

# FOR LEASE

55843 TWENTYNINE PALMS HWY, YUCCA VALLEY, CA 92284

LEASE RATE: \$2,500/MONTH + NNN



WILSON MEADE  
COMMERCIAL REAL ESTATE



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# PROPERTY INFORMATION

55843 Twentynine Palms Hwy  
Yucca Valley, California 92284

Property Address:	55843 Twentynine Palms Hwy Yucca Valley, CA 92284
County:	San Bernardino
Location:	Corner of 29 Palms Hwy and Deer Trail
APN:	0586-351-14-0000
Zoning:	OTMU-SP-Old Town Mixed Use
Utilities:	Sewer: Public Water: Public
Flood Zone:	Moderate to Low Risk Area
Lot Size:	0.23 Acres / 10,062 sq. ft.
Building Size:	640 sq. ft.
Built:	1950
No. of Buildings:	1
No. of Stories:	1
Heating and Cooling:	1-Ton HVAC (Last serviced 5 years ago)



## HIGHLIGHTS

- Highway Traffic Count - 29,129 per day
- Utilities to Site
- Established Area
- Freestanding Retail Building
- Corner Lot
- A+ location within the city limits of Yucca Valley
- Original building built in 1950
- Concrete walls and roof
- Add-On 1964
- HVAC Over 21 years old (1 Ton Unit)
- Flooring: Tile In Front / Entrance Area
- Flooring: Carpet In Offices





## OFFICE DETAILS

- 1 Office in the Front
- 1 Office in the Back
- 1 Back Door
- 1 Bathroom

## LEASE TERMS

- \$2,500 per month
- NNN
- 5+ Year Term
- Signage Opportunity
- Dedicated Parking

## RESTRICTIONS PER OWNER

- No real estate offices
- No vape or smoke shops
- No liquor store

## FOR A TENANT

- Application To Rent
- Letter of Intent (LOI)
- Tax Returns (Personal and Business - 2 Years)
- Bank Statements
- Credit Report

## NNN (TAXES, INSURANCE, MAINTENANCE)

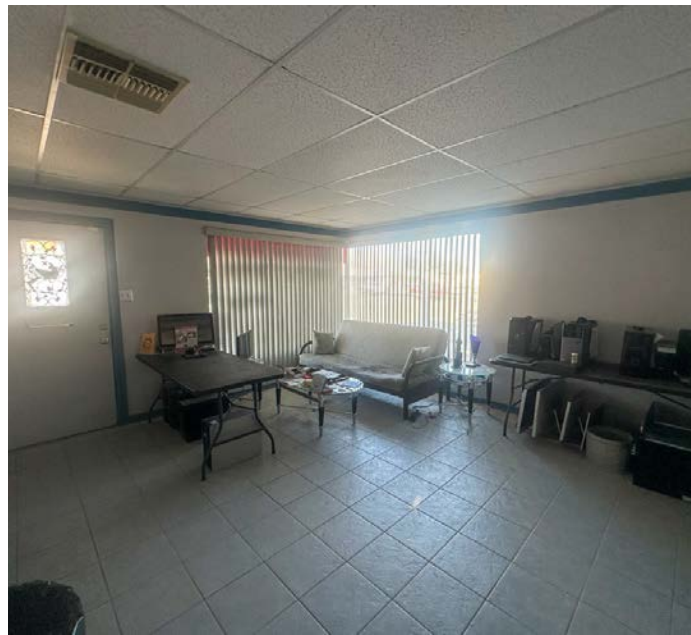
- **Property Taxes**
- **Insurance:** Lessee shall have building insurance and business liability insurance
- **Maintenance:** Lessor to provide a good roof, HVAC, plumbing, electrical warranted at 3 months then the Lessee is responsible for maintaining, repairing, and/or replacing during the term of the lease and any lease extensions. Lessee will be responsible for keeping the property clean inside of the building and outside as well. Any citations/ violations/ government penalties will be paid by the Lessee should any arise.

## DUE AT SIGNING FROM TENANT

- 5+ year Lease Term
- Lease Agreement
- Lease Payments made via ACH
- First Month Rent + NNN
- Last Month Rent + NNN
- Security Deposit
- Insurance Certificate

