

Yucca Valley Square

57980 Twentynine Palms Hwy, Yucca Valley CA 92284



OFFERING MEMORANDUM



Yucca Valley Square

RCA
REALTY GROUP
ADVISORS

Yucca Valley Square

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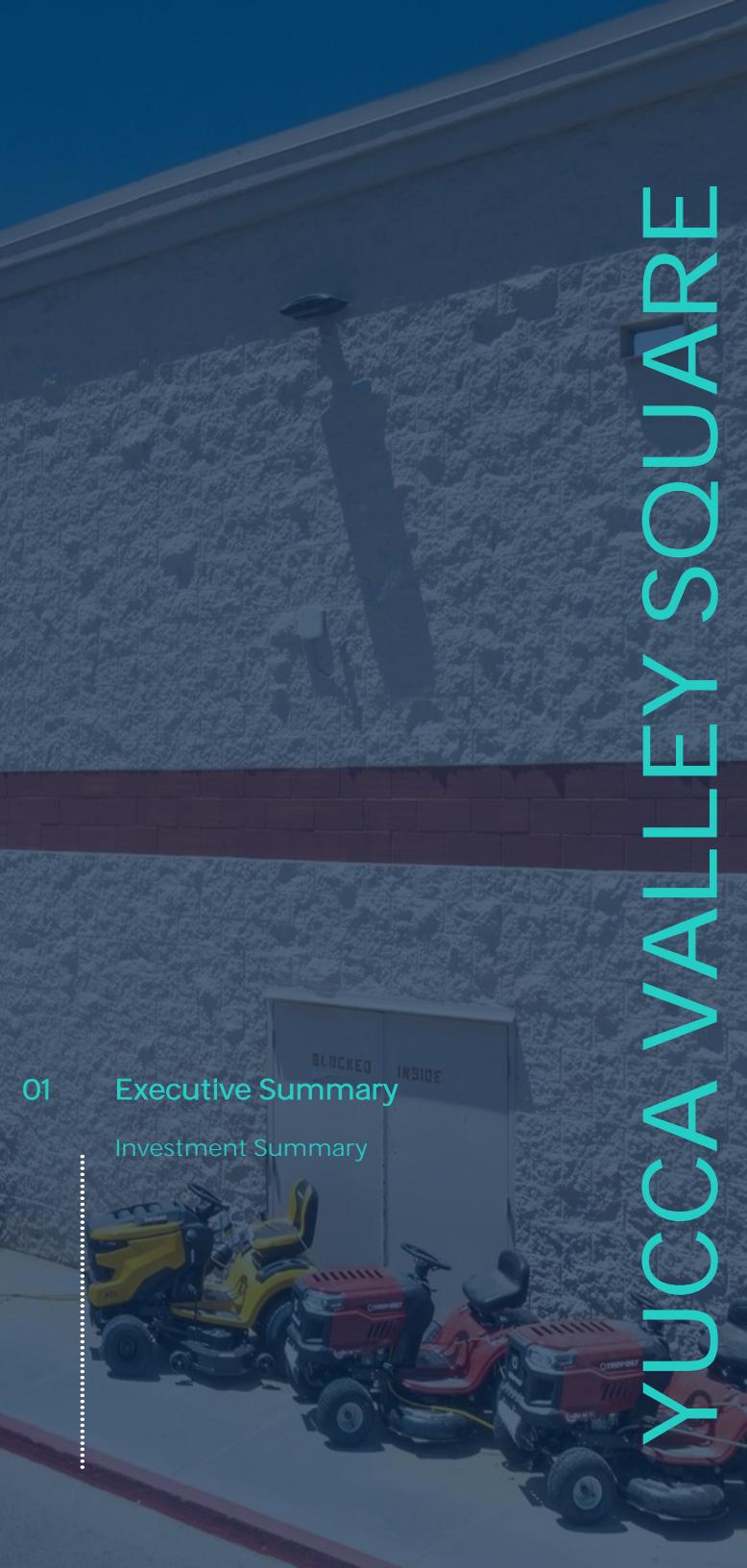
Demographics

Exclusively Marketed by:

Reyes Mejia

Realty Group Advisors
Broker
(323) 396-9445
r.mejia@rgaproperties.com
Lic: 01868073





01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	57980 Twentynine Palms Hwy Yucca Valley CA 92284
COUNTY	San Bernardino
MARKET	Inland Empire (California)
SUBMARKET	Twentynine Palms
BUILDING SF	105,565 SF
GLA (SF)	104,442
LAND ACRES	12.53
LAND SF	545,806 SF
YEAR BUILT	1992
APN	0601-402-08, 0601-402-09
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$6,500,000
PRICE PSF	\$62.24
OCCUPANCY	100%
NOI (CURRENT)	\$192,118
NOI (Pro Forma)	\$532,363
CAP RATE (CURRENT)	2.96%
CAP RATE (PRO FORMA)	8.19%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	3,042	18,774	28,889
2017 Median HH Income	\$42,836	\$47,039	\$45,875
2017 Average HH Income	\$53,573	\$60,959	\$61,461

