

# ±15,000 SF Freestanding Commercial Building | Prime Highway Frontage | Yucca Valley

58325 Twentynine Palms Highway, Yucca Valley, CA 92284

LEASE RATE: \$0.70 PSF + NNN



**Kate Rust**  
Partner  
DRE# 01267678  
kate@wilson-meade.com  
(760) 409-1532

**Steve Sanchez**  
Equity Union Real Estate  
DRE# 01955425  
steve.sanchez@equityunion.com  
(760) 485-1033

**WILSON MEADE**  
COMMERCIAL REAL ESTATE

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270  
wilson-meade.com | Broker Lic. 02051182

Exceptional opportunity to lease a highly visible ±15,000 square foot freestanding commercial building on Twentynine Palms Highway, the primary retail corridor serving Yucca Valley and the Morongo Basin.

Position your business along Twentynine Palms Highway where strong visibility and daily traffic can put your brand in front of thousands of potential customers every day.

Constructed in 2007 and situated on approximately 2.72 acres, the property offers outstanding visibility, flexible interior layout, and ample parking. The building features expansive showroom-style space with excellent natural lighting and multiple functional areas that can accommodate a wide range of commercial uses.

The property's strategic highway frontage provides strong exposure to daily commuter and visitor traffic traveling between Joshua Tree National Park, Yucca Valley, and the surrounding High Desert communities.

This is a rare opportunity for a business seeking large-format retail, showroom, medical, recreational, educational/daycare facilities or service-oriented space in a highly visible location.



## PRIME HIGHWAY VISIBILITY

Located directly on Twentynine Palms Highway, the primary commercial corridor serving Yucca Valley and the Morongo Basin.

## STRONG DAILY TRAFFIC EXPOSURE

~29,319 vehicles per day travel along Twentynine Palms Highway, providing excellent exposure for retail, service, and destination businesses.

## LARGE FREESTANDING BUILDING

±15,000 square foot freestanding commercial building offering flexibility for a wide range of commercial uses.

## FLEXIBLE INTERIOR LAYOUT

Large open showroom areas combined with office and support spaces allow businesses to customize the layout for retail, showroom, fitness, educational, medical, or recreational uses.

## AMPLE PARKING AND EASY ACCESS

Large 2.72-acre parcel provides convenient customer parking and easy vehicle circulation.

## STRATEGIC LOCATION IN YUCCA VALLEY'S RETAIL CORRIDOR

Surrounded by national retailers including Walmart, Home Depot, Petco, and Marshalls, placing your business in the center of the area's commercial activity.

## GATEWAY TO JOSHUA TREE NATIONAL PARK

Located along the main route traveled by visitors heading to Joshua Tree National Park, which attracts millions of visitors annually.

## SERVES THE GROWING MORONGO BASIN

The property benefits from both local residents and the expanding tourism economy driven by the High Desert's popularity.

## BROAD COMMERCIAL ZONING

General Commercial (C-G) zoning allows a wide range of uses including retail, medical, fitness, recreation, professional services, education, and more.

## RARE LARGE-FORMAT OPPORTUNITY

Opportunities for large freestanding commercial buildings with highway frontage in Yucca Valley are extremely limited, making this a unique opportunity for businesses seeking regional visibility.

## Property Highlights

- Freestanding ±15,000 square foot commercial building
- Excellent highway visibility and frontage along Twentynine Palms Highway
- Large open showroom layout with flexible configuration
- Four (4) Restrooms
- Newer construction built in 2007
- Strong signage opportunities
- Large parcel allowing convenient access and circulation
- Property is on sewer
- Located within Yucca Valley's primary commercial corridor
- Close proximity to major national retailers including Walmart, Home Depot, Petco, and Marshalls
- Serves both local residents and regional tourism traffic visiting Joshua Tree National Park

## Ideal Uses

- Retail and showroom businesses
- Outdoor recreation retailers
- RV, boat, motorcycle, or specialty vehicle sales
- Furniture or home goods showroom
- Medical or wellness clinic
- Physical therapy or rehabilitation center
- Veterinary clinic
- Fitness center or training facility
- Dance studio or martial arts academy
- Educational or training facility
- Professional offices
- Art gallery or creative studio
- Indoor recreation or specialty workshop space
- Daycare

## Zoning

The property is located within the General Commercial (C-G) zoning district, which allows for a broad range of commercial uses including retail businesses, offices, medical clinics, restaurants, fitness facilities, personal services, entertainment uses, and other commercial operations subject to applicable permits and approvals.



