

# RETAIL FOR SALE | DESERT HILLS PLAZA

57220 Twentynine Palms Highway, Yucca Valley, CA 92284

**WILSON MEADE**  
COMMERCIAL REAL ESTATE

Price: \$1,300,000



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# DESERT HILLS PLAZA

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- Built in 1980 Renovated in 1993.
- Size: 15,000 SF | Owner in process of finalizing parcel map
- Located on the NW Corner of Old Woman Springs Road and Twentynine Palms Highway in the town of Yucca Valley, San Bernardino County.
- Beautifully designed, inviting and easily accessible with three points of access.
- Prime location, ready to serve the Yucca Valley area.
- Tesla Charging station behind the Carl's Jr. on site currently being built out with plans to be operational mid-September 2022. In planning and engineering stages; a large aquatics center near Sage Avenue and Little League Drive.
- Zoning: Commercial Mixed-Use (C-MU)



Join Rent-A-Center, Penske Truck Rental,  
Papa Johns, and Toda Moda!



**TODA MODA**  
YUCCA VALLEY



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# AERIAL MAP | DEMOGRAPHICS

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DEMOGRAPHICS	1-Mile	5-Mile	10-Mile
Population	3,742	27,655	40,006
Households	1,542	11,307	16,715
Median Household Income	\$63,575	\$61,631	\$55,644
Traffic Volume	Twentynine Palms Hwy   30,593 Cars		

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\*Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

## Desert Hills Plaza Tenants

Unit Address	Tenant	Square Feet
57220	FOR SALE	15,000 SF
57224-57226	Rent-A-Center	4,000 SF
57228 A	Tru's Fight Syndicate	1,170 SF
57228 B	Tru's Fight Syndicate	1,200 SF
57230-57234	Tru's Fight Syndicate	2,520 SF
57236	Toda Moda Fashions	6,994 SF
57246	Plaza Art & Frame	1,600 SF
57248	Viva Fit	2,860 SF
57250	Penske Truck Rental	1,235 SF
57252	Lena Gel Nail	1,800 SF
57268	-	1,123 SF
57272	Earth Yoga & Spa	1,890 SF
57274	Papa John's Pizza	2,040 SF
57154 B	SOLD	6,600 SF



### PARCEL SUMMARY:

NUMBER	AREA (AC)	AREA (SF)	BLDG AREA (SF)	PARKING SPACE
1	0.91	39,596	14,780	36
2	3.47	151,046	28,958	163

### ZONING & LAND USE:

EXISTING GENERAL PLAN	MIXED USE
EXISTING ZONING	C-MU (COMMERCIAL MULTI-USE)
PROPOSED ZONING	NO CHANGES PROPOSED
EXISTING LAND USE	RETAIL COMMERCIAL

## 57220 - DIVISIBLE

- Spacious Wide Open Suite
- Former Furniture Store
- Private Offices
- Private Restroom
- Storage Area
- Rear Building Delivery and Staff Access
- RSF: 15,000 SF
- Parking: Common area within Shopping Center



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. The town contains many national retailers located alongside thriving small businesses. Yucca Valley has a large growing, year round population and retail synergy!



## QUICK FAQs

- Yucca Valley voted TOP 10 in America
- 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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