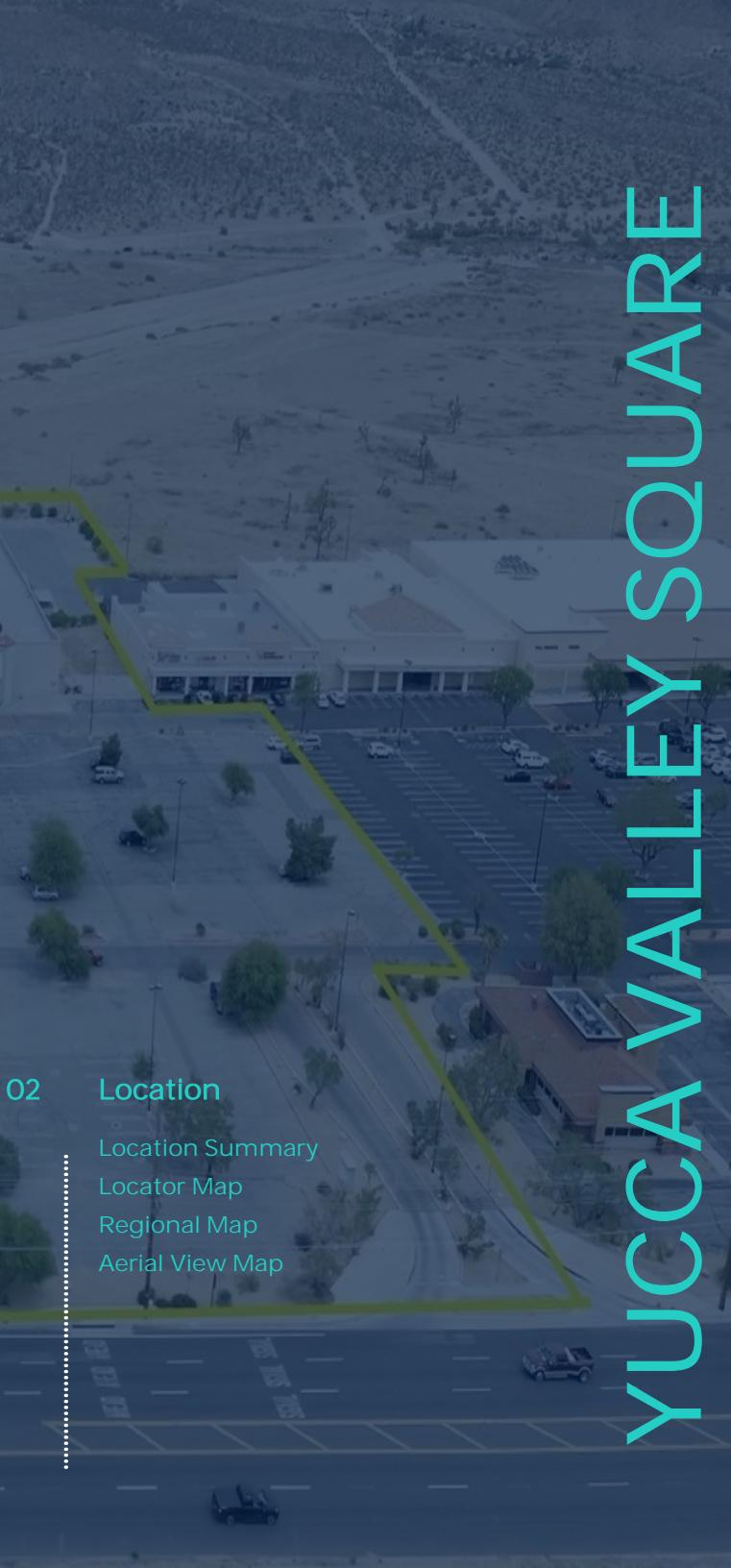


Investment Summary

- Now available: a rare opportunity to invest in the thriving Inland Empire retail market—Southern California's premier growth corridor. Market fundamentals remain strong, with retail availability at 6.7% and steady demand fueled by higher-income migration seeking affordability near major metros. The region, a logistics hub supported by e-commerce giants like Amazon, benefits from proximity to the nation's busiest ports, expanding healthcare, tourism, and industrial sectors. Yucca Valley Square—a 105,565 SF multi-tenant center on 12.53 acres—is anchored by Harbor Freight Tools and Tractor Supply Co., with over 56,000 SF of lease-up potential. Priced at \$62.24/SF, the asset offers a 2.96% current cap and 8.19% pro forma cap. Positioned along a key commercial corridor with durable cash flow and value-add upside, this is a compelling opportunity to invest in one of California's most resilient and high-growth retail markets.

