



Mike N. Dave
Coldwell Banker New Century
mikeforhome@gmail.com
Cell: 626-614-4987
State Lic: 01907696

Cross Property 360 Property View

55446 Twentynine Palms, Yucca Valley, CA 92284

Listing

55446 Twentynine Palms, Yucca Valley 92284

DC531 - Central East

STATUS: **Active**

LIST CONTRACT DATE: **06/13/25**

LISTING ID: **AR25134232**

LIST PRICE: **\$1,300,000**

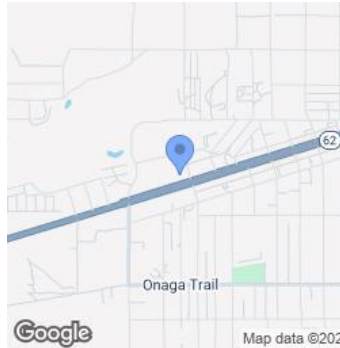
PROP TYPE: **Commercial Sale**

PROP SUB TYPE: **Hotel/Motel**

PARCEL #: **0586101120000**

SELLER WILL CONSIDER

CONCESSIONS IN OFFER: **No**



SQFT(SRC): **9,902**
SQFT LOT: **35,000 (A)**
ACRES: **0.804**
BUSINESS NAME:
BUSINESS TYPE: **Hospitality, Hotel/Motel**
YEAR ESTABLISHED:
YEAR BUILT: **1947 (PUB)**
SLC: **Standard**
LEVELS: **1**
CURRENT USE: **Commercial, Investment**
ACTUAL RENT:
RENT MIN - MAX \$/SF/YR:
NUMBER OF UNITS: **91**
ENTRY LEVEL: **1**
BUILDING STATUS: **Existing**
OCCUPANCY: **Occupied**
BUILDING \$/PER SQFT: **\$131.29**
LAND \$/PER SQFT:
DAYS ACTIVE IN MLS: **7**
COUNTY: **San Bernardino**
PARCEL MASTER:
INVEST?: **Yes** A/C?:**Yes**
FENCE?: **Yes** HEAT?:

Rece06/15/2025 : **NEW**

DESCRIPTION

Prime investment opportunity in the heart of Yucca Valley! The Sands Motel is a 12-unit, single-story hospitality property located on 29 Palms Highway, just 15 minutes to the west entrance of Joshua Tree National Park and approximately 30 minutes from Palm Springs. This high-visibility location benefits from strong daily traffic and consistent year-round tourism demand. Each unit features air conditioning, cable TV (including HBO), free Wi-Fi, microwave, and refrigerator—ideal for short-term guests and extended stays. The property offers direct parking in front of each room, a central courtyard, and a 24-hour front desk. The motel is well-positioned for continued hospitality use, boutique rebranding, or conversion to short-term rentals (STRs), subject to city approval. With over three million annual visitors to Joshua Tree and increasing demand for affordable accommodations in the High Desert and Coachella Valley, the Sands Motel offers immediate upside for owner-users or investors. Nearby attractions include Joshua Tree National Park, downtown Yucca Valley, Pioneer town, and the greater Palm Springs area. Note: Please do not disturb guests or staff. Shown by appointment only.

BUSINESS URL:

Sands Motel

<https://sands-motel-92284.allhotelscalifornia.com/>

BUILDING DETAILS

FEATURES: **Living Quarters**

HEATING:

LAUNDRY: **Inside**

CLEARANCE:

INDUSTRIAL TYPE:

PROBATE AUTHORITY:

OFFICE CLASS:

ROOFING: **Flat**

SECURITY:

CONSTRUCTION: **Concrete, Drywall Walls,**

Frame, Stucco

LOT: **11-15 Units/Acre, Lot 20000-39999 Sqft**

ELECTRICITY:

AMPERAGE:

VOLTS:

UTILITIES:

WATER: **Public**

BUSINESS DETAILS

OWNERSHIP:

DAYS / HOURS OPEN:

FULLTIME EMPLOYEES:

LEASE EXPIRES:

EQUIPMENT VALUE:

SPECIAL LICENSES:

PART TIME EMPLOYEES

ACTUAL RENT:

INVENTORY VALUE:

YEARS CURRENT OWNER:

HOURS OWNER WORKS:

LEASABLE SQFT:

MONTHLY NNN:

PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:

HIGH TECH FLEX SQFT:

RETAIL SQFT:

TOTAL SQFT:

INDUSTRIAL SQFT:

INDUSTRIAL MIN/MAX:

DIVISIBLE SQFT:

LAND \$/PER ACRE:

OFFICE SQFT:

OFFICE MIN/MAX:

RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:

UNCOVERED:

CARPOT:

PARKING RATIO:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION:

