

The Colliers logo, featuring the word "Colliers" in a white serif font inside a dark blue rounded rectangle with a thin yellow and red horizontal stripe at the bottom.

Colliers

# High Desert

## P O R T F O L I O

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EXCLUSIVE NINE-PARCEL LAND PORTFOLIO ON OVER 49 ACRES IN JOSHUA TREE, YUCCA VALLEY & TWENTYNINE PALMS





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# The Opportunity

9  
Parcels  
of Land

49+  
Total  
Acres

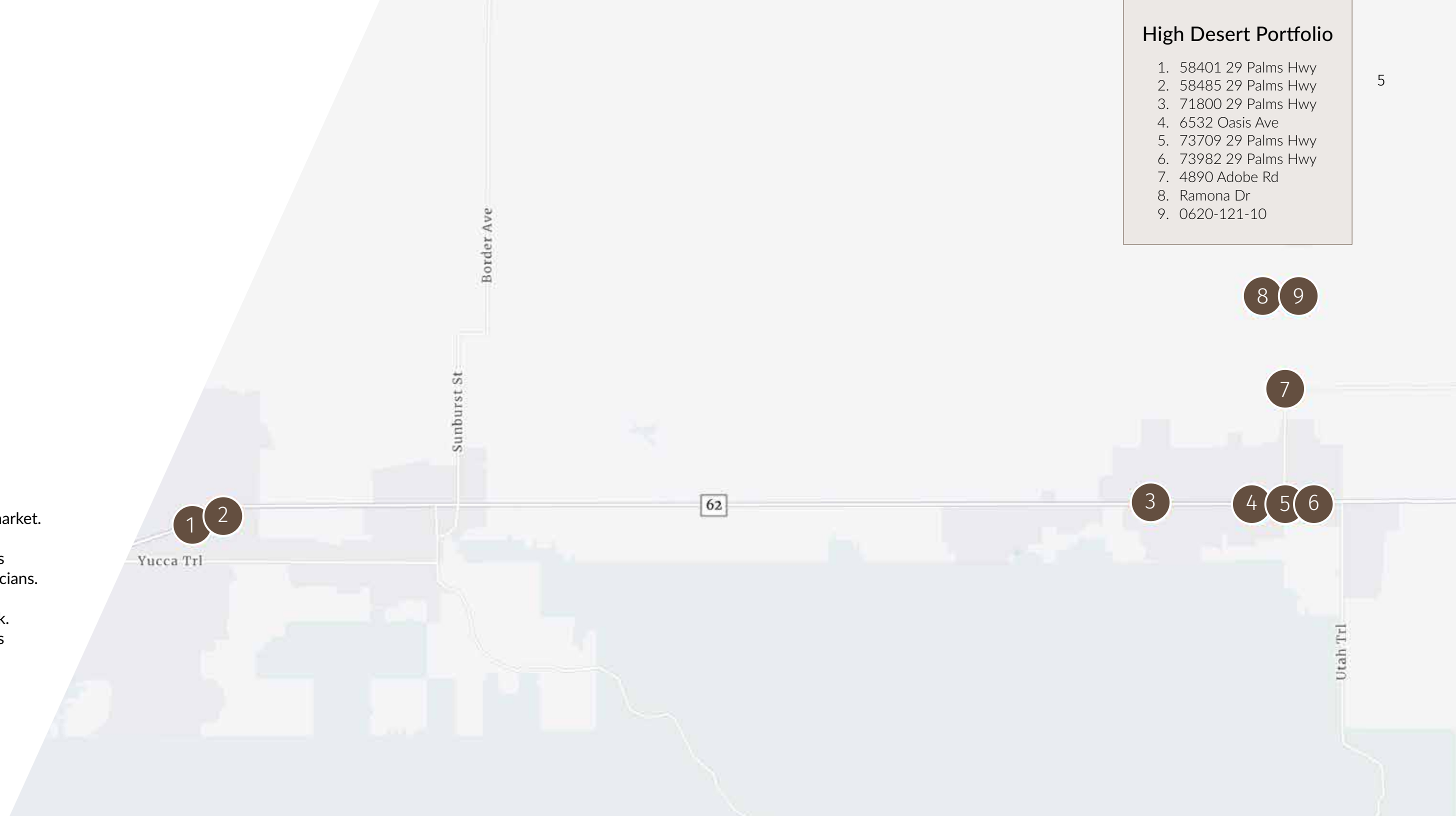
This is an exciting opportunity to acquire land sites to be developed in a growing market.

About 27 miles north of Palm Springs, 122 miles east of Los Angeles, and 154 miles northeast of San Diego, the high desert is a destination for hikers, artists, and musicians.

Two deserts, the Mojave and Colorado, come together at Joshua Tree National Park. The high desert, which includes, Yucca Valley, Joshua Tree, and Twentynine Palms is well known for the iconic wacky tree, stunning desert landscapes, and unique rock formations. These three cities are located in the county of San Bernardino, which is the largest county in California.

## High Desert Portfolio

1. 58401 29 Palms Hwy
2. 58485 29 Palms Hwy
3. 71800 29 Palms Hwy
4. 6532 Oasis Ave
5. 73709 29 Palms Hwy
6. 73982 29 Palms Hwy
7. 4890 Adobe Rd
8. Ramona Dr
9. 0620-121-10





# Portfolio Overview

58401 29 Palms Highway

Located along 29 Palms Hwy & Prescott Ave & Palisade Dr.

2.66

Acres

Yucca Valley

City

\$950k

Sales Price

General Commercial (GC)

Zoning

**Notes:** Next to a Walmart supercenter & Home Depot; Highway frontage; Excellent ingress/egress; Rapidly growing area





# Portfolio Overview

58485 29 Palms Highway

Located along 29 Palms Hwy & Avalon Ave.

