

Prime Highway Frontage

DEVELOPMENT SITE

SUBJECT



DARVISHIAN
REAL ESTATE INVESTMENT SERVICES

± 3.95-ACRE (± 172,000 SF) COMMERCIAL DEVELOPMENT SITE ■ YUCCA VALLEY, CA 92284

PROPERTY SUMMARY

SUBJECT

29 PALMS HWY

*Buyer to Verify Land Use: Buyer is advised to conduct their own independent investigation with the City of Yucca Valley regarding the property's zoning, permitted uses, development standards, and potential restrictions. Seller and Broker make no representations or warranties, express or implied, as to the suitability or feasibility of any proposed use.

Prime Highway Frontage Development Site

\$495,000

PRICE

±3.95 Acres | ±172,000 SF

LOT SIZE

CG (General Commercial)

ZONING

0601-412-09-0-000

APN

PROPERTY OVERVIEW

Prime Highway Frontage Development Site | Yucca Valley, CA

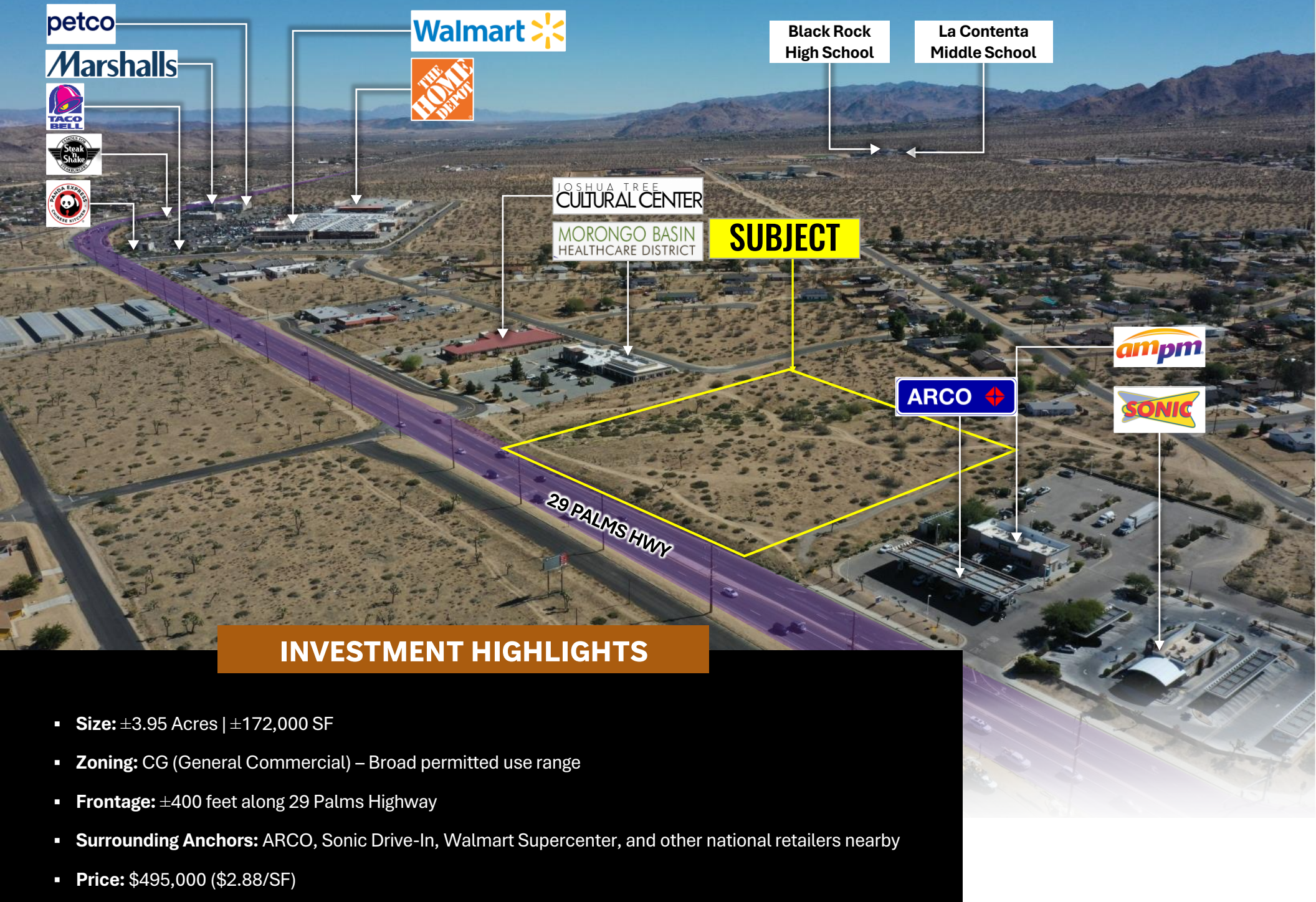
Darvishian Group is pleased to present this exceptional opportunity to acquire a **±3.95-acre (±172,000 SF)** commercial development site along **29 Palms Highway**, the primary commercial artery serving Yucca Valley and the greater Morongo Basin. Priced at **\$495,000 (\$2.88/SF)**, this property offers an outstanding value for developers, investors, and owner-users seeking a high-visibility parcel in one of Southern California's most promising desert communities.

Strategic Location & Accessibility

Located mid-block between **ARCO** and **Sonic Drive-In**, the property features **approximately 400 feet of direct frontage** and strong visibility along the region's most traveled retail corridor. 29 Palms Highway connects Palm Springs to Joshua Tree National Park, generating a steady flow of both local and visitor traffic throughout the year.

The parcel is zoned **CG (General Commercial)**, allowing a wide range of potential uses including **drive-thru, retail, restaurant, service, and mixed-use development**. Utilities could be available to the site, enhancing its readiness for future construction.





INVESTMENT HIGHLIGHTS

- **Size:** ±3.95 Acres | ±172,000 SF
- **Zoning:** CG (General Commercial) – Broad permitted use range
- **Frontage:** ±400 feet along 29 Palms Highway
- **Surrounding Anchors:** ARCO, Sonic Drive-In, Walmart Supercenter, and other national retailers nearby
- **Price:** \$495,000 (\$2.88/SF)



Yucca Valley Location Overview

Yucca Valley continues to attract investors and developers capitalizing on its growing residential base, tourism-driven economy, and expanding retail infrastructure. The surrounding corridor includes several larger and corner parcels that have remained on the market for extended periods, underscoring the importance of competitive pricing and parcel scale.

This property's manageable size, strong highway exposure, and attainable entry cost make it a particularly attractive option for developers or investors seeking a strategically positioned site in a well-established commercial trade area. With utilities in place and proximity to national retailers, the parcel is well-suited for build-to-suit retail, drive-thru, automotive service, or long-term hold strategies.

29 PALMS HIGHWAY YUCCA VALLEY, CA 92284

For additional information or to schedule a tour, contact us today

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Property boundaries and dimensions shown are for illustrative purposes only and may not reflect actual surveyed lines. Buyer is advised to conduct their own independent land survey and due diligence to verify property boundaries, access, and acreage prior to closing.