

Yucca Valley Square

57980 Twentynine Palms Hwy, Yucca Valley CA 92284



OFFERING MEMORANDUM

Yucca Valley Square



Yucca Valley Square

CONTENTS

01 Executive Summary

- Investment Summary

02 Location

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

03 Property Description

- Property Features
- Floor Plan
- Parcel Map
- Property Images

04 Rent Roll

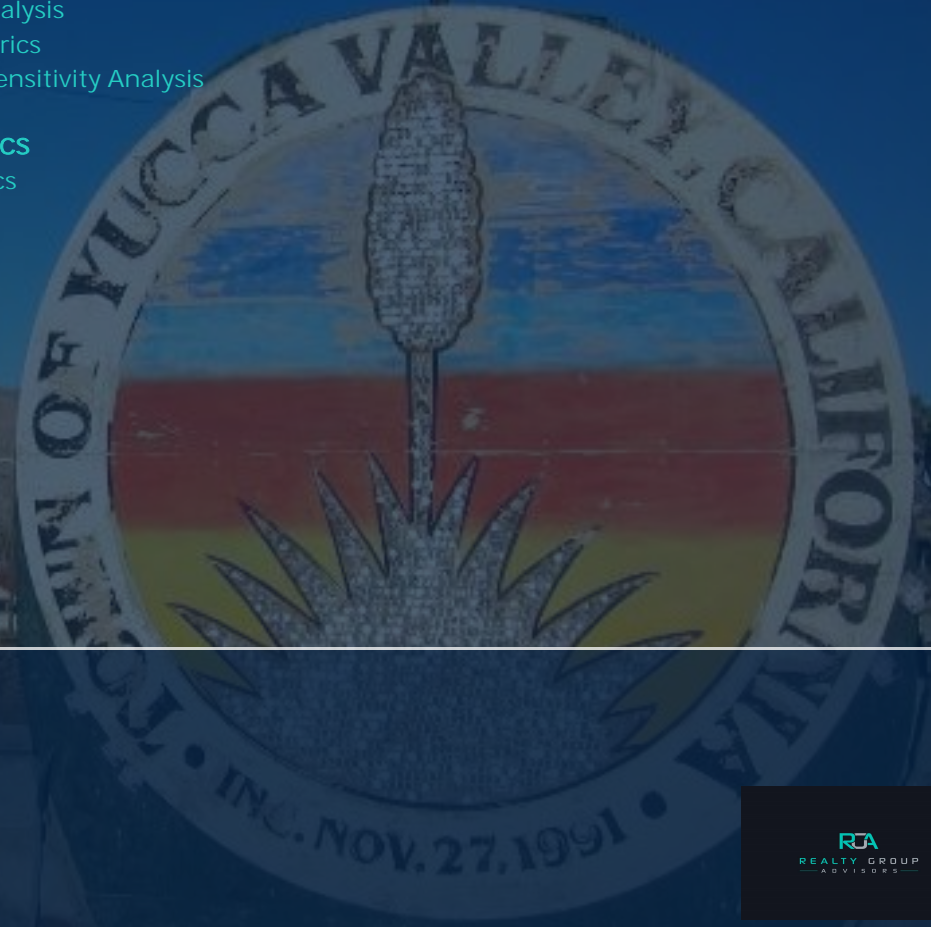
- Rent Roll
- Lease Expiration
- Tenant Profile

05 Financial Analysis

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

06 Demographics

- Demographics



Exclusively Marketed by:

Reyes Mejia

Realty Group Advisors

Broker

(323) 396-9445

r.mejia@rgaproperties.com

Lic: 01868073

RA
REALTY GROUP
ADVISORS



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.



