



# ±1,864 SF HARD CORNER SPACE FOR LEASE

58132 Twentynine Palms Hwy, Yucca Valley, CA 92284



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

CalDRE #01146312

## Confidentiality & Disclaimer

### EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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.

Progressive Real Estate Partners does not serve as a financial or business advisor to any party regarding any proposed transaction.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

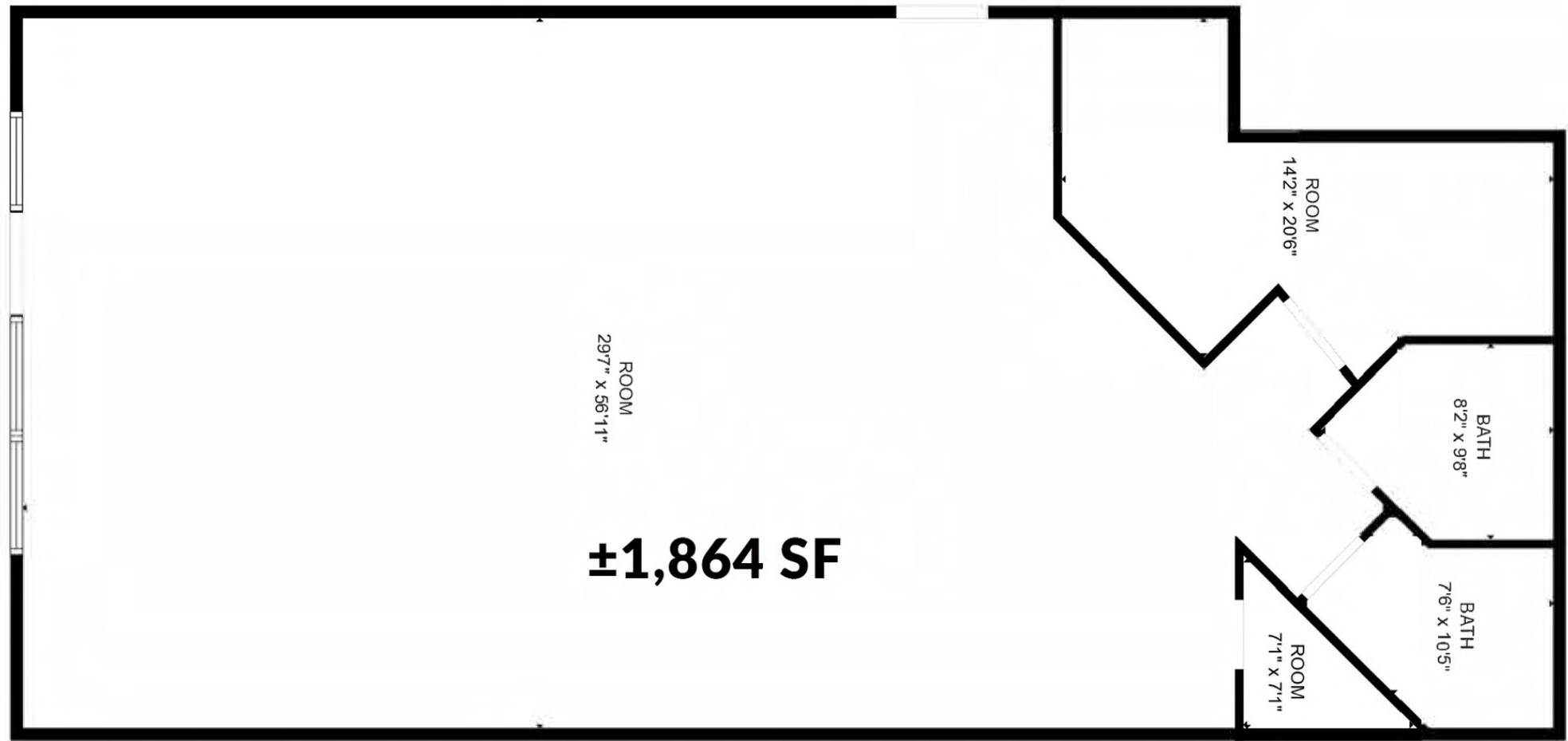
# PROPERTY OVERVIEW



## 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
<b>POPULATION</b>			
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			
<b>INCOME</b>			
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
<b>BUSINESS SUMMARY</b>			
2025 Total Businesses	374	598	1,380
2025 Total Employees	2,240	3,486	7,931