YUCCA VALLEY SQUARE

Yucca Valley Square | Location



02

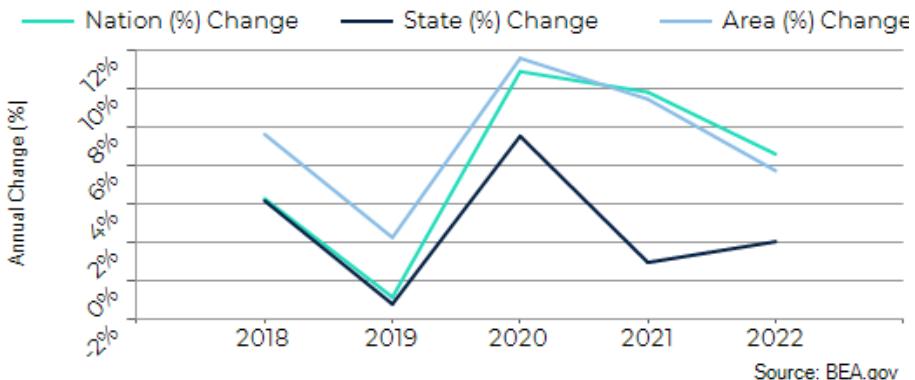
Location

- Location Summary
- Locator Map
- Regional Map
- Aerial View Map

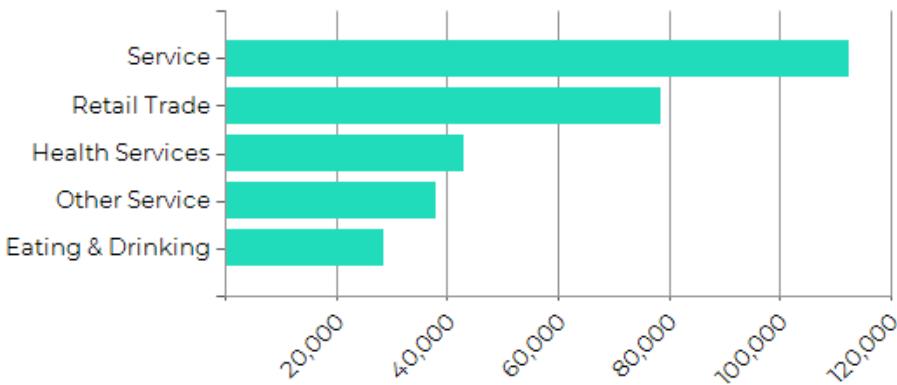
Location Summary

- The Inland Empire—spanning Riverside and San Bernardino counties—is one of Southern California's fastest-growing regions, home to 4.7 million residents. Just an hour from Los Angeles, it offers strategic access to Interstates 10, 15, and 215, and close proximity to the Ports of Los Angeles and Long Beach, positioning it as a national logistics hub. The region continues to attract major retailers and logistics providers due to its affordability, population growth, and rising median incomes. A diverse economy supported by healthcare, transportation, tourism, and education further fuels demand across retail, industrial, and housing sectors. Year-round traffic from nearby destinations like Palm Springs, Big Bear, and Temecula adds to the area's vitality. With modern infrastructure, available development land, and consistent in-migration, the Inland Empire offers long-term growth potential and remains a highly attractive market for investment.

