

FOR SALE | 56546 TWENTYNINE PALMS HWY
YUCCA VALLEY, CALIFORNIA 92284

LIST PRICE
\$760,000



STEVE SANCHEZ
Executive Vice President
Marine Corps Veteran
DRE# 01955425
ssanchez@wilson-meade.com
760-485-1033

KATE RUST
Executive Vice President
DRE# 01267678
kate@wilson-meade.com
760-409-1532

WM WILSON MEADE
COMMERCIAL REAL ESTATE

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270
wilson-meade.com | DRE#02051182

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

Price	\$760,000
Price/SF	\$126.67/SF
APN	0595-081-21-0000
Building Type	General Retail
Secondary	Freestanding
Building Size	*6,000 SF Per Owner / 4,084 SF Per Title
Lot Size	0.60 Acres / 26,200 SF
Year Built/Renovated	1960's/2005
Tenancy	Single
Zoning	General Commercial (C-G)

- Stand-alone building with large attached warehouse
- Ample customer parking
- Signage on building and pylon signage along 29 Palms Hwy
- Great highway visibility and access
- Located in a developed retail area
- Large warehouse in back
- Large lot with room for expansion and additional parking
- 2 Loading Docks
- Gated yard
- Connected to city sewer
- Ideal for an owner-user or as an investment property
- Existing carpet/flooring business is available
(call for more details)

**To be verified by Buyer in their due-diligence.*



PROPERTY PHOTOS



Steve Sanchez
760-485-1033
ssanchez@wilson-meade.com

Kate Rust
760-409-1532
kate@wilson-meade.com

WILSON MEADE COMMERCIAL REAL ESTATE | 2024

*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

PROPERTY PHOTOS



Steve Sanchez
760-485-1033
ssanchez@wilson-meade.com

Kate Rust
760-409-1532
kate@wilson-meade.com

WILSON MEADE COMMERCIAL REAL ESTATE | 2024

*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

AERIAL MAP | DEMOGRAPHICS



2024	1-Mile	3-Mile	5-Mile
Population	5,884	20,868	26,291
Households	2,592	8,562	10,718
Median Household Income	\$50,194	\$62,875	\$61,757
Average Daily Traffic (ADT)	Twentynine Palms Hwy: 29,319ADT		

Steve Sanchez
760-485-1033
ssanchez@wilson-meade.com

Kate Rust
760-409-1532
kate@wilson-meade.com

WILSON MEADE COMMERCIAL REAL ESTATE | 2024

*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

MARKET OVERVIEW

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.

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 FAQs

- Yucca Valley voted TOP 10 in America
- 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

POTENTIAL USES

- Furniture Store
- Appliance Store
- Executive Suites
- Clothing Store
- Yoga / Meditation Sound Bath

- Dance Studio
- Coffee Shop
- Entertainment Venue
- Bar
- Art Studio

- Social Club
- Indoor Farmers Market
- Gym
- Natural Arts Studio



Steve Sanchez
760-485-1033
ssanchez@wilson-meade.com

Kate Rust
760-409-1532
kate@wilson-meade.com

WILSON MEADE COMMERCIAL REAL ESTATE | 2024

*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

ZONING INFORMATION

9.09.020: PERMITTED USES AND PERMIT REQUIREMENTS:

Table 2-15 of this section identifies the uses of land allowed by this Development Code in each commercial zoning district established by chapter 9.05, "Zoning Districts And Zoning Map", of this article 2.

All uses listed in the following table are subject to the applicable standards of this Development Code and the permit requirements referenced in the "Notes And Other Regulations" column and in subsection 9.06.030B, "Permit Requirements", of this article 2.

Pursuant to subsection 9.06.030A3, "Similar And Compatible Use May Be Allowed", of this article 2, the Director may determine that a proposed use is permitted, providing that the Director makes the required findings that the proposed use is similar, compatible and consistent with the uses described in the table, the purposes, and the General Plan.

The following land uses shall be permitted, pursuant to the conditions stipulated:

- A. Accessory uses including parking lots and structures, accessory signs, and exterior storage which is fully fenced and screened with a solid fence and where no storage is visible above the fence. Accessory uses and structures shall comply with all requirements of this Code.
- B. Commercial land uses proposed to operate from existing structures shall be permitted by right in the following cases:
 1. The structure has historically been utilized in a fashion similar to the proposed use.
 2. There are no structural off street, on site improvements or lack thereof which pose an immediate threat to the health, safety or general welfare of the Town.
 3. There are no additions or alterations to the square footage of the existing structure. (Ord. 253, 12-16-2014)

