



INVESTMENT OFFERING

SINGLE-TENANT DRIVE-THRU

56945 29 PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA

CIRE Partners
COMMERCIAL INVESTMENT REAL ESTATE

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PROPERTY DETAILS

GENERAL SUMMARY

Address	56945 29 Palms Highway, Yucca Valley, CA 92884
APN	0595-312-03-0000
Building Size	±2,960 SF
Parcel Size	±0.67 AC (29,185 SF)
Year Built / Remodeled	1994 / 2020
Parking	±23 Spaces (7.77 per 1,000 SF)
Ownership	Fee Simple - Land & Building
Traffic Counts	29 Palms Hwy: ±29,693 ADT Yucca Trl: ±6,472 ADT Sage Ave: ±2,291 ADT

LEASE ABSTRACT

Tenant	Taqueria El Comandante (3-Unit Operator)
Lease Commencement	April 1, 2024
Lease Expiration	March 31, 2034
Remaining Lease Term	9+ Years
Renewal Options	Four (4) - 5 Year
Net Operating Income	\$61,620
Rent Increases	Fixed 2% Annual Increases
Lease Type	Double Net (NN)
Tenant Reimbursements	Property Taxes and Insurance
ROFR	Yes - 12 Days
Guarantor	Corporate & Personal

PURCHASE PRICE
\$1,300,000

NOI
\$61,620

CAP RATE
4.74%

LEASE YEARS	ANNUAL RENT	MONTHLY RENT
Current - 3/31/2025	\$61,620	\$5,135
4/1/2025 - 3/31/2026	\$62,820	\$5,235
4/1/2026 - 3/31/2027	\$64,044	\$5,337
4/1/2027 - 3/31/2028	\$65,292	\$5,441
4/1/2028 - 3/31/2029	\$66,566	\$5,547
4/1/2029 - 3/31/2030	\$67,864	\$5,655



INVESTMENT HIGHLIGHTS

BELOW MARKET DRIVE-THRU RENT

The property features a lease with rents approximately 1.5–2x below current market rates, presenting a compelling opportunity for investors to capitalize on potential rental growth and enhanced returns over time.

CIRCA ~2020 FORMER KFC TENANT FULL REMODEL

The property underwent a significant remodel circa 2020 by the previous tenant, KFC, incorporating modern updates and infrastructure enhancements. These improvements enhance the property's appeal and functionality for future tenants and investors.

BELOW REPLACEMENT COST

This 2,960 SF drive-thru on a 0.67-acre lot is priced below replacement cost, offering investors a well-maintained asset with excellent value.

POTENTIAL VALUE-ADD OPPORTUNITY

This property offers investors the chance to enhance value through lease negotiations or repositioning, providing flexibility and potential for long-term growth. (Contact agents for details.)

PRIME SIGNALIZED CORNER LOCATION

Positioned at a busy signalized intersection on 29 Palms Hwy with over 30,000 vehicles per day, this property boasts excellent visibility, three ingress/egress points, and high traffic exposure along a major east-west thoroughfare.

REGIONAL DRIVE-THRU OPERATOR

The current operator has 20+ years of experience running successful drive-thru Mexican food restaurants, with three established locations in Riverside and San Bernardino Counties.

GATEWAY TO MAJOR REGIONAL ECONOMIC DRIVERS

Positioned near Joshua Tree National Park (3 million+ visitors annually) and MCAGCC, the largest Marine base in the country hosting (±45,000 trainees and personnel each year), this property benefits from strong economic activity and steady regional traffic.

E-COMMERCE AND RECESSION-RESISTANT ASSET

QSR properties are highly sought-after investments for their resilience to economic downturns and immunity to e-commerce trends.