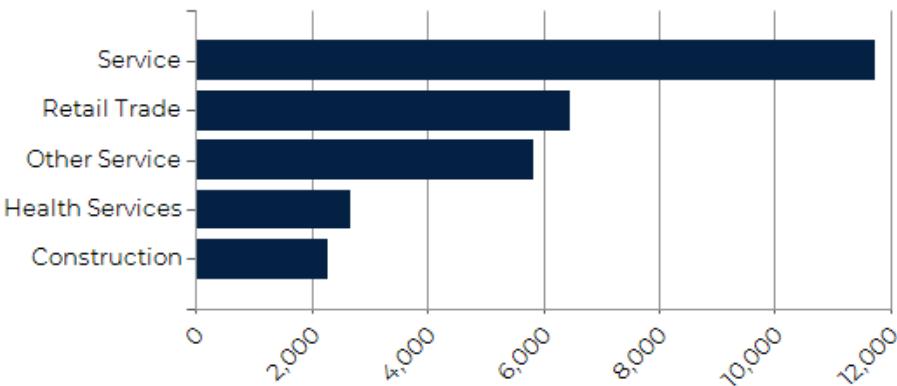
San Bernardino County GDP Trend



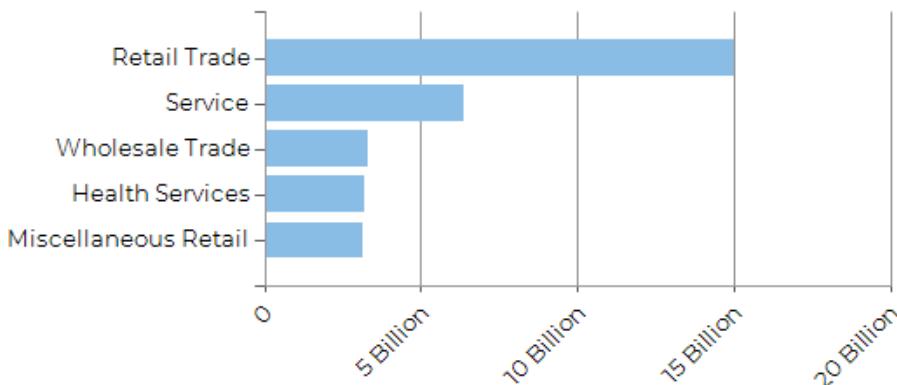
Major Industries by Employee Count

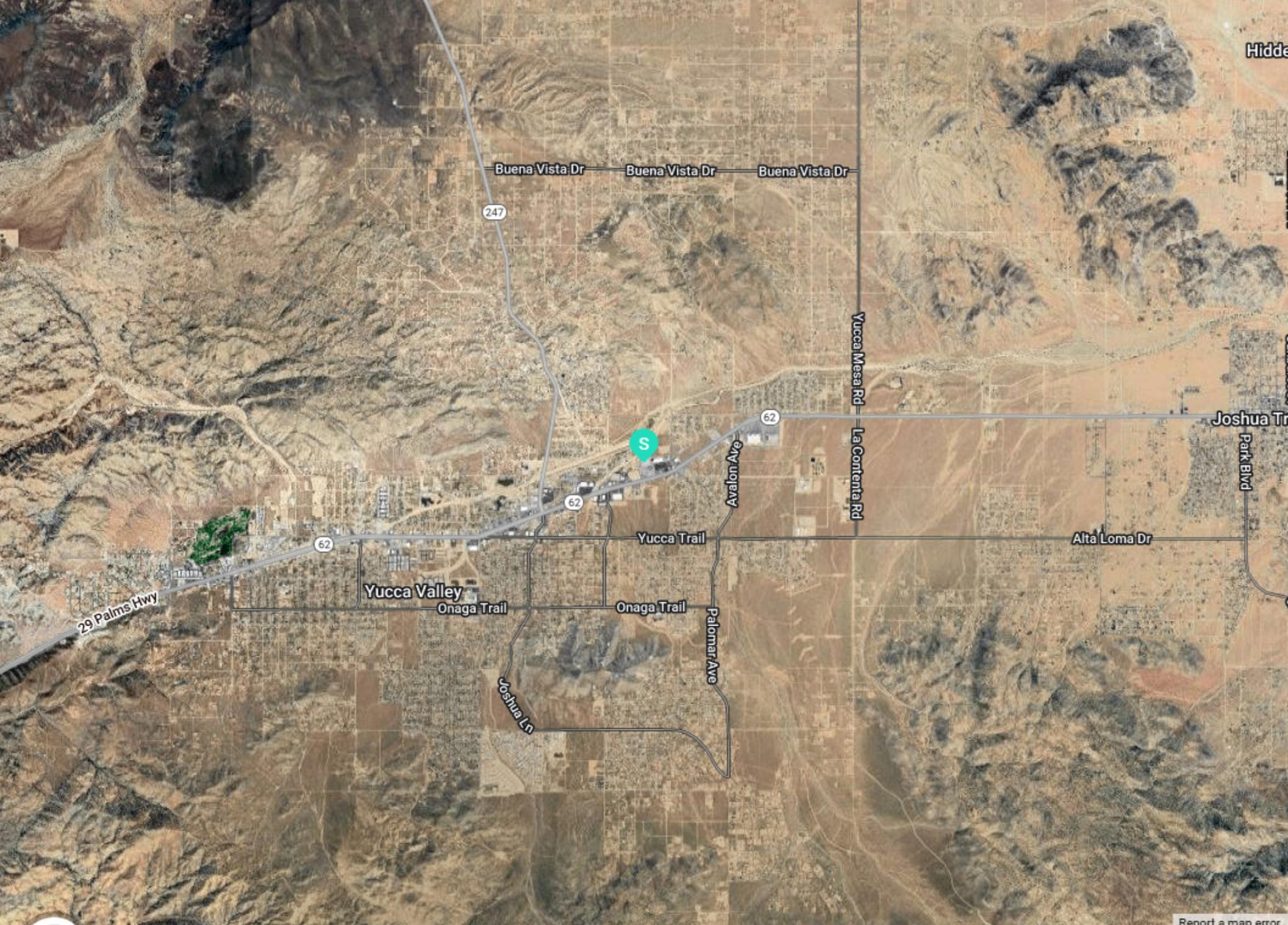


Major Industries by Business Count



Major Industries by Sales Amount





Report a map error



Map data ©2018 Google

SUBJECT PROPERTY
57980
TWENTYNINE PALMS HWY
YUCCA VALLEY, CA



SUBJECT PROPERTY
57980
TWENTYNINE PALMS HWY
YUCCA VALLEY, CA

YUCCA VALLEY, CA



CULTURAL CENTER



BLACK ROCK HIGH SCHOOL

LA CONTENTA MIDDLE SCHOOL

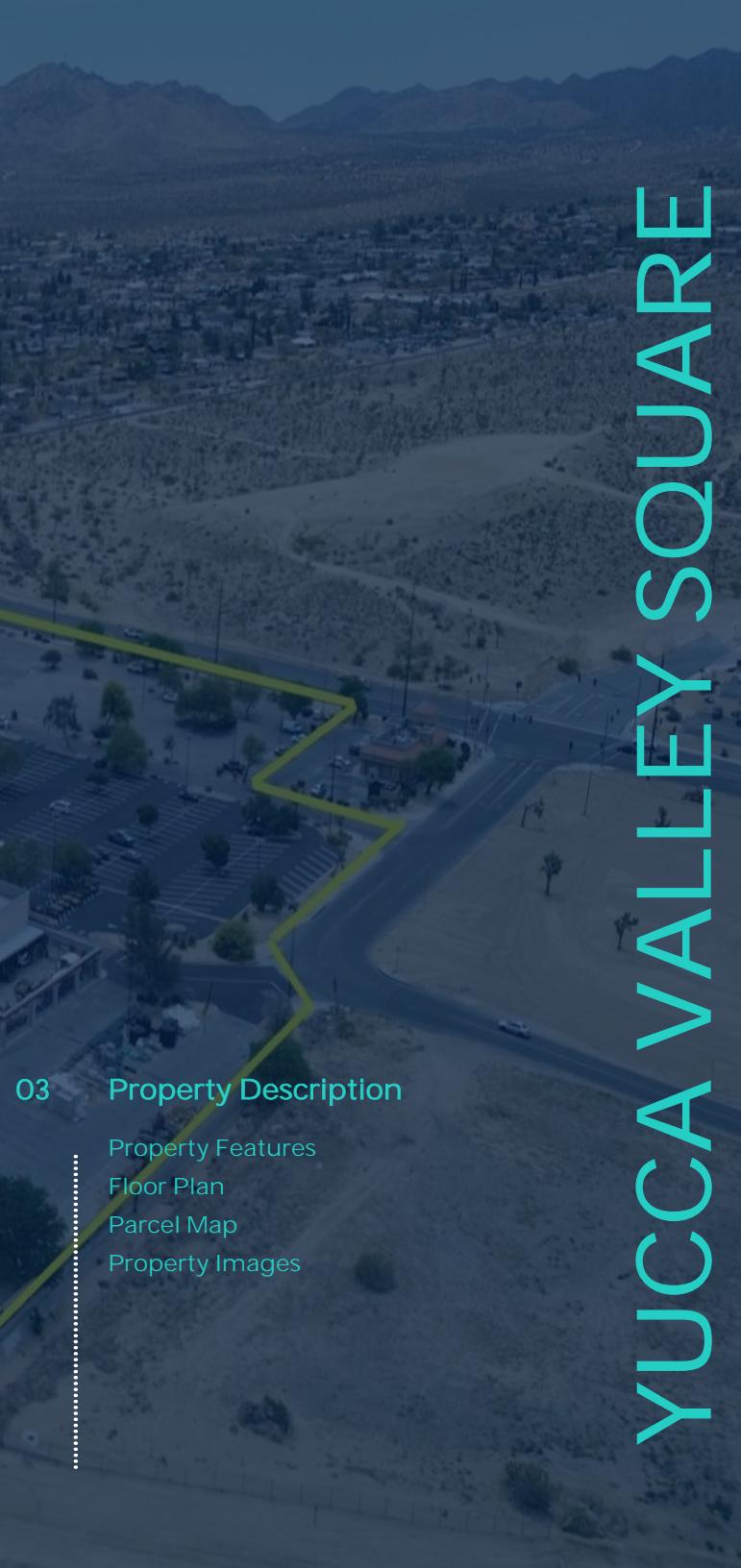


ONAGA ELEMENTARY SCHOOL



YUCCA VALLEY SQUARE

Yucca Valley Square | Property Description



03

Property Description

[Property Features](#)
[Floor Plan](#)
[Parcel Map](#)
[Property Images](#)

PROPERTY FEATURES

NUMBER OF TENANTS	6
BUILDING SF	105,565
LAND SF	545,806
GLA (SF)	104,442
LAND ACRES	12.53
YEAR BUILT	1992
# OF PARCELS	2
ZONING TYPE	CC-GC
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	350
PARKING RATIO	3.35/1
STREET FRONTAGE	641
TRAFFIC COUNTS	7,105

CONSTRUCTION

FOUNDATION	Masonry
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TENANT INFORMATION

MAJOR TENANT/S	Harbor Freight, Tractor Supply
SHADOW ANCHOR	Jack in the box
LEASE TYPE	NNN





Pin. Tract No. 6572, M.B. 82/62-63

1200



Customer Service Rep: John Doe

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5/19/2023

Customer Service Rep: Jose Perez

Pin. Tract No. 6572, M.B. 82/62-63

Pin. N.W. 1/4, Sec. 31
T.R., R.6E.

