

OFFERING MEMORANDUM

LUMBER YARD

For Sale or Lease

6854 Adobe Rd, Twentynine Palms, CA 92277

Marcus & Millichap



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Activity ID #ZAG0970004

Marcus & Millichap

OFFERING SUMMARY

6854 ADOBE RD



Listing Price
\$995,000



Proforma Cap Rate
6.52%



of Suites
1

FINANCIAL

Listing Price	\$995,000
Down Payment	40% / \$398,000
NOI	\$64,840-
Cap Rate	6.52%
Total Return	18.77%
Price/SF	\$153.08

OPERATIONAL

Gross SF	6,500 SF
Rentable SF	6,500 SF
# of Suites	1
Lot Size	1.46 Acres (63,597 SF)
Occupancy	Owner-User-
Year Built	1980/2020-



LUMBER YARD

PROPERTY DETAILS

SITE DESCRIPTION

Assessors Parcel Number	0617-142-11, 0617-142-14-
Zoning	CS - Service Commercial-
Floors	1-
Rentable SF	6,500 SF
Ownership	Fee Simple-
Lot Size	1.46 Acres
RV Storage	
Topography	Flat-
Parking Spaces	N/A-
Access Points	Building front and rear doors, and multiple gates-

UTILITIES	
Electric	-
Sewer	-
Water	-
Gas	-
Trash	-

Automotive Services: Auto repair shops, tire shops, car washes, or vehicle rental agencies, which require space for service bays, parking, or storage.

Contractor Services: Businesses such as plumbing, electrical, or construction companies that need space for equipment storage, workshops, or offices.

Retail with Service Components: Specialty retail like appliance repair shops or building supply stores.

Light Industrial or Storage: Small-scale warehousing, self-storage facilities, or distribution centers, if allowed under conditional use permits.

Animal Services: Veterinary clinics, pet grooming, or kennels, which often need space for facilities and parking.

Professional Offices: Businesses like medical clinics, dental offices, law firms, or accounting firms that provide professional services to clients.

Personal Services: Salons, barbershops, dry cleaners, or fitness centers that cater to individual consumer needs.

SF		6,500	
Market rent		\$ 1.25	
SGI		\$ 97,500	
vacancy allowance	5%	\$ (4,875)	
expenses (est'd)	30%	\$ (27,785)	
Net operating Income		\$ 64,840	
price		\$ 995,000	
proforma capitalization rate		6.52%	
down (est'd)		40%	
down		\$ 398,000	
loan		\$ 597,000	
interest rate (est'd)		6.50%	
term in months		300	
monthly pymt		\$ (4,031)	
principal at 12 mths		\$ (587,143)	
reduction in principal		\$ 9,857	
total net cash 1st year		\$ 26,325	
cash-on-cash return		6.61%	

Why Twentynine Palms, CA, is an Ideal Location for Business Expansion

Twentynine Palms, a vibrant desert city in San Bernardino County, California, offers a unique blend of affordability, natural appeal, and strategic positioning that makes it a prime spot for business growth. Nestled at the gateway to Joshua Tree National Park and adjacent to the Marine Corps Air Ground Combat Center (MCAGCC), the city combines untapped market potential with a supportive environment for entrepreneurs. With a population of around 26,000 and steady influx from remote workers, retirees, and tourists, it's poised for expansion in sectors like retail, services, tourism, and light industry. Here's why businesses should consider it:

1. Strategic Location and Accessibility

- **Proximity to Major Hubs:** Just 2 hours from Los Angeles and Palm Springs via I-10 and CA-62, Twentynine Palms provides easy access to urban markets while avoiding high coastal costs. The city serves as the northern entrance to Joshua Tree National Park, drawing over 3 million visitors annually (pre-2025 data from National Park Service shows consistent growth post-pandemic).
- **Military and Tourism Synergies:** Home to the largest U.S. Marine Corps base (MCAGCC, with 9,000+ personnel and families), it creates a stable demand for goods and services. The park's popularity boosts seasonal tourism, supporting hospitality and retail expansions.
- **Infrastructure Upgrades:** Recent investments in broadband (via California's Middle Mile Program) and road improvements enhance logistics, making it feasible for e-commerce fulfillment or service-based operations.

2. Affordable Real Estate and Operating Costs

- **Competitive Land Prices:** Commercial properties like the 28,314 sq ft parcel at 6854 Adobe Road (zoned Service Commercial) exemplify low entry barriers—land values here average \$20,000–\$50,000 per acre, far below California's coastal averages (per 2025 San Bernardino County assessor data). This zoning supports diverse uses like auto services, professional offices, or building supplies, ideal for scaling operations.
- **Low Overhead:** Utility rates are 20–30% below state averages, and property taxes hover around 1.1% of assessed value. The city's business-friendly policies, including streamlined permitting through the Planning Department, reduce startup timelines.
- **Incentives for Growth:** Access to California's GO-Biz programs, such as tax credits for job creation (up to \$20,000 per new hire via the California Competes Tax Credit), and local grants for desert-region developments make expansion cost-effective.