02

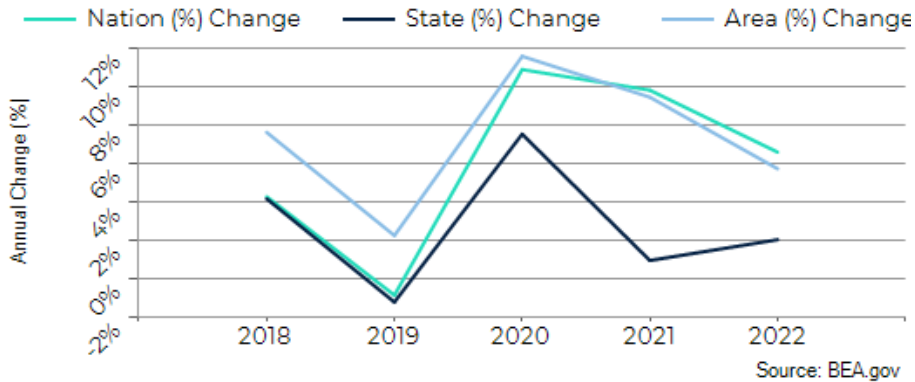
Location

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

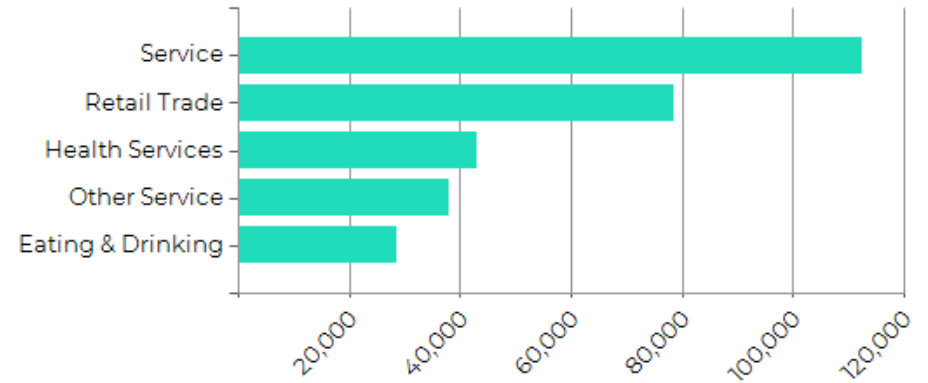
Location Summary

- 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.