Assessor's Map
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San Bernardino County

YUCCA VALLEY RD

TOWN OF YUCCA VALLEY
Tax Rate Area
23015, 23020

WATER
SEWER
POWER
TELEPHONE
CABLE

1/4 MILE

11

10

9

8

7

6

5

4

3

2

1

1000 FT

100 FT

50 FT

25 FT

12.5 FT

6.25 FT

3.125 FT

1.5625 FT

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T. 104, R. 6E.

Assessor's Map
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San Bernardino County

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YUCCA VALLEY SQUARE

04 Rent Roll

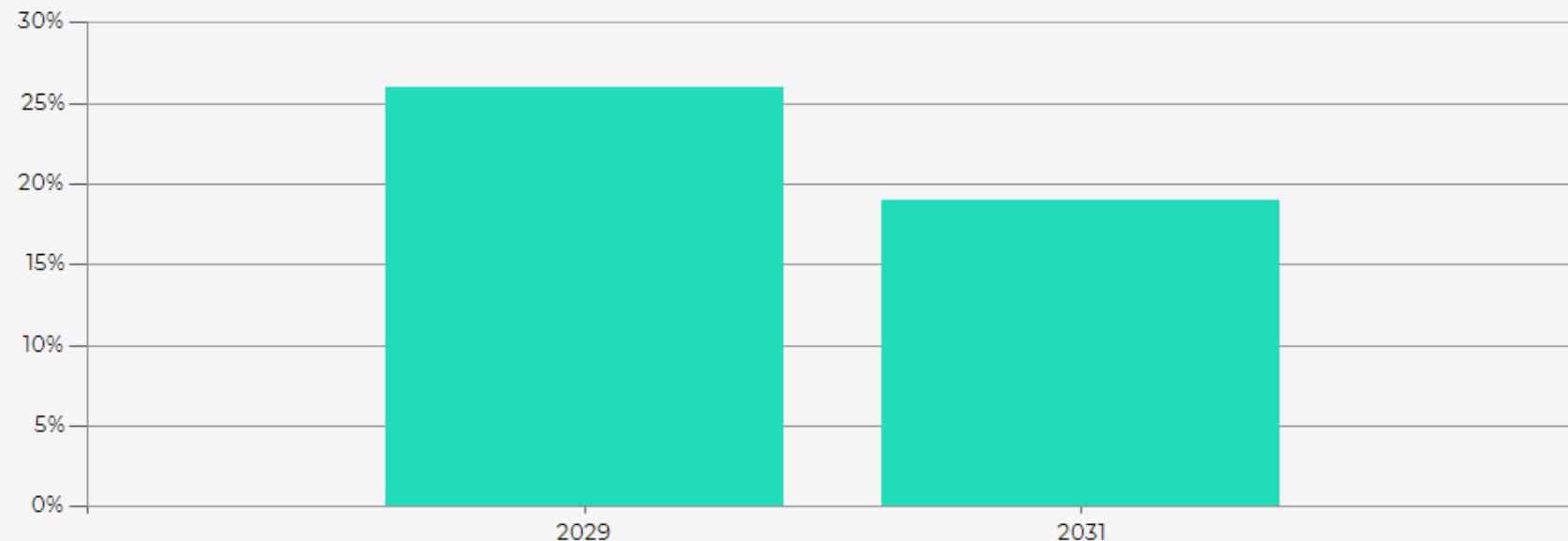
Rent Roll
Lease Expiration
Tenant Profile

				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	Annual CAM Fee	Lease Type	Options/Notes
	Vacant	18,000	17.23%			FUTURE	\$7,200	\$0.40	\$86,400	\$4.80		NNN	
	HARBOR FREIGHT TOOL	20,000	19.15%	11/20/26	11/20/31	CURRENT	\$8,400	\$0.42	\$100,800	\$5.04		NNN	Additional Five (5) Five year option
	TRACTOR SUPPLY	27,603	26.43%	03/01/21	03/01/29	CURRENT	\$13,042	\$0.47	\$156,509	\$5.67		NNN	Additional Four (4) year option
	Vacant	28,926	27.70%			FUTURE	\$11,570	\$0.40	\$138,845	\$4.80			
	VACANT	10,000	9.57%			FUTURE	\$3,000	\$0.30	\$36,000	\$3.60		NNN	
Totals:		104,529					\$21,442		\$257,309				
Totals (Includes Vacant Space)							\$43,213		\$518,554				

Tenant SF Analysis



Lease Expiration Summary





Company

Trade Name	Harbor Freight
Headquartered	Calabasas, CA
# of Locations	800
Website	HarborFreight.com

Description

Harbor Freight Tools is a privately held discount tool and equipment retailer, headquartered in Calabasas, California, which operates a chain of retail stores as well as a mail-order and eCommerce business.



Company

Trade Name	Tractor Supply Company
Headquartered	Brentwood, TN
# of Locations	1,700
Website	TractorSupply.com

Description

Tractor Supply Company is an American retail chain of stores that offers products for home improvement, agriculture, lawn and garden maintenance, and livestock, equine and pet care. It is a leading U.S. retailer in its market. Tractor Supply Co currently operates in 49 States.

