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FOR SALE OR GROUND LEASE

# Yucca Valley

NEC 29 Palms Hwy & Old Woman Springs Rd

## NEC 29 Palms Hwy & Old Woman Rd

### PROPERTY HIGHLIGHTS

- Excellent freeway visibility
- Located at Yucca Valley's "Main & Main" intersection
- Excellent access and is positioned in the geographic center of trade area
- Neighboring Tenants: Wal-Mart, Walgreens, Vons, Aldi, Stater Brothers, JC Penny, Dollar Tree, Rite Aid, Mc Donald's, Grocery Outlet and PFF Bank
- An approved subdivision of 105 Single Family Residential parcels, clubhouse, and swimming pool on 20 total acres
- Monument Signage Available
- This Parcel can accommodate a large single or multi-retail development (drive thru)

**Old Woman Springs Rd**

**Site +/-68,500 SF**

**I-62 - 29,500 CPD**

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APN: 0595-191-17-0000  
0595-191-16-0000  
0595-191-15-0000  
0595-191-14-0000

MARKET OVERVIEW



**ROSS VONS**  
DRESS FOR LESS

**US bancorp**

CHIPOTLE MEXICAN GRILL

arby's DEL TACO McDonald's

Starbucks Applebee's POTTERY BARN KIDS

**SUBWAY** Carib's Jr.

GROCERY OUTLET Bargain Market

DOLLAR TREE

**IHOP**  
RESTAURANT

**WELLS FARGO**

STATE BANK

**ALDI**


**RITE AID**

Lightning bolt logo


# EXPANDED DEMOGRAPHIC PROFILE

Estimated 2023


29 PALM HWY & OLD WOMAN SPRINGS RD | YUCCA VALLEY, CA

 POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population Forecasted	3,517	19,707	25,030


  

 HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	1,527	8,031	10,193


  

 AVG HH INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$73,674	\$81,573	\$81,094


  

 MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Median Household Income	\$56,000	\$58,872	\$56,816


  

 \$\$\$ PER CAPITA INCOME Est.	1 MILE	3 MILES	5 MILES
Proj. Per Capita Income	\$30,777	\$33,139	\$33,192


  

 DAYTIME DEMOS Total	1 MILE	3 MILES	5 MILES
Number of Businesses	393	820	892
Total Number of Employees	3,542	7,197	7,675


  

 RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	2,285 67.8%	13,658 69.3%	17,616 70.4%
Black or African American	145 4.3%	760 3.9%	901 3.6%
American Indian	61 1.8%	301 1.5%	372 1.5%
Asian	106 3.1%	550 2.8%	676 2.7%
Pacific Islander	14 0.4%	69 0.4%	84 0.3%
Other Race	330 9.8%	1,765 9.0%	2,070 8.3%
Two or More Races	427 12.7%	2,602 13.2%	3,311 13.2%
Hispanic (Any Race)	881 26.2%	5,024 25.5%	6,077 24.3%

 AGE DISTRIBUTION	1 MILE	3 MILES	5 MILES
Median Age	37.2yrs	41.4 yrs	42.0 yrs

 HOUSING	1 MILE	3 MILES	5 MILES
Owner Occupied Housing Units	939	5,353	6,879
Renter Occupied Housing Units	588	2,678	3,314

**LEASING:**



**CAROL SPRINGSTEAD**

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