

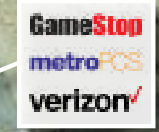
AVAILABLE FOR LEASE

±12,500 SQUARE FEET OF JUNIOR ANCHOR / SHOP SPACE

YUCCA VALLEY SQUARE - 57990 TWENTYNINE PALMS HWY, YUCCA VALLEY, CA 92284



SITE



Balsa Ave (5,000+ ADT)
±641'

±1,536'



Twentynine Palms Hwy (30,500+ ADT)

For leasing inquiries, please contact:
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PROJECT HIGHLIGHTS

YUCCA VALLEY SQUARE - YUCCA VALLEY, CA

- » ±12,500 total SF of retail space available for lease on Yucca Valley's dominant commercial corridor
- » ±2,900 SF minimum divisible / ±9,600 SF max contiguous
- » Potential recapture of nail salon, creating high-profile ±12,500 SF junior anchor opportunity
- » Established neighborhood shopping center development shadow-anchored by Tractor Supply, Harbor Freight Tools and Stater Brothers
- » Well-positioned real estate at the busy signalized corner of Twentynine Palms Highway & Balsa Avenue (combined traffic counts exceeding 40,000 cars per day)
- » Premier frontage (±1,536') and exposure to Twentynine Palms Highway
- » Ample parking and excellent ingress/egress from multiple curb cuts
- » Excellent co-tenancy with a strong mix of daily needs tenants, including Tractor Supply, Harbor Freight Tools, Stater Brothers, Hibbet Sports, Dollar Tree, 99 Cents Only Stores, Jack in the Box, Pizza Hut, Verizon and Sprint
- » Rapidly growing market includes the Twentynine Palms Marine Base (over 20,000 active military personnel and families not included in demographics report on page 6) and located on way to Joshua Tree National Park (over 2.8 million visitors in 2017)

SUITE	TENANT	RSF	STRUCTURE
1	AVAILABLE	±2,900	NNN
2	Luxury Nails Spa	±1,200	NNN
3	AVAILABLE	±9,900	NNN
TOTAL		±12,500	

COMPETITION MAP



SITE

DOLLAR GENERAL

Twentynine Palms Hwy (30,500+ ADT)

247

62

Old Woman Springs Rd (11,500+ ADT)

Yucca Valley Airport

Yucca Bowl

Social Security Office

Cinema 6 Theater

CHASE

Five Star Fitness & Recruitment Center

Bank of America

WELLS FARGO
metroPCS

Denny's

BIG LOTS!

AutoZone

O'Reilly AUTO PARTS

DEL TACO

KFC

IHOP

AMERICAN TIRE DEPOT

jiffy lube

GROCERY OUTLET
Bargain Market

usbank
ROSS
VONS

Starbucks
Applebee's
Quiznos
McDonald's
Arby's
DEL TACO

SUBWAY
GameStop
TSC TRACTOR SUPPLY CO
Jack
Great Clips
HIBBETT SPORTS
DOLLAR TREE
HARBOR FREIGHT
jcp
FIVE GUYS
99c ONLY STORES
verizon

Walmart
petco
MARSHALLS
TACO BELL
THE HOME DEPOT
DICKEY'S BARBECUE PIT

SONIC
Walgreens

BIG 5

Union Bank

RITE AID

MARKET OVERVIEW



30K+ RESIDENTS
WITHIN 5 MILES



\$59K+ AVG. INCOME
WITHIN 5 MILES

Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	4,832	19,492	30,079
2018 Estimate	4,472	18,734	28,990
2010 Census	3,128	17,209	27,089
Growth 2018-2023	8.05%	4.05%	3.76%
Growth 2010-2018	42.97%	8.86%	7.02%
2018 Population Hispanic Origin	1,061	4,100	6,156
2018 Population by Race			
White	3,898	16,357	25,454
Black	188	749	1,063
Am. Indian & Alaskan	70	304	489
Asian	147	595	823
Hawaiian & Pacific Island	23	65	91
Other	146	664	1,069
Households			
2023 Projection	1,866	7,597	11,919
2018 Estimate	1,727	7,313	11,506
2010 Census	1,209	6,788	10,866
Growth 2018 - 2023	8.05%	3.88%	3.59%
Growth 2010 - 2018	42.85%	7.73%	5.89%
Owner Occupied	934	4,444	7,162
Renter Occupied	792	2,869	4,344
2018 Avg Household Income	\$51,926	\$58,645	\$59,774
2018 Med Household Income	\$41,745	\$43,424	\$43,161
2018 Households by Household Income			
<\$25,000	558	2,264	3,454
\$25,000 - \$50,000	561	1,915	3,059
\$50,000 - \$75,000	149	1,062	1,746
\$75,000 - \$100,000	299	1,081	1,639
\$100,000 - \$125,000	71	476	712
\$125,000 - \$150,000	7	115	302
\$150,000 - \$200,000	72	225	256
\$200,000+	10	174	338



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