YUCCA VALLEY SQUARE

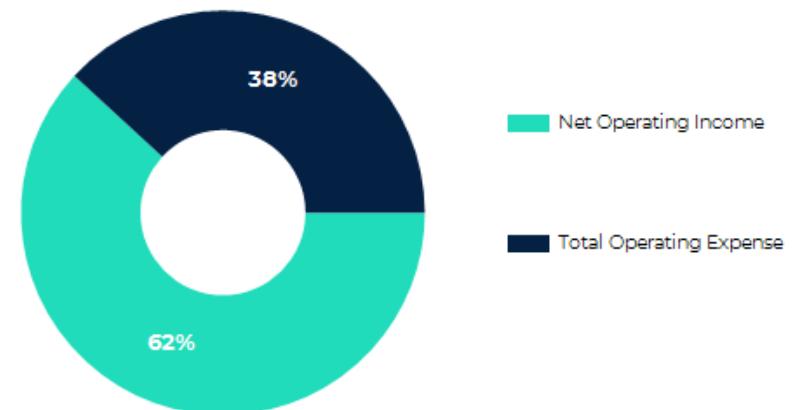
05 Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Vacant Space/Second Gen Leasing
- Cash Flow Analysis
- Financial Metrics
- Disposition Sensitivity Analysis

REVENUE ALLOCATION

CURRENT

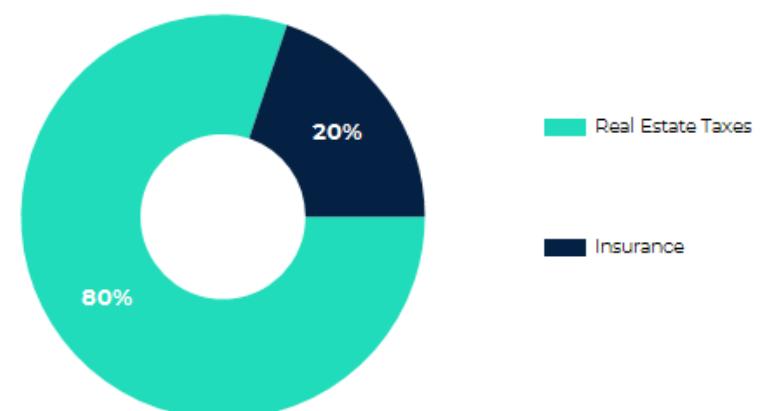
INCOME	CURRENT	PRO FORMA		
Gross Potential Rent	\$257,309	82.8%	\$544,216	83.6%
Scheduled Expense Reimbursements	\$53,338	17.2%	\$106,676	16.4%
Effective Gross Income	\$310,647		\$650,892	
Less Expenses	\$118,529	38.15%	\$118,529	18.21%
Net Operating Income <small>* vacancy amount factored into gross revenue</small>	\$192,118		\$532,363	



DISTRIBUTION OF EXPENSES

CURRENT

EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$95,000	\$95,000
Insurance	\$23,529	\$23,529
Total Operating Expense	\$118,529	\$118,529
Expense / SF	\$1.13	\$1.13
% of EGI	38.15%	18.21%



GLOBAL

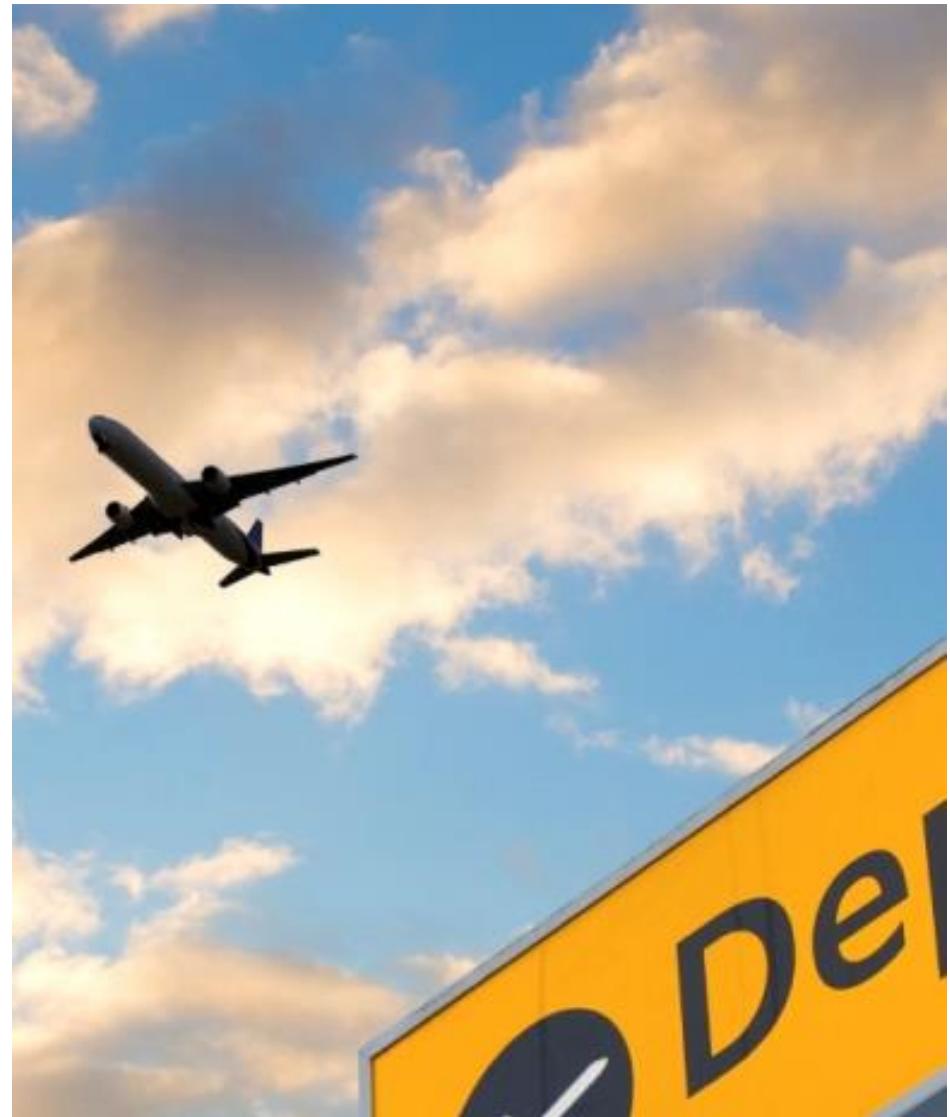
Offering Price	\$6,500,000
Analysis Period	10 year(s)
Consumer Price Index	3.00%
Millage Rate (not a growth rate)	1.46000%
Exit Cap Rate	7.25%

