

FOR SALE OR LEASE

2.32 ACRES (2 PARCELS) IDEAL FOR RETAIL, HOTEL

SWQ 29 PALMS HWY & Balsa Ave, Yucca Valley, CA

WALGREENS AND BIG 5 SPORTING GOODS ANCHORED



PROJECT HIGHLIGHTS

SWQ 29 PALMS HWY & BALSA AVE

YUCCA VALLEY, CA



±2.32 Acres Available in
2 parcels
APN's:
0601-416-03 (.86+/- acre)
0601-416-04 (1.46+/- acre)



Centrally located to
service Yucca Valley, 29
Palms, Joshua Tree and
Morongo Valley



Visible and accessible
to 32,000 cars per day
(CalTrans 2022)



Access and curbscuts
from both 29 Palms Hwy
and Balsa Ave



Zoned CMU –
Commercial/Mixed Use
(Town Center Special
Policy Area)



Signalized intersection at
Balsa and
29 Palms Hwy



Shared access with
Walgreens and
Big 5 parcels



Improved with Curbs,
Gutters Sidewalks utilities
nearby



VICINITY MAP

SWQ 29 PALMS HWY & Balsa Ave
Yucca Valley, CA

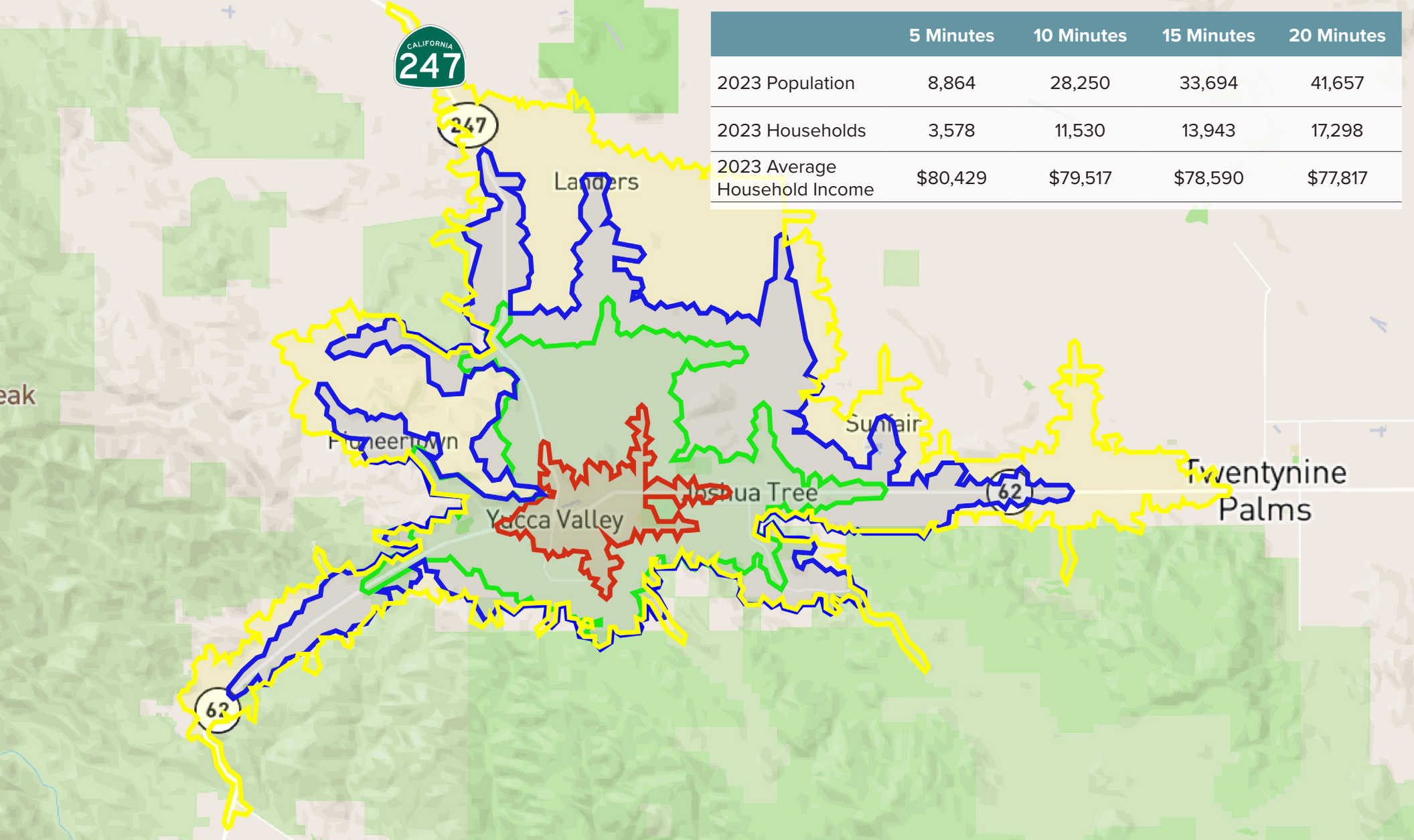


HOTEL COMPETITION MAP

SWQ 29 PALMS HWY & BALSA AVE

YUCCA VALLEY, CA





	5 Minutes	10 Minutes	15 Minutes	20 Minutes
2023 Population	8,864	28,250	33,694	41,657
2023 Households	3,578	11,530	13,943	17,298
2023 Average Household Income	\$80,429	\$79,517	\$78,590	\$77,817



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