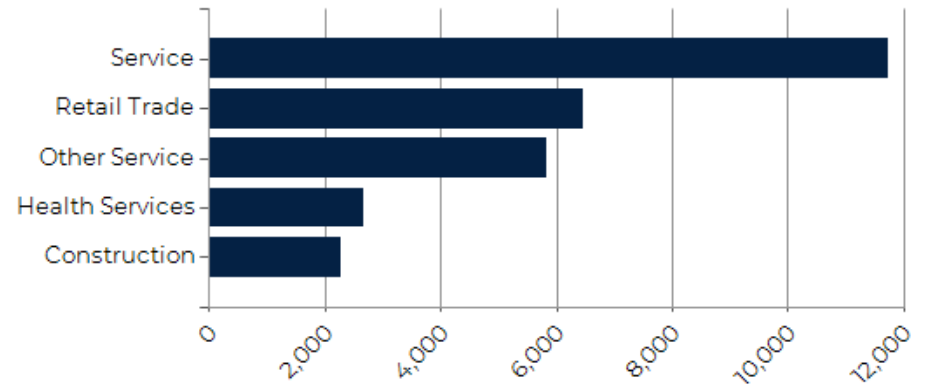
San Bernardino County GDP Trend



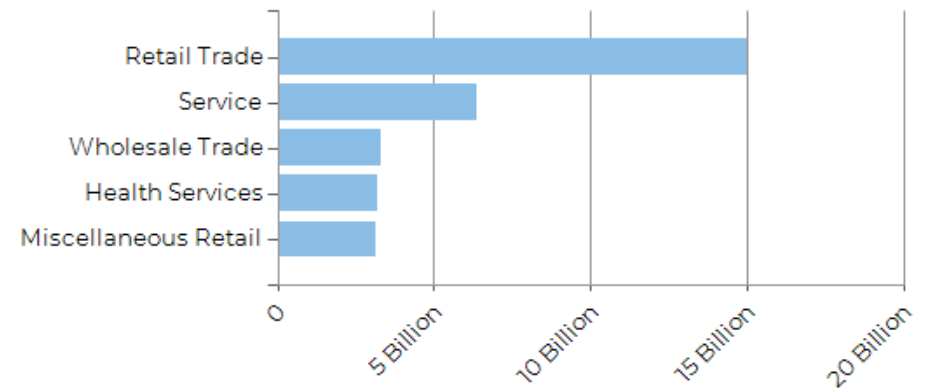
Major Industries by Employee Count

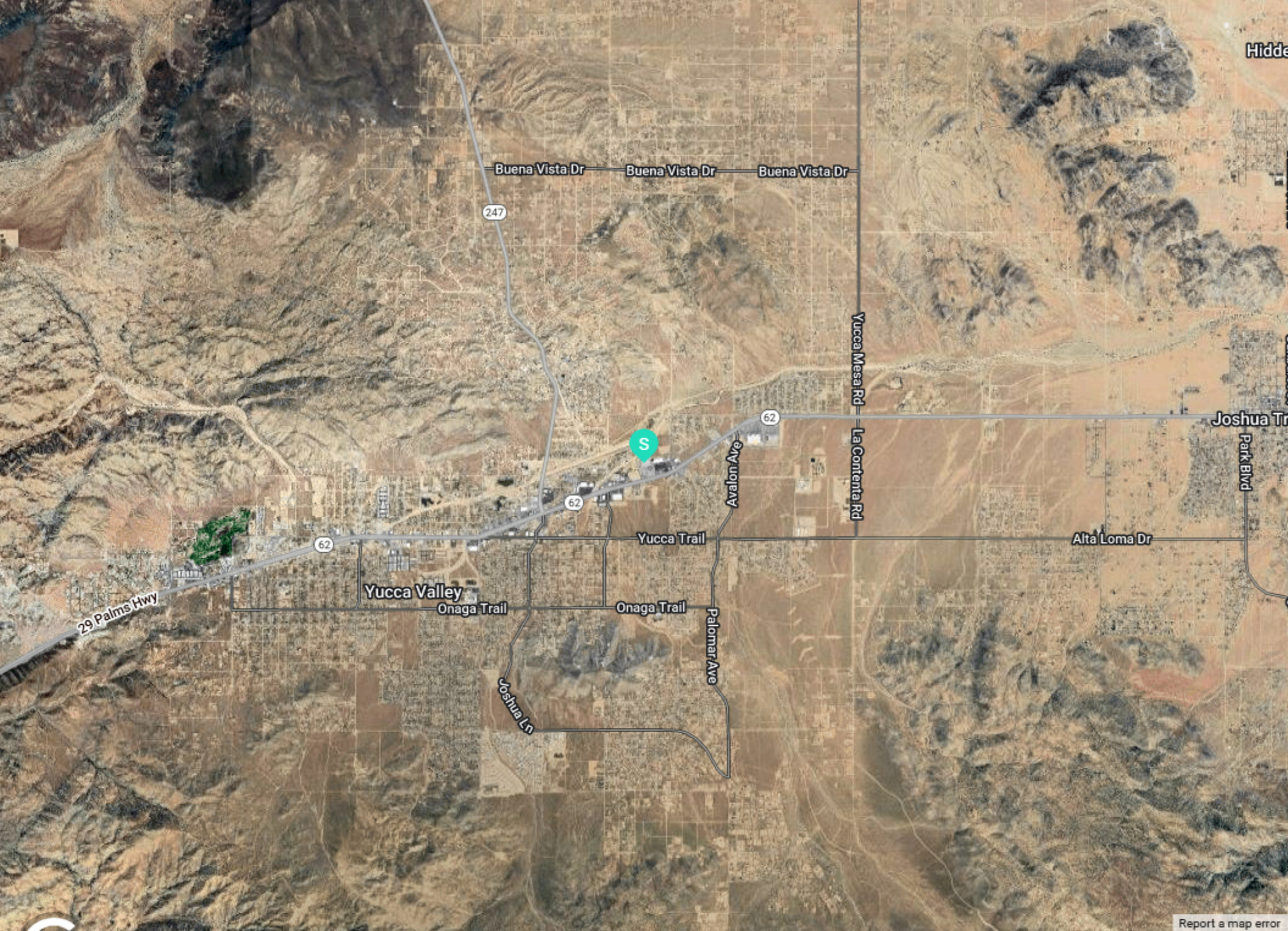


Major Industries by Business Count



Major Industries by Sales Amount





Report a map error





SUBJECT PROPERTY
57980
TWENTYNINE PALMS HWY
YUCCA VALLEY, CA

BIG TIRES
ROSS
The UPS Store
DRESS FOR LESS
usbank **VONS**

Carl's Jr.
SUBWAY
GROCERY OUTLET
Bargain Market
VIVA FIT

GO
HI-DESERT
NATURE MUSEUM
YUCCA VALLEY, CA

IHOP
Super 8
BY WYNDHAM

ONE80
AMERICAN TIRE DEPOT
Davita
Kidney Care

O'Reilly AUTO PARTS

Applebee's
BRILL + BAR
DEL TACO
Starbucks

Arby's
McDonald's

Yucca Valley Airport

Center Park
29 PALMS HWY

MORONGO BASIN
HEALTHCARE DISTRICT
CULTURAL CENTER

AVALON PHARMACY
231-1917

PANDA EXPRESS
TACO BELL

Steak 'n Shake
Burgers & More
DICKY'S BARBECUE PIT
EST. 1977

Marshalls

THE HOME DEPOT

Walmart

BLACK ROCK HIGH SCHOOL

LA CONTENTA MIDDLE SCHOOL

Domino's
Yucca BOWL

YUCCA TRAIL

Hoopprints
ON THE GO

62
Tree National Park

Paradigm Cinemas

Auto Zone
spark
by Hilton

CALIFORNIA WELCOME CENTER
Malista

YUCCA VALLEY HIGH SCHOOL

CHASE

STATER BROS. markets.

