

FOR LEASE | Two ±1,440 SF Suites

58100 Twentynine Palms Highway, Yucca Valley, CA 92284

Rate: \$1.60/SF +NNN

WILSON MEADE
COMMERCIAL REAL ESTATE

Available Suites
102 and 103



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PROPERTY OVERVIEW

58100 Twentynine Palms Hwy
Yucca Valley, California 92284

Address	58100 Twentynine Palms Hwy Yucca Valley, CA 92284
County	San Bernardino
Size	23,130 SF
Available Suites	Suite 102: 1,440 SF Suite 103: 1,440 SF
Built	2008
Zoning	C-G <i>The C-G (General Commercial) zone is intended to provide attractive areas for the establishment of a variety of retail commercial uses, offices and support services in Farmersville. Typical uses permitted in this zone include retail stores, restaurants, offices and similar uses.</i>
APN's	0601-012-30-0000 0601-402-19-0000

- Located on the NW Corner of Balsa Ave and Twentynine Palms Highway in the town of Yucca Valley.
- Beautifully designed, inviting and easily accessible with three points of access.
- Prime location, ready to serve the Yucca Valley area.

Anchored by many tenants such as:

- Dollar Tree
- Vape N Smoke
- Tost Pizza
- Golden Star Chinese Fast Food
- Blue Ocean Massage
- Hollywood Hair & Nails
- Subway
- Stater Bros

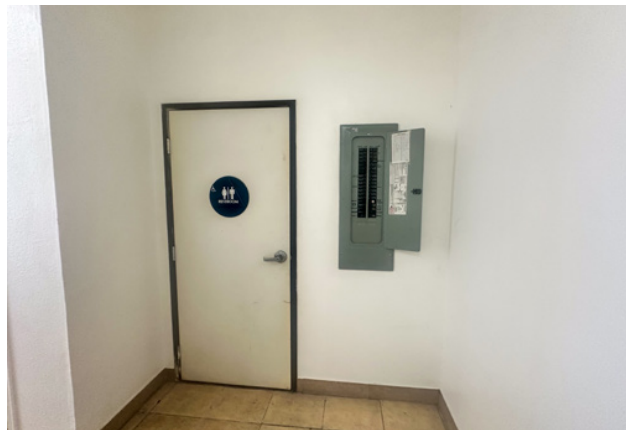


Suite 102

- Open space
- 2 Rooms with plumbing
- 1 Private Restroom
- 1 Back door
- 1 Hot water heater
- Electrical Outlets around all the walls
- Prior Tenant was a donut shop

RSF	1,440 SF
Available	10/1/2024
Parking	Shopping Center
Rate	\$1.60/SF \$1.60 Triple Net (NNN) for the First year, second year 3% annual increase, 3rd year base rent shall be \$1.95 (NNN)
Lease Type	NNN
Lease Term	5+ years

*Can be combined with Suite 103 to make 2,880 SF

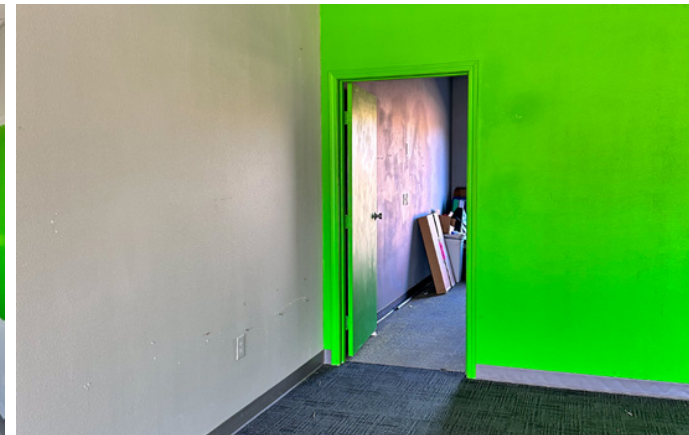


Suite 103

- Open Space
- 1 Back area for employees / storage with small office
- 1 Private restroom
- 1 Back door
- Electrical outlets around the walls and floor
- Prior Tenant was a wireless company
- Pylon sign on shopping center monuments

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SITE PLAN

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Yucca Valley, California 92284



LEASE TERMS

- \$1.60 Triple Net (NNN)
\$1.60 Triple Net (NNN) for the First year, second year 3% annual increase, 3rd year base rent shall be \$1.95 (NNN)
- 5 Year Initial Term
- 3% Annual Increases
- 1st Month Rent and Security Deposit (which will be based on Tenants financials strength)

Tenant/ Applicant to Provide:

- A minimum of 2 years personal and 2 years business tax returns
- We will run a credit report
- Depending on the Tenant's financial strength, a list of assets of the Guarantor may also be required
- All to be submitted with the Letter of Intent (LOI)

NNN's Include:

- Trash
- Water
- Common Area Maintenance (CAM's)
- Property Taxes
- Building Insurance

Tenant Pays For:

- Gas
- Electric
- Internet
- Phone
- Etc...

Additional Leasing Terms:

- Owner/Lessor will provide Tenant/Lessee in good working condition
 - 1 HVAC
 - Electrical
 - Plumbing
- Tenant/Lessee will be responsible for maintaining or replacing the HVAC, Electrical, and Plumbing during the term of the lease (and lease extensions if applicable).
- Tenant/Lessee shall be able to place a sign, at Tenants/Lessee's expense above their suite.
- Parking is open, unassigned, common area parking.
- Tenant will need to carry their own business insurance.
- Suite 103 has a pylon sign
- Suite 102 does not have a pylon sign

AERIAL MAP | DEMOGRAPHICS

58100 Twentynine Palms Hwy
Yucca Valley, California 92284



2024	1-Mile	3-Mile	5-Mile
Population	3,248	20,294	31,792
Households	1,258	8,109	13,047
Median Household Income	\$71,060	\$63,217	\$60,327
Average Daily Traffic (ADT)	Twentynine Palms Hwy: 20,703 ADT		

AREA OVERVIEW

58100 Twentynine Palms Hwy
Yucca Valley, California 92284

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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