SITE PLAN

29 Palms Hwy ±29,693 ADT



±31,984 cars
at intersection

Sage Ave ±2,291 ADT



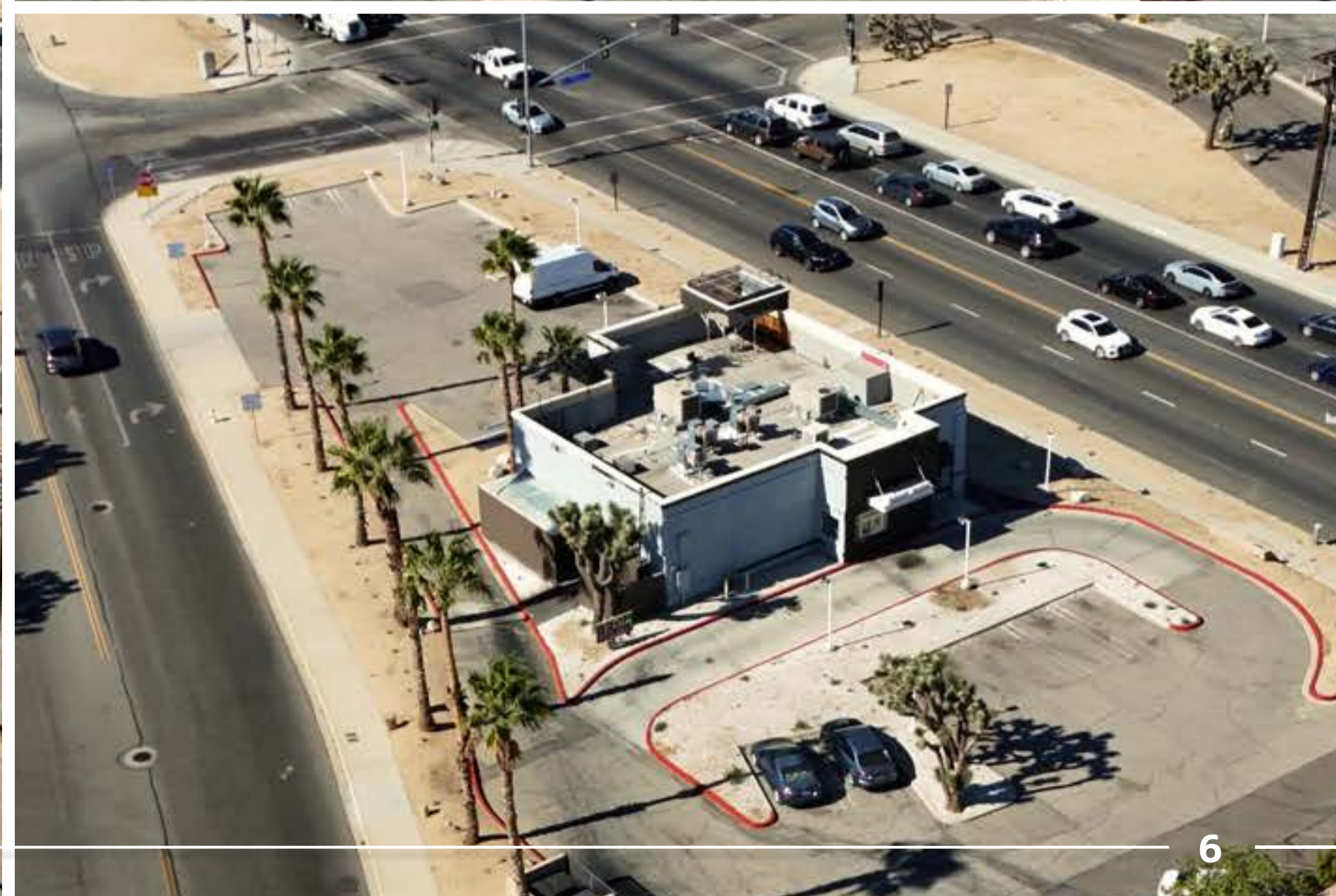
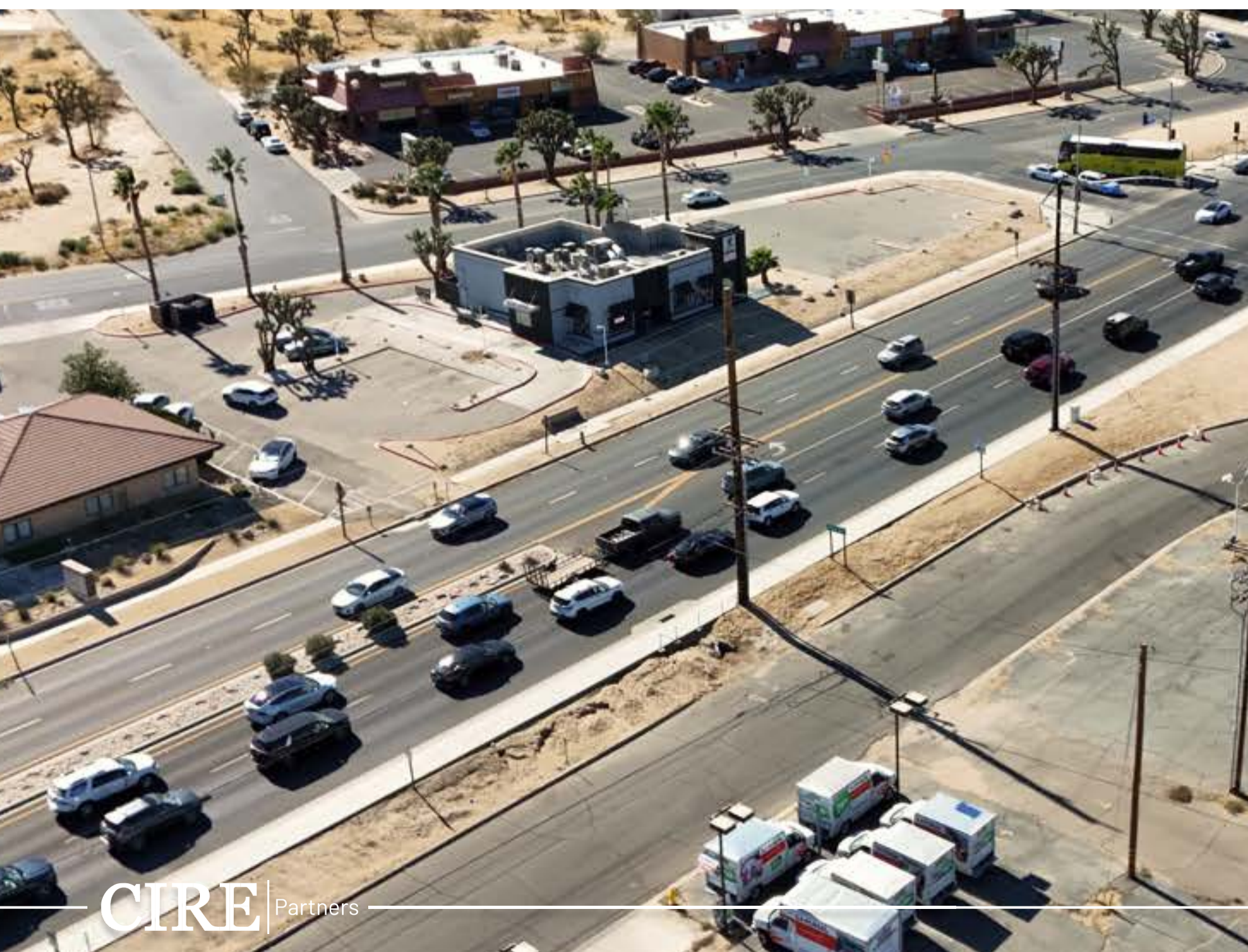
DRIVE-THRU