<b>APN:</b>	0601-412-22-0000
<b>Available Space:</b>	±15,000 SF
<b>Utilities:</b>	1 Electric Meter 1 Water Meter
<b>NNN Rate:</b>	\$0.12 per square foot
<b>Minimum Lease Term:</b>	5-years
<b>Building Type:</b>	Freestanding Retail / Commercial
<b>Zoning:</b>	General Commercial (C-G)
<b>Year Built:</b>	2007
<b>Lot Size:</b>	Approximately 2.72 Acres 28 Surface Parking Available
<b>Parking:</b>	2 Handicap
<b>Roll-up Doors:</b>	2, 8 foot doors
<b>Frontage:</b>	184' on Palisade 175' on Twentynine Palms

## Additional Lease Terms

Qualified tenants will be required to provide financial documentation and complete a standard commercial lease application as part of the approval process.

## Tenant Requirements

- Submission of a completed commercial lease application
- Current financial statements demonstrating business viability
- Updated credit report for tenant and/or guarantor
- Additional supporting documentation as reasonably requested by Lessor

## Lease Commencement Requirements

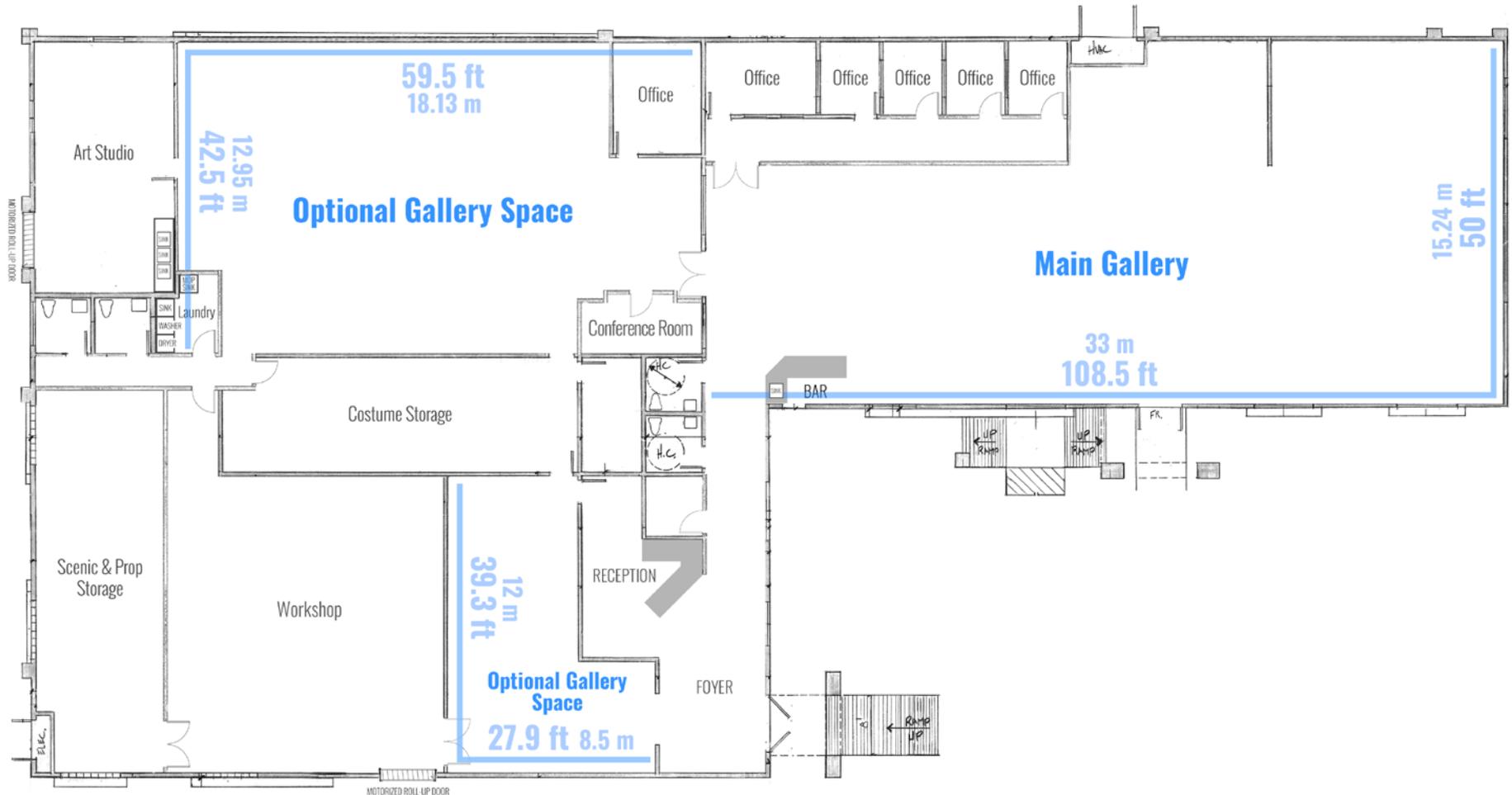
- First month's rent due upon lease execution
- Security deposit of \$15,000 due upon signing
- 3% Annual Increases in the Base Rent
- Certificate of Insurance

