

FOR SALE

56193 Twentynine Palms Highway, Yucca Valley, CA 92284

List Price: ~~\$2,995,000~~ \$2,000,000

WILSON MEADE
COMMERCIAL REAL ESTATE



Existing Building is Comprised of 7,200 SF

Approximate 4,200 SF Restaurant with Large Patio | Approximate 3,000 SF Event Venue with Large Patio

SALE INCLUDES: FF & E'S | LAND | SOUND EQUIPMENT

KATE RUST

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STEVE SANCHEZ

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DRE# 02051182

PROPERTY OVERVIEW

56193 Twentynine Palms Hwy
Yucca Valley, California 92284

Address

56193 Twentynine Palms Hwy
Yucca Valley, CA 92284

APN'S

0587-292-10-0000, 0587-292-11-0000, 0587-292-03-0000

Stories

One (1)

Number of Buildings

One (1)

Year Built

1960

Building Size

7,200 SF (Tenant to Verify)

Zoning

OTHC - Old Town Highway Commercial

**Purpose; to improve the economic vitality and livability of the Old Town area by establishing a comprehensive strategy to attract and expand economic activity and commerce*

Subtype

Restaurant/Event Venue

Parking

Includes Five (5) ADA near entrance

Ingress/Egress

Twentynine Palms Hwy

Class

C

**FF&E's and Sound Stage Equipment included with sale*



PROPERTY OVERVIEW

56193 Twentynine Palms Hwy
Yucca Valley, California 92284

- Excellent Accessibility, Exposure and Visibility
- Stand-Alone Second-Generation Restaurant
- High Traffic Corridor
- 0.79-Acre / 34,412 SF Lot
- Ample Parking
- Historic building in the heart of Yucca Valley
- Fully remodeled, operational restaurant with two (2) bars and venue area
- Surrounded by major retailers and rooftops
- Perfect for Events: Weddings, Corporate Meetings, Quinceaneras, and Conferences

KITCHEN AMENITIES

KITCHEN

- (1) Walk-in Fridge/Freezer
- (2) Cold Deli Stations 3-door
- (2) Deep Friers
- (1) Wall Grille (Salamander)
- (1) FlatTop Grill
- (2) 6-Burner Grills (1 with Oven)
- (2) Convection Ovens

FOH SERVERS STATION

- (1) Coffee Maker
- (1) Iced Tea Maker

FRONT BAR

- (1) Underbar Refrigerator 2-Door
- (2) Bar Stations with Cold Plates and Soda Guns
- (6) Tap Keg Dispensers

BACK BAR

- (2) Bar Stations
- (3) Underbar Refrigerator 2-Door

BOH COLD STORAGE

- (1) Sliding Door Refrigerator
- (1) 6' Chest Freezer

BOH Bar Cold Stock

- (1) Sliding Door Refrigerator (Meats)

ICE MAKER

Hoshizaki Large Cube (489 lbs/24 hr)