ST. LORENZO & SONS
DENTISTRY

ALDI

RITE AID

Five Star Gym

SONIC

Walgreens
BIG 5
SPORTING GOODS

STATER BROS. markets.
DOLLAR TREE
verizon

HARBOR FREIGHT
TSC TRACTOR SUPPLY CO. **Jack**
in the box

ONAGA ELEMENTARY SCHOOL

POPEYES
NAPA AUTO PARTS



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

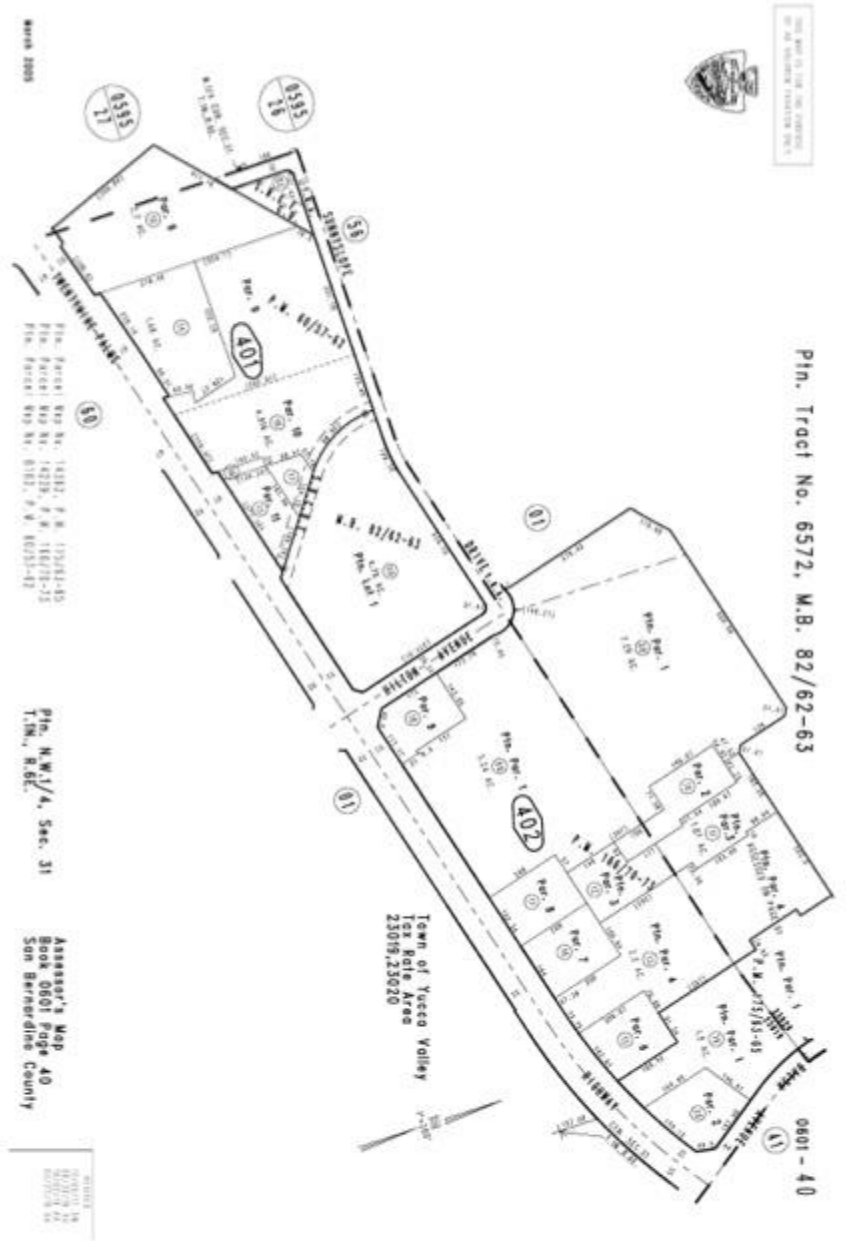
FOUNDATION	Masonry
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TENANT INFORMATION

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







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5/19/2025

Customer Service Rep: Jose Perez



04 Rent Roll

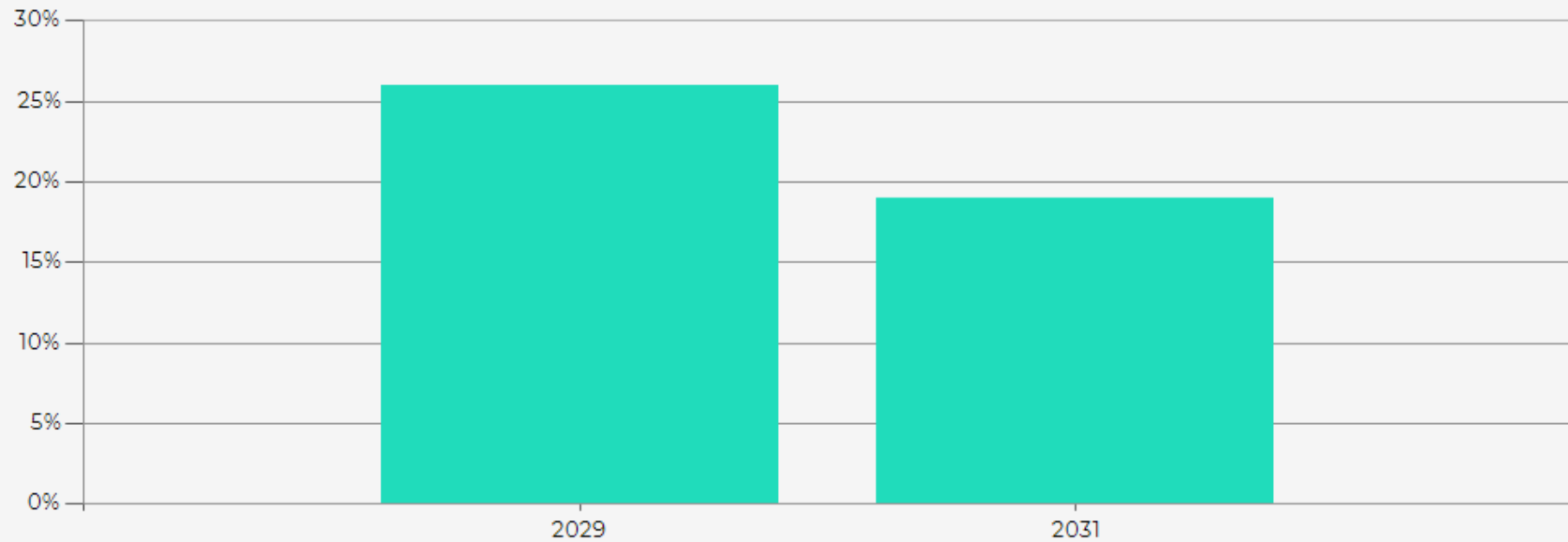
- Rent Roll
- Lease Expiration
- Tenant Profile

Suite	Tenant Name	Square Feet	% of GLA	Lease Term		Begin Date	Rental Rates				Lease Type	Options/Notes	
				Lease Start	Lease End		Monthly	PSF	Annual	PSF			Annual CAM Fee
	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.

