



# For Sale

Asking Sale Price:  
**\$529,900**

## Contact us:

### Amanda DePierro

Senior Associate  
+1 310 321 1817  
amanda.depierro@colliers.com

### Kyle Degener

Senior Vice President  
+1 310 617 8694  
kyle.degener@colliers.com

### Colliers

2141 Rosecrans Ave, Suite 1120  
El Segundo, CA 90245  
P: +1 310 787 1000

## 73709 Twentynine Palms Highway Twentynine Palms, CA 92277

### Features

- » Prime Corner in Downtown Twentynine Palms
- » Signalized Hard Corner with Highway Frontage
- » Building Size:  $\pm 1,125$  SF
- » Total Land Size:  $\pm 13,260$  SF ( $\pm 0.3$  Acres)
- » Previous use: Car Dealership
- » San Bernardino County is the largest county in the world and biggest employer within the county
- » Annual Base Payroll Exceeds \$600,000,000
- » City of Twentynine Palms is home to the largest Marine Base in America with over 10,000 active duty servicemen and 21,000 family members
- » Immediate Access to Joshua Tree National Park, Marine Base, Tortoise Rock Casino, Project Phoenix Community Center, The Oasis Visitor Center, and various restaurants and shops.
- » Major Street Visibility
- » Zoning: R-SP
- » APN: 0617-291-01-0000

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved. Colliers International Greater Los Angeles, Inc.

Accelerating success.



# Photos





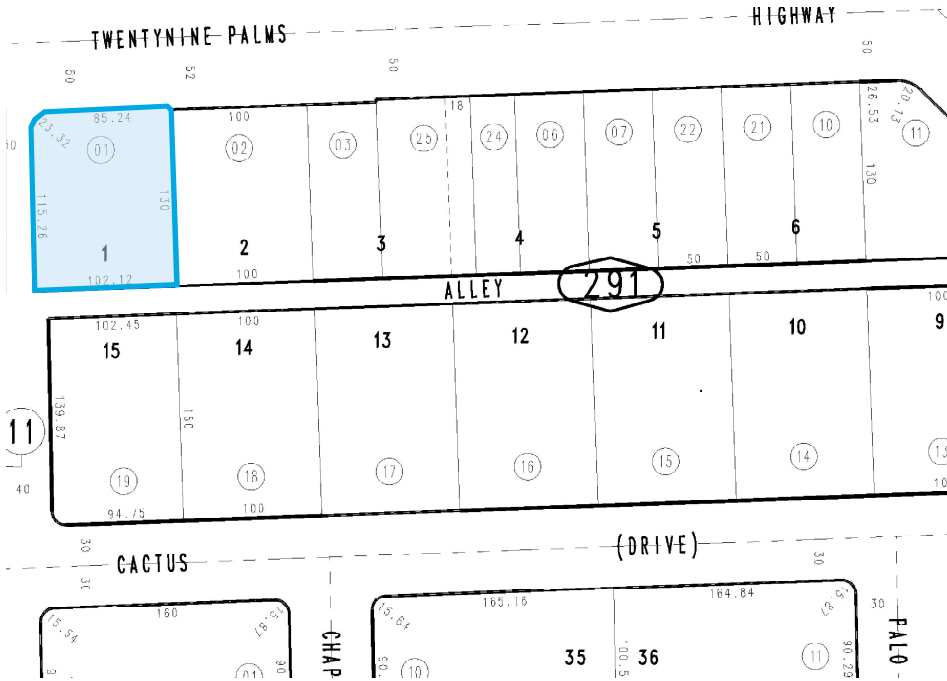
# Location





# Location

## Parcel Map



Distance (approximate)	
National Park Visitor Center	0.6 miles
29 Palms Oasis Trail	5.8 miles
Oasis of Mara Trail	1.4 miles
Downtown 29 Palms	0.3 miles
Marine Base	7 miles
Downtown Joshua Tree	14.9 miles
Pioneertown	26.9 miles

## Aerial