DISHWARE/CUTLERY/SERVICE WARE

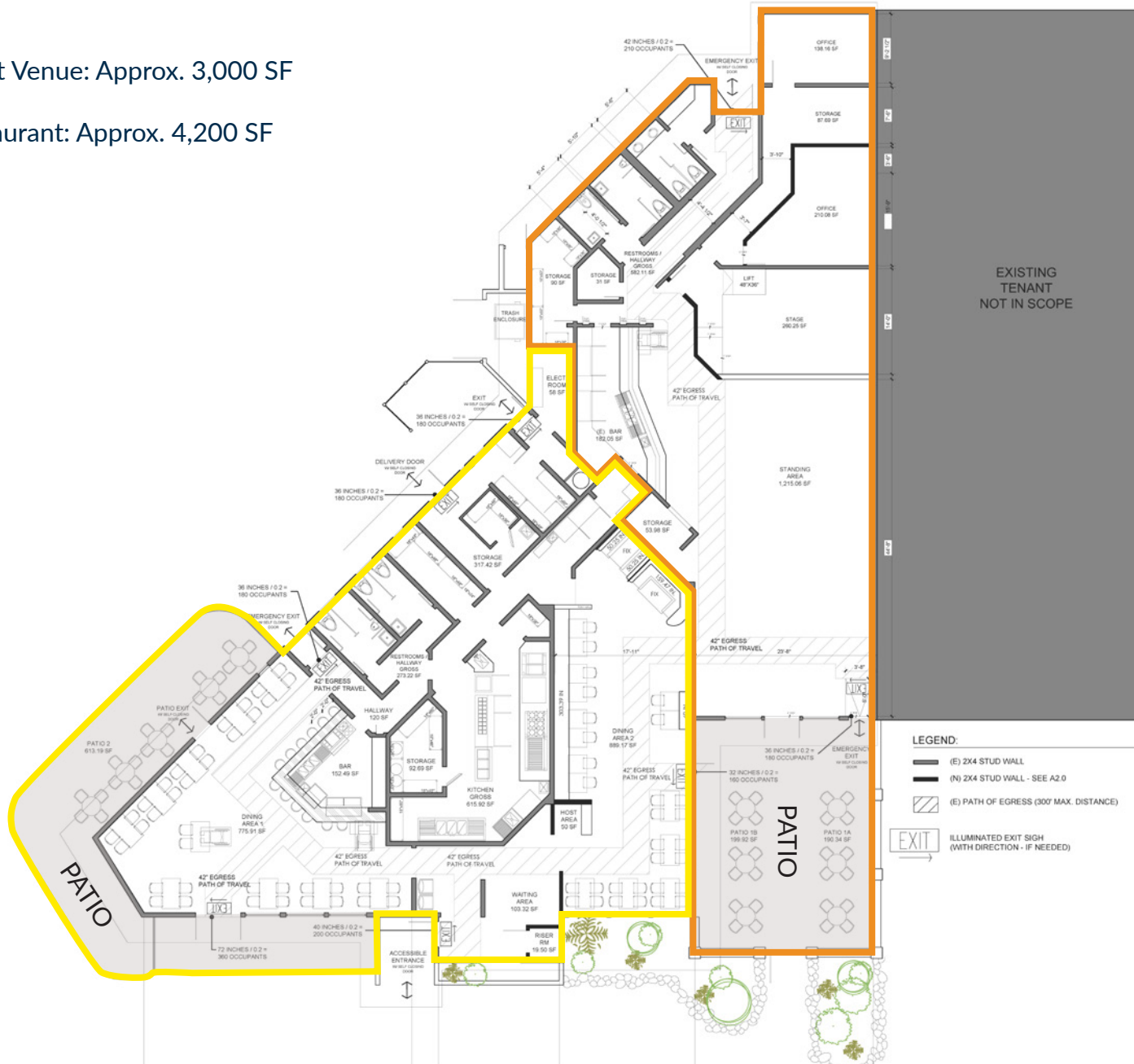
100 Guests



EXISTING FLOOR PLAN

56193 Twentynine Palms Hwy
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- Event Venue: Approx. 3,000 SF
- Restaurant: Approx. 4,200 SF



LEGEND:

- (E) 2X4 STUD WALL
- (N) 2X4 STUD WALL - SEE A2.0
- (E) PATH OF EGRESS (300' MAX. DISTANCE)
- EXIT ILLUMINATED EXIT SIGN (WITH DIRECTION - IF NEEDED)

