

FOR SALE | 3,765 SF FREESTANDING RETAIL

\$1,600,000 (\$425/SF)

55684 29 PALMS HIGHWAY
YUCCA VALLEY, CA 92284



29 PALMS HIGHWAY | 29,269 VEHICLES PER DAY

Michael Lyle
t 760-774-6533
mlyle@cbclyle.net
CA RE Lic. #02002995

Arley Ryan
t 630-660-9376
arleyryan@cbclyle.net
CA RE Lic. #012198855

55684 29 PALMS HIGHWAY

Property Features

- Three 1,255 SF spaces can be leases/occupied individually or combined.
- Each space features its own bathroom, front and rear entrance, and separate metering.
- Fully remodeled interior and exterior for a modern, updated look.
- Grandfathered for food and beverage use, with Unit 3 featuring bar infrastructure and a liquor license available separately.
- Growing market with increasing demand, fueled by tourism and local development.
- Prime Historic "Old Town" Yucca Valley location, surrounded by thriving, trendy businesses.
- High-visibility frontage with 29,269 vehicles daily on 29 Palms Hwy.
- Prime retail corridor, benefiting from 3 million annual visitors to Joshua Tree and 29 Palms.



Michael Lyle
t 760-774-6533
mlyle@cbclyle.net
CA RE Lic. #02002995

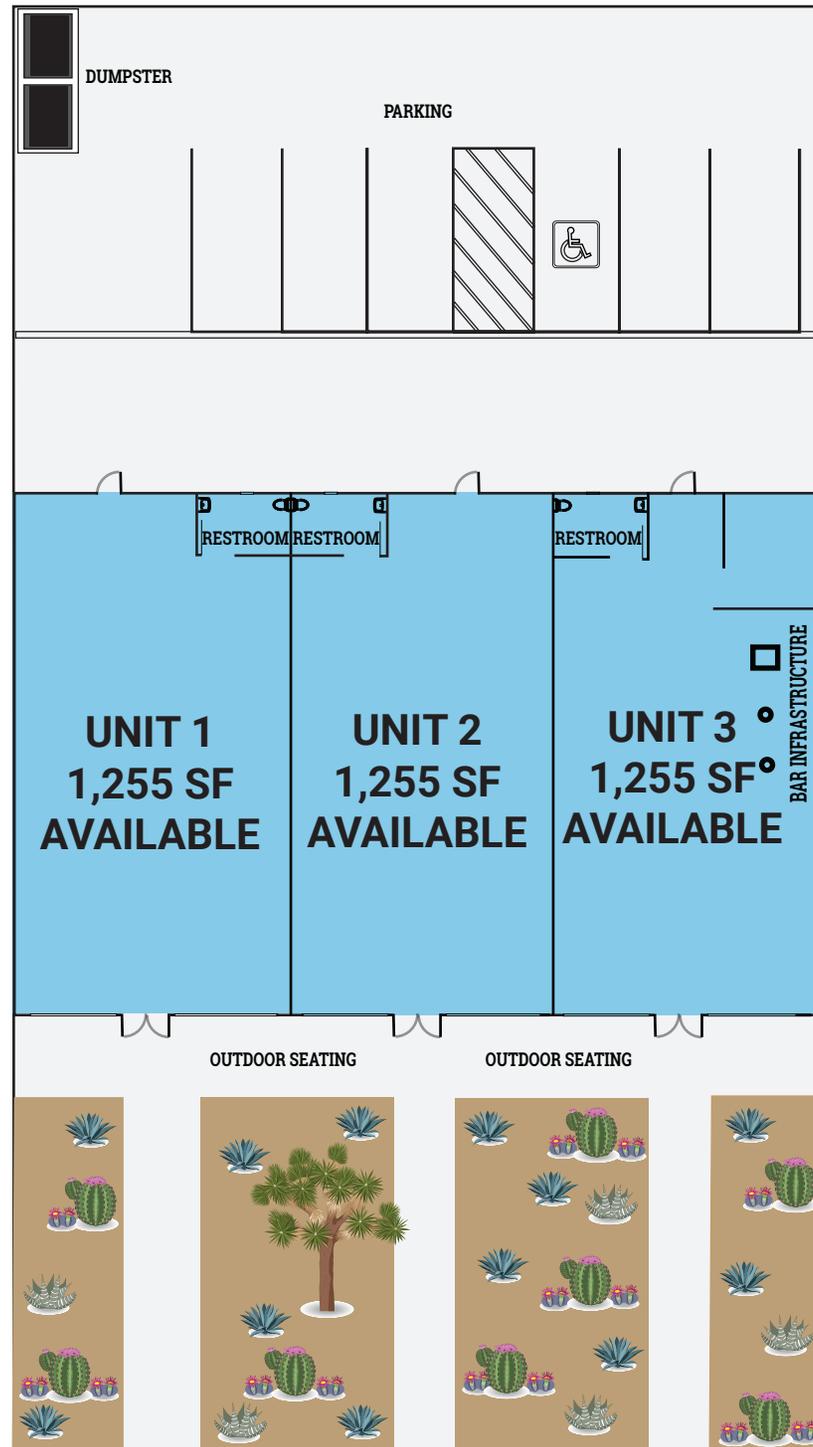
Arley Ryan
t 630-660-9376
arleyryan@cbclyle.net
CA RE Lic. #012198855

55684 29 PALMS HIGHWAY

Site Plan / Floor Plan

Spaces

Tenant	Suite	SF
Vacant	1	1,255
Vacant	2	1,255
Vacant	3	1,255



Michael Lyle
t 760-774-6533
mlyle@cbclyle.net
CA RE Lic. #02002995

Arley Ryan
t 630-660-9376
arleyryan@cbclyle.net
CA RE Lic. #012198855

55684 29 PALMS HIGHWAY



Michael Lyle
t 760-774-6533
mlyle@cbclyle.net
CA RE Lic. #02002995

Arley Ryan
t 630-660-9376
arleyryan@cbclyle.net
CA RE Lic. #012198855

55684 29 PALMS HIGHWAY



Michael Lyle
t 760-774-6533
mlyle@cbclyle.net
CA RE Lic. #02002995

Arley Ryan
t 630-660-9376
arleyryan@cbclyle.net
CA RE Lic. #012198855

55684 29 PALMS HIGHWAY

Area Demographics

Estimated Daytime Population

1 mile	5,115
3 miles	12,729
5 miles	19,322

Average Household Income

3 miles	\$76,285
5 miles	\$81,011

Median Household Income

3 miles	\$59,073
5 miles	\$63,203

Total Households

3 miles	5,983
5 miles	9,110

Total Population

3 miles	14,130
5 miles	22,315

Total Businesses

3 miles	678
5 miles	950

Total Employees

3 miles	11,743
5 miles	18,440

Average Daily Traffic

29 Palms Highway	29,269
------------------	--------



Michael Lyle
t 760-774-6533
mlyle@cbclyle.net
CA RE Lic. #02002995

Arley Ryan
t 630-660-9376
arleyryan@cbclyle.net
CA RE Lic. #012198855

55684 29 PALMS HIGHWAY



For More Information Contact:

Michael Lyle

t 760-774-6533

mlyle@cbclyle.net

CA RE Lic. #02002995

Arley Ryan

t 630-660-9376

arleyryan@cbclyle.net

CA RE Lic. #012198855

©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