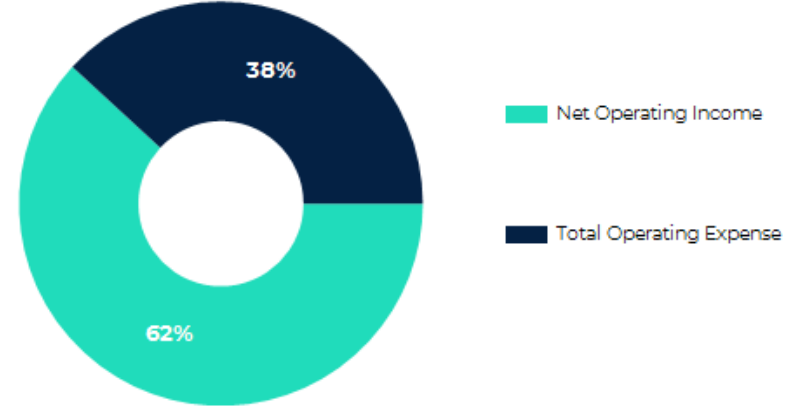
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REVENUE ALLOCATION
CURRENT

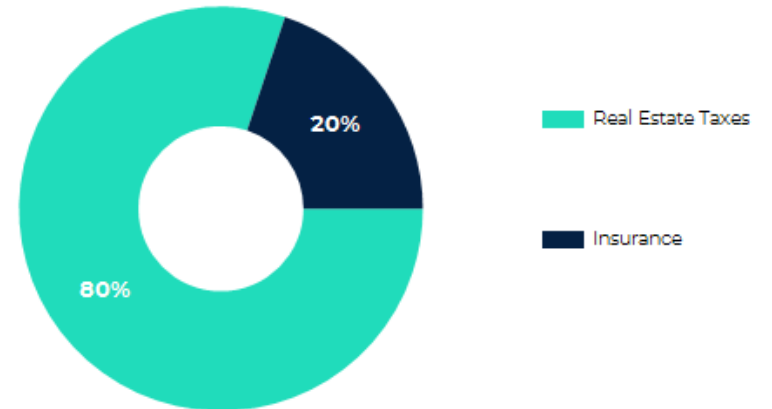
INCOME	CURRENT		PRO FORMA	
Gross Potential Rent	\$257,309	82.8%	\$544,216	83.6%
Scheduled Expense Reimbursements	\$53,338	17.2%	\$106,676	16.4%
Effective Gross Income	\$310,647		\$650,892	
Less Expenses	\$118,529	38.15%	\$118,529	18.21%
Net Operating Income	\$192,118		\$532,363	

*vacancy amount factored into gross revenue



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%

DISTRIBUTION OF EXPENSES
CURRENT



GLOBAL

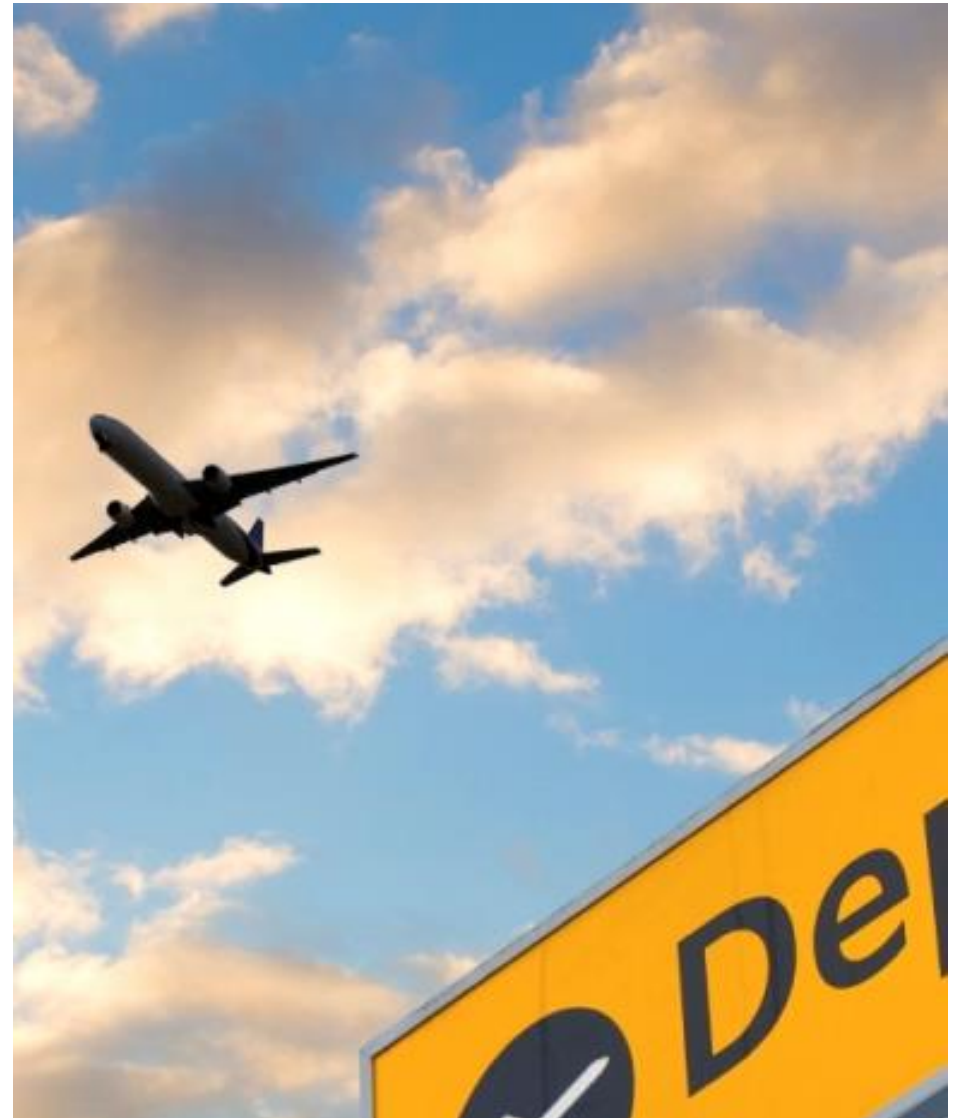
Offering Price	\$6,500,000
Analysis Period	10 year(s)
Consumer Price Index	3.00%
Millage Rate (not a growth rate)	1.46000%
Exit Cap Rate	7.25%