EXISTING
TENANT
NOT IN SCOPE

PARKING LOT SITE PLAN

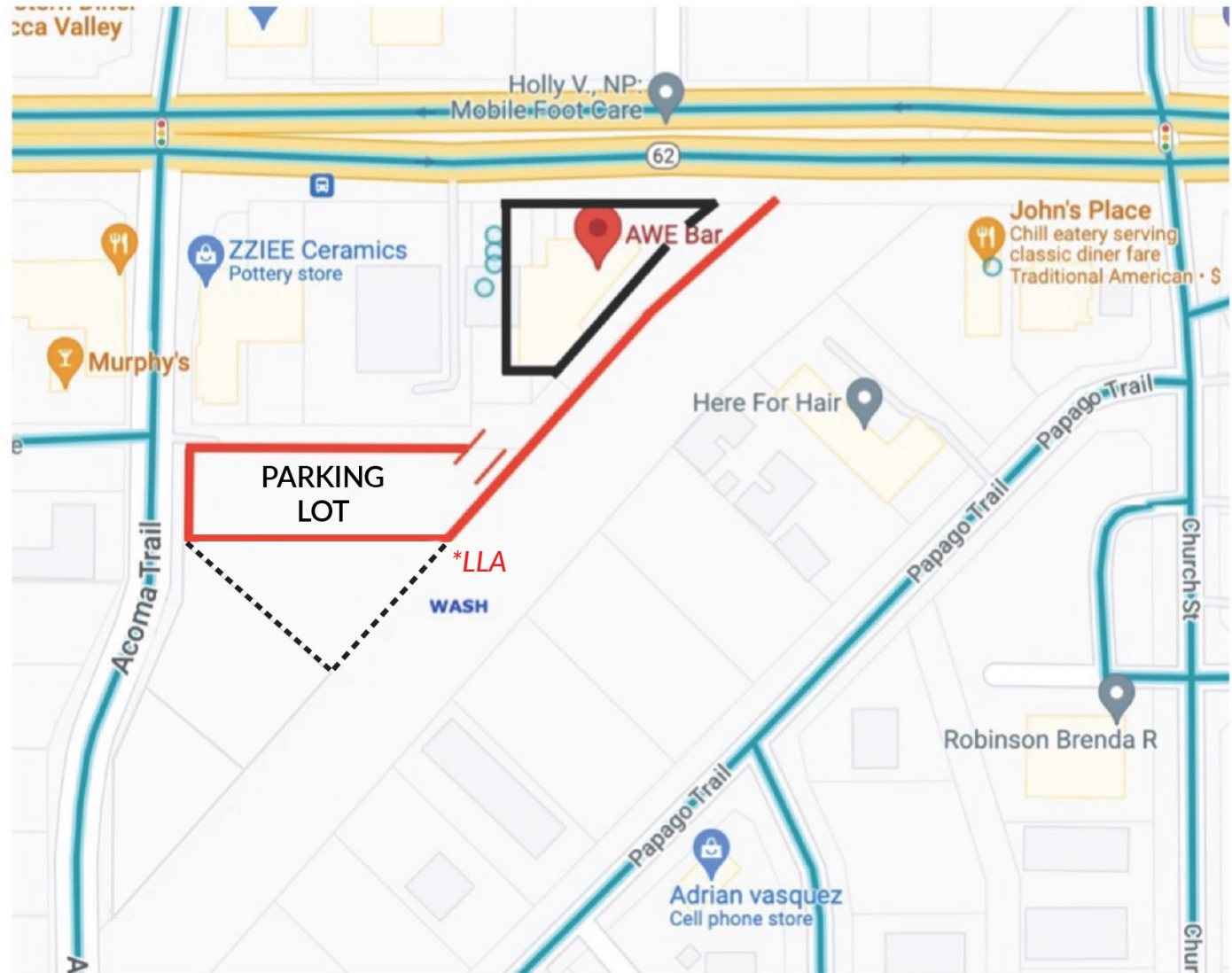
56193 Twentynine Palms Hwy
Yucca Valley, California 92284

