

FOR SALE OR LEASE

**58000 29 PALMS HWY,
YUCCA VALLEY, CA**



±22,290 SF RETAIL SPACE AVAILABLE

THE OPPORTUNITY



This spacious single-tenant building, formerly housing JCPenney and situated within the Yucca Valley Square shopping center, offers a remarkable commercial opportunity. The property boasts 110 dedicated parking spaces, ensuring unparalleled convenience for tenants and customers alike. The landlord is also receptive to providing a tenant improvement allowance, making this an appealing prospect for qualified lessees seeking to tailor the space to their specific business needs. Available for purchase or for lease.



58000 29 PALMS HWY
YUCCA VALLEY, CA 92284

LEASING INFORMATION

\$1.00PSF+NNNCHARGES

(CURRENT ESTIMATE \$0.15 PER SF/MO)

ASKING RENT



- **Size:** ±22,290 SF
- **Current Condition:** Vacant
- **Availability:** Now
- **Potential Use:** Retail
- **Parking:** Parking Lot (110 spaces)

AVAILABLE FOR SALE

MARKET TO DETERMINE PRICE
LIST PRICE



PROPERTY PHOTOS



SURROUNDING TENANTS



AREA OVERVIEW

JOSHUA TREE
11 MILES

YUCCA VALLEY, CA

Nestled in Yucca Valley, California, along 29 Palms Highway, between Hilton Road and Balsa Avenue, this property is strategically positioned at the epicenter of Yucca Valley's retail activity. A prominent component of the "Yucca Valley Square" Shopping Center, this location commands the east side of Yucca Valley, serving as the hub of the retail sphere of influence for the High Desert region. The 29 Palms Highway serves as the primary thoroughfare, facilitating easy accessibility for residents and visitors alike.

Positioned at the heart of the retail sphere of influence for the High Desert, this property represents one of the last remaining big box retail opportunities on 29 Palms Highway in Yucca Valley, CA. Its prime location offers convenience, ample parking, prominent signage, and benefits from strong co-anchors within the shopping center, enhancing foot traffic and customer potential. With robust traffic counts exceeding 20,000 vehicles passing by daily, this location provides an exceptional opportunity to captivate a diverse and extensive customer base. This property is an ideal choice for businesses looking to establish a significant presence in the thriving retail landscape of the High Desert. Don't miss the chance to be a part of this dynamic market - secure your place at this exceptional property today.



28,369

5 MILE POPULATION



\$74,984

AVERAGE HOUSEHOLD
INCOME



2.4M

ANNUAL
VISITORS



\$120M

ANNUAL VISITOR
SPENDING

RETAIL SPACE AVAILABLE

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EXCLUSIVELY LISTED BY

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

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