DUMPSTER

Yucca Trl ±6,472 ADT

Not to Scale*

PROPERTY PHOTOS



AERIAL PHOTO



HI-DESERT
NATURE MUSEUM
YUCCA VALLEY, CA

YUCCA VALLEY
TOWN HALL

Black Bear Diner

DOWN THE
ROAD MOTORS

AMERICAN
TIRE DEPOT

Carl's Jr.
76 PAPA JOHN'S
SUBWAY
GROCERY OUTLET
Bargain market

usbank
ROSS VONS
BIG TIRES

McDonald's Arby's Starbucks
POPEYES Applebee's
NAPA DELTACO
JUICE IT UP!

COMING SOON

ALDI RITE AID

vca animal hospitals

COMING SOON

STATER BROS. markets
WELLS FARGO BADSEED
AKI SUSHI

DISCOUNT TIRE
& Service Centers

SUBJECT
PROPERTY

29 Palms Hwy ±29,693 ADT

Yucca Trl ±6,472 ADT

Sage Ave ±2,291 ADT

±31,984 cars
at intersection

Copy Center Plus Inc.
Yucca Valley

AERIAL PHOTO



**YUCCA VALLEY
HIGH SCHOOL**
±1,264 STUDENTS

Davita
CASITA AZUL
MEXICAN RESTAURANT
Western Union
BIG LOTS!

SureStay
PLUS HOTEL
by BEST WESTERN

CASTAÑEDA'S
MEXICAN FOOD

O'Reilly
AUTO PARTS

CALIFORNIA
WELCOME CENTER
yucca valley

DEL TACO

blink

**SUE'S
HEALTH FOODS**

Copy Center Plus Inc.
Yucca Valley

ZGP

**SUBJECT
PROPERTY**

SHELL

**AMERICAN
TIRE DEPOT**

Yucca Trl ±6,472 ADT

29 Palms Hwy ±29,693 ADT

Sage Ave ±2,291 ADT

DISCOUNT TIRE
& Service Centers

**DOWN THE
ROAD MOTORS**

STATER BROS.
markets
WELLS FARGO
BADSEED
AKI SUSHI

Starbucks
COMING SOON

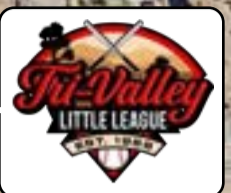
IHOP

Black Bear Diner

AERIAL MAP



BOYS & GIRLS CLUBS
OF THE HI-DESERT



76
PAPA JOHN'S
SUBWAY
GROCERY OUTLET
bargain market



usbank **McDonald's** **Starbucks** **ups**
POPEYES **Applebee's** **VONS** **DEL TACO**
JUICE IT UP! **ROSS** **Arby's** **NAPA**
SMOOTHIES • BOWLS • JUICES DRESS FOR LESS
BIG TIRES