PARKING

Front:
(5) ADA, Near Entrances

Back:
0.79-Acre / 34,412 SF
Private Lot

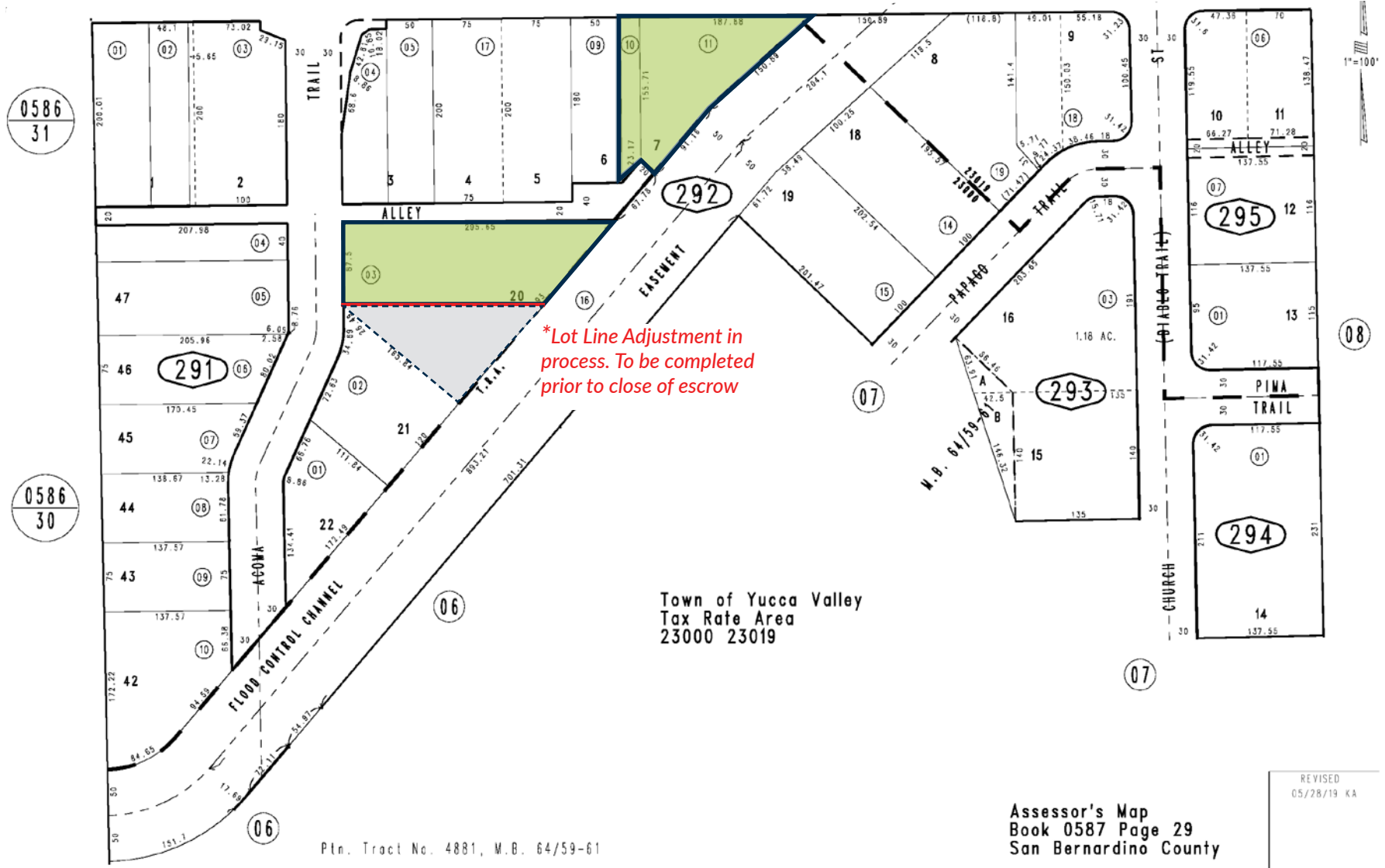
**Lot Line Adjustment (LLA)
in process. To be completed
prior to close of escrow*



PLAT MAP

56193 Twentynine Palms Hwy
Yucca Valley, California 92284

APN'S 0587-292-10-0000, 0587-292-11-0000,
0587-292-03-0000



AERIAL MAP | DEMOGRAPHICS

56193 Twentynine Palms Hwy
Yucca Valley, California 92284



2024	1-Mile	3-Mile	5-Mile
Population	5,582	19,354	25,181
Households	2,503	8,014	10,260
Median Household Income	\$44,155	\$62,228	\$61,896
2022 Average Daily Traffic (ADT)	Twentynine Palms Hwy 29,128 Cars		

