

# FOR SALE

56193 Twentynine Palms Highway, Yucca Valley, CA 92284

List Price: ~~\$2,995,000~~ \$2,000,000

**WILSON MEADE**  
COMMERCIAL REAL ESTATE



FULLY  
REMODELED  
AND READY  
FOR BUSINESS

Existing Building is Comprised of 7,200 SF

Approximate 4,200 SF Restaurant with Large Patio | Approximate 3,000 SF Event Venue with Large Patio

**SALE INCLUDES: FF & E'S | LAND | SOUND EQUIPMENT**

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# PROPERTY OVERVIEW

56193 Twentynine Palms Hwy  
Yucca Valley, California 92284

## Address

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Yucca Valley, CA 92284

## APN'S

0587-292-10-0000, 0587-292-11-0000, 0587-292-03-0000

## Stories

One (1)

## Number of Buildings

One (1)

## Year Built

1960

## Building Size

7,200 SF (Tenant to Verify)

## Zoning

OTHC - Old Town Highway Commercial

*\*Purpose; to improve the economic vitality and livability of the Old Town area by establishing a comprehensive strategy to attract and expand economic activity and commerce*

## Subtype

Restaurant/Event Venue

## Parking

Includes Five (5) ADA near entrance

## Ingress/Egress

Twentynine Palms Hwy

## Class

C

*\*FF&E's and Sound Stage Equipment included with sale*



# PROPERTY OVERVIEW

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- Excellent Accessibility, Exposure and Visibility
- Stand-Alone Second-Generation Restaurant
- High Traffic Corridor
- 0.79-Acre / 34,412 SF Lot
- Ample Parking
- Historic building in the heart of Yucca Valley
- Fully remodeled, operational restaurant with two (2) bars and venue area
- Surrounded by major retailers and rooftops
- Perfect for Events: Weddings, Corporate Meetings, Quinceaneras, and Conferences

## KITCHEN AMENITIES

### KITCHEN

- (1) Walk-in Fridge/Freezer
- (2) Cold Deli Stations 3-door
- (2) Deep Friers
- (1) Wall Grille (Salamander)
- (1) FlatTop Grill
- (2) 6-Burner Grills (1 with Oven)
- (2) Convection Ovens

### FOH SERVERS STATION

- (1) Coffee Maker
- (1) Iced Tea Maker

### FRONT BAR

- (1) Underbar Refrigerator 2-Door
- (2) Bar Stations with Cold Plates and Soda Guns
- (6) Tap Keg Dispensers

### BACK BAR

- (2) Bar Stations
- (3) Underbar Refrigerator 2-Door

### BOH COLD STORAGE

- (1) Sliding Door Refrigerator
- (1) 6' Chest Freezer

### BOH Bar Cold Stock

- (1) Sliding Door Refrigerator (Meats)

### ICE MAKER

Hoshizaki Large Cube (489 lbs/24 hr)