INCOME - Growth Rates

Gross Potential Rent	3.00%
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EXPENSES - Growth Rates

Real Estate Taxes	0.92%
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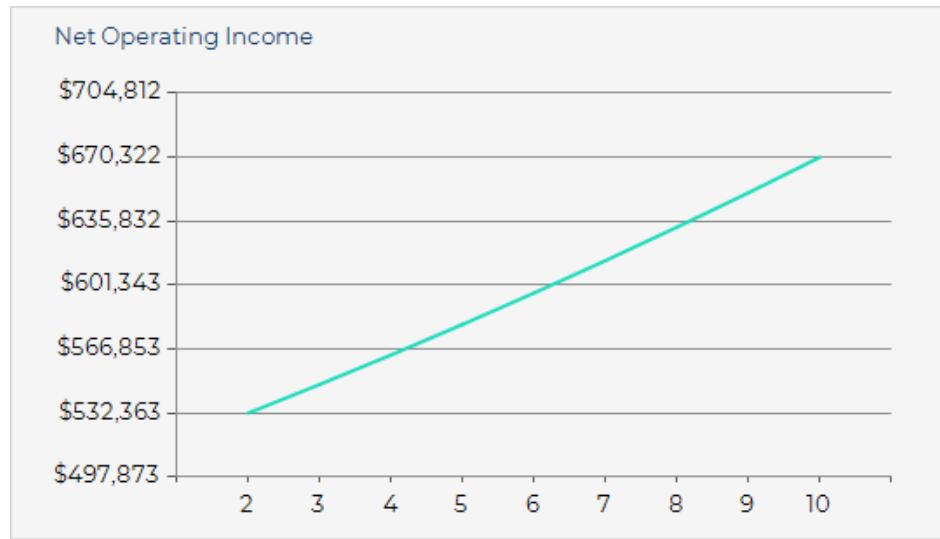


VACANT SPACE LEASING

AVAILABLE SPACE	RSF	LEASE START	LEASE TERM YEARS	FREE RENT MONTHS	TENANT IMPROVEMENTS	START RATE PSF/ANNUAL
	18,000					\$4.80
	28,926					\$4.80
	10,000					\$3.60

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Rental Income	\$257,309	\$544,216	\$560,542	\$577,359	\$594,680	\$612,520	\$630,895	\$649,822	\$669,317	\$689,397
Scheduled Expense Reimbursements	\$53,338	\$106,676	\$106,676	\$106,676	\$106,676	\$106,676	\$106,676	\$106,676	\$106,676	\$106,676
Effective Gross Income	\$310,647	\$650,892	\$667,218	\$684,035	\$701,356	\$719,196	\$737,571	\$756,498	\$775,993	\$796,073
Operating Expenses										
Real Estate Taxes	\$95,000	\$95,000	\$95,874	\$96,756	\$97,646	\$98,545	\$99,451	\$100,366	\$101,289	\$102,221
Insurance	\$23,529	\$23,529	\$23,529	\$23,529	\$23,529	\$23,529	\$23,529	\$23,529	\$23,529	\$23,529
Total Operating Expense	\$118,529	\$118,529	\$119,403	\$120,285	\$121,175	\$122,074	\$122,980	\$123,895	\$124,818	\$125,750
Net Operating Income	\$192,118	\$532,363	\$547,815	\$563,750	\$580,180	\$597,122	\$614,591	\$632,603	\$651,175	\$670,322

*vacancy amount factored into gross revenue



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	2.96%	8.19%	8.43%	8.67%	8.93%	9.19%	9.46%	9.73%	10.02%	10.31%
Operating Expense Ratio	38.15%	18.21%	17.89%	17.58%	17.27%	16.97%	16.67%	16.37%	16.08%	15.79%
Breakeven Ratio	38.16%	18.21%	17.90%	17.58%	17.28%	16.97%	16.67%	16.38%	16.08%	15.80%
Price / SF	\$62.24	\$62.24	\$62.24	\$62.24	\$62.24	\$62.24	\$62.24	\$62.24	\$62.24	\$62.24
Income / SF	\$2.97	\$6.23	\$6.38	\$6.54	\$6.71	\$6.88	\$7.06	\$7.24	\$7.42	\$7.62
Expense / SF	\$1.13	\$1.13	\$1.14	\$1.15	\$1.16	\$1.16	\$1.17	\$1.18	\$1.19	\$1.20

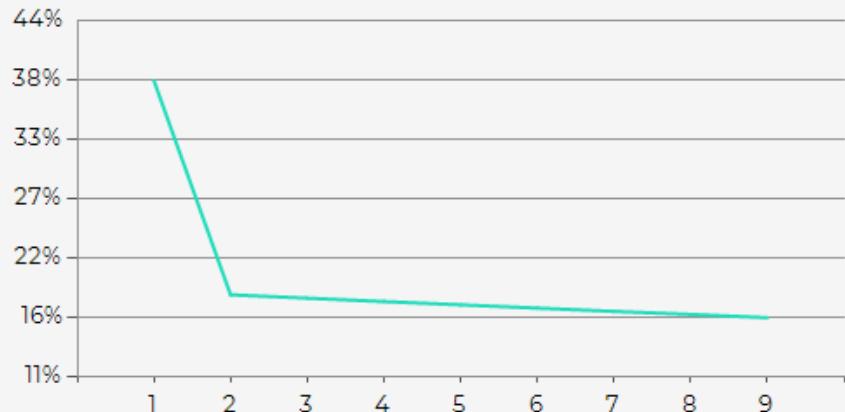
Cap Rate



Operating Expense Ratio



Breakeven Ratio



5 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE PSF	UNLEVERED IRR
6.25%	\$9,282,885	\$88	13.63%
6.50%	\$8,925,851	\$85	12.89%
6.75%	\$8,595,264	\$81	12.19%
7.00%	\$8,288,290	\$79	11.52%
7.25%	\$8,002,487	\$76	10.89%
7.50%	\$7,735,738	\$73	10.28%
7.75%	\$7,486,198	\$71	9.70%
8.00%	\$7,252,254	\$69	9.14%
8.25%	\$7,032,489	\$67	8.60%

