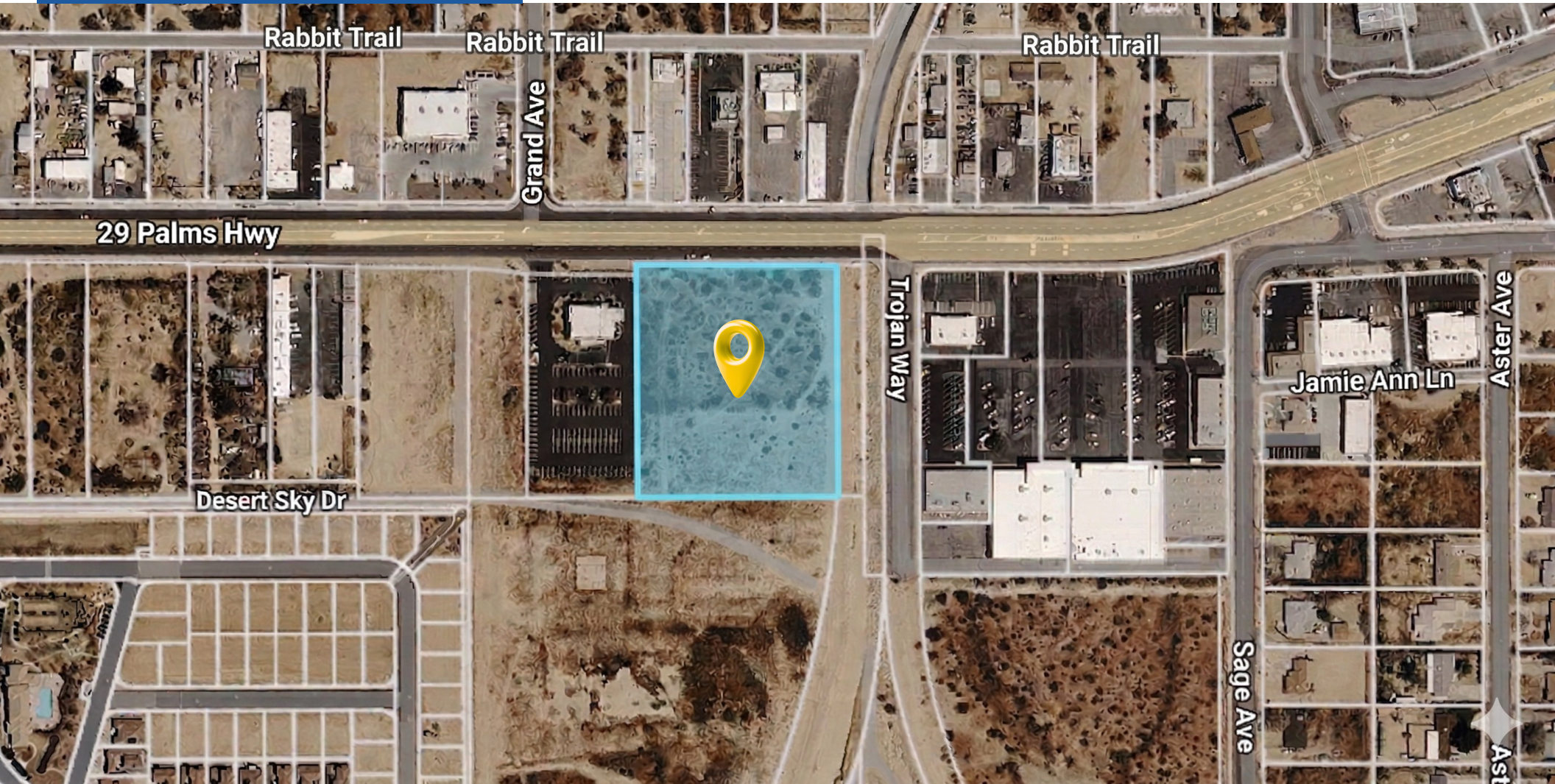


# GROUND LEASE

## ± 137,650 SF (3.16 Acres)

Highway 62 & Trojan Lane in Yucca Valley, CA 92284 (APN: 0587-361-10-0000)