TABLE 2-15

PERMITTED LAND USES AND PERMIT REQUIREMENTS FOR COMMERCIAL ZONING DISTRICTS

Zoning districts:						
C-C: Community commercial	C-O: Office commercial	C-N: Neighborhood commercial				
C-G: General commercial	C-MU: Mixed use commercial					
Permit required:						
CUP: Conditional use permit	PD: Planned development review	SUP: Special use permit				
HOP: Home occupation permit	S: Specific plan	TSEP: Temporary special event permit				
NP: Not allowed	SPL: Special license permit	TUP: Temporary use permit				
P: Permitted	SPR: Site plan and design review					
Type Of Use	Permit Required By Zoning District					Notes And Other Regulations
	C-C	C-G	C-O	C-MU	C-N	
Type Of Use	C-C	C-G	C-O	C-MU	C-N	Notes And Other Regulations
Residential:						
Mixed use development	NP	S	NP	SPR	NP	
Single-family dwelling unit	NP	NP	NP	NP	NP	
Single room occupancy housing	NP	CUP	NP	CUP	CUP	
Care uses:						

ZONING INFORMATION

Child daycare center	NP	CUP	NP	CUP	CUP	See section 9.14.020, "Child Daycare Centers", of this article 2
Childcare (small family)	NP	CUP	NP	SPR	CUP	Single-family residences located in the commercial land use districts are subject to the standards specified in section 9.08.040 of this article 2
Childcare (large family)	NP	CUP	NP	CUP	CUP	
Home occupation	HOP	HOP	HOP	HOP	HOP	Permitted for single-family residences located in the commercial land use districts pursuant to chapter 9.50, "Home Occupation Permits", of this title
Homeless shelter	NP	NP	NP	NP	NP	Including transitional and supportive uses
Social care, congregate care, convalescent care facilities	NP	CUP	NP	CUP	CUP	Including, but not limited to, elderly care and sober living facilities
Agriculture, animal related, and open space uses:						
Animal care facility (with exterior kennel, pens and runs)	CUP	CUP	NP	NP	CUP	Including, but not limited to, animal hospitals, veterinarian, pet stores, and grooming
Animal care facility (without exterior kennel, pens and runs)	SPR	SPR	SPR	SPR	SPR	
Community gardens	SPR	SPR	SPR	SPR	SPR	
Equestrian facility	CUP	CUP	NP	NP	CUP	
Feed and tack	CUP	CUP	NP	NP	CUP	
Horticulture/agriculture	SPR	SPR	NP	NP	SPR	Including, but not limited to, crop production, orchards, and vineyards
Kennels (over 15 animals)	NP	NP	NP	NP	SUP	
Livestock operations	NP	NP	NP	NP	NP	
Natural resources development	NP	NP	NP	NP	NP	
Nature preserve	SPR	SPR	SPR	SPR	SPR	
Nursery/garden supply (with outdoor display)	SPR	SPR	SPR	CUP	CUP	
Nursery/garden supply (without outdoor display)	SPR	SPR	SPR	SPR	SPR	
Retail commercial uses:						

ZONING INFORMATION

Adult oriented business	NP	CUP	NP	NP	NP	See chapter 9.52, "Adult Oriented Business", of this title
Antique/secondhand stores	SPR	SPR	NP	SPR	SPR	
Appliance sales and home goods (no repair)	SPR	SPR	SPR	SPR	NP	
Auto and vehicle sales and rentals and parts sales	CUP	CUP	NP	CUP	CUP	
Boat and recreational vehicle sales	CUP	CUP	NP	CUP	CUP	
Building and landscape materials sales (indoor)	SPR	SPR	SPR	CUP	CUP	
Building and landscape materials sales (outdoor)	CUP	CUP	NP	CUP	NP	
Construction and heavy equipment sales and rentals	NP	CUP	NP	NP	NP	
Convenience store	CUP	CUP	CUP	CUP	CUP	
Farmers' market/arts and crafts events	TSEP	TSEP	TSEP	TSEP	TSEP	See chapter 9.38, "Temporary Special Events", of this title
Fuel/propane dealer	NP	NP	NP	NP	NP	See section 9.14.040, "Gas Or Other Fueling Stations", of this article 2
Grocery, supermarket, specialty food store, drugstore	SPR	SPR	SPR	SPR	SPR	
Manufactured home sales	NP	NP	NP	NP	NP	
Pawnshop	SPR	SPR	NP	NP	NP	
Retail store (less than 80,000 square feet)	SPR	SPR	SPR	SPR	SPR	
Retail store (80,000 or greater square feet)	SPR	SPR	CUP	CUP	CUP	
Seasonal holiday sales facilities	TSEP	TSEP	TSEP	TSEP	TSEP	See chapter 9.38, "Temporary Special Events", of this title
Shopping center (neighborhood, community, or regional)	CUP	CUP	CUP	CUP	CUP	
Swap meet, outdoor market, auction yard (permanent)	NP	CUP	NP	NP	NP	See section 9.14.080, "Swap Meets", of this article 2
Warehouse retail	CUP	SPR	CUP	NP	CUP	
Business, financial, and professional:						
ATM	P	P	P	P	P	
Financial institution and related service	SPR	SPR	SPR	SPR	SPR	

