



±1,864 SF HARD CORNER SPACE FOR LEASE

58132 Twentynine Palms Hwy, Yucca Valley, CA 92284



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Presented By



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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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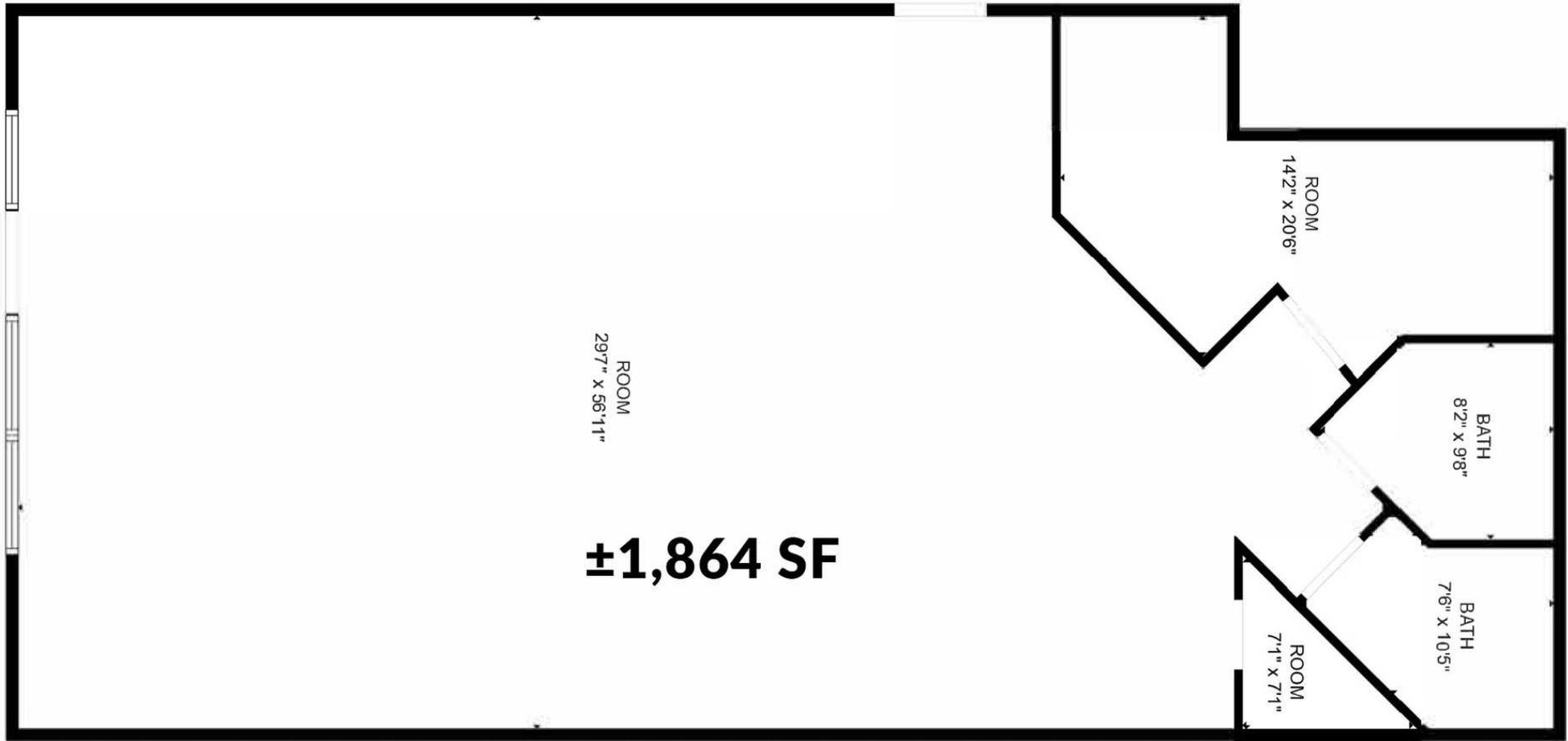
PROPERTY OVERVIEW



HIGHLIGHTS

- **Hard Signalized Intersection with Strong Traffic Counts** - Situated on the corner of Twentynine Palms Highway & Balsa Avenue, the property features strong visibility to $\pm 30,000$ vehicles per day.
- **Co-tenants include** - Stater Bros, Dollar Tree, Harbor Freight, Tractor Supply, Wingstop, 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 D



CO-TENANTS



LOCATION MAP



DEMOGRAPHICS

	3 mi	5 mi	15 mi
POPULATION			
2025 Total Population	19,431	30,284	94,210
2025 Median Age	40.7	41.6	40.2
2025 Total Households	7,656	12,249	36,091
2025 Average Household Size			
INCOME			
2025 Average Household Income	\$88,334	\$87,666	\$79,374
2025 Median Household Income	\$69,375	\$70,668	\$63,521
2025 Per Capita Income	\$34,889	\$35,567	\$30,502
BUSINESS SUMMARY			
2025 Total Businesses	374	598	1,380
2025 Total Employees	2,240	3,486	7,931