3. Diverse and Growing Market Demographics

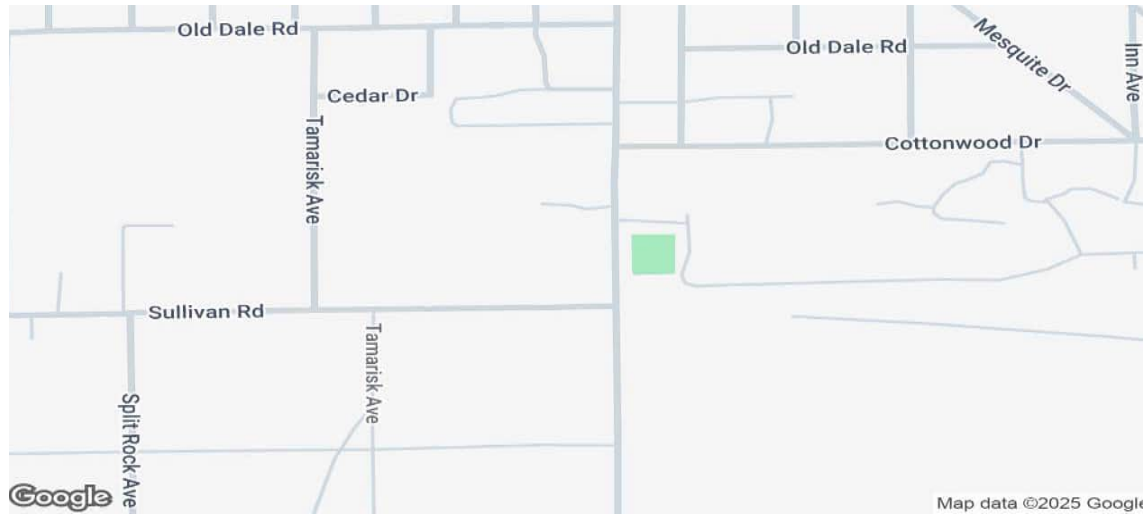
- **Target Audiences:** A mix of military families (steady income, young demographics), eco-tourists, and artists/retirees creates demand for personalized services. Median household income is \$45,000–\$50,000, with tourism injecting \$100M+ annually into the local economy (per Visit California 2024 reports).
- **Untapped Opportunities:** Post-pandemic remote work trends have increased population by 5–7% since 2020 (U.S. Census estimates), fueling needs in health/wellness, outdoor gear retail, and professional services. Sectors like Service Commercial zoning (e.g., veterinary clinics, fitness centers, or contractor yards) align perfectly with this growth.
- **Expansion Potential:** Low saturation in niches like sustainable tourism (glamping, adventure rentals) or veteran-focused businesses positions new entrants for quick market share.

4. Supportive Community and Quality of Life

- **Business Resources:** The Twentynine Palms Chamber of Commerce offers networking, marketing support, and advocacy. The city's Economic Development Committee promotes initiatives like the "Desert Business Hub" for co-working and incubators.
- **Lifestyle Appeal:** Attract top talent with stunning desert landscapes, low crime rates (safer than 60% of U.S. cities per 2025 FBI data), and a creative vibe—home to artists' colonies and film locations. This reduces turnover and enhances employee satisfaction.

