

FOR LEASE/FOR SALE 17,299 SF FREESTANDING BUILDING AVAILABLE

57701 TWENTYNINE PALMS HIGHWAY, YUCCA VALLEY, CA 92284



29 Palms
Highway

Warren Vista Dr

CBRE

PROPERTY HIGHLIGHTS

-  ±17,299 SF Freestanding Building Available
Abundant parking and easy access
-  Situated at Yucca Valley's main retail corridor with excellent visibility on 29 Palms Highway (28,623 CPD)
-  Great opportunity for fitness, furniture, soft goods and retail stores
-  Within a multi-tenant strip center and surrounded by national tenants
-  Centrally located to serve Yucca Valley, Joshua Tree, 29 Palms, and Lucerne Valley
-  Monument signage available



SITE

Warren Vista Dr

**MONUMENT SIGNAGE
AVAILABLE**



SITE

29 Palms Highway

Warren Vista Dr



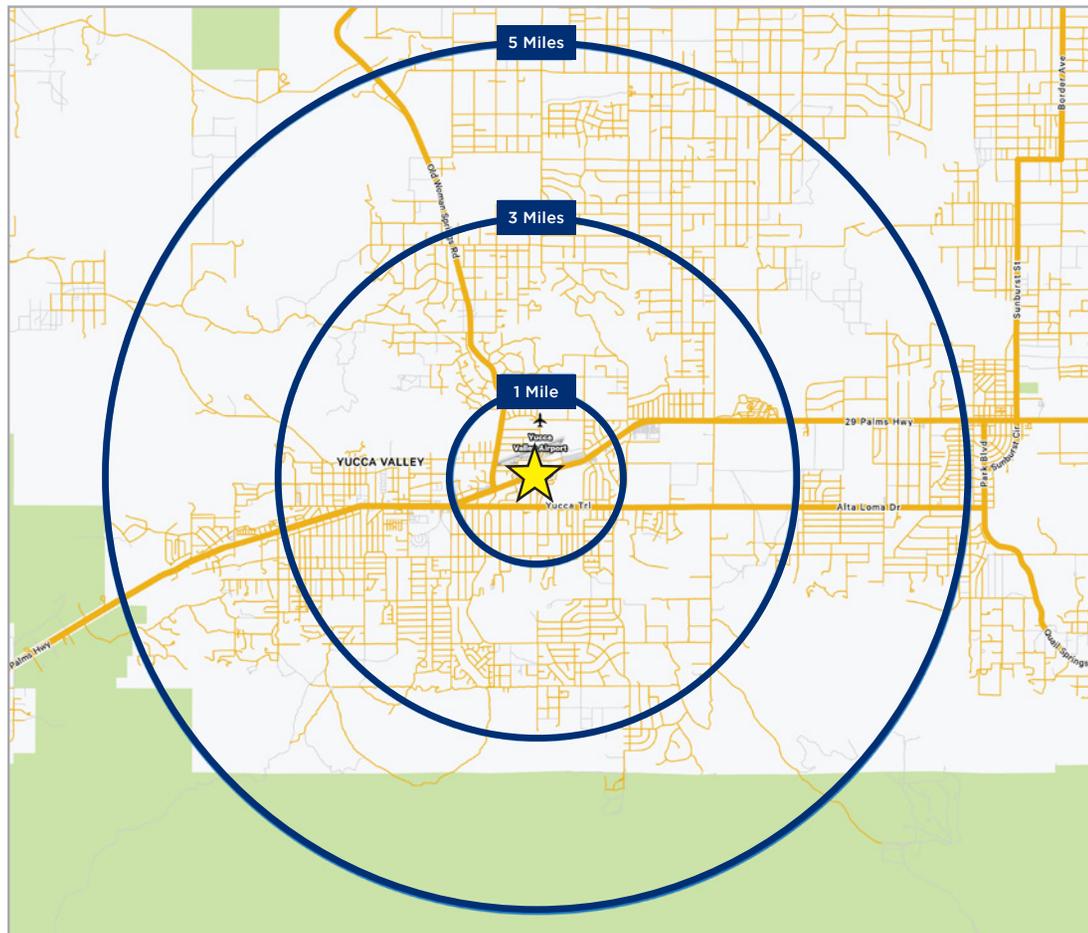


RITE
AID



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population (2024)	3,869	19,174	26,539
Average HH Income	\$83,315	\$86,281	\$85,494
Households	1,594	7,773	11,006
Median Age	40.50	42.50	43.60