HI-DESERT
NATURE MUSEUM
YUCCA VALLEY, CA

YUCCA VALLEY
TOWN HALL

Black Bear Diner

[HomeStreet] Bank

ALDI **RITE AID**

Pacific Dermatology
INSTITUTE

Geode and Gypsum

SUE'S
HEALTH FOODS

AMERICAN
TIRE DEPOT

IHOP



My Shoe
Destination



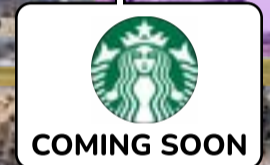
29 Palms Hwy ±29,693 ADT

vca animal hospitals

CHASE



SUBJECT
PROPERTY



DISCOUNT TIRE
& Service Centers

Love Always



Yucca Trl ±6,472 ADT



blink

Dayita
CASITA AZUL
Western Union
BIG LOTS!

STATER BROS.
markets
WELLS FARGO **BAD SEED**
AKI SUSHI

BANC OF CALIFORNIA



TWENTYNINE PALMS
MARINE CORPS BASE
±35 Minutes | ±27 Miles

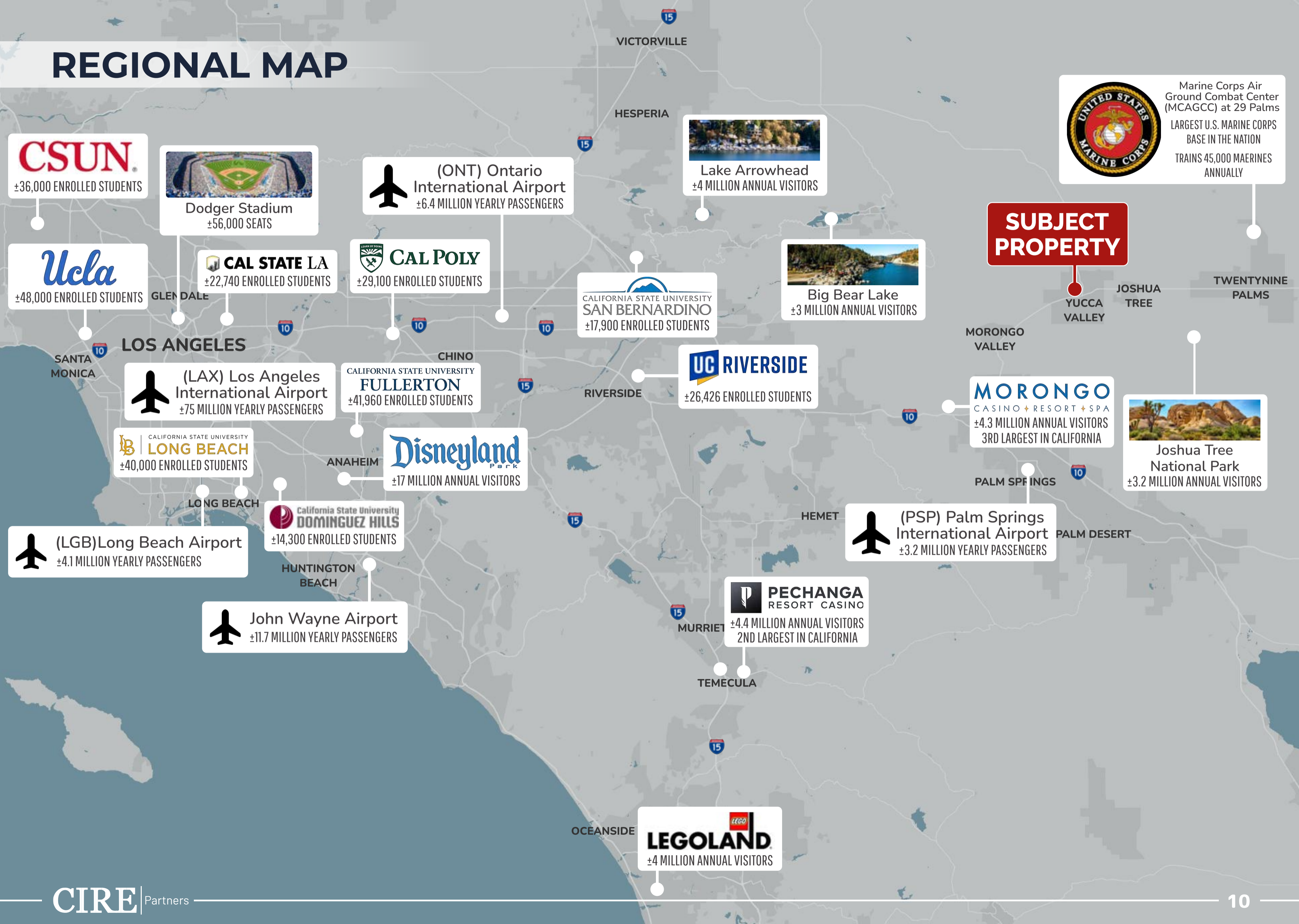
JOSHUA TREE
NATIONAL PARK
±15 Minutes | ±10 Miles