### DISHWARE/CUTLERY/SERVICE WARE

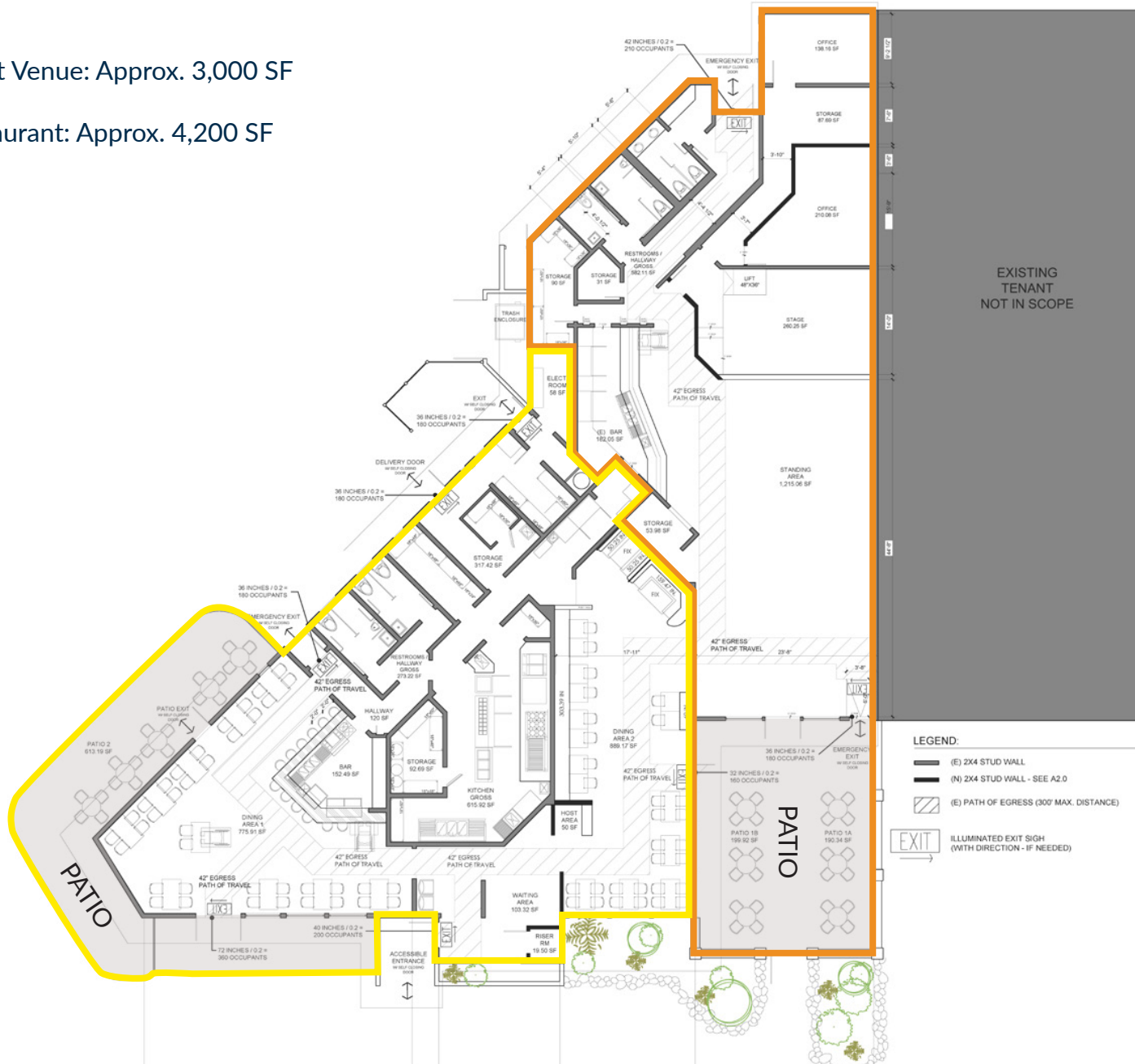
100 Guests



# EXISTING FLOOR PLAN

56193 Twentynine Palms Hwy  
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- Event Venue: Approx. 3,000 SF
- Restaurant: Approx. 4,200 SF