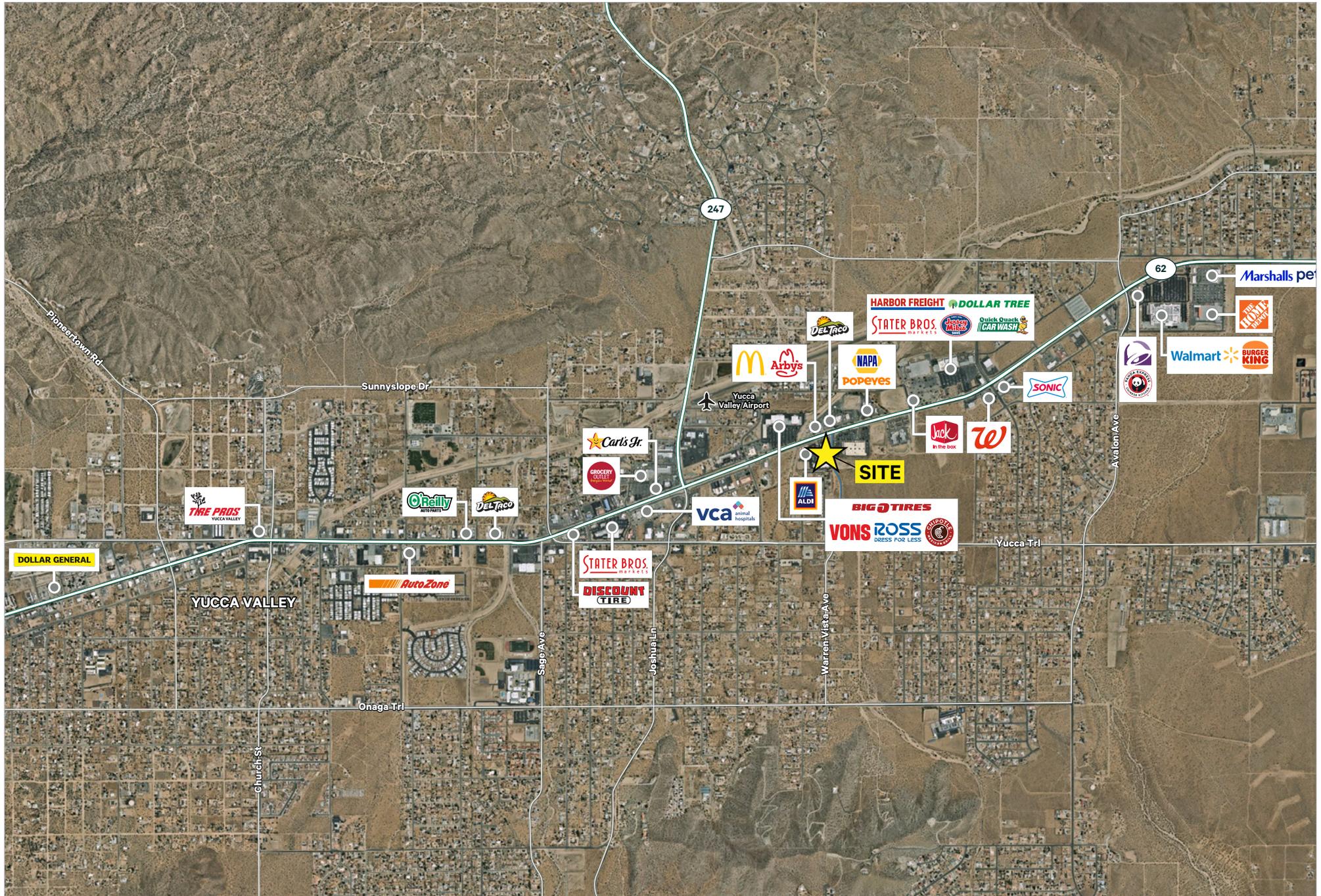
CITY OF YUCCA VALLEY

Yucca Valley, CA, is a vibrant community nestled in the Mojave Desert, known for its stunning natural beauty and rich cultural heritage. The town features a thriving economy with a diverse mix of retail and hospitality businesses, benefiting from high visibility along the busy 29 Palms Highway. With its close proximity to Joshua Tree National Park, Yucca Valley attracts both residents and tourists seeking adventure and unique shopping experiences. The friendly atmosphere and strong sense of community make it an ideal location for retailers looking to establish a successful presence in a growing market. Join us in this dynamic desert oasis and be part of the exciting opportunities Yucca Valley has to offer!