10 YEAR SENSITIVITY ANALYSIS

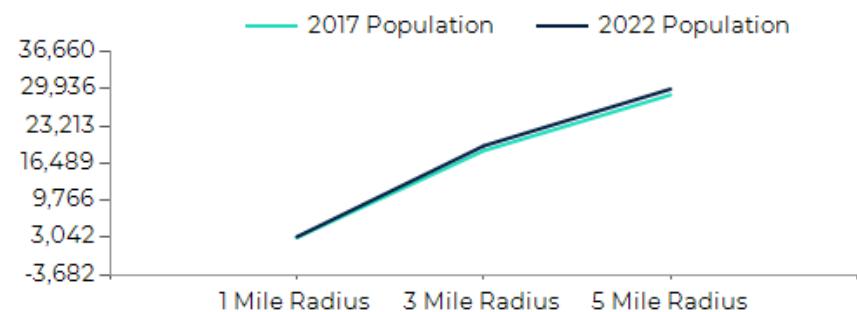
EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE PSF	UNLEVERED IRR
6.25%	\$10,725,155	\$102	11.81%
6.50%	\$10,312,649	\$98	11.50%
6.75%	\$9,930,699	\$94	11.22%
7.00%	\$9,576,032	\$91	10.94%
7.25%	\$9,245,824	\$88	10.68%
7.50%	\$8,937,630	\$85	10.43%
7.75%	\$8,649,319	\$82	10.19%
8.00%	\$8,379,028	\$79	9.96%
8.25%	\$8,125,118	\$77	9.75%

YUCCA VALLEY SQUARE

06 Demographics

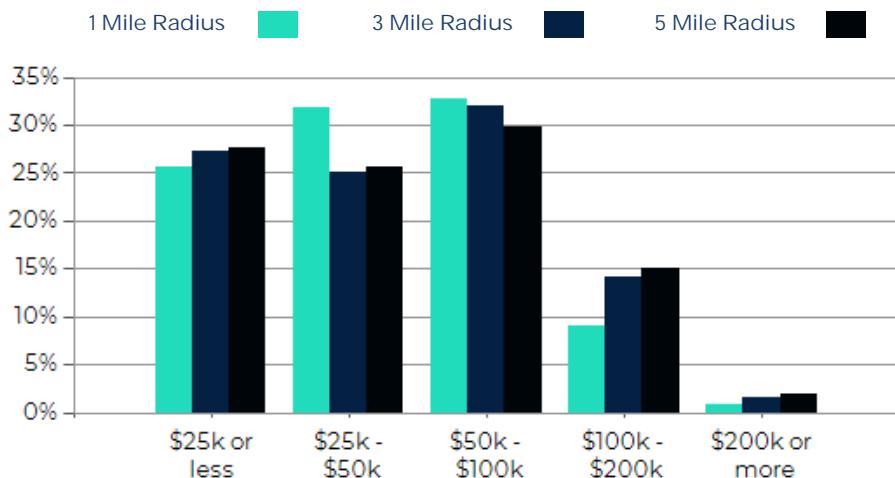
Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,321	14,223	22,568
2010 Population	2,898	17,586	27,606
2017 Population	3,042	18,774	28,889
2022 Population	3,155	19,643	29,936
2017-2022: Population: Growth Rate	3.65%	4.55%	3.55%



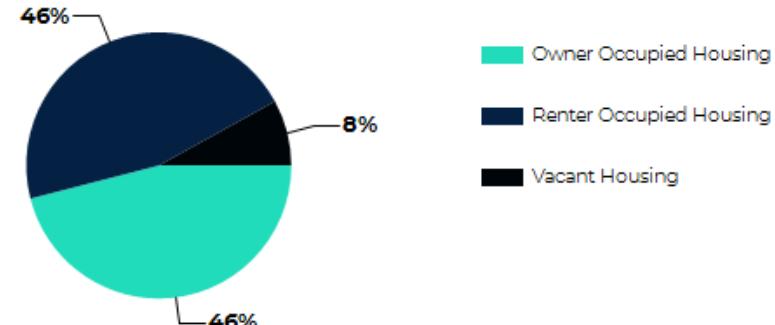
2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	153	1,085	1,647
\$15,000-\$24,999	142	938	1,532
\$25,000-\$34,999	147	715	1,236
\$35,000-\$49,999	220	1,142	1,714
\$50,000-\$74,999	237	1,389	2,091
\$75,000-\$99,999	140	980	1,346
\$100,000-\$149,999	83	720	1,214
\$150,000-\$199,999	22	325	517
\$200,000 or greater	9	119	218
Median HH Income	\$42,836	\$47,039	\$45,875
Average HH Income	\$53,573	\$60,959	\$61,461

2017 Household Income



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,027	6,592	10,654
2010 Total Households	1,102	6,956	11,028
2017 Total Households	1,152	7,415	11,514
2022 Total Households	1,192	7,743	11,908
2017 Average Household Size	2.63	2.51	2.48
2017-2022: Households: Growth Rate	3.40%	4.35%	3.40%

2017 Own vs. Rent - 1 Mile Radius



Source: esri

Yucca Valley Square



Exclusively Marketed by:

Reyes Mejia

Realty Group Advisors

Broker

(323) 396-9445

r.mejia@rgaproperties.com

Lic: 01868073

