

DOCTORS CENTER MEDICAL PLAZA

7,000 SF MULTI-TENANT MEDICAL ACROSS FROM HOSPITAL FOR SALE OR LEASE



63532 TWENTYNINE PALMS HIGHWAY, JOSHUA TREE, CA

FEATURES

- Five-unit medical building on Twentynine Palms Highway in Joshua Tree, CA for sale or lease
- Each unit includes reception, exam rooms, restrooms, and offices
- Ideal for owner-user
- Across the street from Hi-Desert Medical Center and Joshua Tree Courthouse
- Located at a signalized intersection on a main roadway with average daily traffic of 16,684 cars
- Situated on a 1.11 acre parcel with room for expansion
- Zoning designation allows for a wide variety of uses, including retail, personal services, office and professional services, recreation and entertainment, wholesaling and warehousing, and lodging (additional permit required)

PRICE: \$875,000 (\$125/SF)

LEASE RATE: \$1.75/SF/MO M.G.



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7,000 SF MULTI-TENANT MEDICAL BUILDING

AERIAL & SITE AMENITIES

63532 29 PALMS HIGHWAY, JOSHUA TREE



SITE AMENITIES

- **Location:** Property is located at 63532 Twentynine Palms Highway, Joshua Tree, CA
- **Zoning:** JT/CG-SCp (Joshua Tree/General Commercial with Sign Control Primary Overlay)
- **General Plan:** Commercial
- **APN:** 0604-141-48 (0.44 AC), 0604-141-49 (0.67 AC)
- **Parcel Size:** 1.11 AC
- **Building Size:** +/- 7,000 SF
- **Stories:** One
- **Year Built:** 1984
- **Utilities:** To site
- **Sewer:** Septic
- **Comments:** Located on Twentynine Palms Highway, the main thoroughfare in Joshua Tree, this building is primarily situated directly across from the Joshua Tree Courthouse, San Bernardino County offices, California Highway Patrol, Hi-Desert Medical Center, and Hi-Desert Continuing Care. Hi-Desert Medical Center is a 59-bed acute primary care facility and is the main hospital in the area. The property would be ideally served as a crucial access point for primary care, physical therapy, and routine diagnostics.

ASSESSOR'S MAP



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Disclaimer: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrant or representation about it. Buyer is strongly encouraged to independently confirm its accuracy and completeness. Any projections, opinions assumptions or estimates used are for example only, and may not accurately represent the current or future performance of the property.

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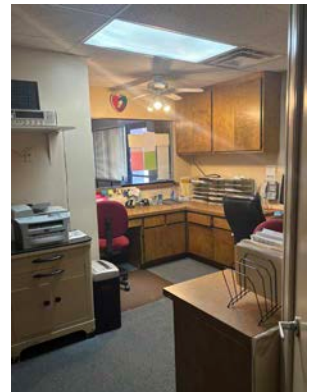
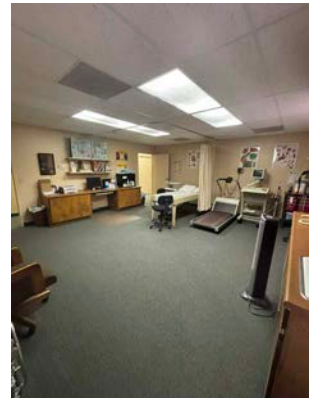
AVAILABLE UNITS & PROPERTY PHOTOS

63532 29 PALMS HIGHWAY, JOSHUA TREE



AVAILABLE UNITS

Suite	SF	Rent/Mo	Rent PSF	Description
A	2,000	\$3,500	\$1.75	Waiting room, 3 exam rooms, 3 offices, kitchen, cardiac room
B	1,250	\$2,187.50	\$1.75	TBD
C	1,250	\$2,187.50	\$1.75	TBD
D	1,250	\$2,187.50	\$1.75	Waiting room, NST room, 2 exam rooms, lab
E	1,250	\$2,187.50	\$1.75	TBD
TOTAL	7,000			



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LOCATION OVERVIEW

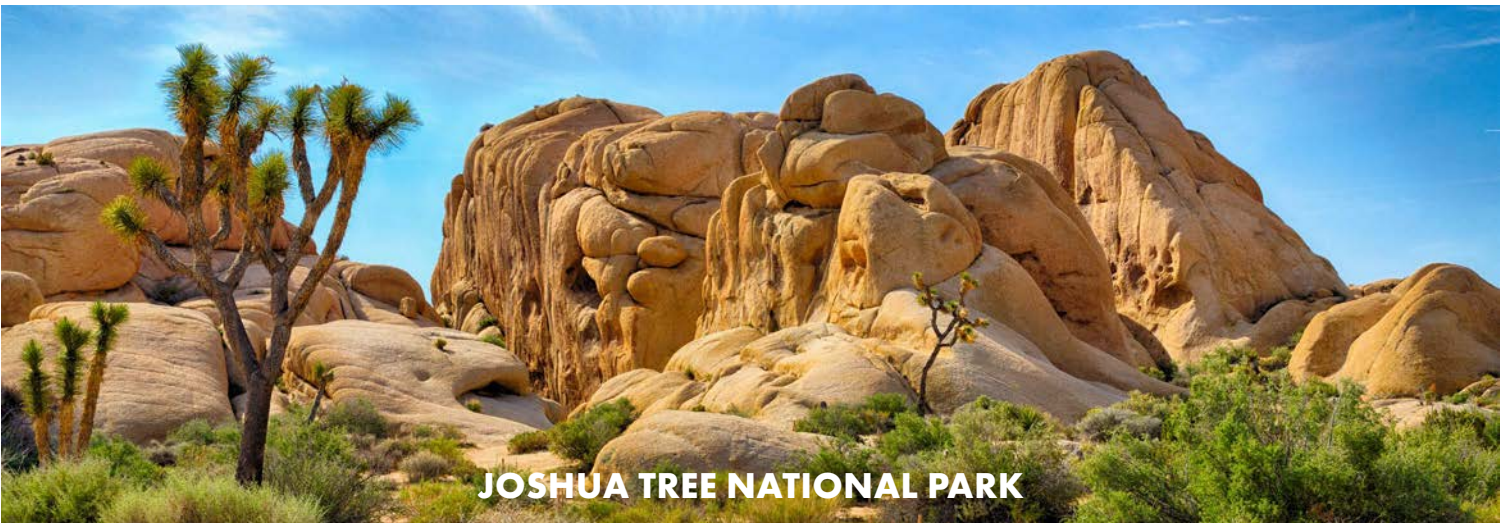
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JOSHUA TREE, CA

Joshua Tree, California is an unincorporated community located in San Bernardino County, nestled in the high desert of Southern California. Bordered by the cities of Twentynine Palms and Yucca Valley, it serves as a gateway to Joshua Tree National Park, one of the most unique and visually striking natural areas in the United States. Joshua Tree National Park draws in millions of visitors each year, with the park welcoming nearly 3 million people in 2024. The region is famous for its rugged rock formations, wide-open desert landscapes, and, of course, the iconic Joshua trees (*Yucca brevifolia*) that dot the terrain.

Joshua Tree is a rapidly growing community, ever-increasing in popularity largely due to its proximity to the national park, the naturally breathtaking desert scenery, and its distinctive vacation rental properties—ranging from off-grid cabins and dome houses to luxurious desert villas with hot tubs and stargazing decks. The unusual accommodations have become part of the travel experience sought out by vacationers, tourists, and those seeking a quick getaway from the hustle and bustle of the greater Los Angeles and San Diego areas.



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