Sage Ave ±2,291 ADT

Sage Ave ±2,291 ADT

YUCCA VALLEY
HIGH SCHOOL
± 1,264 STUDENTS

REGIONAL MAP



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2024)	4,427	19,682	24,394
Projected Population (2029)	4,397	19,617	24,309
Median Age (2024)	42.6	43.2	43.5

Income	1 Mile	3 Miles	5 Miles
Average Household Income (2024)	\$80,154	\$85,443	\$85,520
Projected Average Household Income (2029)	\$95,834	\$100,476	\$100,763
Projected Annual Growth (2024-2029)	3.64%	3.29%	3.33%
Wealth Index (2024)	58	68	70

Households	1 Mile	3 Miles	5 Miles
Households (2024)	2,064	8,117	9,983
Projected Households (2029)	2,081	8,218	10,102
Annual Growth (2020-2024)	-0.09%	0.06%	0.06%
Average Household Size (2024)	2.14	2.40	2.42

YUCCA VALLEY, CA



6.1%
Greatest Gen
 Born in 1945/Earlier



24.6%
Baby Boomer
 Born in 1946 to 1964



18.4%
Generation X
 Born in 1965 to 1980



21.8%
Millennial
 Born in 1981 to 1998



20.1%
Generation Z
 Born in 1999 to 2016



9.0%
Alpha
 Born in 2017 to Present

MARKET OVERVIEW

Yucca Valley, CA

Yucca Valley, California, is a serene desert town located in San Bernardino County, known for its unique natural beauty, outdoor recreational opportunities, and small-town charm. Situated in the high desert region of Southern California, Yucca Valley serves as a gateway to the renowned Joshua Tree National Park, drawing both residents and visitors who seek a relaxed lifestyle amid scenic desert landscapes.

With a population of approximately 22,000 residents and spanning nearly 40 square miles, Yucca Valley is located between Palm Springs and the Mojave Desert, about 125 miles east of Los Angeles. State Routes 62 and 247 provide convenient access to nearby communities and regional attractions, making Yucca Valley a popular base for tourists and a tranquil home for those who enjoy desert living.

Founded in the early 20th century, Yucca Valley retains a rustic, Old West ambiance that reflects its pioneer heritage. The town's downtown area offers a mix of local shops, art galleries, restaurants, and services that cater to both residents and the steady stream of visitors. This community-centered environment allows residents to enjoy a relaxed pace of life while still having access to essential amenities and services.

Yucca Valley's economy is diverse, with sectors such as tourism, retail, construction, and healthcare playing significant roles. The proximity to Joshua Tree National Park is a key economic driver, as tourism supports many local businesses, including hotels, eateries, and outdoor tour companies. The town is also home to the Hi-Desert Medical Center, providing healthcare services to the region, and a mix of small businesses and retail centers that contribute to the local economy.

The area's natural beauty is one of Yucca Valley's most significant assets. Outdoor enthusiasts have easy access to hiking, rock climbing, camping, and stargazing in Joshua Tree National Park, one of California's most iconic natural destinations. Additionally, Yucca Valley boasts several local parks, including Machris Park and Paradise Park, and the scenic Black Rock Canyon campground offers additional recreational options for residents and visitors.



As a gateway to Joshua Tree National Park, the city benefits from over 3 million annual park visitors

Over 22% of homes were built after 2000, reflecting new development trends

Yucca Valley's population grew 27.83% from 2000 to 2023, peaking at 21,829 in 2021

The city's median home values in Yucca Valley rose to \$337,636 by 2024





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