1.73

Acres

Yucca Valley

City

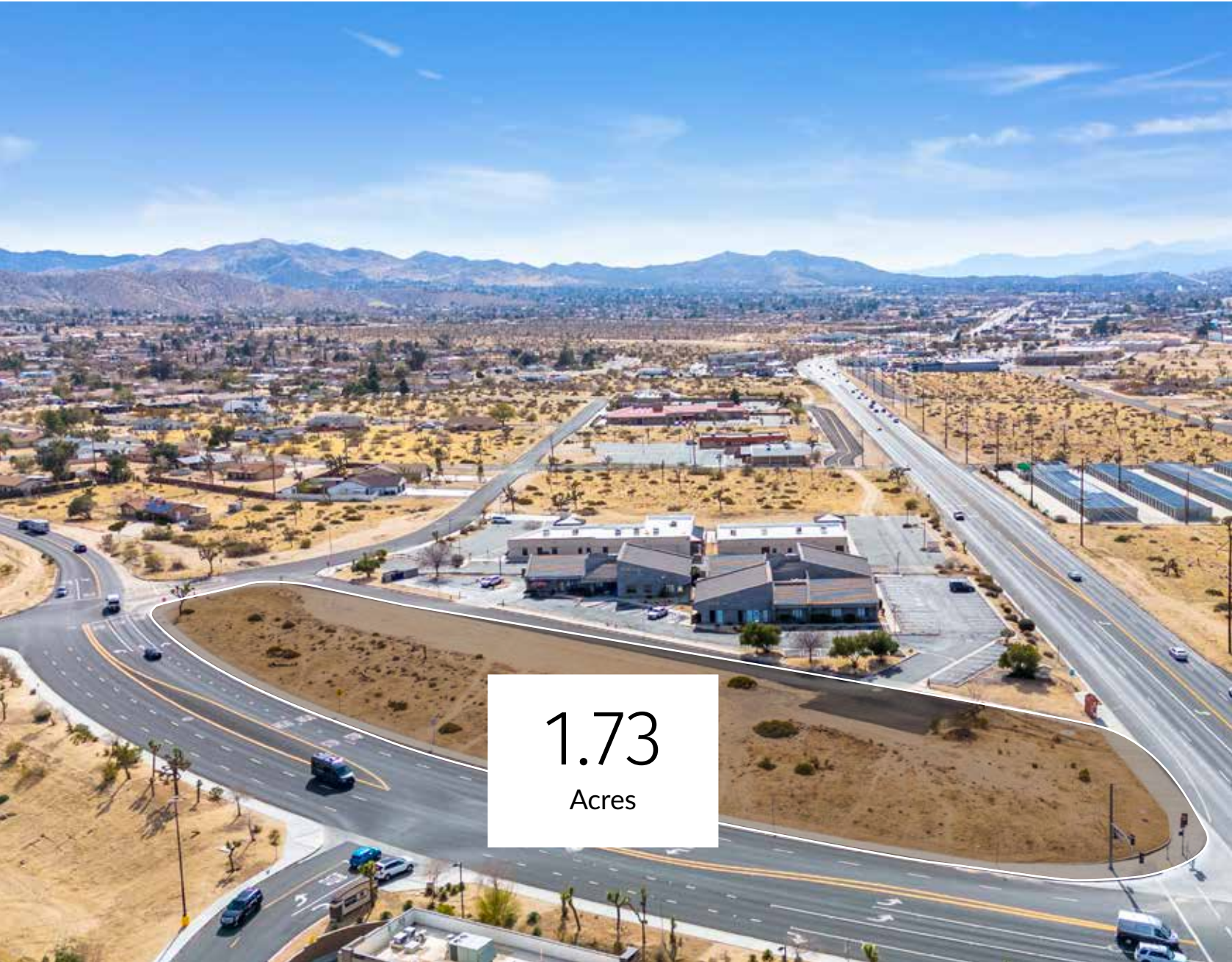
\$1.4M

Sales Price

General Commercial (GC)

Zoning

**Notes:** Next to a Walmart supercenter & Home Depot; Highway frontage; Excellent in-gress/egress; Rapidly growing area; Signalized corner





# Portfolio Overview

71800 29 Palms Highway

Located along 29 Palms Hwy, Lupine Ave, Gorgonio Dr & Encilia Ave.

28

Acres

29 Palms

City

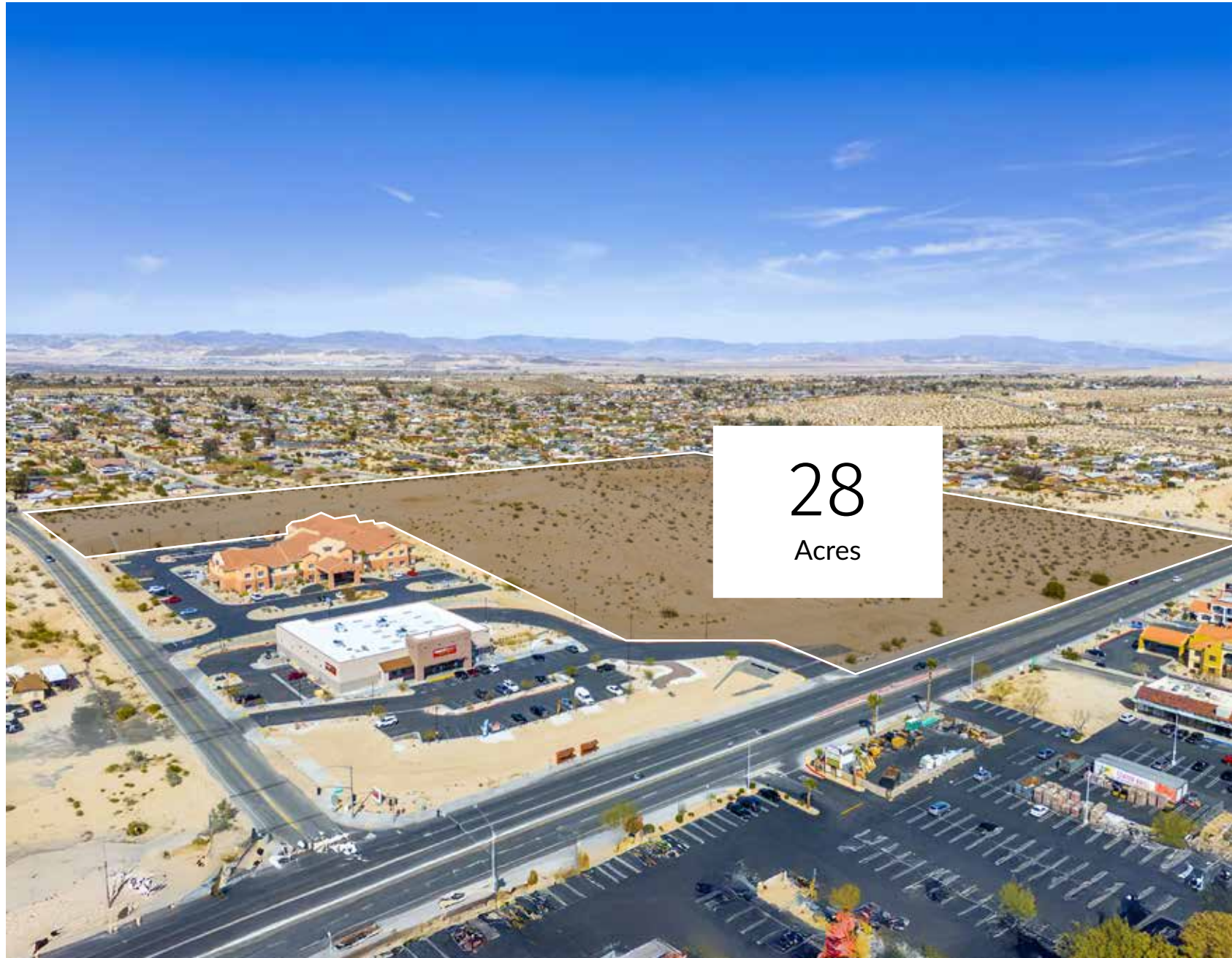
\$1.65M

Sales Price

General Commercial (GC)

Zoning

**Notes:** Sweeping views of 49 Palms Oasis; Immediate Access to Downtown 29 Palms and entrance to Joshua Tree National Park. Located on the same parcel as the brand new Grocery Outlet and the Fairfield Inn Marriott.





