

RETAIL FOR LEASE | DESERT HILLS PLAZA
57220-57274 TWENTYNINE PALMS HIGHWAY, YUCCA VALLEY, CA 92284



KATE RUST

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

STEVE SANCHEZ

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

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270
meadecommercial.com | CA DRE Lic 02439728

AERIAL MAP

DESERT HILLS PLAZA
57220-57274 Twentynine Palms Highway, Yucca Valley, CA 92284



DEMOGRAPHICS	1-Mile	5-Mile	10-Mile
Population	3,821	28,102	41,178
Households	1,577	11,505	17,236
Median Household Income	\$61,998	\$63,342	\$59,437
Traffic Volume	Twentynine Palms Hwy +42,000 Cars		

- Built in 1980 Renovated in 1993.
- Size: 43,920 SF
- Located on the NW Corner of Old Woman Springs Road and Twentynine Palms Highway in the town of Yucca Valley, San Bernardino County.
- Beautifully designed, inviting and easily accessible with three points of access.
- Prime location, ready to serve the Yucca Valley area.
- Tesla Charging station behind the Carl's Jr. on site currently being built out with plans to be operational mid-September 2022. In planning and engineering stages; a large aquatics center near Sage Avenue and Little League Drive.
- Zoning: Commercial Mixed-Use (C-MU)



Join Grocery Outlet, Penske Truck Rental,
Papa Johns, and Toda Moda!