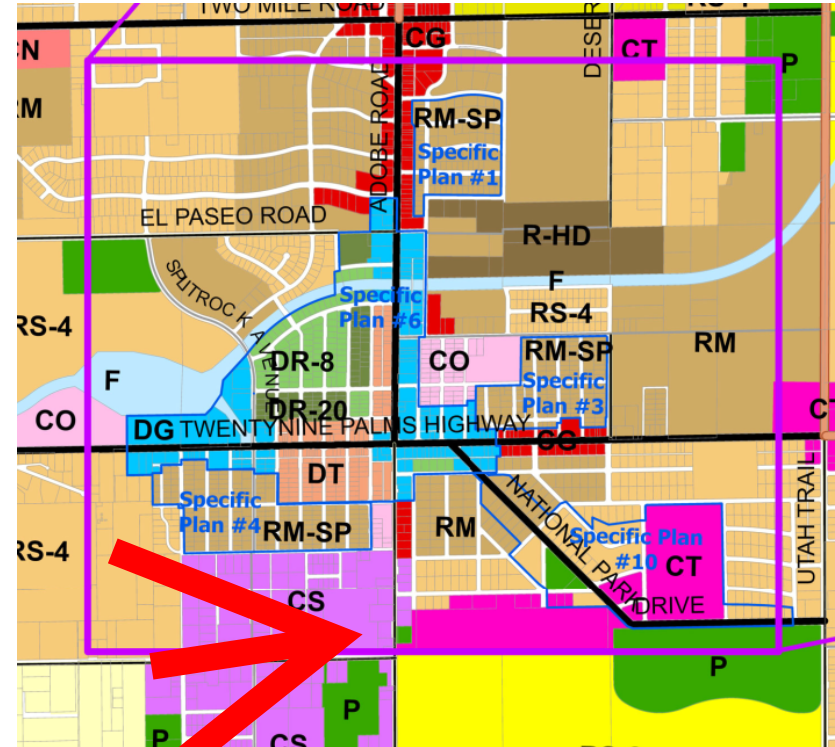
LUMBER YARD

LOCAL MAP

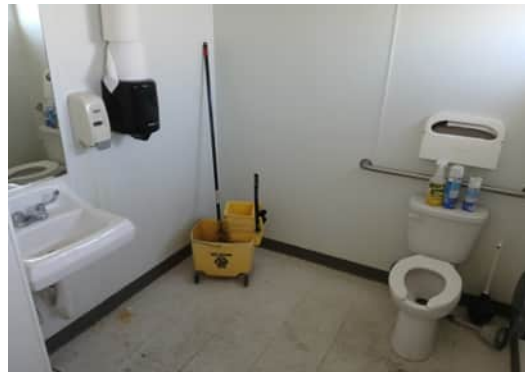


LUMBER YARD

FINANCIAL DETAILS







Zoned "Service Commercial", located adjacent to city center and new development.



LUMBER YARD

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	GROSS SF	PRICE/SF	CAP RATE	# OF SUITES	CLOSE
	Lumber Yard 6854 Adobe Rd Twentynine Palms, CA 92277	\$995,000	6,500 SF	\$153.08	-	1	On Market
	SALE COMPARABLES	PRICE	GROSS SF	PRICE/SF	CAP RATE	# OF SUITES	CLOSE
	73433 Sullivan Rd Twentynine Palms, CA 92277-3347	\$600,000	4,000 SF	\$150.00	-	-	01/17/2025
	Evans Automotive 72314 Twentynine Palms Twentynine Palms, CA 92277	\$300,000	1,864 SF	\$160.94	-	-	11/06/2024
	6260 Adobe Rd Twentynine Palms, CA 92277-2650	\$263,000	2,340 SF	\$112.39	-	-	05/31/2023
	AVERAGES	\$387,667	2,735 SF	\$141.11	-	-	-

LUMBER YARD

SALE COMPS



Lumber Yard

6854 Adobe Rd, Twentynine Palms, CA 92277

Listing Price:	\$995,000	Gross SF:	6,500 SF
Down Payment:	100% / \$995,000	Price/SF:	\$153.08
Property Type:	Retail	NOI:	-
Occupancy:	-	Year Built/Renovated:	-/-
Lot Size:	1.46 Acres	COE:	On Market
Income:	-	Cap Rate:	-
Expenses:	-	Number Of Suites:	1
Expenses/SF	-	Price/Suite:	\$995,000



73433 Sullivan Rd

Twentynine Palms, CA 92277-3347

Sale Price:	\$600,000	Gross SF:	4,000 SF
Down Payment:	-	Price/SF:	\$150.00
Property Type:	Retail	NOI:	-
Occupancy:	-	Year Built/Renovated:	1997/-
Lot Size:	0.85 Acres	COE:	01/17/2025
Income:	-	Cap Rate:	-
Expenses:	-	Number Of Suites:	-
Expenses/SF:	-	Price/Suite:	-
Survey Date:	-		

LUMBER YARD

SALE COMPS



Evans Automotive

72314 Twentynine Palms Twentynine Palms, CA 92277

Sale Price:	\$300,000	Gross SF:	1,864 SF
Down Payment:	-	Price/SF:	\$160.94
Property Type:	Retail	NOI:	-
Occupancy:	-	Year Built/Renovated:	1987/-
Lot Size:	0.48 Acres	COE:	11/06/2024
Income:	-	Cap Rate:	-
Expenses:	-	Number Of Suites:	-
Expenses/SF:	-	Price/Suite:	-
Survey Date:	-		



6260 Adobe Rd

Twentynine Palms, CA 92277-2650

Sale Price:	\$263,000	Gross SF:	2,340 SF
Down Payment:	-	Price/SF:	\$112.39
Property Type:	Retail	NOI:	-
Occupancy:	-	Year Built/Renovated:	1988/-
Lot Size:	0.14 Acres	COE:	05/31/2023
Income:	-	Cap Rate:	-
Expenses:	-	Number Of Suites:	-
Expenses/SF:	-	Price/Suite:	-
Survey Date:	-		

6854 ADOBE RD

EXCLUSIVELY
LISTED BY

BRUCE HAULLEY

Director Investments

Palm Springs

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Marcus & Millichap