# Portfolio Overview

6532 Oasis Avenue

Commercial pad on main highway. Adjacent neighbor is Top Dog Express Car and Pet Wash.

0.52

Acres

29 Palms

City

\$179,900

Sales Price

General Commercial (GC)

Zoning

**Notes:** Immediate access to Downtown Twentynine Palms, Joshua Tree, National Park, Marine Base, Yucca Valley Airport, Project Phoenix, Community Center, The Oasis Visitor Center, and various restaurants and shops.





# Portfolio Overview

73709 29 Palms Highway

Located at the signalized corner of 29 Palms Highway & Adobe Road.

0.30

Acres

29 Palms

City

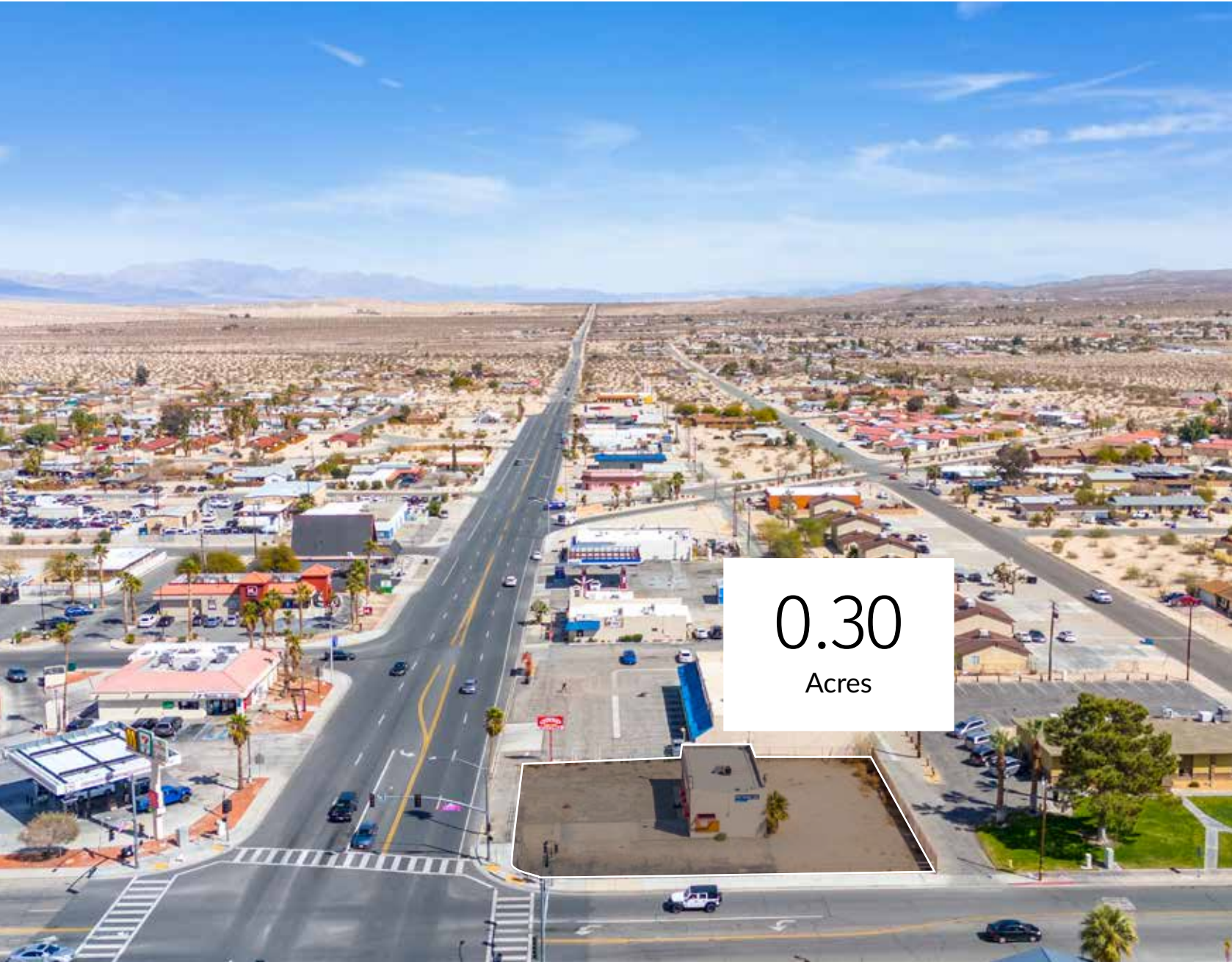
\$529,900

Sales Price

General Commercial (GC)

Zoning

**Notes:** Located at signalized four corners of downtown; Immediate Access to Downtown Twentynine Palms, Joshua Tree, National Park, Marine Base, Yucca Valley Airport, Project Phoenix, Community Center, The Oasis Visitor Center, and various restaurants and shops; Improved with a 1,125 SF Building.





# Portfolio Overview

73982 29 Palms Highway

Located along 29 Palms Hwy just past the 4-corner intersection at Adobe Road.

±0.98  
Acres

29 Palms  
City

\$375k  
Sales Price

Commercial / Residential  
Zoning

**Notes:** Immediate Access to Downtown Twentynine Palms, Joshua Tree, National Park, Marine Base, Yucca Valley Airport, Project Phoenix, Community Center, The Oasis Visitor Center, and various restaurants and shops; High demand for houses.





# Portfolio Overview

4890 Adobe Road

Located on the corner of Adobe & Amboy Road just off of the highway.

4.57

Acres

29 Palms

City

\$595k

Sales Price

General Commercial (GC)

Zoning

Notes: Improved with a 1,075 SF Building.





# Portfolio Overview

## Ramona Drive

Located on Ramona Road, Smoke Tree Ave, & Foley Dr.