INCOME - Growth Rates

Gross Potential Rent	3.00%
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EXPENSES - Growth Rates

Real Estate Taxes	0.92%
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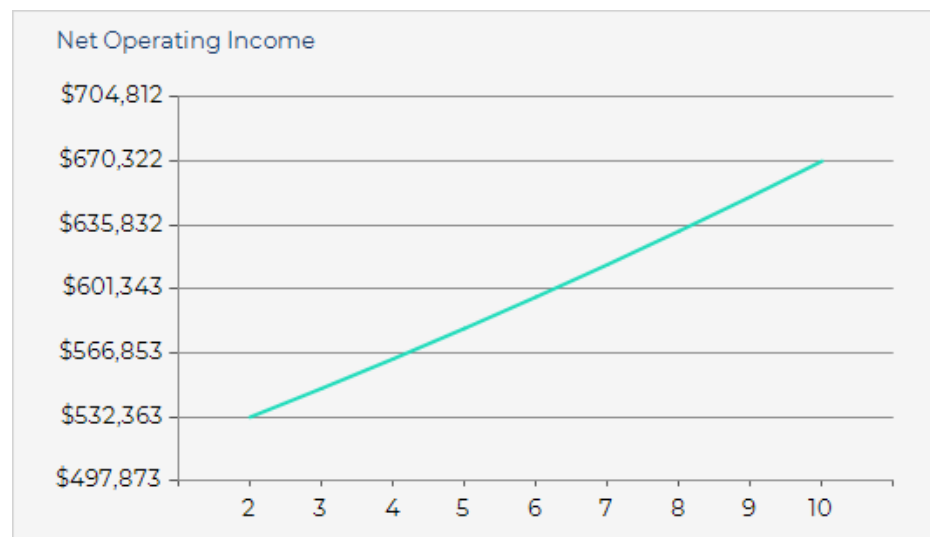
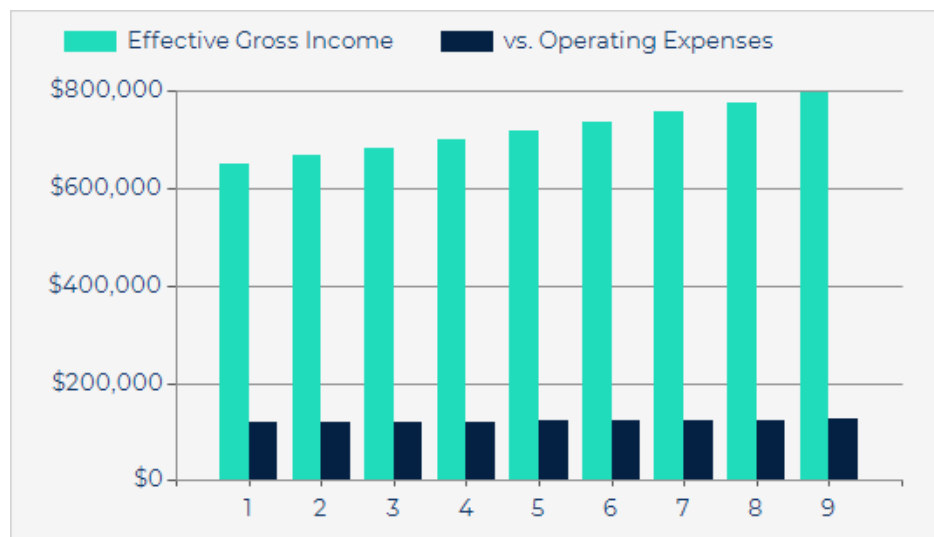