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**PACIFIC COAST  
COMMERCIAL**  
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## PROPERTY DETAILS

### Address:

Intersection of State Hwy 62 / 29 Palms Hwy and Trojan Lane in Yuuca Valley, CA 92284 (APN: 0587-361-10-0000)



### Parcel/Lot SF:

± 137,650 SF (3.16 Acres)



### Property Type:

Land



### Zoning:

2 Star, General Commercial (C-G) Zoned Land



### Lease Rate:

Inquire with Agent



## PROPERTY SUMMARY

Pacific Coast Commercial is pleased to exclusively represent this **Ground Lease opportunity** at the **intersection of State Highway 62 / Twentynine Palms Highway and Trojan Lane in Yucca Valley, CA 92284** — a **137,650 SF (3.16-acre) General Commercial (C-G) parcel** positioned directly adjacent to the California Welcome Center, where every traveler's first stop begins.

Yucca Valley isn't a pass-through. It's the destination before the destination. Sitting at **3,300 feet elevation in the heart of the Morongo Basin**, it's the **economic hub of the Joshua Tree Gateway Communities** — and the **last major commercial corridor before 3+ million annual visitors** enter Joshua Tree National Park. Adventurers, stargazers, rock climbers, Airbnb hosts, remote workers-turned-desert-dwellers, and Marine families from the nearby MCAGCC at Twentynine Palms — all of them stop here first.

The **resident base of nearly 22,000 has grown 30% since 2000**, with a **2023 median household income of \$57,243** and a **homeownership-heavy**, family-and-retiree demographic that demands everyday services. Beyond residents, the tourism boom that crested during COVID never fully receded — **Yucca Valley remains the region's commercial spine**. With **Highway 62 carrying 29,000+ vehicles per day** and this parcel a sitting steps from where visitors orient their entire desert experience, the visibility, access, and captive demand here are built-in.

## PROPERTY HIGHLIGHTS



Hard corner on Hwy 62  
Highest-traffic arterial in the Morongo Basin



Directly adjacent to California Welcome Center  
First stop for regional visitors



3+ million annual Joshua Tree National Park visitors  
Passing through corridor



~35 min to Palm Springs,  
~25 min to JTNP West Entrance  
~2 hrs to San Diego & LA



Strong military demand driver:  
MCAGCC Twentynine Palms (~30 min east)



Growing residential base  
With 30% population increase since 2000



# YUCCA VALLEY AREA HIGHLIGHT

**PIONEERTOWN**  
/ Pappy & Harriet's  
(~7 mi north)

**GROCERY & DAILY NEEDS**

**Walmart** Supercenter

**STATER BROS.** MARKETS

**GROCERY OUTLET**

TWO LOCATIONS

**NATIONAL CHAINS & RETAIL**

Starbucks | IHOP | Block Bear Diner

**HEALTHCARE & MEDICAL**

Hi-Desert Medical Center | Desert Care Network

**EDUCATION**

MORONGO UNIFIED SCHOOL DISTRICT

**GOVERNMENT & MILITARY**

CALIFORNIA WELCOME CENTER

Joshua Retreat Center Labyrinth

**TRACTOR SUPPLY CO.** | **Desert Care** | **Desert Care** | **O'Reilly** | **Auto Zone** | **HARBOR FREIGHT** | **DEL TACO** | **DOLLAR TREE** | **Starbucks** | **IHOP** | **Block Bear Diner** | **GROCERY OUTLET** | **Jacobs Park**