# PHOTOS

55843 Twentynine Palms Hwy  
Yucca Valley, California 92284



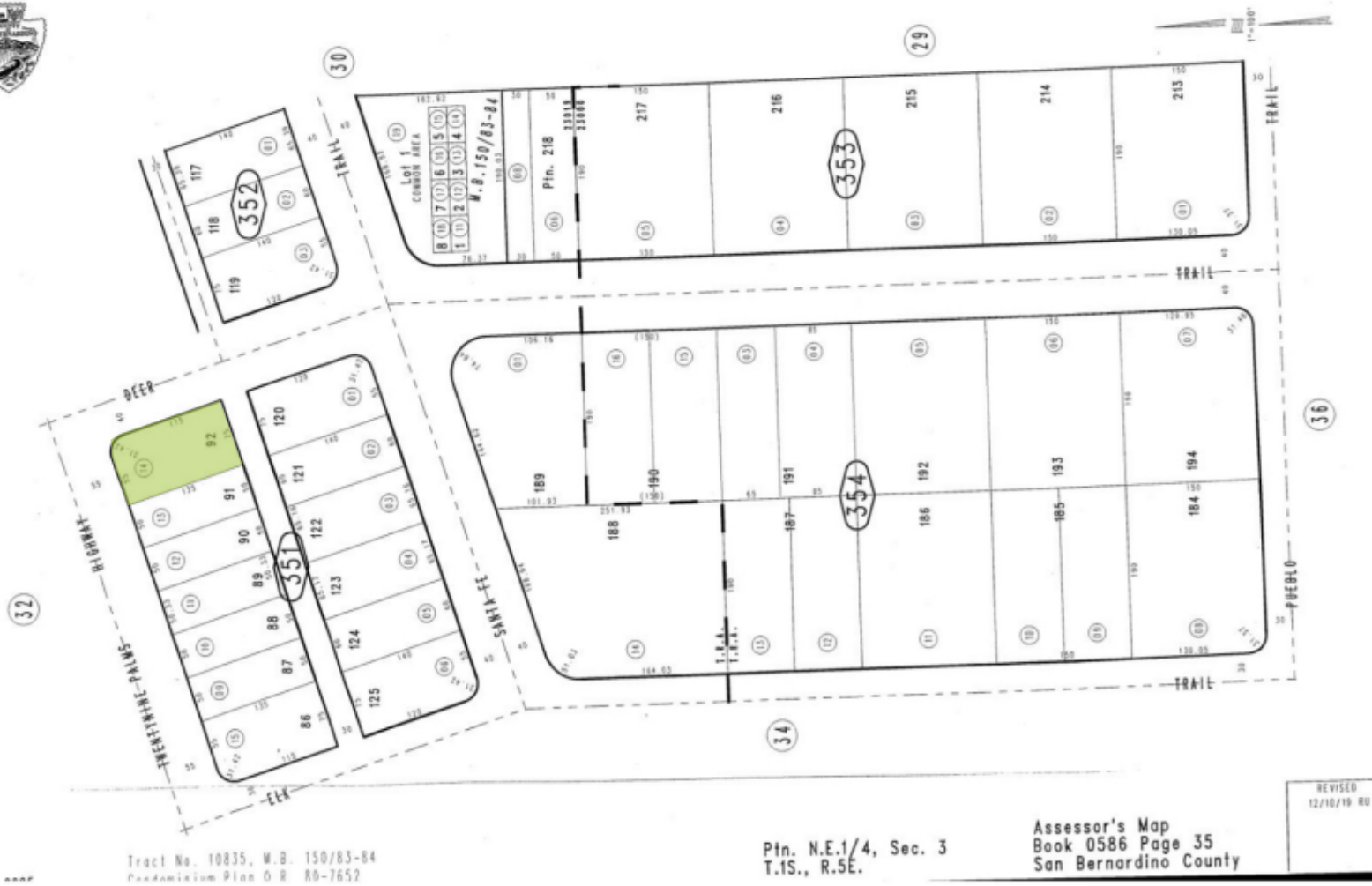
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# PLAT MAP

55843 Twentynine Palms Hwy  
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0.23 Acres | APN: 0586-351-14-0000





# AERIAL MAP | DEMOGRAPHICS

55843 Twentynine Palms Hwy  
Yucca Valley, California 92284



**SUBJECT PROPERTY**  
55843 29 PALMS HWY

2024	1-Mile	3-Mile	5-Mile
Population	5,547	16,878	24,591
Households	2,482	7,094	10,032
Median Household Income	\$43,835	\$59,424	\$62,158

Average Daily Traffic = ADT

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**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		
<b>Key to Table</b> 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 OTIC= Old Town Industrial/Commercial HE= Highway Environs (SR-62)							
<b>Miscellaneous</b>							
Alternative Fuels and Recharging Facilities	P		P		SPR		
Broadcast and Recording Studios	P		P		SPR		
Motor Vehicle Storage Facilities				P	SPR		
Public Utility Service Yards	P			P	SPR		
Public Utility Structures and Service Facilities	P			P	SPR		
Public Works Maintenance Facilities and Storage Yards				P	SPR		
Satellite Dishes/Antennas (less than 3 feet/2meters in diameter)	P	P	P	P	SPR		
<b>Education</b>							
Community/Cultural Centers	P		P		SPR		
Commercial Day Care Centers	P		P		SPR		
Membership Organization Facilities – Lodges and Clubs	P		P		SPR		
Schools – K-12, Private	P		P		SPR		

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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		
<b>Entertainment, Recreation, Public Assembly</b>							
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		
<b>Manufacturing and Processing</b>							
Chemical Products				P	SPR		



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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		
<b>Motor Vehicle and Related Retail Trade and Services</b>							
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		
<b>Public</b>							
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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Service Uses/ Structures, Public			P		SPR		
<b>Retail Trade</b>							
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		
<b>Services</b>							
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		
<b>Residential</b>							
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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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 FAQS

- 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



# 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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CREXI LISTINGS