## Tenant Responsibilities

- Tenant shall be responsible for all costs associated with the operation and maintenance of the premises, including but not limited to property maintenance and repairs, building and business insurance, utilities serving the premises, HVAC maintenance, service, and repair, and interior maintenance and operational expenses associated with Tenant's use of the property.
- The lease will be structured as an Absolute Triple Net (NNN) lease, with Tenant responsible for operating expenses related to the property.

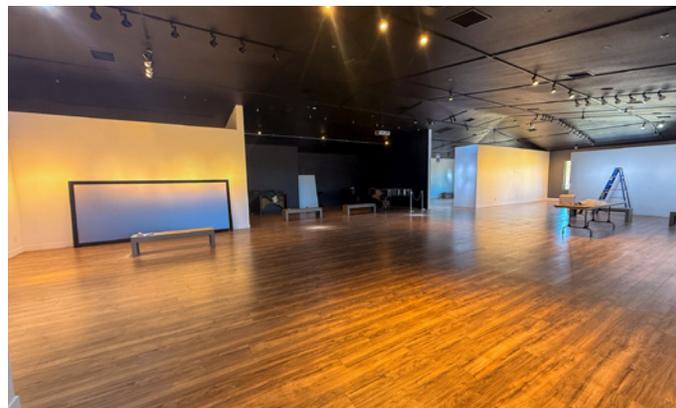
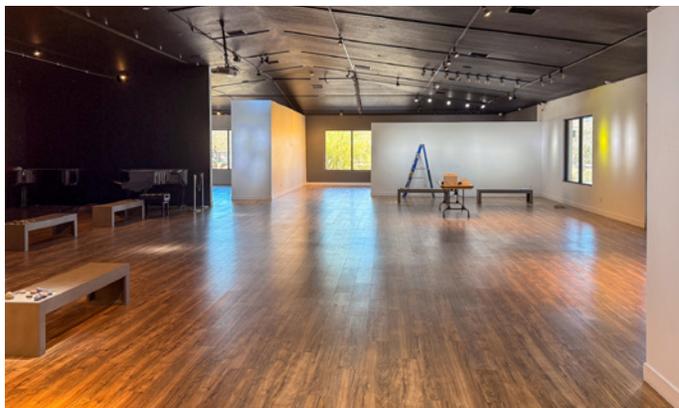
## Building Condition

Prior to Tenant taking possession of the premises, Lessor shall obtain a building inspection confirming that major building systems, including the roof, HVAC, electrical, plumbing, and other critical components, are in good working condition.