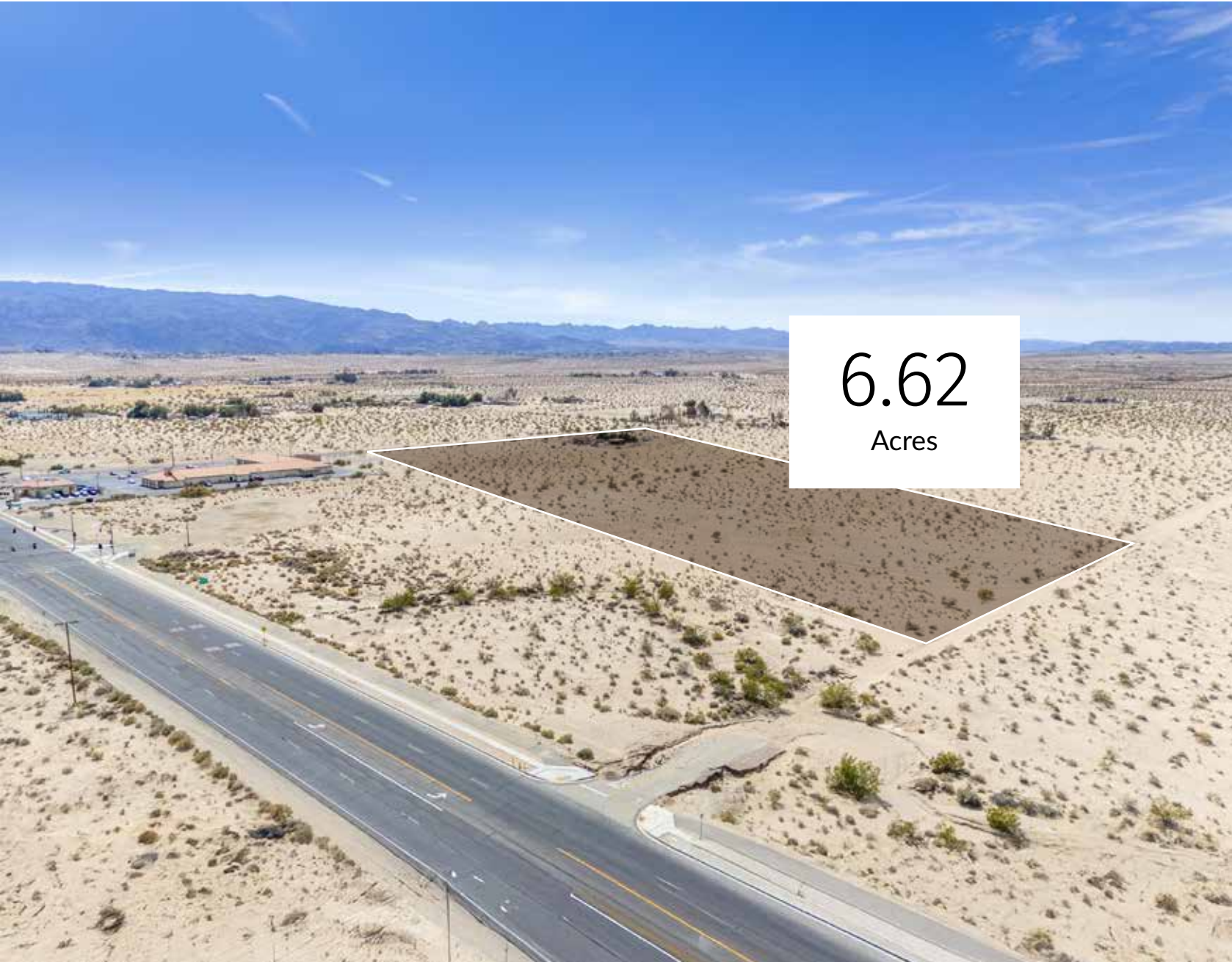
6.62  
Acres

29 Palms  
City

\$175k  
Sales Price

General Commercial (GC)  
Zoning

**Notes:** Heavily trafficked road. Main artery to Las Vegas, the 29 Palms Marine Base, Joshua Tree National Park Main Entrance, and Tortoise Rock Casino. City is in the process of expanding this road.





# Portfolio Overview

Parcel #0620-121-10

Located between Didsbury Drive and Indian Trail.

2.35

Acres

29 Palms

City

\$240k

Sales Price

General Commercial (GC)

Zoning

**Notes:** Heavily trafficked road. Main artery to Las Vegas, the 29 Palms Marine Base, Joshua Tree National Park Main Entrance, and Tortoise Rock Casino.





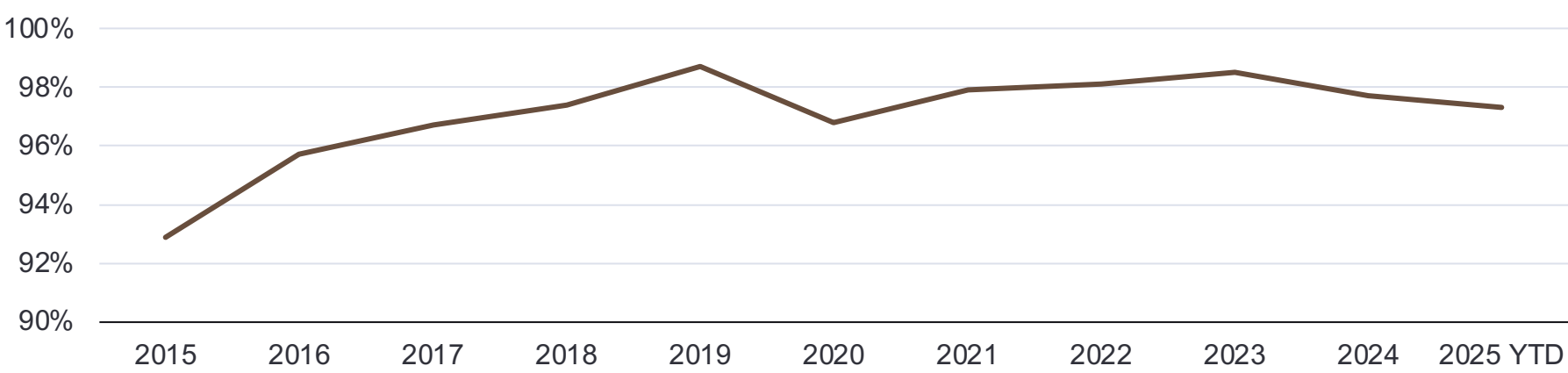
# Joshua Tree Market Overview

Joshua Tree’s economy thrives on tourism, with the national park drawing 3.1 million visitors annually who contribute an estimated \$170 million to local gateway regions, supporting 2,040 jobs, \$76.7 million in labor income, \$124 million in value-added, and \$208 million in economic output. The area, where the Mojave and Colorado Deserts converge, features a breathtaking high desert landscape known for its iconic Joshua trees, unique rock formations, and stunning scenery. The cities of Yucca Valley, Joshua Tree, and Twentynine Palms, all within San Bernardino County—the largest county in California—embrace sustainable growth while preserving their natural surroundings, attracting hikers, rock climbers, stargazers, and artists. Balancing tourism with environmental conservation, the area fosters a vibrant arts scene and a strong sense of community. Located about 27 miles north of Palm Springs, 122 miles east of Los Angeles, and 154 miles northeast of San Diego, the high desert continues to be a premier destination for nature lovers, creatives, and outdoor enthusiasts.