**MORONGO** UNIFIED SCHOOL DISTRICT

- BLACK ROCK ELEMENTARY
- JOSHUA TREE ELEMENTARY

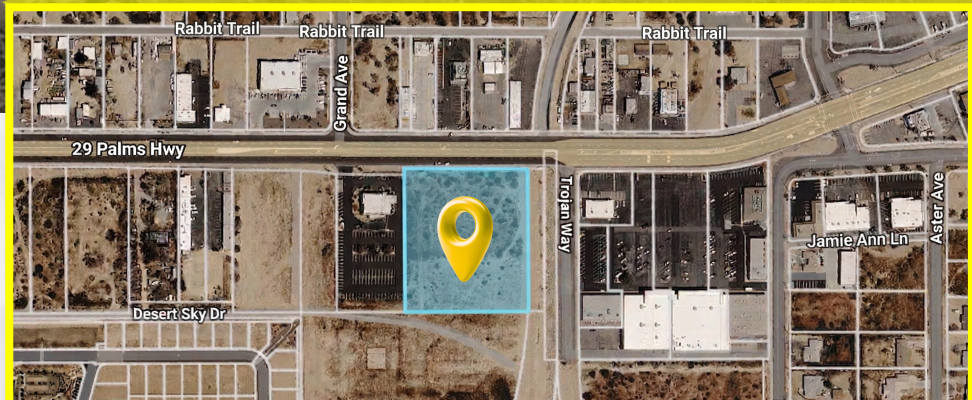
with 'MORONGO' UNIFIED SCHOOL DISTRICT

**TWENTYNINE PALMS**  
Distant Callout

**RECREATION & TOURISM INFRASTRUCTURE**

HI-DESERT NATURE MUSEUM | PIONEERTOWN | PAPPY'S HARBOR | DESERT CHRIST PARK | BLACK ROCK CANYON CAMPGROUND

**SUBJECT PROPERTY**



**Intersection of State Hwy 62 / 29 Palms Hwy and Trojan Lane in Yucca Valley**

**GROCERY & DAILY NEEDS**

Walmart Supercenter | STATER BROS. MARKETS | GROCERY OUTLET

TWO LOCATIONS

**NATIONAL CHAINS & RETAIL**

Starbucks | IHOP | Block Bear Diner | DEL TACO | DOLLAR TREE | TRACTOR SUPPLY CO. | HARBOR FREIGHT TOOLS | Auto Zone | O'Reilly

