

FOR LEASE | 1,440 SF SUITES

58100 Twentynine Palms Highway, Yucca Valley, CA 92284

Rate: \$1.80/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:

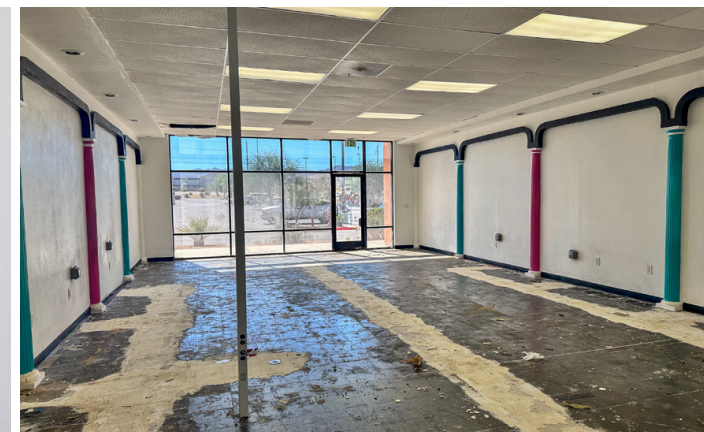
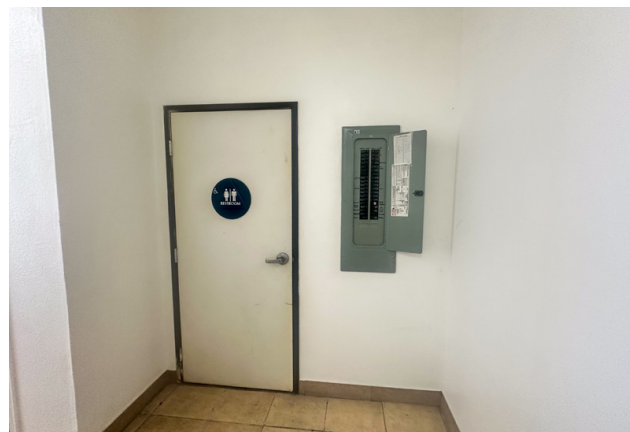
- Dollar Tree
- Vape N Smoke
- Tost Pizza
- Golden Star Chinese Fast Food
- Blue Ocean Massage
- Hollywood Hair & Nails
- Subway
- Stater Bros



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

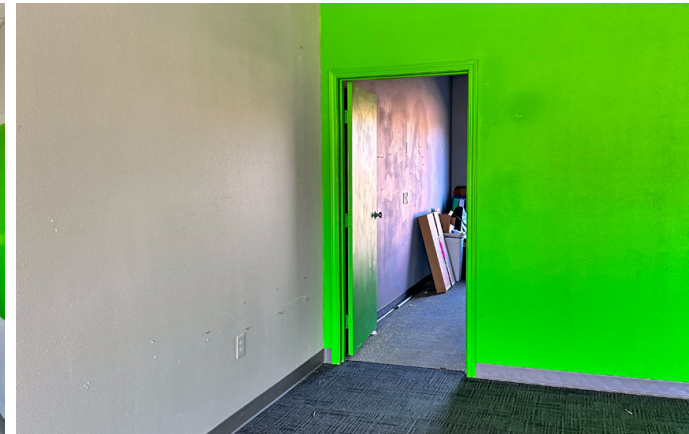
RSF	1,440 SF
Available	10/1/2024
Parking	Shopping Center
Rate (Per SF)	\$1.80/SF
Lease Type	NNN
Lease Term	5+ years



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

RSF	1,440 SF
Available	10/1/2024
Parking	Shopping Center
Rate (Per SF)	\$1.80/SF
Lease Type	NNN
Lease Term	5+ years



SITE PLAN

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LEASE TERMS

- \$1.80 Triple Net (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		

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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

ZONING INFORMATION

58100 Twentynine Palms Hwy
Yucca Valley, California 92284

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	
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:						
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						
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:						
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	

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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	

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	

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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	
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
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

Wind energy system (accessory)	SPR	SPR	SPR	SPR	SPR	See chapter 9.43, "Accessory Wind Energy Systems", of this title
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

YOUR ADVISORS



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CREXI LISTINGS