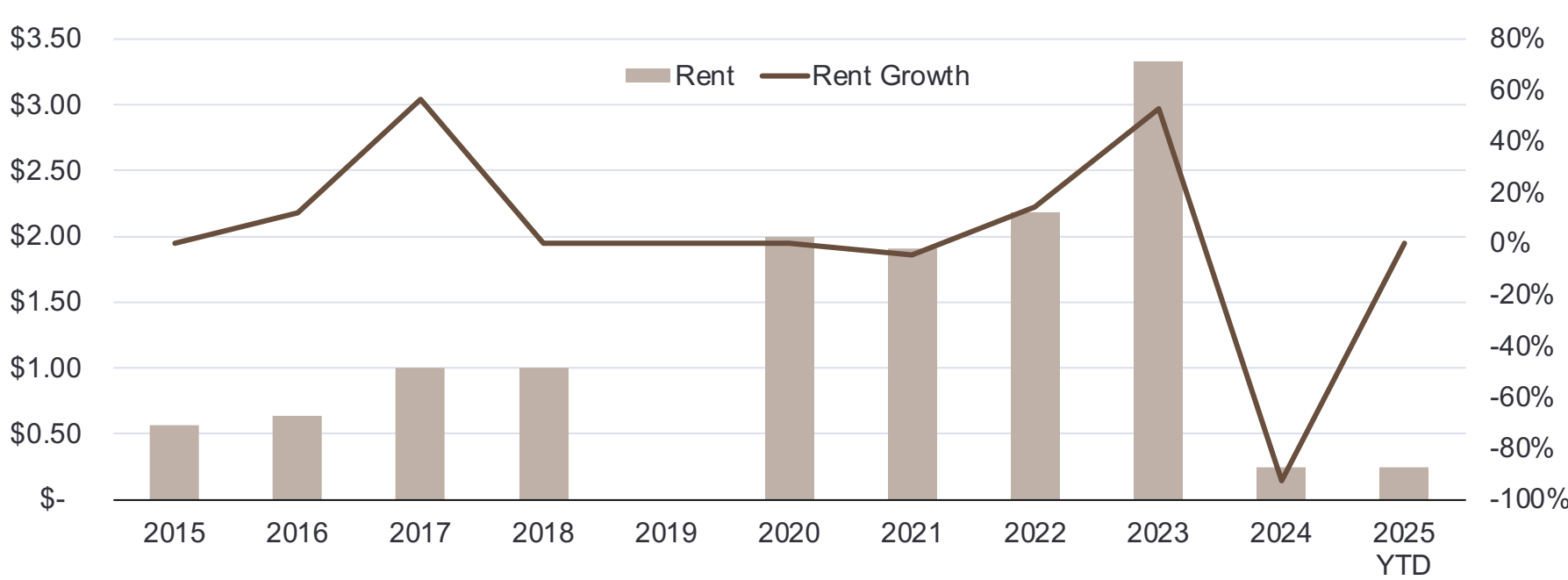
## Joshua Tree Top Employers

Company Name	# of Employees in Area
Copper Mountain Community College District	415
Angel View, Inc.	111
Morongo Unified School District	104
HDMC Holdings, L.L.C.	103
The Judicial Council of California	94
San Bernardino County	59
Joshua Tree Memorial Park	50
United States Postal Service	39
Highway Patrol, California	38
29 Potatoes, L.L.C.	32