# PARKING LOT SITE PLAN

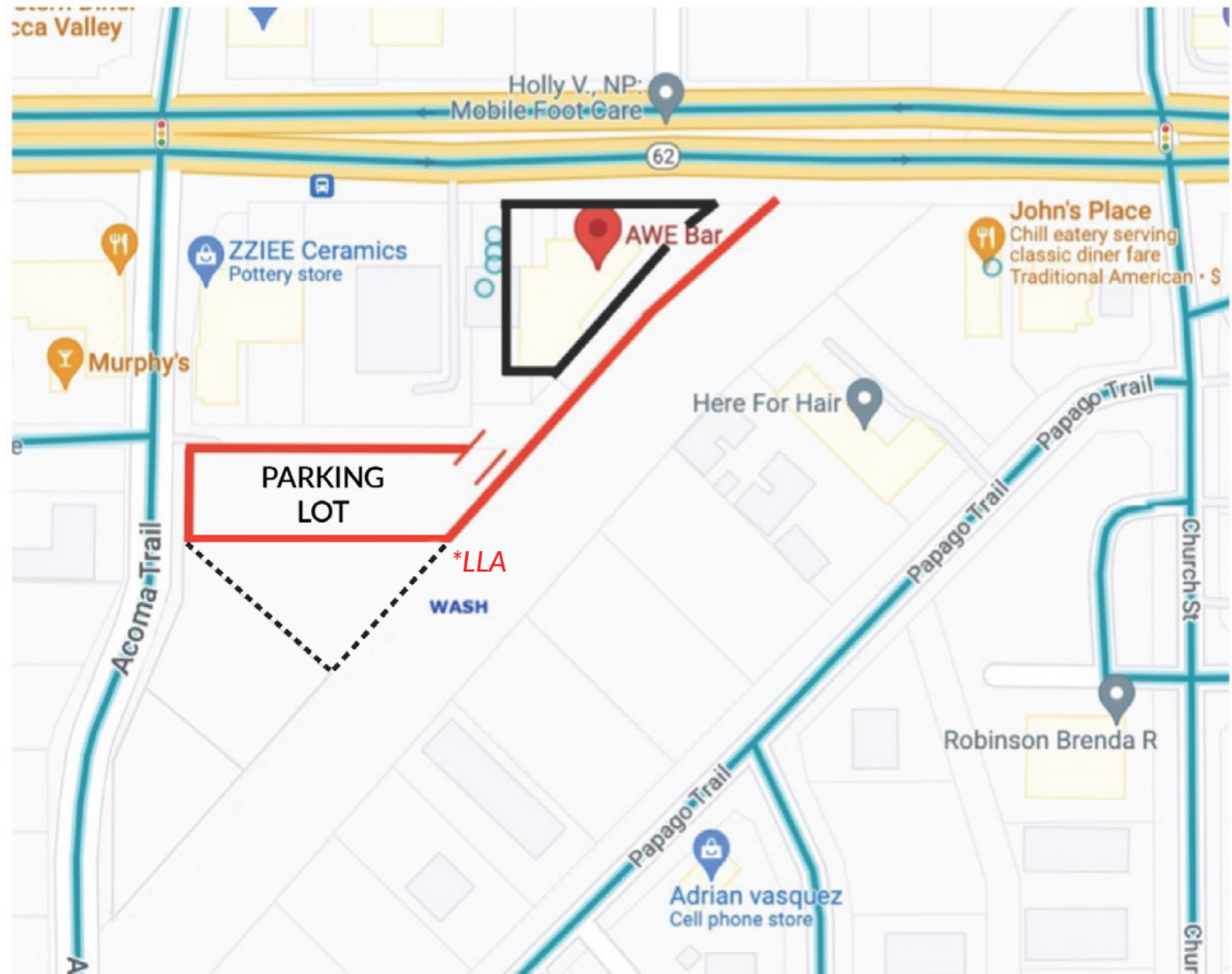
56193 Twentynine Palms Hwy  
Yucca Valley, California 92284