PROPERTY PHOTOS | EXTERIOR

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PROPERTY PHOTOS | INTERIOR

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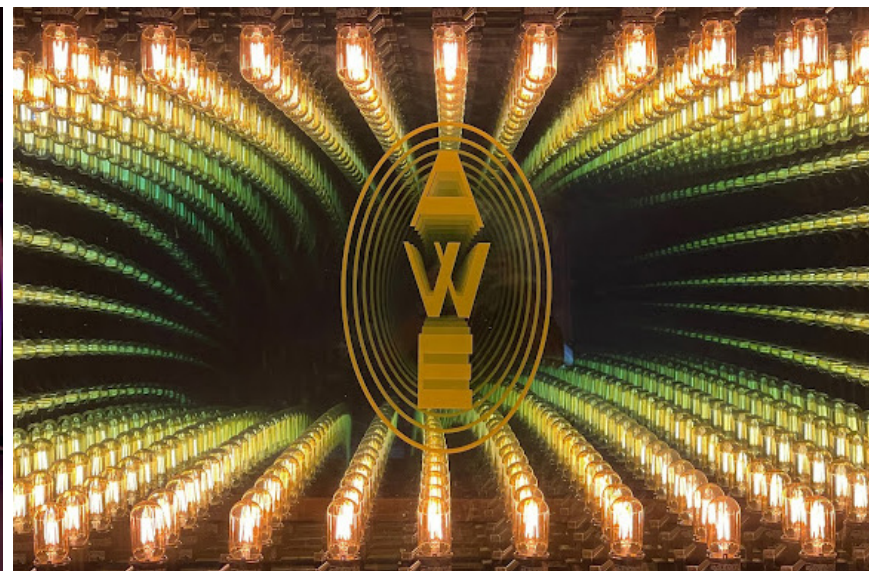


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AWE BAR

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The heart of the room is a PA system from California-based Meyer Sound, a company with a history of delivering a live music audiophile experience, speakers with exceptional clarity, frequency response, and dynamic range. Meyer Sound can be found in many of the world's top music spaces, including Royal Albert Hall in London and Walt Disney Concert Hall in Los Angeles.

The main full-range PA speakers are four of Meyer's Ultra X40, a loudspeaker which has earned numerous industry awards since its launch in 2019. Together with two of Meyer's 1100-LFC dual-18" subwoofers, AWE's sound system is capable of producing a frequency spectrum that covers the full range of human hearing, from 20Hz to 19.5kHz, loud and clear, distortion-free, and with even loudness and crystal-clear audibility everywhere in the audience. The loudspeakers can also be configured for quadraphonic sound to accommodate experimental music or surround sound media/playback.

FF&E's and Sound Stage Equipment included with sale.



PA

- PA: Meyer Sound -4x Meyer Ultra X-40 Full Range PA speakers, 2x Meyer 1100-LFC Subwoofers
- Mixing Console: Midas M32 Live, with 2x Midas DL 153 Stage Boxes
- Monitors: OSC K10.2 (2), K12.2 (2), JBL 18" SRX-Series Subs (2), M-Sub for Drummer, JBL EON616 (2), EV EKX-1 SP (2)

BACKLINE

- Guitar Amplifiers: 1968 Fender Deluxe Reverb Reissue
- Bass Amplifiers: Am Peg SVT-4 Pro Head, Am Peg 6x10 Cab
- DJ Equipment: Pioneer CDJ2000 NXS2 (3), Pioneer DJM900NXS2 (1), Technics 1200 Mk8 (2)
- Drum Kit: Gretsch Catalina Maple 5-Piece Kit
- Microphones: Shure SM58, SM57, SM81, Beta91A, Heil Sound PR35, AKG D112, Sennheiser E604, E906, Shure
- SLXD24D/SM58 Wireless
- Direct Boxes: Radial Passive/Active/Stereo/AV -J48, DI, D2, AV2

LIGHTING

- 10 ft truss of stage lighting, (6) lekos, (3) stage washes, all LED
- 24" Disco Ball with 1 rpm motor- 2 multi-color spots



FF&E's and Sound Stage Equipment included with sale

The live music room at AWE is acoustically ideal, due to architectural features that give it similar sonic qualities to some of the world's greatest classical concert halls and music studios.

The warm wood framing of the room looks like the inside of an acoustic guitar, and the curves of its wave-shaped ceiling reflects sound energy and gradually changing angles, breaking up the floor-to-ceiling reflection that give square rooms a boxy tone. The cork-backed acoustically damped flooring helps absorb these "standing waves" as well.

The vertical wood strips along the walls, with offset thickness and depth, also create diffusion such as is found in high-end recording studios, removing the flutter and echo of high frequencies between the parallel walls.

This results in a live, open and natural sound response, warm sonic character, fullness and clarity wherever one stands in the audience.

THE STAGE

The newly built 20' wide x 14' deep performance stage at AWE was designed to enclose and focus the energy of the very powerful Meyer subwoofers, as well as to dampen vibration from stage floor to microphones, and is solid as concrete.