## Occupancy Rate | 10 Year

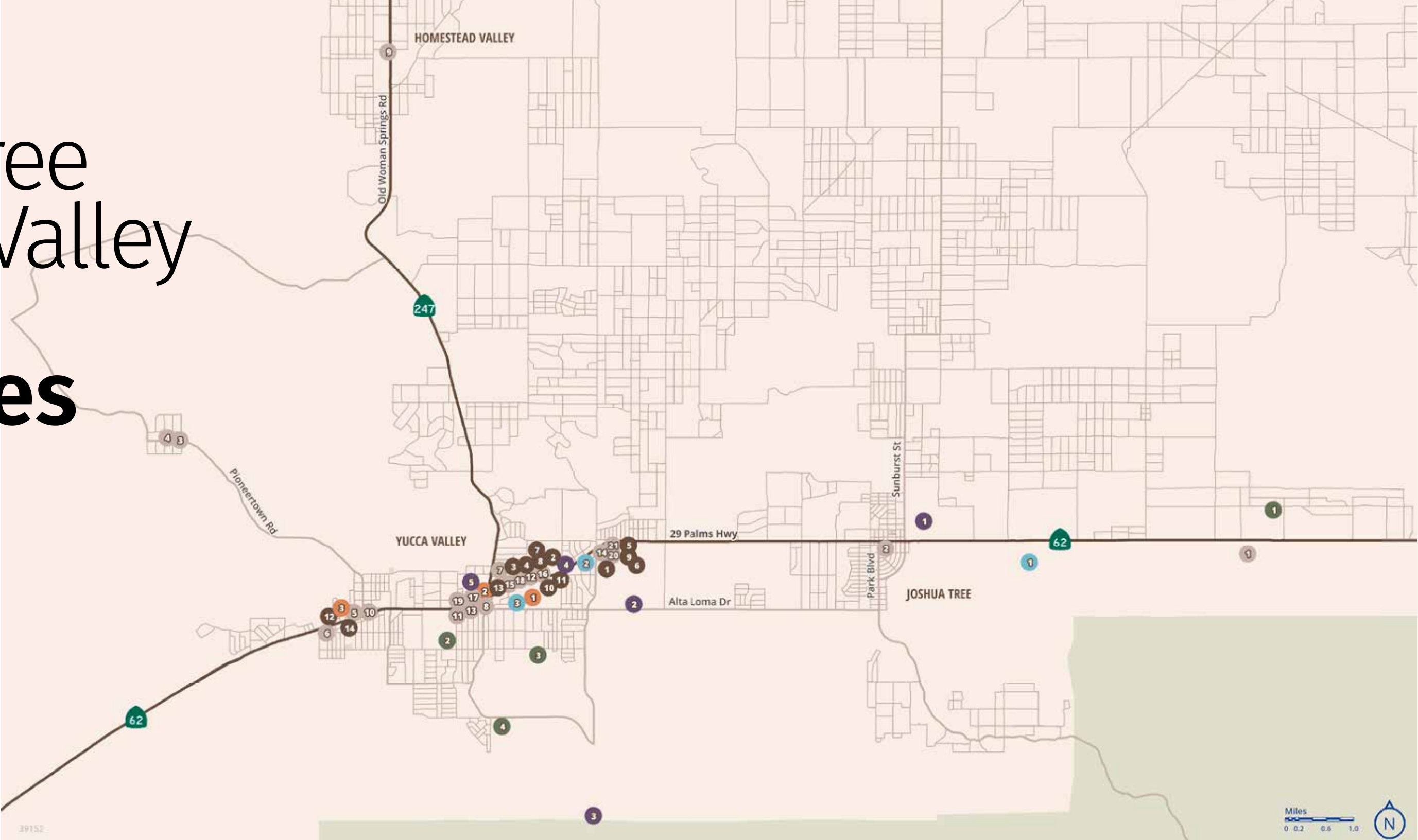


## Market Asking Rent & Growth Rate | 10 Year





# Joshua Tree & Yucca Valley Area Amenities



## Shopping

1. Walmart Supercenter
2. Stater Bros. Shopping Center
3. Vons Shopping Center
4. Ross
5. Marshalls
6. Home Depot
7. Tractor Supply Co.
8. Harbor Freight
9. Petco
10. Big 5 Sporting Goods
11. Walgreens
12. Dollar General
13. Cactus Flower
14. Mojave Flea Trading Post

## Food & Drink

1. Mas O Menos
2. Joshua Tree Saloon
3. Pappy & Harriet's
4. The Red Dog Saloon
5. Luna Bakery
6. Snake Bite Roadhouse
7. The Copper Room
8. The Tiny Pony Tavern
9. La Copine
10. Frontier Café
11. 2 Guys Pies Brick Oven Pizza
12. Starbucks
13. Starbucks (Under Construction)
14. Panda Express
15. Chipotle Mexican Grill
16. Applebee's Grill and Bar
17. Black Bear Diner
18. Del Taco
19. IHOP
20. Dickey's BBQ Pit
21. Steak N Shake

## Recreation

1. Auto Camp
2. Joshua Tree Distilling Co.
3. Black Rock Campground
4. Yucca Bowl
5. Hi-Desert Nature Museum

## Fitness

1. Five Star Gym and Fitness
2. Viva Fit
3. Crossfit Yucca Valley

## Schools

1. Copper Mountain College
2. Yucca Valley High School
3. Onaga Elementary School
4. Joshua Springs

## Medical

1. Hi-Desert Medical Center
2. Morongo Basin Community Health Center
3. Yucca Family Medical Care



# Yucca Valley Market Overview

Yucca Valley, a 40-square-mile town at the heart of the Morongo Basin, is experiencing steady economic and residential growth, with a 2.3% job increase in the past year and a projected 38.7% rise over the next decade. Known for its stunning desert landscapes, proximity to Joshua Tree National Park, and unique blend of modern amenities with a small-town feel, the area has become a sought-after destination for homebuyers, investors, and business owners. The town collaborates with local economic partnerships to attract and support businesses while benefiting from year-round tourism driven by its location near the California Welcome Center. New residential developments, such as Copper Hill Homes at Sage Estates and the Desert Vista Community, contribute to its expanding housing market. Additionally, recent commercial projects like the Auto Camp (Field Station), a high-end lodging experience catering to the growing number of visitors, and the newly completed Quick Quack Car Wash highlight ongoing commercial expansion. These developments fuel interest in short-term rental investments and hospitality-

based businesses, reinforcing Yucca Valley's business-friendly environment and making it an increasingly attractive destination for residents and entrepreneurs alike.