## PARKING

Front:  
(5) ADA, Near Entrances

Back:  
0.79-Acre / 34,412 SF  
Private Lot

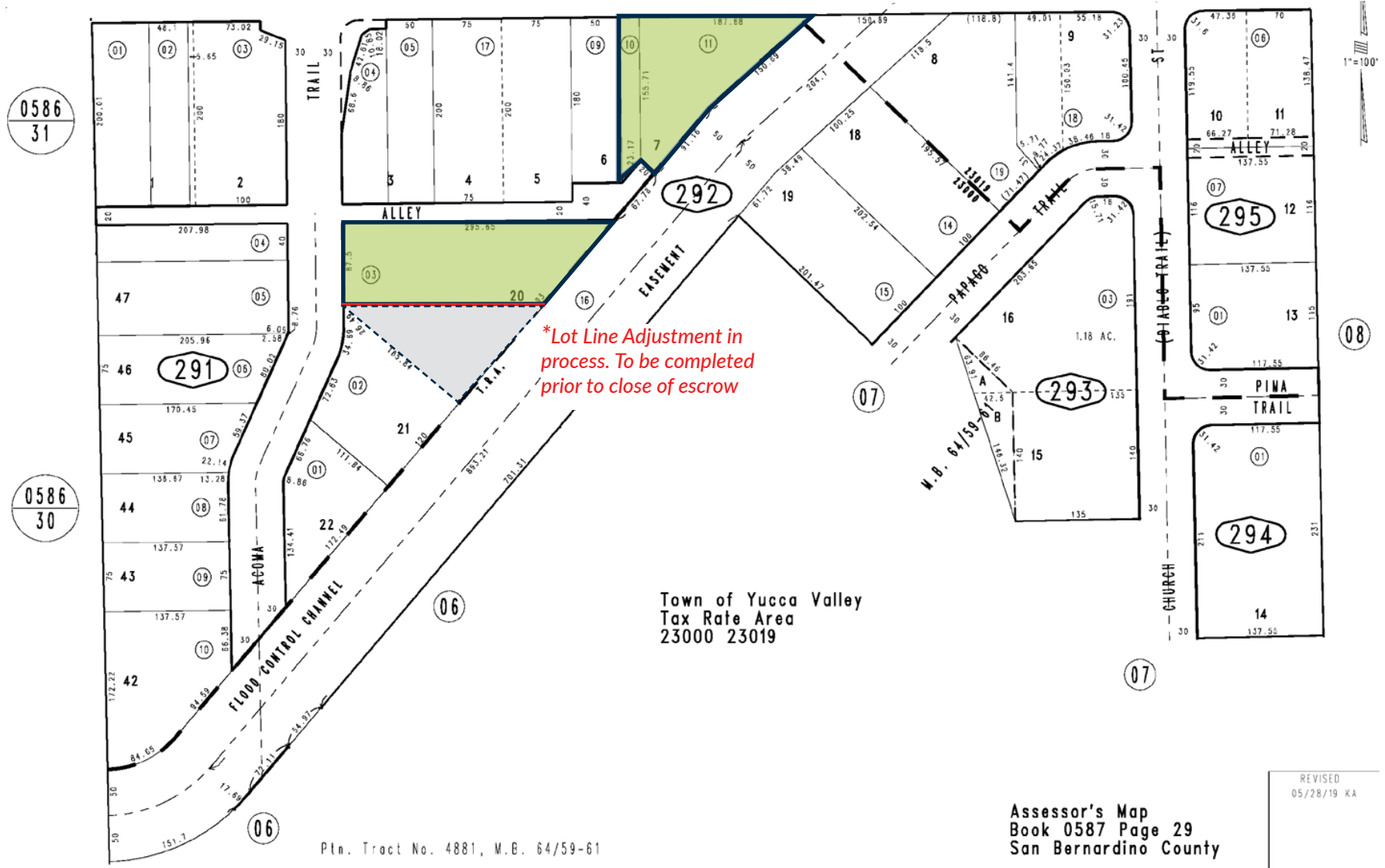
*\*Lot Line Adjustment (LLA)  
in process. To be completed  
prior to close of escrow*



# PLAT MAP

56193 Twentynine Palms Hwy  
Yucca Valley, California 92284

APN'S 0587-292-10-0000, 0587-292-11-0000,  
0587-292-03-0000



Town of Yucca Valley  
Tax Rate Area  
23000 23019

Pln. Tract No. 4881, M.B. 64/59-61

Assessor's Map  
Book 0587 Page 29  
San Bernardino County

REVISED  
05/28/19 KA

# AERIAL MAP | DEMOGRAPHICS

56193 Twentynine Palms Hwy  
Yucca Valley, California 92284



| 2024                             | 1-Mile                             | 3-Mile   | 5-Mile   |
|----------------------------------|------------------------------------|----------|----------|
| Population                       | 5,582                              | 19,354   | 25,181   |
| Households                       | 2,503                              | 8,014    | 10,260   |
| Median Household Income          | \$44,155                           | \$62,228 | \$61,896 |
| 2022 Average Daily Traffic (ADT) | Twentynine Palms Hwy   29,128 Cars |          |          |

# PROPERTY PHOTOS | EXTERIOR

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# PROPERTY PHOTOS | INTERIOR

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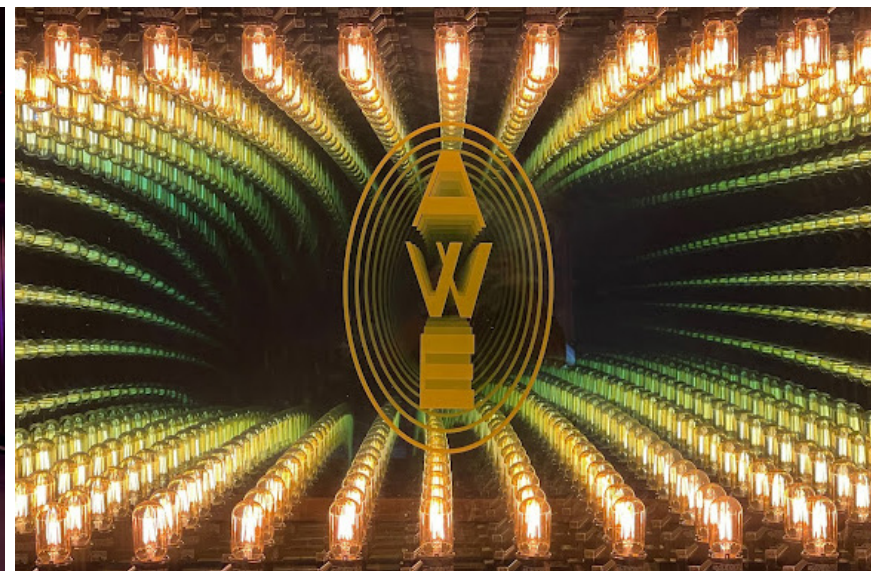