# PHOTOS

FOR LEASE  
58325 Twentynine Palms Hwy, Yucca Valley, CA 92284



KATE RUST  
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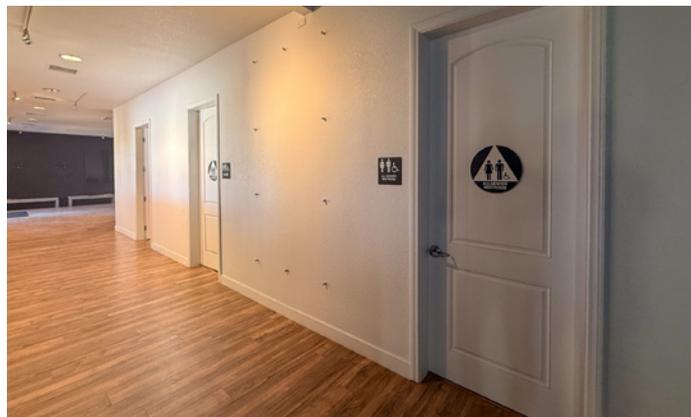
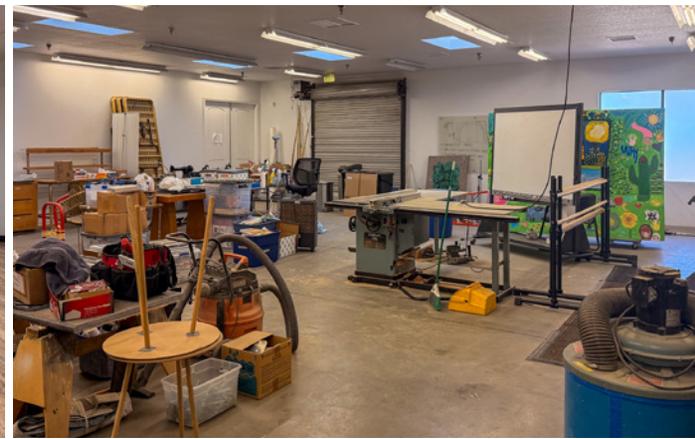
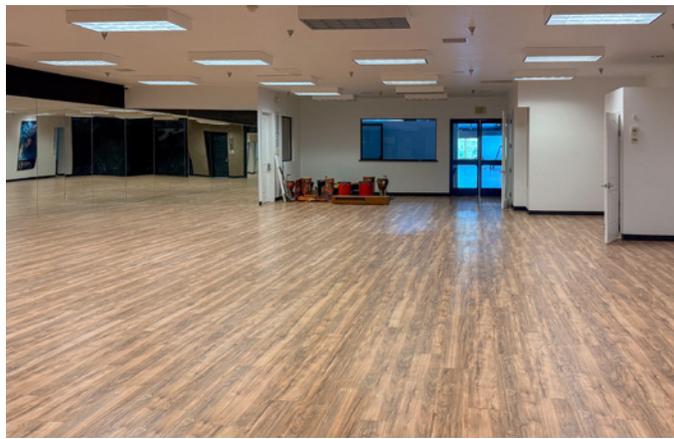
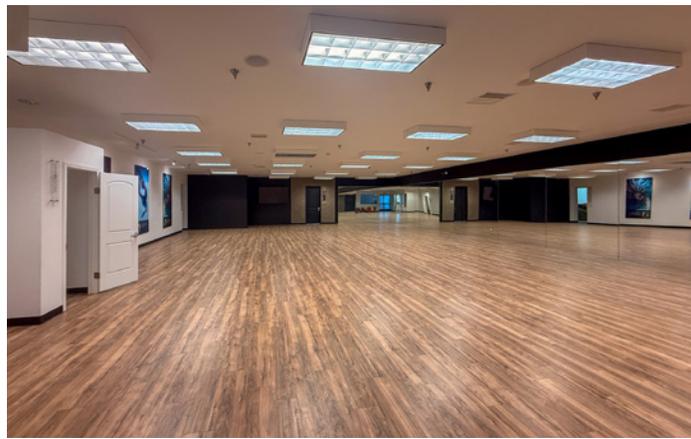
STEVE SANCHEZ  
steve.sanchez@equityunion.com  
760-485-1033