ZONING INFORMATION

Laboratory	SPR	SPR	SPR	SPR	SPR	
Office (business, professional, corporate, medical)	SPR	SPR	SPR	SPR	SPR	
Eating and drinking establishments:						
Bakery (retail), coffee shop and similar uses	SPR	SPR	SPR	SPR	SPR	Including, but not limited to, ice cream shops, frozen yogurt shops, and candy/sweet shops
Bakery (wholesale)	SPR	SPR	SPR	CUP	NP	
Bar, lounge, nightclub, tavern, and pool hall	CUP	CUP	CUP	CUP	CUP	
Catering service	SPR	SPR	SPR	SPR	SPR	
Fast food (with drive-through, delivery)	CUP	CUP	CUP	CUP	CUP	See section 9.14.030, "Drive- Up/Drive-Through Establishments", of this article 2
Fast food (without drive-through, delivery)	CUP	SPR	SPR	SPR	CUP	
Full service restaurant	SPR	SPR	SPR	SPR	SPR	
Commercial service uses:						
Ambulance service	SPR	SPR	SPR	NP	NP	
Appliance sales, service, repair, and rental	SPR	SPR	SPR	SPR	SPR	
Automobile gas station	SPR	SPR	SPR	CUP	CUP	See section 9.14.040, "Gas Or Other Fueling Stations", of this article 2
Automobile service/repair (major repair/body work)	NP	CUP	NP	NP	NP	
Automobile service/repair (minor repair and maintenance)	CUP	SPR	CUP	CUP	CUP	
Automobile washing (car wash)	CUP	CUP	CUP	CUP	CUP	
Automobile washing (car wash) (fundraising, temporary)	P	P	P	P	P	
Barber, beauty shop, and other similar personal service uses	SPR	SPR	SPR	SPR	SPR	
Equipment sales, service, repair, and rental	CUP	CUP	CUP	NP	CUP	
Fitness center (less than 2,000 square feet)	SPR	SPR	SPR	SPR	SPR	
Fitness center (more than 2,000 square feet)	CUP	CUP	CUP	NP	CUP	
Fortune telling and related service	SPR	SPR	SPR	CUP	SPR	
Funeral service (excluding crematorium)	NP	SPR	CUP	NP	NP	

ZONING INFORMATION

Funeral service (including crematorium)	NP	CUP	CUP	NP	NP	
Laundry and dry cleaning	SPR	SPR	SPR	SPR	SPR	
Locksmith	SPR	SPR	SPR	SPR	SPR	
Maintenance and repair (major)	NP	CUP	NP	NP	NP	
Maintenance and repair (minor)	SPR	SPR	CUP	CUP	CUP	
Massage establishment	SPL	SPL	SPL	SPL	SPL	See title 5, chapter 5.10, "Massage Services And Establishments", of this code
Printing and duplication services	SPR	SPR	SPR	SPR	SPR	
Studio (dance, music, martial arts, artists)	SPR	SPR	SPR	SPR/ CUP	SPR	Less than 2,000 square feet (SPR for C-MU) More than 2,000 square feet (CUP for C-MU)
Tattoo and piercing	SPR	SPR	SPR	SPR	SPR	
Commercial recreation:						
Amusement arcade or park	NP	CUP	NP	NP	NP	
Campgrounds	NP	NP	NP	NP	NP	
Carnivals/circuses/festivals/fairs	TSEP	TSEP	TSEP	TSEP	TSEP	See chapter 9.38, "Temporary Special Events", of this title
Concerts, open air theaters, outdoor entertainment events	TSEP	TSEP	TSEP	TSEP	TSEP	See chapter 9.38, "Temporary Special Events", of this title
Game arcade, internet cafe, and similar businesses	CUP	CUP	NP	CUP	CUP	
Golf course	SPR	SPR	SPR	SPR	CUP	
Hookah lounge	NP	CUP	NP	NP	CUP	
Parks/recreation facilities	SPR	SPR	SPR	SPR	SPR	
Private clubs and lodges	CUP	SPR	CUP	NP	CUP	
Recreation and entertainment (commercial indoor and outdoor)	CUP	CUP	CUP	CUP	CUP	
Recreational vehicle park	NP	NP	NP	NP	NP	See subsection 9.08.060B, "Recreational Vehicle Parks", of this article 2
Industry, manufacturing and processing, wholesaling:						
Construction/contractor storage yard	NP	CUP	NP	NP	NP	
Hazardous waste operations	NP	NP	NP	NP	NP	See section 9.34.110, "Hazardous Materials", of this title

