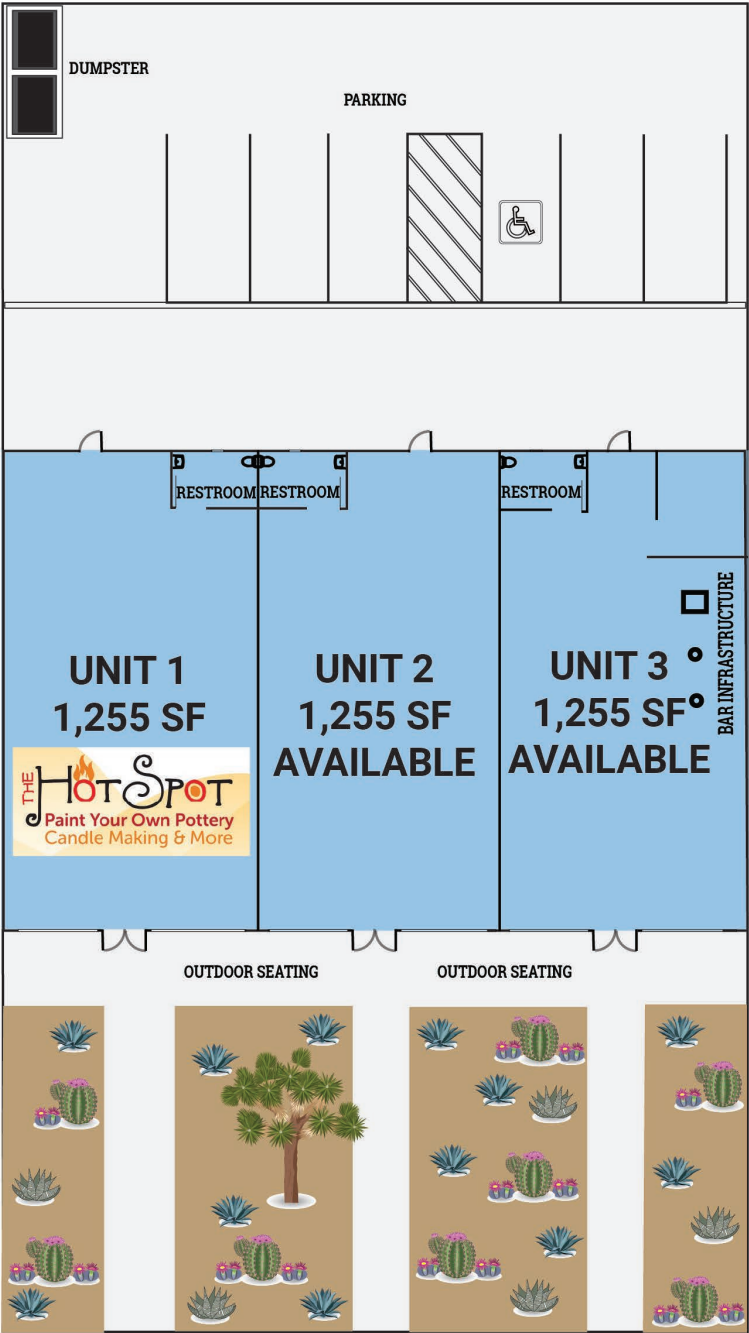
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Site Plan / Floor Plan

Tenants

Tenant	Suite	SF	Asking Price
The Hot Spot	1	1,255	LEASED!
Vacant	2	1,255	\$2.75/SF/NNN
Vacant	3	1,255	\$2.75/SF/NNN



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Area Demographics

Estimated Daytime Population

1 mile	5,115
3 miles	12,729
5 miles	19,322

Average Household Income

3 miles	\$76,285
5 miles	\$81,011

Median Household Income

3 miles	\$59,073
5 miles	\$63,203

Total Households

3 miles	5,983
5 miles	9,110

Total Population

3 miles	14,130
5 miles	22,315

Total Businesses

3 miles	678
5 miles	950

Total Employees

3 miles	11,743
5 miles	18,440

Average Daily Traffic

29 Palms Highway	29,269
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