Featuring wood siding from the original Hollywood Bowl amphitheater benches, the stage's structure has joists spaced 2x as close as a traditional subfloor, with two layers of $\frac{3}{4}$ " plywood and acoustic glue, caulk, and sealant between all materials, damping pads, and a felt underlayment under the floating cork-backed floor for extra vibration isolation.

To prevent the stage cavity from resonance, we filled the entire structure with R30 rock-wool insulation.



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

**TABLE 4-1
ALLOWABLE USES AND PERMIT REQUIREMENTS FOR DISTRICTS FOR OLD TOWN YUCCA VALLEY SPECIFIC PLAN**

Land Use	Permit Requirement by District						Notes:
	OTMU	OTHC	OTCR	OTIC	HE Overlay		
Schools, Specialized Education and Training – less than 50 students	P		P	P	SPR		
Schools, Specialized Education and Training – more than 50 students			P	P	SPR		
Studios – Art, Dance, Music Photography, etc.	P		P	P	SPR		
Universities/Colleges, Private	P	P	P	P	SPR		
Entertainment, Recreation, Public Assembly							
Adult-Oriented	Refer to Adult Business Ordinance						
Dancing and Live Entertainment	CUP	CUP			SPR		
Health /Fitness Centers	P	P	P	P	SPR		
Indoor Amusement/ Entertainment/ Recreation Centers/ Arcades	P				SPR		
Nightclubs	CUP				SPR		Accessory to restaurant use only
Places of Worship	P	P	P	P	SPR		
Theaters, Auditoriums, and Meeting Halls	P	P	P		SPR		
Manufacturing and Processing							
Chemical Products				P	SPR		

Key to Table

- SPR** Site Plan Review is Required.
- P** Use is Allowed (Refer to Development Review Procedures section)
- CUP** Conditional Use Permit is required.

- OTMU= Old Town Mixed-Use
- OTHC= Old Town Highway Commercial
- OTCR= Old Town Commercial/Residential
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- HE= Highway Environs (SR-62)

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Land Use	Permit Requirement by District						Notes:
	OTMU	OTHC	OTCR	OTIC	HE Overlay		
Clothing Products				P	SPR		
Cosmetics				P	SPR		
Electronics and Equipment Manufacturing				P	SPR		
Foam/Plastics Fabrication				P	SPR		
Food and Beverage Product Manufacturing				P	SPR		
Furniture/Cabinet Shops				P	SPR		
Glass Products				P	SPR		
Handicraft Industries, Small Scale Assembly (premanufactured)				P	SPR		
Hazardous Material Storage				P	SPR		
Laboratories			P	P	SPR		
Metal Products Fabrication				P	SPR		
Paper Products				P	SPR		
Pharmaceutical Manufacturing				P	SPR		
Plastics and Rubber Products				P	SPR		
Printing and Publishing	P		P	P	SPR		
Recycling Facilities – Small Collection Facility	P		P	P	SPR		

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Recycling Facilities – Reverse Vending Machines	P		P	P	SPR		
Research and Development	P		P	P	SPR		
Structural Clay and Pottery Products				P	SPR		
Textile Products				P	SPR		
Warehousing, Wholesaling, and Distribution Facility, Incidental (less than 75% of floor area)				P	SPR		
Motor Vehicle and Related Retail Trade and Services							
Car Wash, Full & Self-Service		P		P	SPR		
Marine Sales, Indoor	P	P	P	P	SPR		
Motor Vehicle Leasing, No Onsite Storage	P	P	P	P	SPR		
Motor Vehicle Leasing, Onsite Vehicle Storage (less than 10 vehicles)		P	P	P	SPR		
Motor Vehicle Parts and Supplies Sales (no onsite repairs)	P	P		P	SPR		

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Automated Car Washing		P			SPR		
Motor Vehicle Repair and Maintenance, MAJOR, and only when conducted in an enclosed structure.		P		P	SPR		
Motor Vehicle Repair and Maintenance, MINOR, and only when conducted in an enclosed structure.		P		P	SPR		
Motor Vehicle Sales (New and/or Used), With Service Facilities		P		P	SPR		
Motor Vehicle Sales (New and/or Used), Without Service Facilities, Storage or Outdoor Display	P	P	P	P	SPR		
Motor Vehicle Window Tinting		P		P	SPR		
Service Stations		P		P	SPR		
Public							
Libraries/ Museums, Public	P		P		SPR		
Parking Lots/Structures, Public	P	P	P	P	SPR		
Parks, Public	P	P	P	P	SPR		