ZONING INFORMATION

Manufacturing operations	NP	NP	NP	NP	NP	
Motor vehicle storage/impound facility	NP	NP	NP	NP	NP	
Recycling facility (processing facility)	NP	NP	NP	NP	NP	See section 9.14.070, "Recycling Facilities", of this article 2
Recycling facility (small collection facility)	SUP	SUP	SUP	SUP	SUP	
Research and development	SPR	SPR	SPR	CUP	SPR	
Salvage facility	NP	NP	NP	NP	NP	
Storage - ministorage (personal storage)	NP	NP	NP	NP	NP	See section 9.14.060, "Mini-/Self- Storage Facilities", of this article 2
Storage (outdoor vehicles storage)	NP	NP	NP	NP	NP	
Wholesaling and distribution	NP	NP	NP	NP	NP	
Transportation, communications, and infrastructure:						
Communication facility	CUP	CUP	NP	NP	CUP	Including, but not limited to, radio and television stations or towers, satellite receiving stations, but not wireless telecommunication facilities
Parking lot	SPR	SPR	SPR	SPR	SPR	See chapter 9.33, "Parking And Loading Regulations", of this title. Accessory or incidental to the primary use of the same property
Public/government facilities	SPR	SPR	SPR	CUP	CUP	
Public safety uses (permanent)	SPR	SPR	SPR	SPR	SPR	
Solar energy systems (accessory)	P	P	P	P	P	See chapter 9.42, "Accessory Solar Energy Systems", of this title
Solar energy systems (utility grade/primary use)	NP	NP	NP	NP	NP	See chapter 9.46 of this title
Transmission utility lines, pipelines, and control stations	CUP	CUP	CUP	CUP	CUP	
Utilities (major)	CUP	CUP	CUP	CUP	CUP	
Wind energy system (accessory)	SPR	SPR	SPR	SPR	SPR	See chapter 9.43, "Accessory Wind Energy Systems", of this title

ZONING INFORMATION

Wind energy system (utility grade/primary use)	NP	NP	NP	NP	NP	See chapter 9.46 of this title
Wireless telecommunication facilities	CUP	CUP	CUP	CUP	CUP	Pursuant to chapter 9.44 of this title
Other uses:						
Cemeteries, including pet cemeteries	NP	CUP	NP	NP	NP	
Churches, religious assembly, and other public assembly	CUP	CUP	CUP	CUP	CUP	
Conference centers and group camps	CUP	CUP	CUP	NP	NP	
Correctional institution	NP	NP	NP	NP	NP	
Emergency facilities (temporary)	TUP	TUP	TUP	TUP	TUP	See chapter 9.39, "Temporary Uses And Structures", of this title
Hospitals/medical/rehabilitation centers/clinics	CUP	CUP	CUP	CUP	CUP	
Hotels and motels	SPR	SPR	CUP	SPR	CUP	
Marijuana dispensaries, marijuana cultivation, marijuana deliveries, additional prohibited marijuana	NP	NP	NP	NP	NP	Pursuant to chapter 9.53 of this title
Museum, library, art gallery, outdoor exhibit	SPR	SPR	SPR	SPR	SPR	
Schools (private, vocational, charter, and other)	CUP	CUP	CUP	CUP	CUP	
Temporary special events	TSEP	TSEP	TSEP	TSEP	TSEP	See chapter 9.38, "Temporary Special Events", of this title
Temporary structures and uses	TUP	TUP	TUP	TUP	TUP	See chapter 9.39, "Temporary Uses And Structures", of this title

(Ord. 253, 12-16-2014; amd. Ord. 268, 7-18-2017; Ord. 297, --)

YOUR ADVISORS



STEVE SANCHEZ

Executive Vice President

Marine Corps Veteran

DRE# 01955425

ssanchez@wilson-meade.com

760-485-1033



KATE RUST

Executive Vice President

DRE# 01480973

kate@wilson-meade.com

760-409-1532



DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be nonbinding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

COPYRIGHT NOTICE

© 2024 Wilson Meade Commercial, Inc. All Rights Reserved.

Wilson Meade Commercial, INC. Broker Lic. 02051182

72100 Magnesia Falls Drive, Suite 2, Rancho Mirage, CA 92270

Phone Number: 760.837.1880 | wilson-meade.com