25,100

Population  
within a Five-Mile Radius

\$442,453

Median Home Value  
within a One-Mile Radius

51%

of Population Married within  
a One-Mile Radius

\$71,185

Average Household Income  
within a One-Mile Radius

49

Median Age  
within a One-Mile Radius

81%

Owner-Occupied Housing  
within a One-Mile Radius





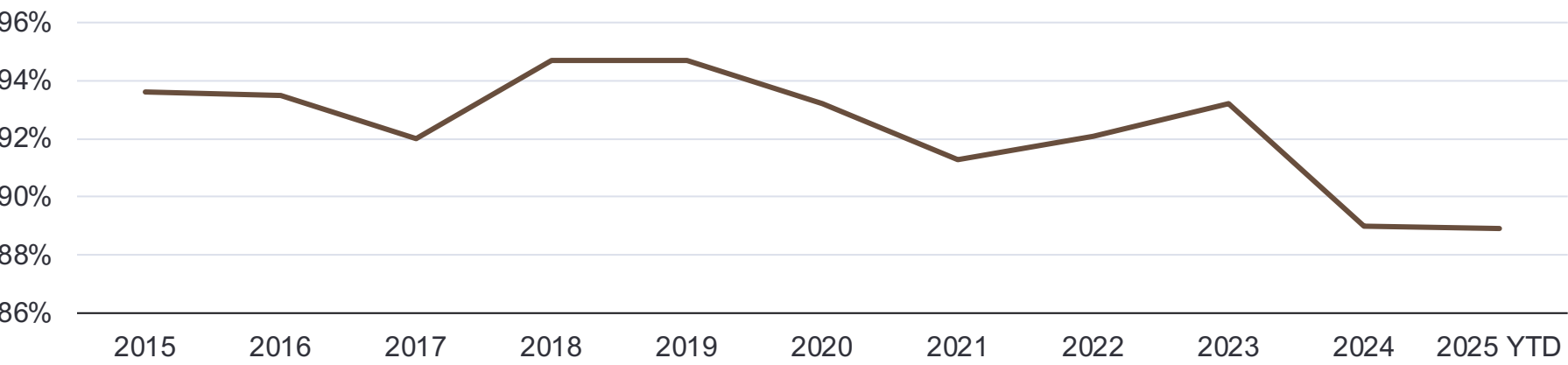
# Yucca Valley Market Overview

## Yucca Valley Top Employers

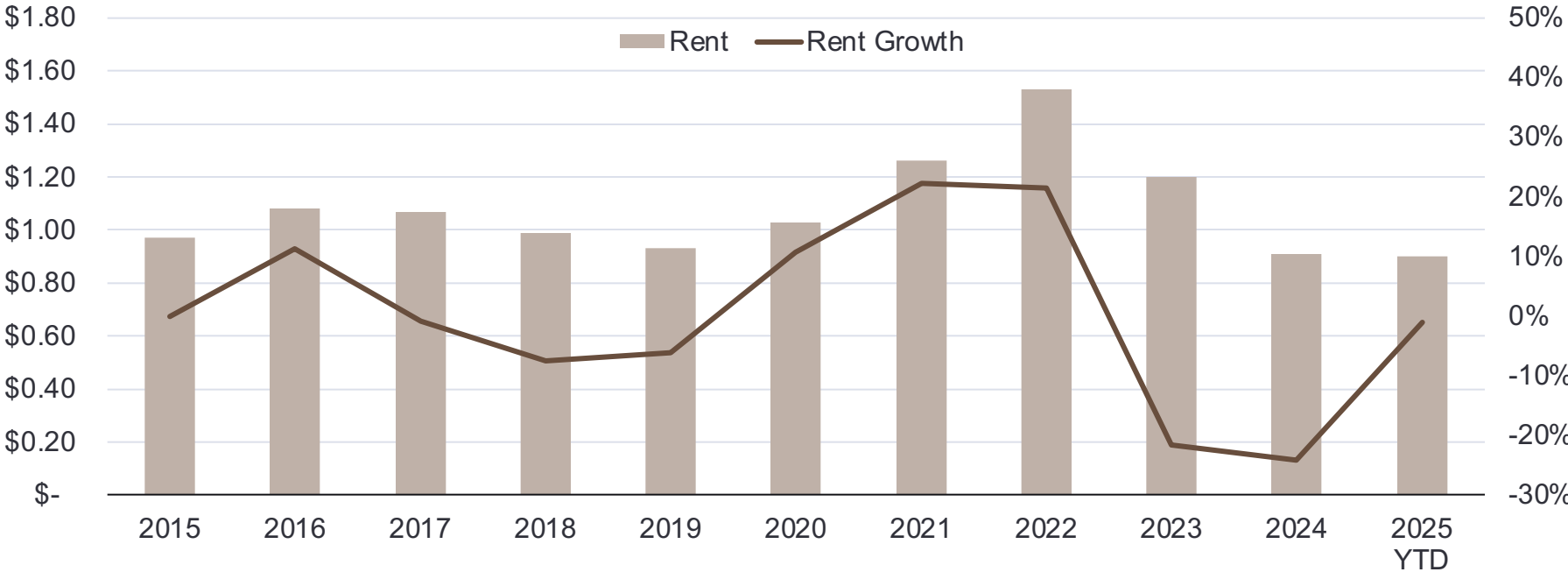
Company Name	# of Employees in Area
Morongo Unified School District	403
Hi Pro, Inc.	200
Marine Corps, United States	157
San Bernardino County School District	144
The Vons Companies, Inc.	111
Southern California Edison Company	106
Akh Company, Inc.	100
Eisenhower Medical Center	90
Home Depot U.S.A., Inc.	82
Hi-Desert Publishing Company	70
Stater Bros. Markets	70



## Occupancy Rate | 10 Year



## Market Asking Rent & Growth Rate | 10 Year





# Twentynine Palms Market Overview

Twentynine Palms, CA, a growing market in San Bernardino County, serves as a gateway to Joshua Tree National Park, which attracts over three million visitors annually, and the Mojave Desert region. Spanning 58 square miles, it is home to the Joshua Tree National Park Headquarters, the historic Oasis of Mara cultural site, a new Cultural & Visitor Center, and the park's north entrance. The city also houses the Twentynine Palms Marine Corps Air Ground Combat Center, the largest Marine base in the county, supporting over 12,500 service members and driving strong housing demand. Positioned along a heavily trafficked highway, the area benefits from steady tourist and local traffic to Las Vegas and nearby attractions. Recent commercial developments, including a newly completed Walmart Supercenter with major retailers like Chipotle, Panda Express, Marshalls, and Petco, along with the completion of Freedom Plaza and new businesses such as O'Reilly Auto Parts, Grocery Outlet, and Top Dog Express Car & Pet Wash, contribute to the city's economic expansion. Future developments, including a 95-key boutique hotel and a Marriott-approved TownePlace Suites, further enhance its

appeal. Twentynine Palms also leads the market in traditional lodging, boasting 65% of hotel rooms and 52% of RV spaces in the area, though it holds only 7% of the region's short-term vacation rental inventory, trailing behind surrounding communities. With a mix of outdoor activities, art galleries, and cultural events, Twentynine Palms remains a vibrant tourist destination while continuing to grow as a hub for business and economic development.



19,479

Population  
within a Five-Mile Radius

\$51,958

Average Household Income  
within a Five-Mile Radius

\$201,119

Median Home Value  
within a One-Mile Radius

25

Median Age  
within a One-Mile Radius

63%

of Population Married within  
a One-Mile Radius

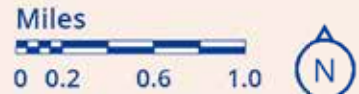
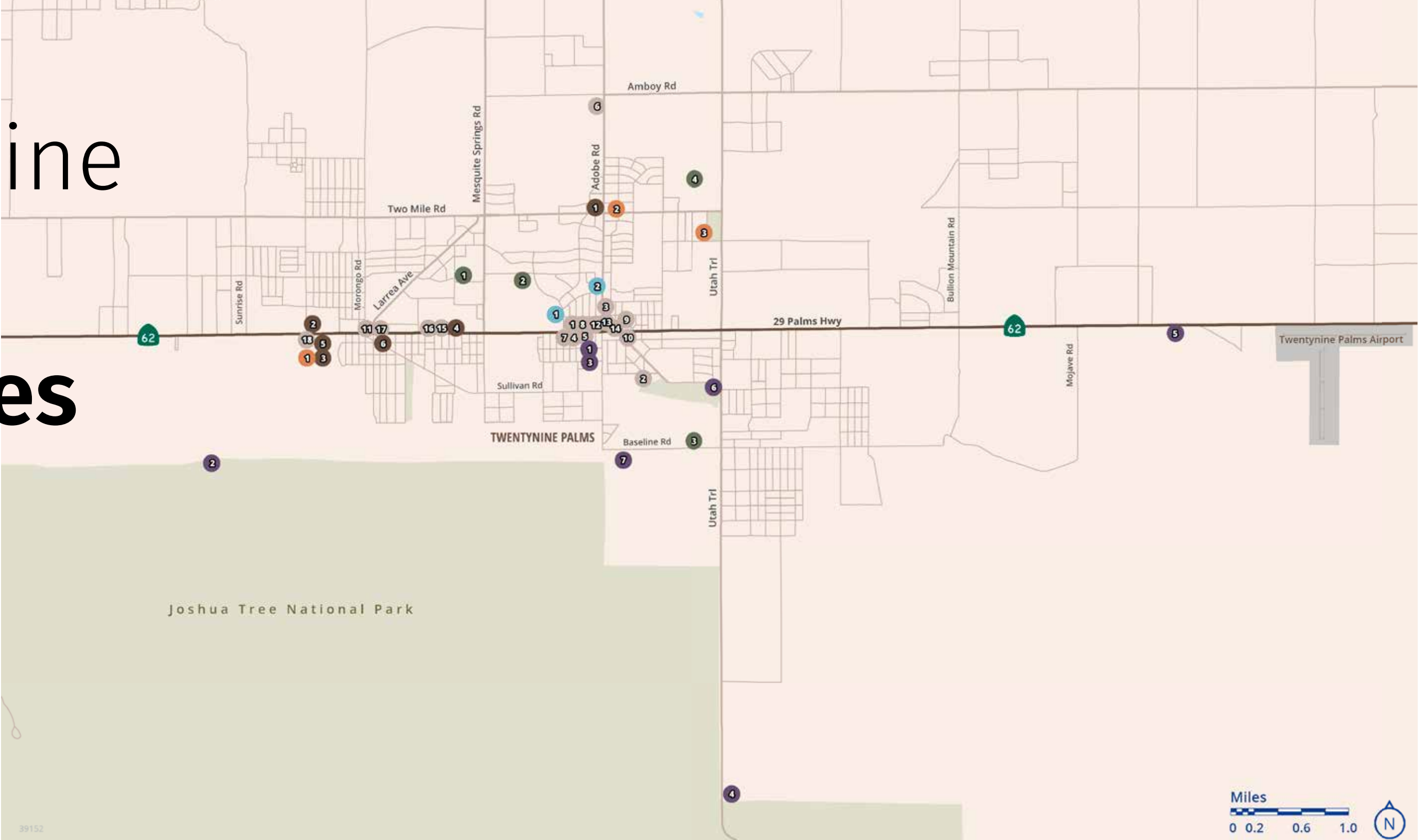
27%