**HEALTHCARE & MEDICAL**

Hi-Desert Medical Center | Desert Care Network | HI DESERT CLINICS

FEDERALLY QUALIFIED HEALTH CENTER

**EDUCATION**

MORONGO UNIFIED SCHOOL DISTRICT  
- BLACK ROCK ELEMENTARY  
- JOSHUA TREE ELEMENTARY

COLLEGE OF THE DESERT

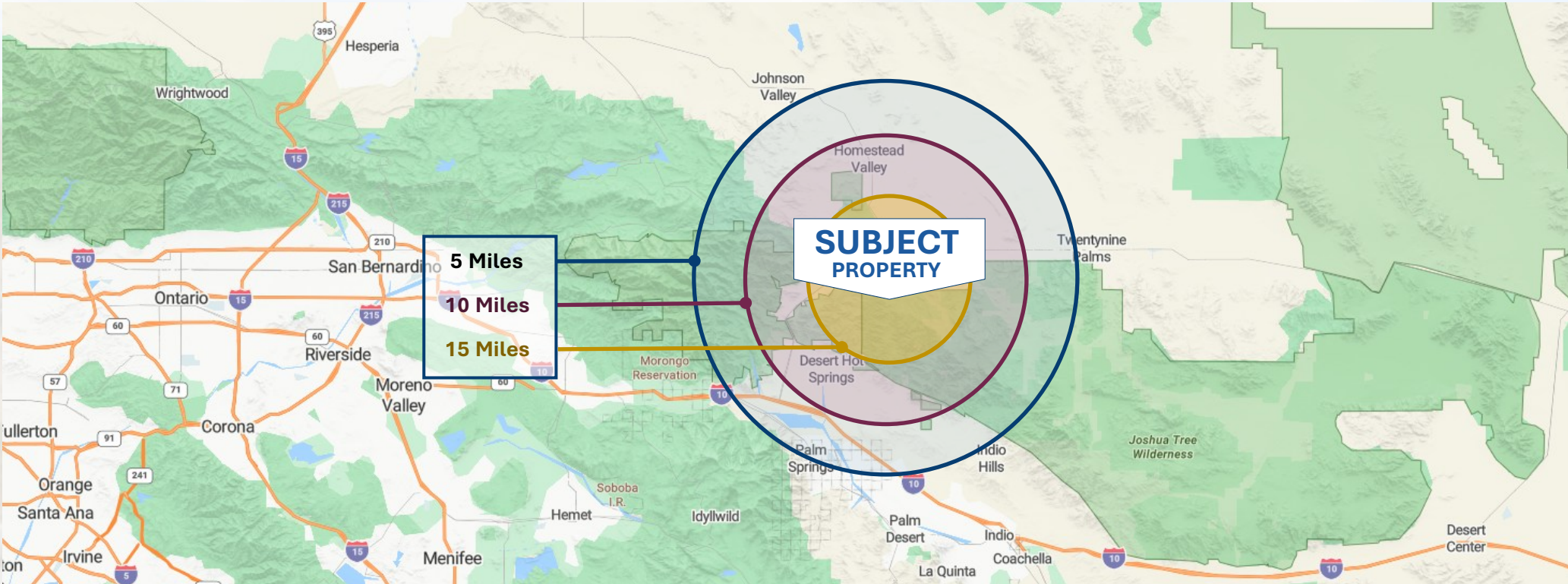
**GOVERNMENT & MILITARY**

CALIFORNIA WELCOME CENTER

TWENTYNINE PALMS

**RECREATION & TOURISM INFRASTRUCTURE**

HI-DESERT NATURE MUSEUM | PIONEERTOWN | PAPPY'S HARBOR | DESERT CHRIST PARK | BLACK ROCK CANYON CAMPGROUND



**PERMITTED USES\***

- Hotel
- Car Wash
- Solar Field
- Animal Care
- Plant Nursery
- Mixed-Use Development
- Building Materials & Landscape Sales
- Restaurant / Fast Food / Drive-thru
- Church / Conference Center
- Hospital / Medical / Rehabilitation
- Grocery
- Drug Store
- Nightclub / Bar
- Gas Station
- Fitness Center

\* It is the sole responsibility of prospective tenants to verify permitted use compliance with local municipalities prior to executing a lease. Landlord makes no guarantee that any listed use is authorized by governing jurisdictions

**DRIVE TIMES**

<b>12 min</b>	Pioneertown
<b>20-25 min</b>	Joshua Tree National Park (West Entrance)
<b>30 min</b>	Twentynine Palms / MCAGCC
<b>35-40 min</b>	Palm Springs & Palm Springs Intl. Airport (PSP)
<b>50 min</b>	Eisenhower Health / Rancho Mirage
<b>50-55 min</b>	Coachella Valley (Palm Desert / Indio)
<b>1 hr 10min</b>	San Bernardino
<b>1 hr 20 min</b>	Ontario International Airport (ONT)
<b>1 hr 45 min</b>	San Diego County (North County / Escondido area)
<b>1 hr 45 min—2 hrs</b>	Los Angeles (Downtown / LAX)
<b>2 hrs</b>	Downtown San Diego



# DEMOGRAPHIC



**8,857**

5-Mile Employees



**30,071**

5-Mile Total Population



**\$86,117**

5-Mile Avg. HH Income



**\$64,000**

5-Mile Median Home Value



**\$386.2M**

5-Mile Consumer Spending



**40**

WALK SCORE



**30**

TRANSIT SCORE



**20**

BIKE SCORE

**1 MILE    3 MILE    5 MILE**

2025 Population	4,212	21,277	30,071
2030 Population	4,312	21,887	31,063
Median Age	40.3	41.8	42.9
Bachelor's Degree	15%	16%	17%
Avg HH Income	\$84,018	\$85,115	\$86,117
Median HH Income	\$63,750	\$62,752	\$64,000
Consumer Spending	\$51.1M	\$265.3M	\$386.2M
2025 Households	1,672	8,539	12,329
Owner Occupied	1,034	5,763	8,562
Renter Occupied	678	3,022	4,178
Median Home Value	\$345,833	\$360,881	\$380,499
Median Year Built	1979	1981	1981
Businesses	432	1,066	1,320
Employees	3,326	7,496	8,857

## Traffic Counts

Collection St	Cross St	VPD
Trojan Lane Intersection	State Route 62 (29 Palms Hwy)	23,100