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	OTMU	OTHC	OTCR	OTIC	HE Overlay		
Service Uses/ Structures, Public			P		SPR		
Retail Trade							
Accessory Retail Uses	P	P	P	P	SPR		
Art, Antiques, Collectibles, and Gifts	P	P	P	P	SPR		
Bakeries, Retail	P	P		P	SPR		
Book Stores	P	P		P	SPR		
Building Material Stores/Yards		P		P	SPR		
Candy Stores	P	P		P	SPR		
Catering Businesses, ONLY When Ancillary to a Restaurant	P	P		P	SPR		
Convenience Markets/Stores (under 5,000 square feet)	P	P		P	SPR		
Furniture, Furnishings and Equipment Stores	P	P		P	SPR		
Garden Centers/Plant Nurseries	P	P		P	SPR		
Grocery Stores, 5,000 sq. ft. and greater		P			SPR		
Liquor Sales (On-site Consumption Only) - Restaurant	P	P			SPR		

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Liquor Sales (Off-site Consumption Only)	P	P			SPR		
Liquor Sales (Off-site Consumption Only) – Beer and Wine Only	P	P			SPR		
Meat Markets or Delicatessens	P	P			SPR		
Music Stores	P	P			SPR		
Pet Stores	P	P			SPR		
Pharmacies/Drug Stores	P	P			SPR		
Pharmacies/Drug Stores, Drive-thru Service		P			SPR		
Restaurants, Fast Food, Drive-thru Service		P			SPR		
Restaurants, Fast Food, Without Drive-thru Service	P	P			SPR		
Restaurants or Cafes (excluding Fast Food or Drive-ins)	P	P			SPR		
Retail Stores, General Merchandise	P	P			SPR		
Shopping Centers (five or more tenants on contiguous parcel)	P	P			SPR		
Temporary Uses/Activities							

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Big Box Retail Stores (greater than 30,000 square feet)		P			SPR		
Services							
Automated Teller Machines (ATMs)	P		P	P	SPR		
Banks and Financial Services	P	P	P	P	SPR		
Business Support Services, Secretarial and Administrative	P	P	P	P	SPR		
Check Cashing	P	P		P	SPR		
Contractor's Equipment Yards				P	SPR		
Convalescent/Rest Homes			P		SPR		
Equipment Rental Establishments				P	SPR		
Hotels/Motels	P	P			SPR		
Laundromats, Self-Service and Dry Cleaning, Drop-off only	P	P	CUP	CUP	SPR		
Massage Therapy	Refer to Title 8 of the Yucca Valley Municipal Code						
Medical Services, Clinics	P	P	P		SPR		
Medical Services, Laboratories	P		P	P	SPR		
Offices, Professional	P		P	P	SPR		

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Outdoor Active Activities (e.g., Walk-up Windows)	P				SPR		
Personal Services, General	P		P	P	SPR		
Photocopy/Printing/Desktop Facilities	P		P	P	SPR		
Printing/Photo Developing/Printing Shops	P		P	P	SPR		
Photography Studio/Supply Shop	P		P	P	SPR		
Propane/Liquid Fuel (Storage and Sales)				P	SPR		
Repair and Maintenance, Consumer Products	P		P	P	SPR		
Storage (Mini, Personal, and Self-Storage) Facilities		CUP		P	SPR		
Tanning Studios/Salons	P	P			SPR		
Travel Agencies	P	P	P	P	SPR		
Veterinarian Clinics and Animal Hospitals	P		P	P	SPR		
Residential							
Accessory Uses and Structures	P	P	P	P	SPR		
Multiple Family Residential	P		P	P	SPR		

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Assisted Living Facilities			P	P	SPR		
Condominiums/Townhomes	P		P	P	SPR		
Live-Work Facilities	P		P	P	SPR		
Mixed-Use Developments (Residential over Retail/Office)	P	P	P	P	SPR		
Mixed-Use Developments (Use distributed horizontally on a site)	P	P	P	CUP	SPR		
Residential Care Homes			P		SPR		

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YOUR ADVISORS



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This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be nonbinding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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