VACANT SPACE LEASING

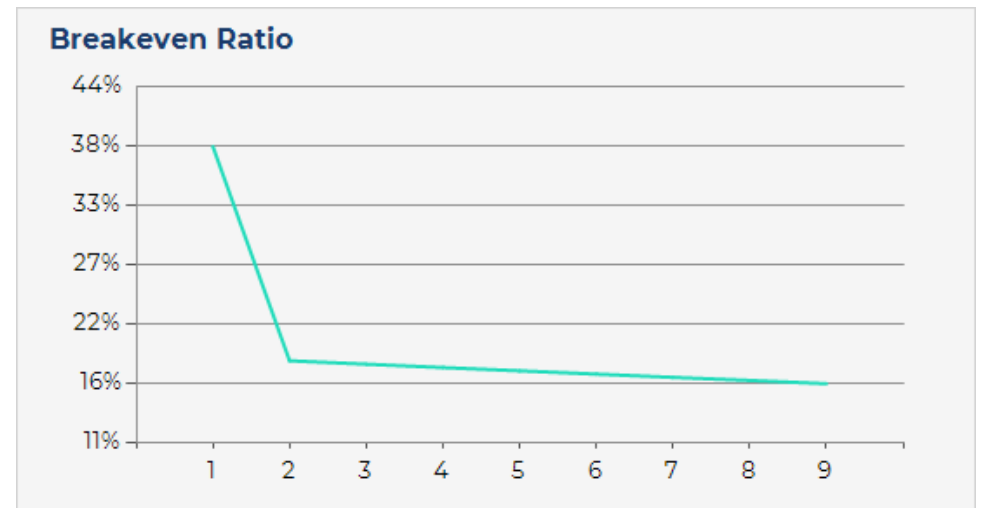
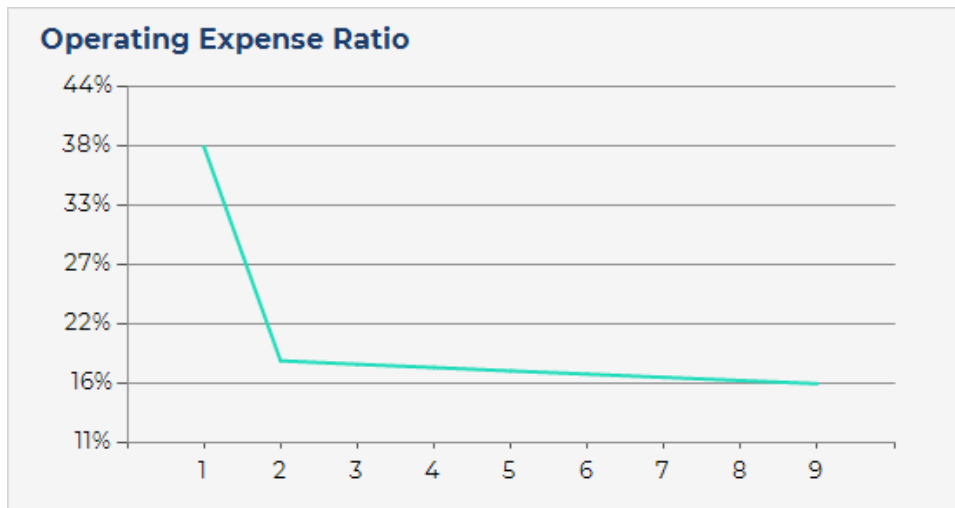
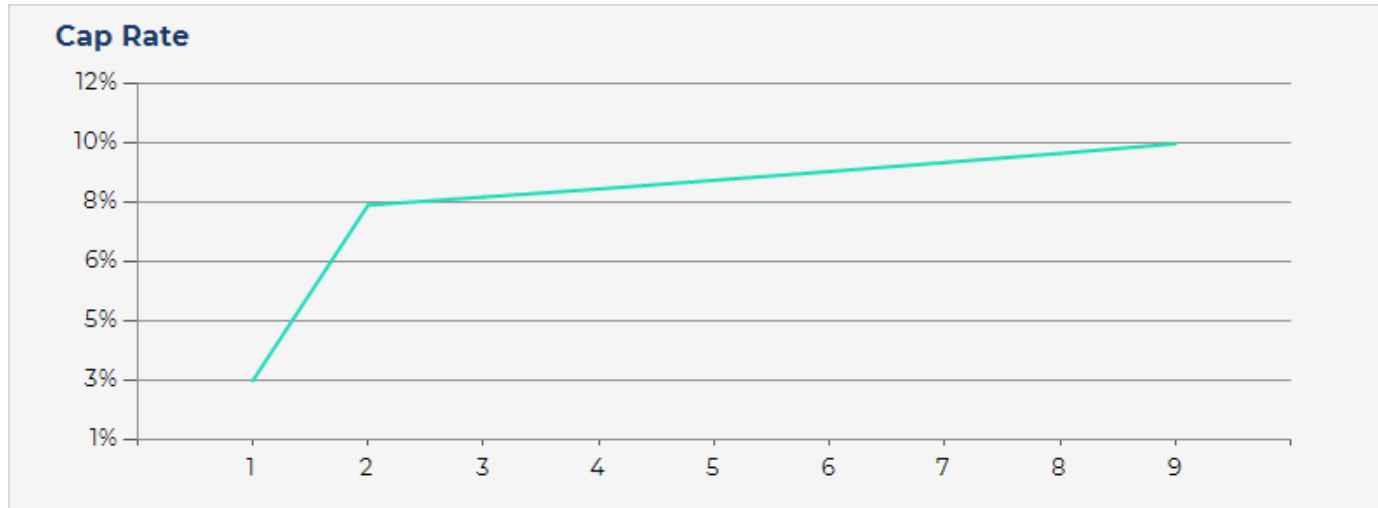
AVAILABLE SPACE	RSF	LEASE START	LEASE TERM YEARS	FREE RENT MONTHS	TENANT IMPROVEMENTS	START RATE PSF/ANNUAL
	18,000					\$4.80
	28,926					\$4.80
	10,000					\$3.60

