

# AVAILABLE FOR LEASE

±22,720 SQUARE FEET OF JUNIOR ANCHOR & SHOP SPACE

DESERT HILLS PLAZA - 57200-57274 TWENTYNINE PALMS HWY, YUCCA VALLEY, CA 92284



For leasing inquiries, please contact:

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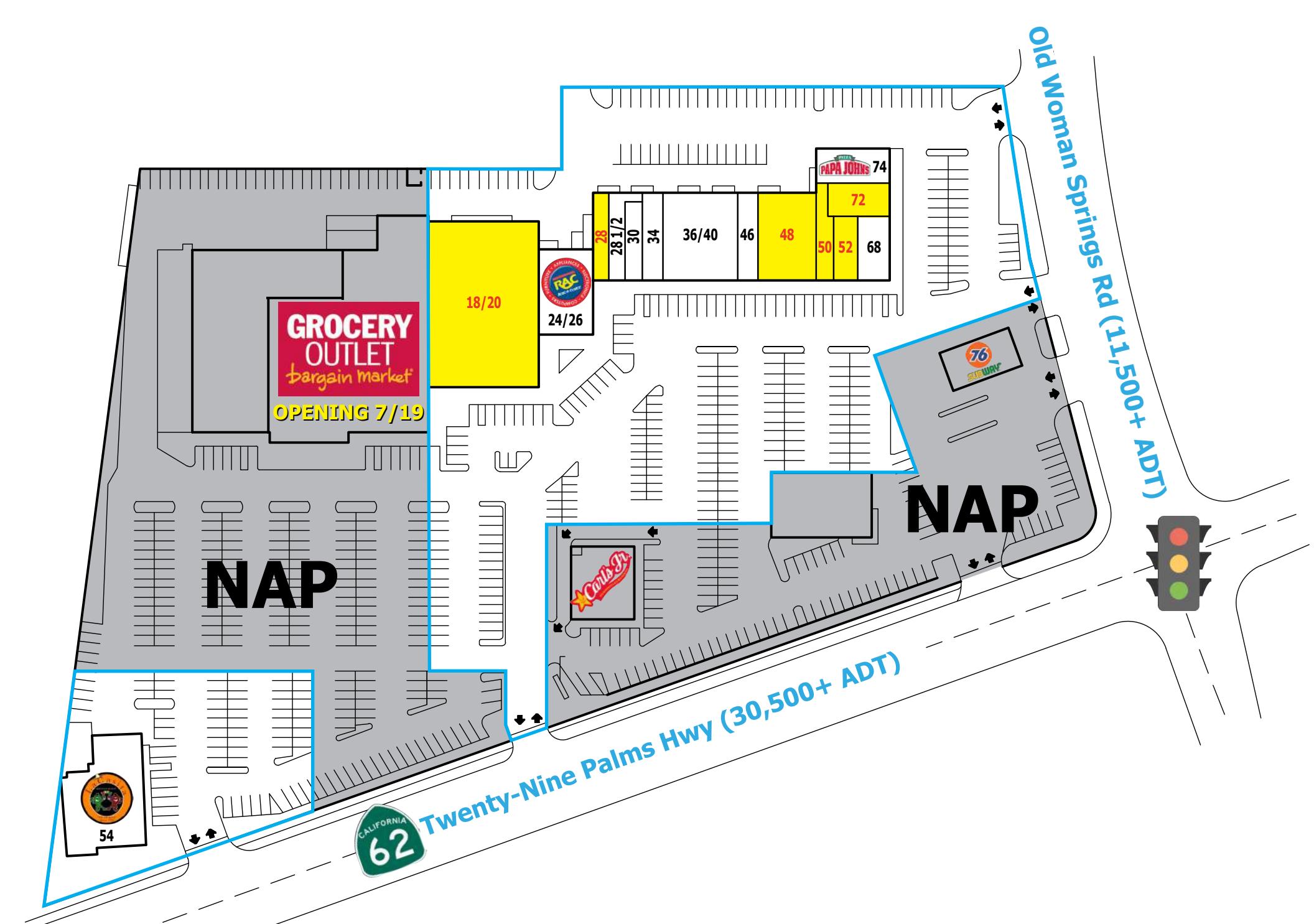
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## » PROJECT HIGHLIGHTS

### DESERT HILLS PLAZA - YUCCA VALLEY, CA

- » ±23,955 total SF of retail space available for lease on Yucca Valley's dominant commercial corridor
- » ±15,000 SF of high-profile junior anchor space available
- » ±8,995 SF of in-line shop space available
- » Established neighborhood shopping center development anchored by new Grocery Outlet
- » Well-positioned real estate at the busy signalized corner of Twenty-nine Palms Highway & Old Woman Springs Road (combined traffic counts exceeding 42,000 cars per day)
- » Premier frontage ( and exposure to Twenty-nine Palms Highway
- » Ample parking (6.74/1,000 SF) and excellent ingress/egress from multiple curbs
- » Excellent co-tenancy with a strong mix of daily needs tenants, including Grocery Outlet (July 2019 grand opening), Carl's Junior, Rent-A-Center, Papa John's Pizza, Subway, and 76 Fuel Station
- » Rapidly growing market includes the Twenty-nine Palms Marine Base (over 20,000 active military personnel and families not included in demographics report on page 6) and located on way to Joshua Tree National Park (over 2.8 million visitors in 2017)

# >> COMPETITION MAP



# >> MARKET OVERVIEW



**19K+ RESIDENTS**  
WITHIN 3 MILES



**\$59K+ AVG. INCOME**  
WITHIN 3 MILES

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2023 Projection			
2023 Projection	4,693	19,782	26,332
2018 Estimate	4,358	19,020	25,452
2010 Census	3,133	17,508	24,199
Growth 2018-2023	7.69%	4.01%	3.46%
Growth 2010-2018	39.10%	8.64%	5.18%
2018 Population Hispanic Origin	1050	4,223	5,363
<b>2018 Population by Race</b>			
White	3,796	16,589	22,387
Black	170	761	918
Am. Indian & Alaskan	79	316	429
Asian	143	603	752
Hawaiian & Pacific Island	23	65	82
Other	146	686	885
<b>Households</b>			
2023 Projection	1,851	7,707	10,350
2018 Estimate	1,721	7,421	10,027
2010 Census	1,250	6,903	9,672
Growth 2018 - 2023	7.55%	3.85%	3.22%
Growth 2010 - 2018	37.68%	7.50%	3.67%
Owner Occupied	907	4,456	6,345
Renter Occupied	814	2,965	3,683
2018 Avg Household Income	\$48,666	\$59,191	\$60,549
2018 Med Household Income	\$40,914	\$43,544	\$44,324
<b>2018 Households by Household Income</b>			
<\$25,000	591	2,243	2,918
\$25,000 - \$50,000	546	1,999	2,604
\$50,000 - \$75,000	205	1,093	1,591
\$75,000 - \$100,000	246	1,057	1,466
\$100,000 - \$125,000	53	507	663
\$125,000 - \$150,000	12	112	255
\$150,000 - \$200,000	60	221	255
\$200,000+	7	190	274





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