

56528 Twentynine Palms Highway, Yucca Valley, CA 92284
For Sale: \$895,000

WILSON MEADE
COMMERCIAL REAL ESTATE



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PROPERTY OVERVIEW

56528 Twentynine Palms Hwy
Yucca Valley, California 92284

Automotive and mechanic properties are some of the hardest assets to find on the open market—and this 6-bay facility delivers exactly what both owner-users and investors are seeking. Situated directly on Twentynine Palms Highway, this ±4,410 SF building sits on a generous **0.60-acre lot**, offering excellent visibility, easy access, and strong traffic counts along the area’s main commercial corridor.

The property features **six functional service bays**, multiple office areas, and ample on-site parking. **Two of the office units** are currently leased **month-to-month**, giving a new owner maximum flexibility—either maintain income, restructure operations, or fully convert to an owner-user automotive facility. The building has also been **recently painted within the last two years**, reducing immediate capital needs.

A large vacant lot provides additional space for yard storage, vehicle parking, expansion, or future redevelopment options. Zoned **C-G (General Commercial)** in the Town of Yucca Valley, the property accommodates a wide range of automotive and commercial uses.

Whether you’re an operator looking to control your real estate, or an investor targeting rare automotive assets with strong demand, this property checks all the boxes.

PROPERTY INFORMATION

Address	56528 Twentynine Palms Hwy Yucca Valley, CA 92284
County	San Bernardino
Building Size	±4,410 SF
Land Size	0.60 Acres / 26,268 SF
Buildings	1
Built	1977
Zoning	C-G, General Commercial
Building Use	Automotive/Office
APN	0595-081-022-0000

Office 1	±2,170 sq. ft.
Office 2	±620 sq. ft.
Automotive Bays	6
Restrooms	3 (1 in each suite)
Water Meter	1
Electric Meters	4
Gas Meter	1
Hot Water Heater	Instahot (Suite A only)
Sewer	Connected to city sewer line
HVAC	Mini-Split in Each Suite
Trash Bins	1

PROPERTY PHOTOS

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AERIAL MAP | DEMOGRAPHICS

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DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
2024 Population	5,835	20,819	26,257
2024 Households	2,572	8,544	10,702
Median Household Income	\$50,106	\$62,875	\$61,706
Traffic Volume	Twentynine Palms Hwy: 27,958 Average Daily Traffic		

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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

YOUR ADVISORS



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