

AVAILABLE FOR LEASE

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

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



Old Woman Springs Rd
(11,500+ ADT)



Twentynine Palms Hwy (30,500+ ADT)

For leasing inquiries, please contact:

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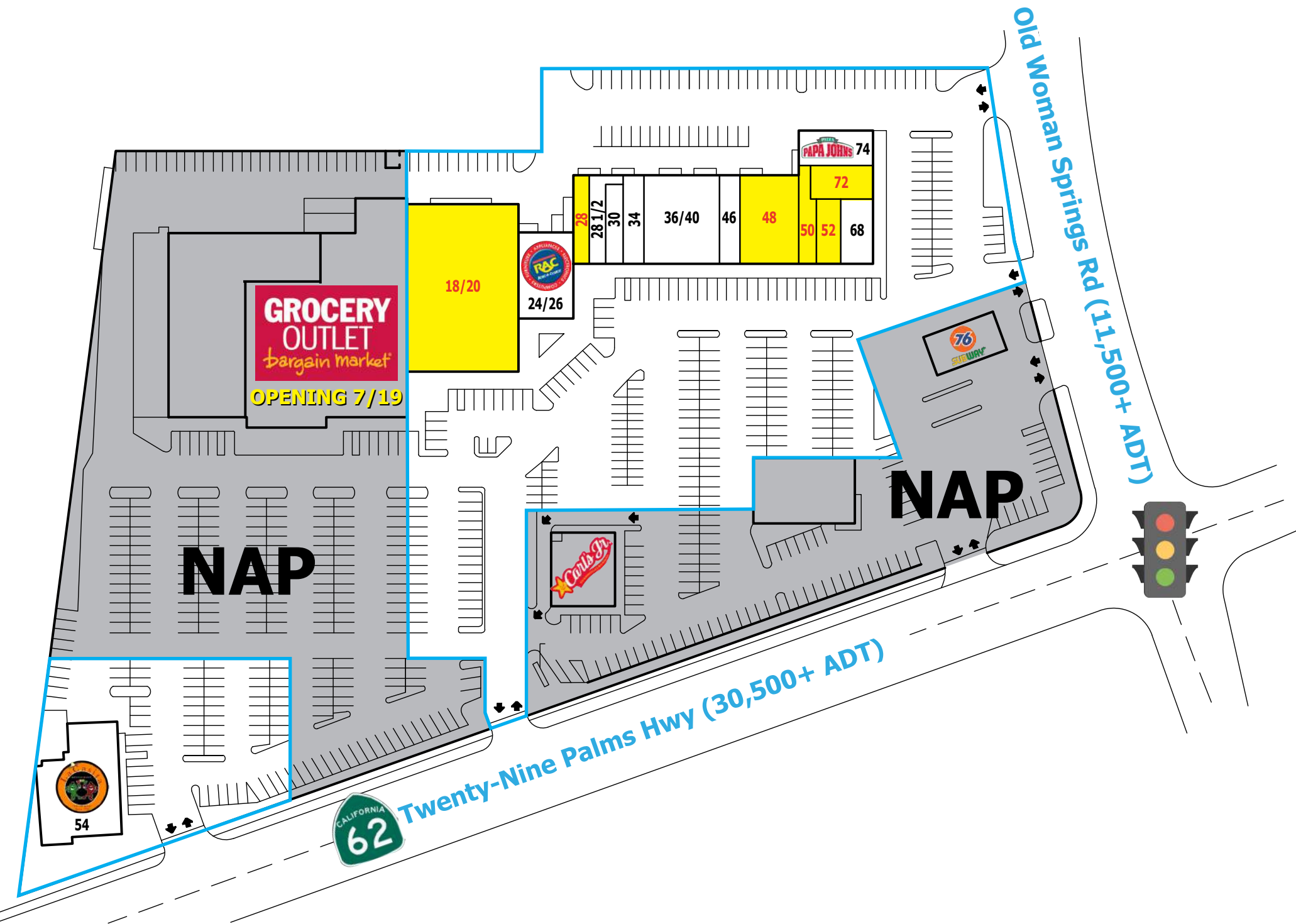
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PROJECT HIGHLIGHTS

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 Twentynine Palms Highway & Old Woman Springs Road (combined traffic counts exceeding 42,000 cars per day)
- » Premier frontage (and exposure to Twentynine Palms Highway
- » Ample parking (6.74/1,000 SF) and excellent ingress/egress from multiple curb cuts
- » 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 Twentynine 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)

ADDRESS	TENANT	RSF	STRUCTURE
57218-57220	AVAILABLE	±15,000	NNN
57224-57226	Rent-A-Center	±4,000	NNN
57228	AVAILABLE	±1,170	NNN
57228 1/2	Money Mart	±1,200	NNN
57230-57234	Super Star Video	±2,520	NNN
57236-57240	Toda Moda Fashions	±6,994	NNN
57246	Plaza Art & Frame	±1,600	NNN
57248	AVAILABLE	±2,860	NNN
57250	AVAILABLE	±1,235	NNN
57252	AVAILABLE	±1,800	NNN
57268	Smoke Bros.	±1,123	NNN
57272	AVAILABLE	±1,890	NNN
57274	Papa John's Pizza	±2,040	NNN
57154	La Casita	±6,600	NNN

COMPETITION MAP



MARKET OVERVIEW



19K+ RESIDENTS
WITHIN 3 MILES



\$59K+ AVG. INCOME
WITHIN 3 MILES

Radius	1 Mile	3 Mile	5 Mile
Population			
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
2018 Population by Race			
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
Households			
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
2018 Households by Household Income			
<\$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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