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



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

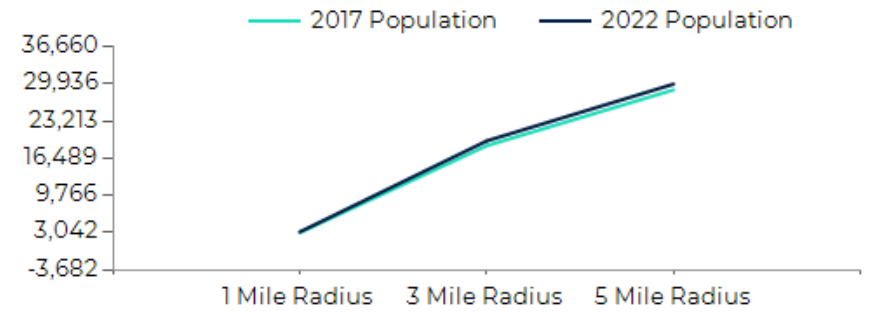
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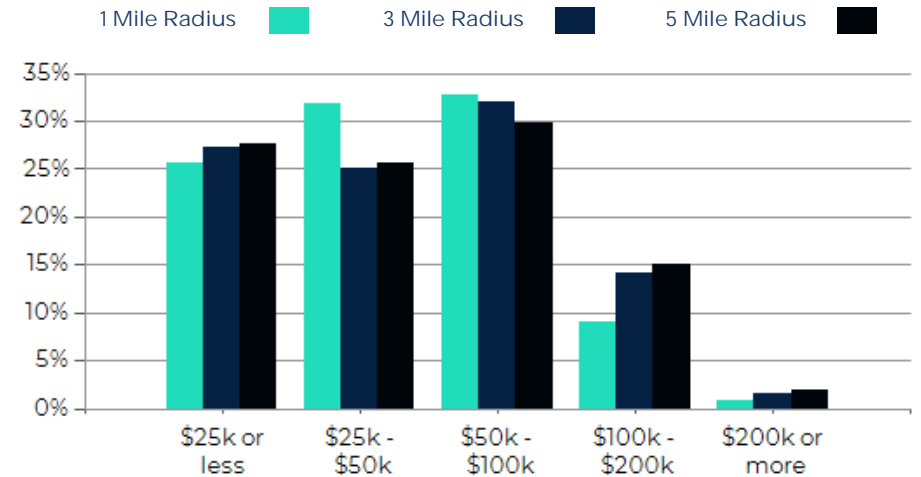
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,321	14,223	22,568
2010 Population	2,898	17,586	27,606
2017 Population	3,042	18,774	28,889
2022 Population	3,155	19,643	29,936
2017-2022: Population: Growth Rate	3.65%	4.55%	3.55%

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

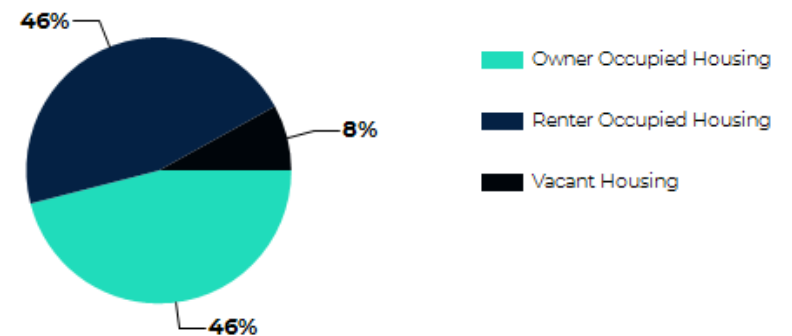
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,027	6,592	10,654
2010 Total Households	1,102	6,956	11,028
2017 Total Households	1,152	7,415	11,514
2022 Total Households	1,192	7,743	11,908
2017 Average Household Size	2.63	2.51	2.48
2017-2022: Households: Growth Rate	3.40%	4.35%	3.40%



2017 Household Income



2017 Own vs. Rent - 1 Mile Radius



Source: esri

Yucca Valley Square

Exclusively Marketed by:

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Broker

(323) 396-9445

r.mejia@rgaproperties.com

Lic: 01868073

