



FOR LEASE - HARD CORNER SHOP SPACE FROM 1,439 SQ FT
58132 Twentynine Palms Hwy, Yucca Valley, CA 92284



Yucca Valley Airport



±1,439 SF Shop Space

±1,864 SF Shop Space



BALSA AVE



TWENTYNINE PALMS HWY
±30,000 CPD



HEATHER SHARP
Senior VP, Retail Sales & Leasing
O: 909.230.4500 | C: 760.880.1858
heather@progressiverep.com
DRE #01146312

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



HEATHER SHARP

Senior VP, Retail Sales & Leasing

T 909.230.4500 | C 760.880.1858

heather@progressiverep.com

CaDRE #01146312

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

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All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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PROPERTY OVERVIEW



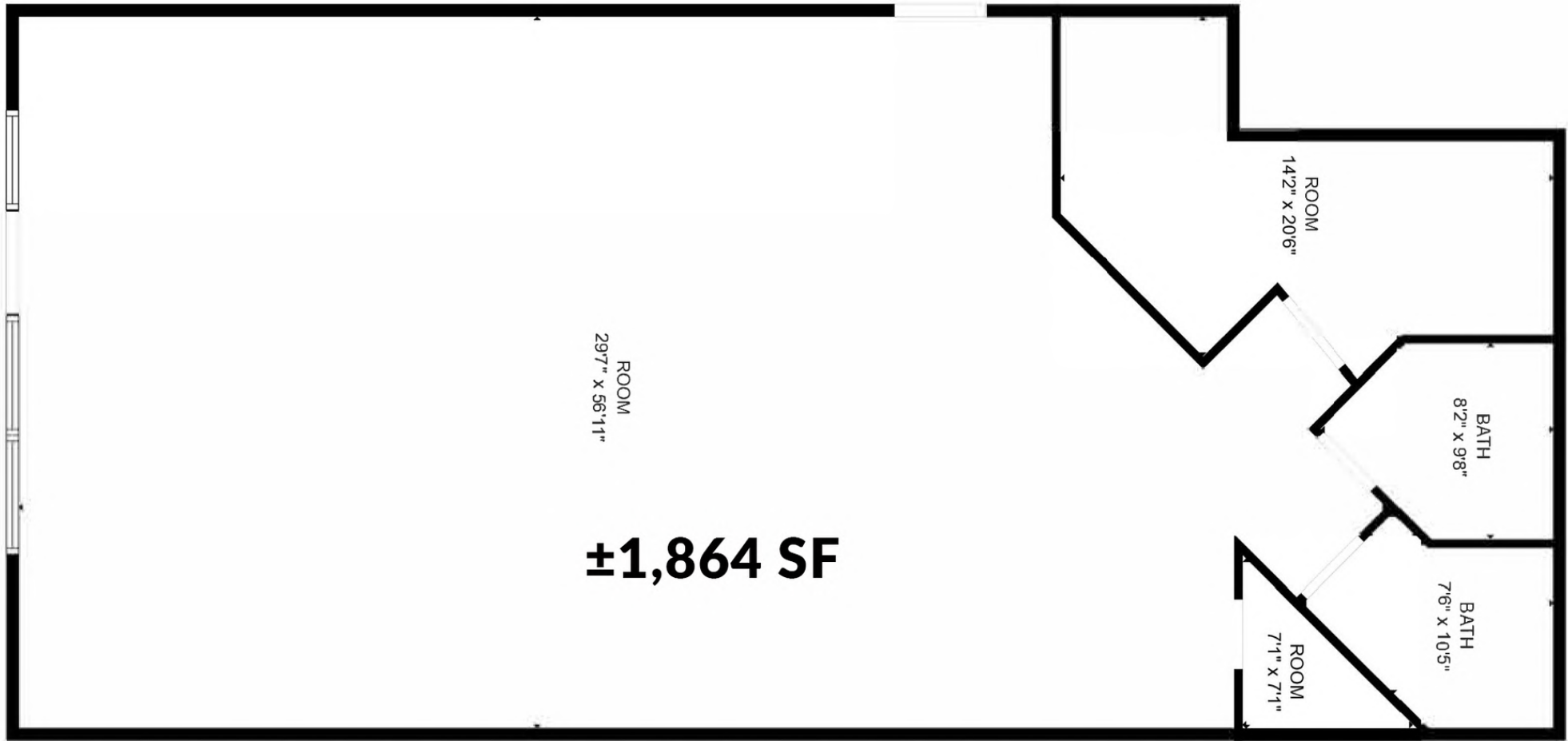
HIGHLIGHTS

- **Hard Signalized Intersection with Strong Traffic Counts** - Situated on the corner of Twentynine Palms Highway & Balsa Avenue, the property features strong visibility to over 30,000 vehicles per day.
- **Co-tenants include** - Stater Bros, Dollar Tree, Harbor Freight, 99 Cent Only, Tractor Supply, Subway, Great Clips, Pizza Hut, Jack in the Box, and more.
- **Significant Capital Improvements** - Newer SEER high efficiency air conditioning systems, energy saving white elastomeric roof, light control systems, dual pane storefronts, newer hardscape and exterior artwork, and more.
- **Vanilla Shell Condition** - Clean open space with 13' foot ceilings and private bathrooms.
- **Parking** - Tons of parking including storefront parking.

FLOOR PLAN SUITE C



FLOOR PLAN SUITE D



CO-TENANTS



LOCATION MAP



DEMOGRAPHICS

	3 mi	5 mi	15 mi
POPULATION			
2023 Total Population	18,746	23,447	89,959
2023 Median Age	42.3	41.8	40.1
2023 Total Households	7,596	9,490	35,801
2023 Average Household Size	2.4	2.4	2.5
INCOME			
2023 Average Household Income	\$94,207	\$94,467	\$75,355
2023 Median Household Income	\$73,200	\$72,525	\$60,863
2023 Per Capita Income	\$38,264	\$38,316	\$30,082
BUSINESS SUMMARY			
2023 Total Businesses	675	746	1,767
2023 Total Employees	4,631	5,353	10,979