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# AWE BAR

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The heart of the room is a PA system from California-based Meyer Sound, a company with a history of delivering a live music audiophile experience, speakers with exceptional clarity, frequency response, and dynamic range. Meyer Sound can be found in many of the world's top music spaces, including Royal Albert Hall in London and Walt Disney Concert Hall in Los Angeles.

The main full-range PA speakers are four of Meyer's Ultra X40, a loudspeaker which has earned numerous industry awards since its launch in 2019. Together with two of Meyer's 1100-LFC dual-18" subwoofers, AWE's sound system is capable of producing a frequency spectrum that covers the full range of human hearing, from 20Hz to 19.5kHz, loud and clear, distortion-free, and with even loudness and crystal-clear audibility everywhere in the audience. The loudspeakers can also be configured for quadraphonic sound to accommodate experimental music or surround sound media/playback.

*FF&E's and Sound Stage Equipment included with sale.*



## PA

- PA: Meyer Sound -4x Meyer Ultra X-40 Full Range PA speakers, 2x Meyer 1100-LFC Subwoofers
- Mixing Console: Midas M32 Live, with 2x Midas DL 153 Stage Boxes
- Monitors: OSC K10.2 (2), K12.2 (2), JBL 18" SRX-Series Subs (2), M-Sub for Drummer, JBL EON616 (2), EV EKX-1 SP (2)

## BACKLINE

- Guitar Amplifiers: 1968 Fender Deluxe Reverb Reissue
- Bass Amplifiers: Am Peg SVT-4 Pro Head, Am Peg 6x10 Cab
- DJ Equipment: Pioneer CDJ2000 NXS2 (3), Pioneer DJM900NXS2 (1), Technics 1200 Mk8 (2)
- Drum Kit: Gretsch Catalina Maple 5-Piece Kit
- Microphones: Shure SM58, SM57, SM81, Beta91A, Heil Sound PR35, AKG D112, Sennheiser E604, E906, Shure
- SLXD24D/SM58 Wireless
- Direct Boxes: Radial Passive/Active/Stereo/AV -J48, DI, D2, AV2

## LIGHTING

- 10 ft truss of stage lighting, (6) lekos, (3) stage washes, all LED
- 24" Disco Ball with 1 rpm motor- 2 multi-color spots



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The live music room at AWE is acoustically ideal, due to architectural features that give it similar sonic qualities to some of the world's greatest classical concert halls and music studios.

The warm wood framing of the room looks like the inside of an acoustic guitar, and the curves of its wave-shaped ceiling reflects sound energy and gradually changing angles, breaking up the floor-to-ceiling reflection that give square rooms a boxy tone. The cork-backed acoustically damped flooring helps absorb these "standing waves" as well.

The vertical wood strips along the walls, with offset thickness and depth, also create diffusion such as is found in high-end recording studios, removing the flutter and echo of high frequencies between the parallel walls.

This results in a live, open and natural sound response, warm sonic character, fullness and clarity wherever one stands in the audience.

## THE STAGE

The newly built 20' wide x 14' deep performance stage at AWE was designed to enclose and focus the energy of the very powerful Meyer subwoofers, as well as to dampen vibration from stage floor to microphones, and is solid as concrete.

Featuring wood siding from the original Hollywood Bowl amphitheater benches, the stage's structure has joists spaced 2x as close as a traditional subfloor, with two layers of 3/4" plywood and acoustic glue, caulk, and sealant between all materials, damping pads, and a felt underlayment under the floating cork-backed floor for extra vibration isolation.

To prevent the stage cavity from resonance, we filled the entire structure with R30 rock-wool insulation.



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.

Yucca Valley contains many national retailers located alongside thriving small businesses.

Yucca Valley has a large growing, year round population and retail synergy!



## QUICK FAQ'S

- 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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