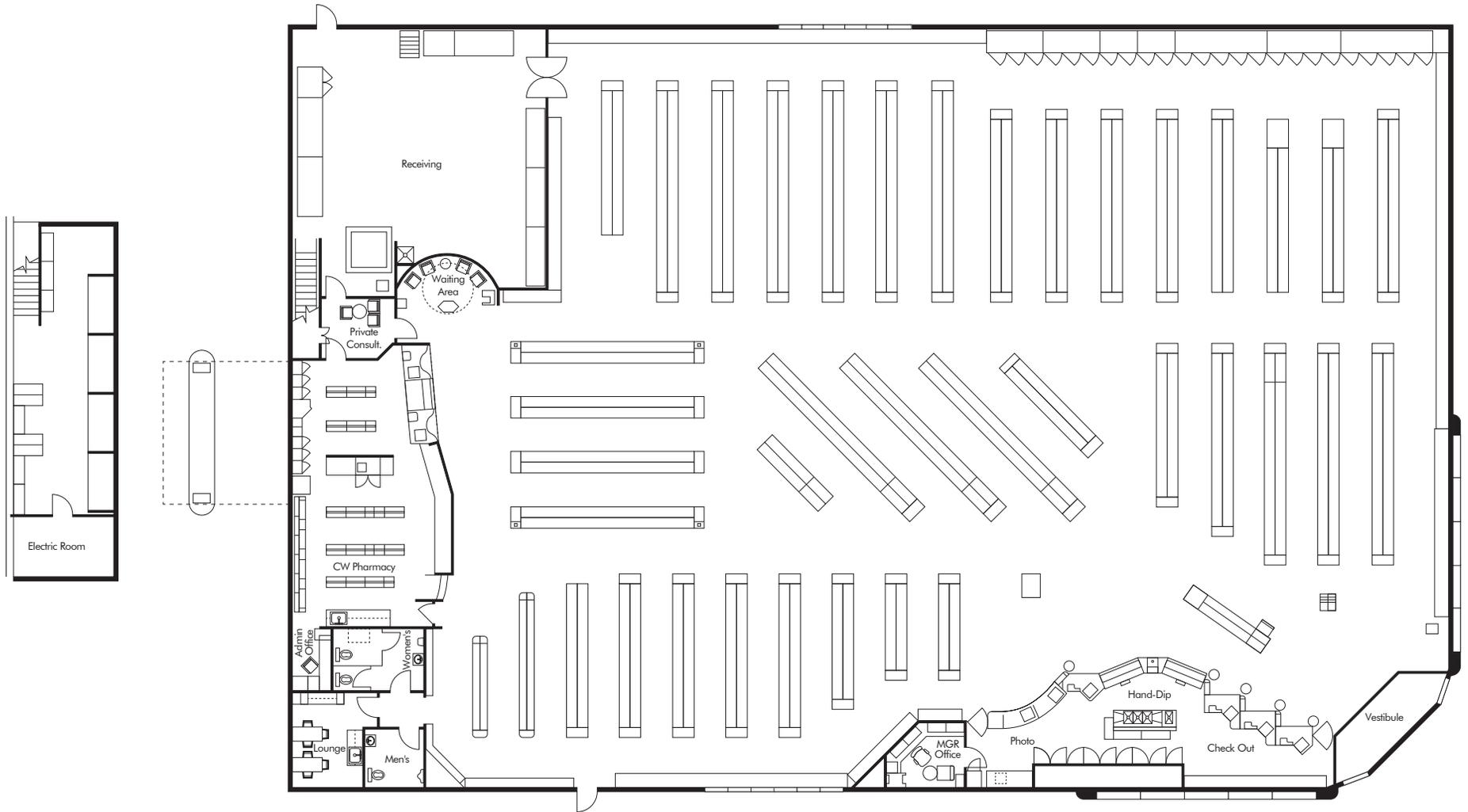
RETAILER MAP



AERIAL MAP



FLOOR PLAN





LEASING CONTACTS:

WALTER PAGEL
949 725 8457
walter.pagel@cbre.com
Lic. 01244522

HANNAH CURRAN
949 725 8496
Hannah.curran@cbre.com
Lic. 02157742

BRIAN MCDONALD
909 418 2020
brian.mcdonald@cbre.com
Lic. 1002150

SALE CONTACTS:

DAVID MCNEVIN
949 725 8463
david.mcnevin@cbre.com
Lic. 02101634

IAN SCHROEDER
949 725 8576
ian.schroeder@cbre.com
Lic. 01497897

MELISSA LEY MARSHALL
949 725 8617
melissa.marshall@cbre.com
Lic. 01984445