LAND

COMMON INTEREST: **None**

LAND USE: **Other**

LOT SIZE DIM: **35,000 SF**

TOPOGRAPHY:

PARCEL #: **0586101120000**

ADDITIONAL PARCEL(s): **No**

BUILDER NAME:

ZONING:

SURVEY TYPE:

PARK NAME:

PHASE:

WATERFRONT:

TERMS

LEASE RENEWAL OPTION?:
LISTING TERMS: **Cash to New Loan, Conventional**
CLOSE DATE:
INCLUSIONS:
EXCLUSIONS:

ASSIGNABLE:
FINANCING:

MIN. DOWN AMOUNT:
OWNERSHIP TYPE:

OWNER / TENANT

OWNERS NAME:
OWNER PHONE:
OWNER PAYS:
TENANT PAYS:

of UNITS LEASED:
ANCHORS/Co-TENANTS:

MOVE-IN:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:

PROFESSIONAL MANAGER:
RESIDENT MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED INCOME:
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS:
TOTAL EXPENSE:
NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING TYPE: **ProForma**
OPERATING EXPENSES:

GROSS OPERATING INCOME:
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:
CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL \$: **\$7,879**

TAX YEAR: **2024**

UNITS

TYPE	#UNITS	BEDS	BATHS	SQFT	RENT	DESCRIPTION
1	1	1	1	263		Non-smoking
2	2	2	1	263		Non-smoking
3	3	2	1	263		Non-smoking
4	4	1	1	263		Non-smoking
5	5	1	1	263		Non-smoking
6	6	1	1	263		Smoking allowed
7	7	1	1	263		Smoking allowed
8	8	1	1	263		Smoking allowed
9	9	1	1	263		Smoking allowed
10	10	1	1	263		Smoking allowed
11	11	1	1	263		Smoking allowed
12	12	1	1	263		Smoking allowed
13	13	2	2	1,500		Manager's Quarter

AGENT

LISTING AGENT: **Mayank Mike Dave**
CO-LISTING AGENT:

LISTING AGENT STATE LICENSE: **01907696**
CO-LISTING AGENT STATE LICENSE:

LISTING AGENT MLS ID: **AR40958**
CO-LISTING AGENT MLS ID:

CONTACT

1.LA CELL: **626-614-4987**
2.LA DIRECT:
3.LA PAGER:
4.LA FAX:
5.LA VOICEMAIL:
6.LA EMAIL: **mikeforhome@gmail.com**

OFFICE

LISTING OFFICE: **Coldwell Banker New Century**
LISTING OFFICE PHONE: **626-285-8899**
CO-LISTING OFFICE:
CO-LISTING OFFICE PHONE:

LISTING OFFICE STATE LICENSE: **02236204**
LISTING OFFICE FAX: **626-291-5808**
CO-LISTING OFFICE STATE LICENSE:
CO-LISTING OFFICE FAX:

LISTING OFFICE MLS ID: **3568**
CO-LISTING OFFICE MLS ID:

MLS

BAC:
LISTING CONTRACT DATE: **06/13/25**
START SHOWING DATE:
ON MARKET DATE: **06/15/25**
BAC REMARKS:
PRIVATE REMARKS: **Buyer to verify all information including square footage, lot size, zoning, permits, and financials. Property is currently operating as a motel with 12 rooms and a 24-hour front desk. Please do not approach or disturb guests or on-site staff. Shown strictly by appointment with selling and/or listing agent. Financials available upon request with signed Non-Disclosure Agreement (NDA). Possible value-add opportunity—STR conversion or boutique repositioning potential (buyer to verify with City of Yucca Valley).**

DUAL/VARI COMP?: **Yes**
EXPIRATION DATE: **12/10/25**
CURRENT FINANCING: **Conventional**

INTERNET SEND: **LISTING?/PRICE?Yes/**
MOD TIMESTAMP: **06/22/25**
LIST AGRMT: **Exclusive Right To Sell**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

SHOWING INFORMATION

SHOW INSTRUCTIONS: **Please do not disturb guests or staff at the Motel. Shown by appointment only. Contact by text message to the listing agent Mayank Dave at (626) 614-4987.**
DIRECTIONS: **From Palm Springs (West): Take I-10 East toward Highway 62 / 29 Palms. Exit onto CA-62 East (Twentynine Palms Hwy) toward Yucca Valley. Continue approximately 27 miles northeast. The motel is on the right-hand side, near downtown Yucca Valley. F**

PHOTOS

Click arrow to display photos



Agent Full - Commercial Sale LISTING ID: AR25134232 Printed by Mayank Mike Dave, State Lic: 01907696 on 06/22/2025 8:35:04 PM

Search Criteria
 Listing Id is AR25134232
 Property Type is 'Commercial Sale'
 Selected 1 of 1 result.