

# SUNSET CROSSING

61705-61711 Twentynine Palms Highway  
Joshua Tree, CA



## THE MOST DESIRABLE LOCATION IN JOSHUA TREE

Cushman & Wakefield, as Exclusive Advisors, is pleased to present the opportunity to acquire this exceptional retail property located at the gateway to Joshua Tree National Park. The offer comprises a fully remodeled (2022) retail building with superb frontage on 29 Palms Highway and a contiguous parcel that is ideal for future development.

Joshua Tree National Park is one of the most popular national parks in the United States, attracting over three million visitors annually. The park's Visitor Center is located within a block of the Property, making it the primary access point on Park Drive in Joshua Tree and accounting for over 500,000 inbound vehicle visits. This visitor activity has provided strong support to the local economy, with over \$171 million in visitor spending supporting over 2,000 jobs and generating \$209 million in economic output in local gateway economies.

## PROPERTY FEATURES

- Superb identity on 29 Palms Highway at the primary entrance to Joshua Tree National Park
- Traffic Counts of over 18,000 cars per day on 29 Palms Highway
- Upside in rents over current leases with redevelopment rights
- Redevelopment potential of the adjacent ±10,200 SF parcel
- The economic impact of Joshua Tree's 3+million visitors per year
- Potential to redevelop the existing retail building to a larger structure
- Parking field in front of the building as well as surplus parking to the rear
- Corner location at the southwest corner of Sunset Road and 29 Palms Highway, adjacent to the popular Joshua Tree Farmers Market
- County approved septic system (2020)
- New roof (2022)





Tenants	Area	Lease Exp.	Use
The Dez	±465 SF	6/30/2025	Prepared Food - Grab & Go
Joshua Tree Bottle Shop	±712 SF	5/31/2025	Wine & Spirits
All American Real Estate	±278 SF	Month to Month	Realtor
<b>Total:</b>	<b>±1,455 SF</b>		
<b>2024 Net Income:</b>	<b>\$42,447</b>		


**ADDRESS:**

61705-61711 29 Palms Highway  
61714 Division Street  
Joshua Tree, CA 92252

**INTERSECTION:**

Southwest Corner 29 Palms Highway and Sunset Road

**LEASABLE AREA:**

±1,455 SF

**TENANTS:**

The Dez, The Joshua Tree Bottle Shop, All American Real Estate

**FLOORS:**

1

**TYPE:**

Retail Store Building

**CONSTRUCTION:**

Masonry

**PARKING SPACES:**

20+

**PARKING RATIO:**

16 spaces per 1,000 SF(Unstriped Lot on both parcels)

**YEAR BUILT:**

1951 (Various Renovations)

**RESTROOMS:**

3

**HVAC:**

Three roof-mounted package units

**POWER :**

Three panels with one meter per tenant space

**29 PALMS HIGHWAY PARCEL**
**LAND AREA:**

5,465 SF

**APN:**

0603-102-01-0-000

**DIVISION STREET PARCEL**
**LAND AREA:**

10,200 SF

**APN:**

0603-102-19-0-000

**TOTAL LAND AREA:**

±15,665 SF

**29 PALMS HIGHWAY FRONTAGE:**

±50 LF (1 Curb cut)

**ZONING:**

JT/CGSCP

**WALK SCORE:**

95

**TRANSIT SCORE:**

57

**EXCLUSIVE  
AGENT**

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