TODA MODA
YUCCA VALLEY

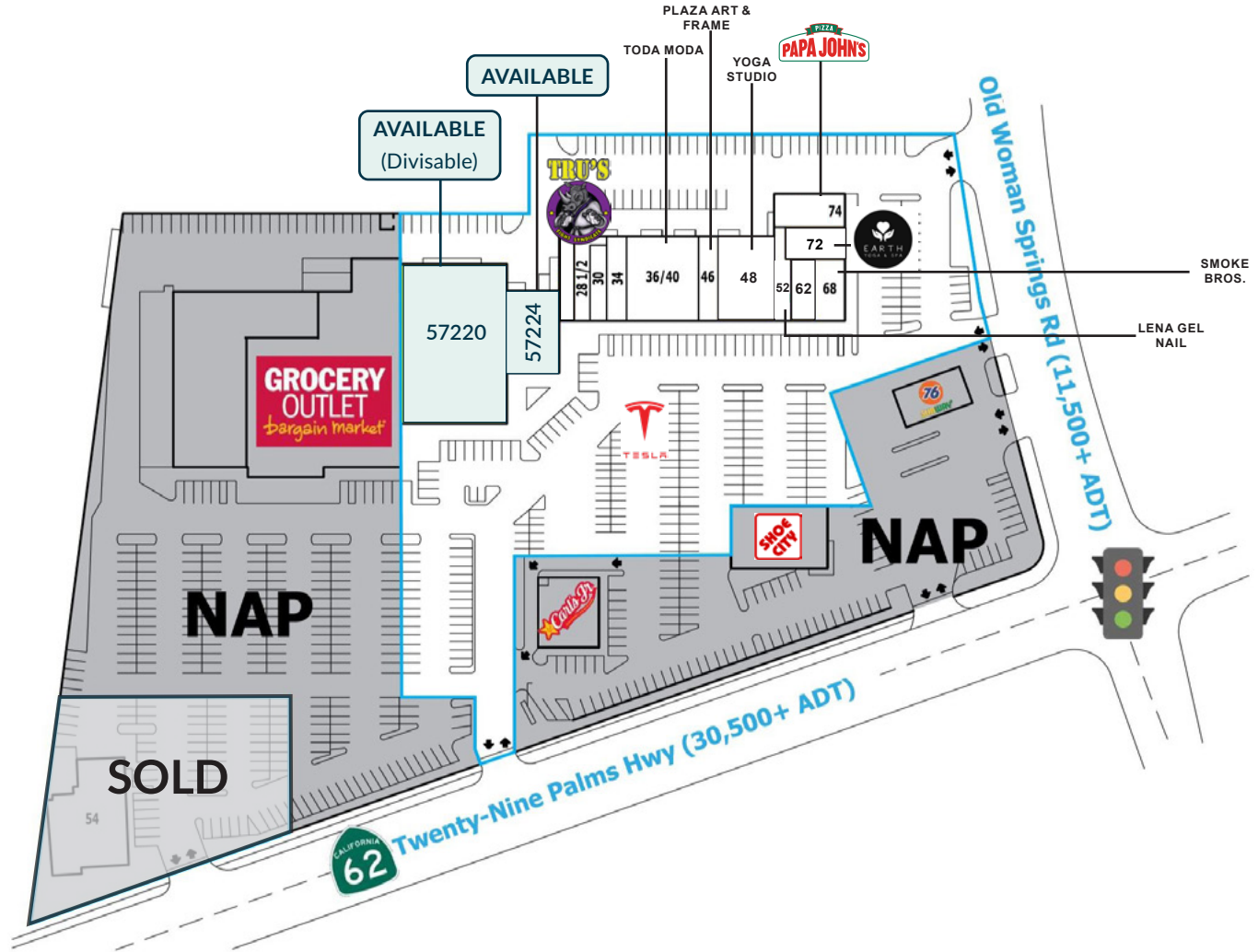
PAPAJOHNS®



SITE PLAN

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Unit Address	Tenant	Square Feet
57220	Available	15,000 SF
57224-57226	Available	4,000 SF
57228 A	Tru's Fight Syndicate	1,170 SF
57228 B	Tru's Fight Syndicate	1,200 SF
57230-57234	Tru's Fight Syndicate	2,520 SF
57236	Toda Moda Fashions	6,994 SF
57246	Plaza Art & Frame	1,600 SF
57248	Gym/Yoga Studio	2,860 SF
57250	Penske Truck Rental	1,235 SF
57252	Lena Gel Nail	1,800 SF
57268	Smoke Bros.	1,123 SF
57272	Earth Yoga & Spa	1,890 SF
57274	Papa John's Pizza	2,040 SF
57154 B	SOLD	6,600 SF



*Call for current pricing.

57220 - DIVISABLE

- Spacious Wide Open Suite
- Former Furniture Store
- Private Offices
- Private Restroom
- Storage Area
- Rear Building Delivery and Staff Access
- Tenant Improvement (TI) Allowance May Be Available

RSF	±15,000 SF
Space Available	Now
Parking	Shopping Center
Rate (Per SF)	\$1.00/SF/MO
Lease Type	NNN (\$0.33/SF)
Lease Term	5+ Years



57274

- 2 Private Offices
- Breakroom
- Warehouse/Storage Area
- Ample Retail Floor Area
- 1 Loading Dock
- Located in-line with other retail
- Central Air Conditioning
- 2 Private Restrooms
- Fully Carpeted
- Drop Ceilings
- Near Tesla Supercharger

RSF	±4,000 SF
Space Available	Now
Parking	Shopping Center
Rate (Per SF)	\$1.30/SF
Lease Type	NNN (\$0.33/SF)
Lease Term	5-10 Years



Yucca Valley lies in the Little San Bernardino Mountains at an elevation of 3,300 feet. Crisp air, starry skies and the incomparable beauty of the high desert help to create its unique charm and friendly atmosphere.

Yucca Valley is conveniently situated on CA State Highway 62, intersected by State Highway 247 and easily accessible to all of Southern California. As the gateway to the Joshua Tree National Park and the economic hub of the Morongo basin, Yucca Valley is renowned for its outdoor recreational opportunities, regional attractions, and host to the Yucca Valley Film Festival.

From the days of the Wild West to incorporation in 1991 and well into the 21st Century, Yucca Valley has experienced significant growth, but retained its rich Western heritage. Today, residents, businesses and visitors alike find Yucca Valley a highly rewarding place to live, work and play.

Town Hall consolidation project, all town administrative services will be moving to Town Hall in the coming years. Town Hall is West of this center. Job growth in Yucca Valley has increased 2.3% in the last year. Future job growth is predicted to reach 38.7% over the next ten years, higher than the US average of 33.5%.

Yucca Valley has long been recognized for its unparalleled quality of life, and strong consumer base, contributing to Yucca Valley's bright economic outlook. The town contains many national retailers located alongside thriving small businesses. Yucca Valley has a large growing, year round population and retail synergy!



QUICK FAQs

- Yucca Valley voted TOP 10 in America
- Median age for Yucca Valley: 42 years old
- Permanent population: 21,800
- Average household income: \$47,901
- Average temperature: 69 degrees
- Average rainfall: less than 5 inches

YOUR ADVISORS



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72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270

Phone Number: 760.837.1880 | meadecommercial.com