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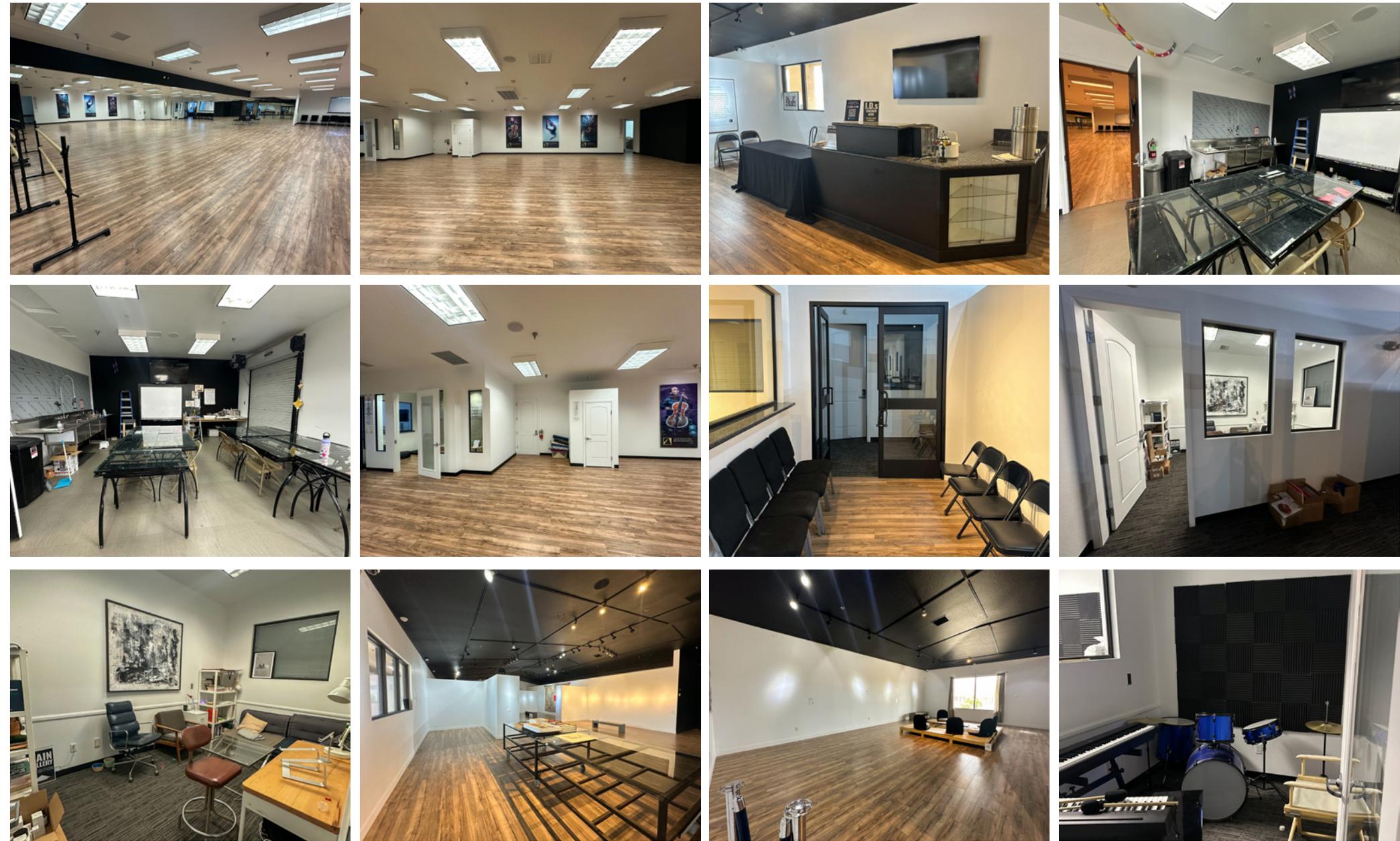


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Demographics	1-Mile	5-Mile	10-Mile
Population	3,113	32,329	40,706
Households	1,183	13,264	17,002
Median Household Income	\$67,016	\$59,931	\$55,161

Average Daily Traffic (ADT) Twentynine Palms Hwy: 29,319 ADT

Yucca Valley serves as the commercial hub of the Morongo Basin and is strategically positioned between Palm Springs and Joshua Tree National Park.

The area continues to experience increased tourism and residential growth driven by the popularity of Joshua Tree National Park, growth in short-term rentals and vacation homes, migration to the High Desert, and the expansion of outdoor recreation and creative industries.

The property benefits from strong traffic exposure along Twentynine Palms Highway, the region's primary east-west commercial corridor connecting Yucca Valley, Joshua Tree, and Twentynine Palms.

Businesses in the area benefit from both local residents and a steady stream of visitors traveling to and from the national park and surrounding desert communities.



## LOCATION ADVANTAGES

- Direct frontage on Twentynine Palms Highway
- High visibility commercial corridor
- Strong regional traffic exposure
- Close proximity to national retail anchors
- Serves the growing Morongo Basin population
- Convenient access to Joshua Tree National Park and surrounding communities

# YOUR ADVISORS

## KATE RUST

Partner  
DRE# 01267678  
kate@wilson-meade.com  
760-409-1532



## STEVE SANCHEZ

Director, Commercial Investments  
DRE# 01955425  
steve.sanchez@equityunion.com  
760-485-1033



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Wilson Meade Commercial, INC. Broker Lic. 02051182  
72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270  
Phone Number: 760.837.1880 | wilson-meade.com