Owner-Occupied Housing  
within a One-Mile Radius





# Twentynine Palms Area Amenities





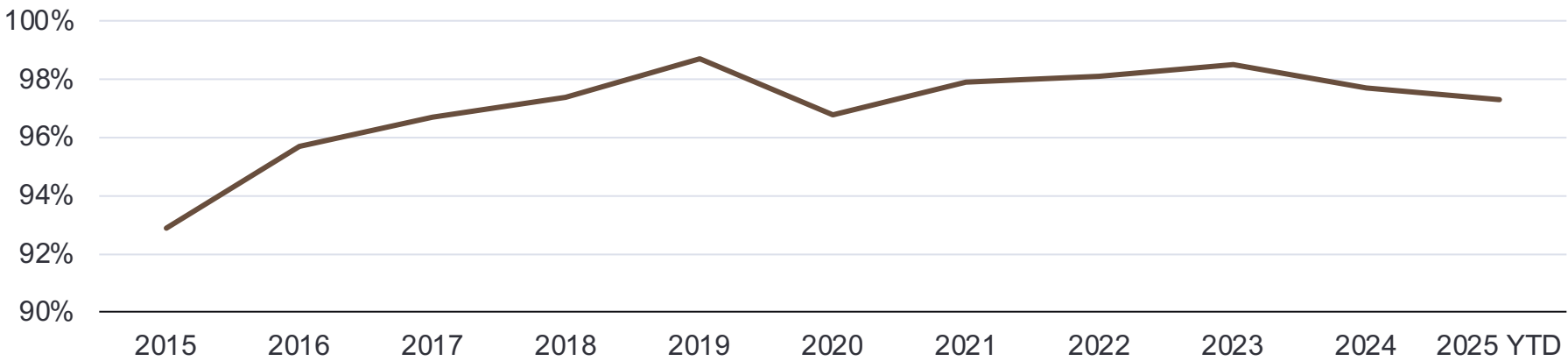
# Twentynine Palms Market Overview

## Twentynine Palms Top Employers

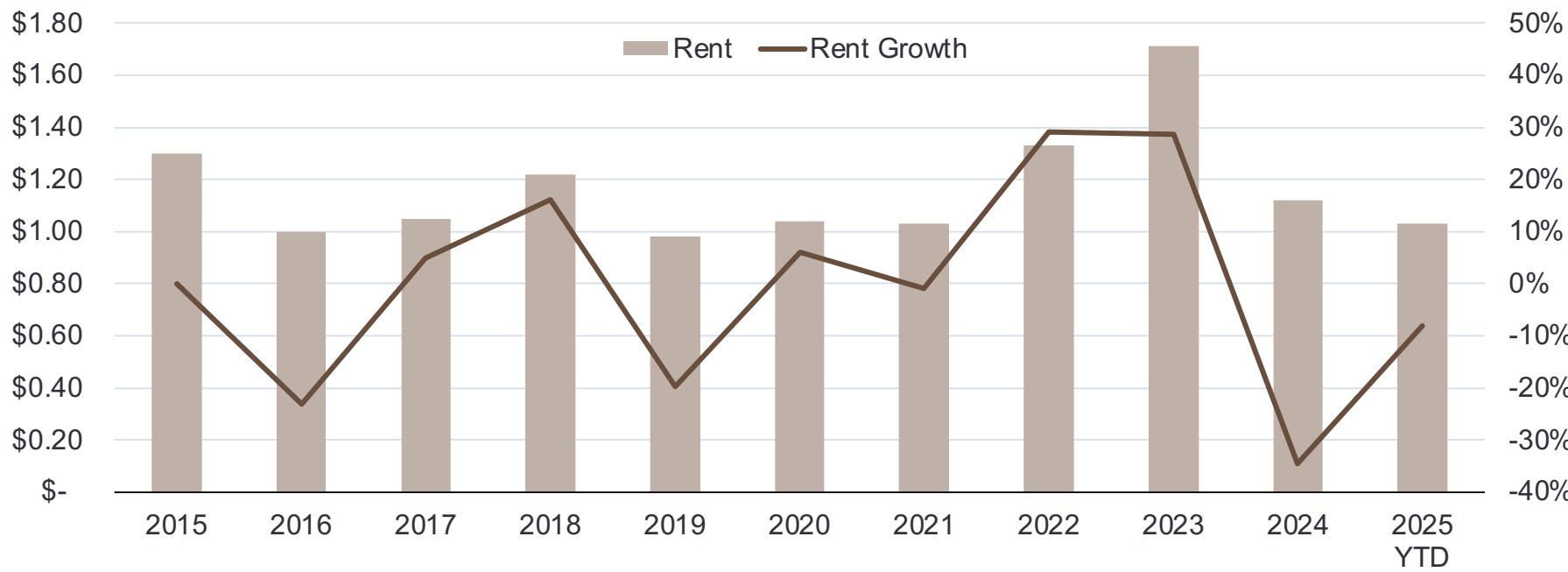
Company Name	# of Employees in Area
Marine Corps, United States	4,891
Morongo Unified School District	433
United States Department of the Navy	285
Clemons, Mark	200
Depierro Development Corporation	67
United States Department of Interior	62
DD 29 Enterprises, Inc.	49
City of Twentynine Palms	46
Tortoise Rock Casino	45
CLK, Inc.	41
United States Postal Service	39



## Occupancy Rate | 10 Year



## Market Asking Rent & Growth Rate | 10 Year





# High Desert

## PORTFOLIO

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