



# ±1,864 SF HARD CORNER SPACE FOR LEASE

58132 Twentynine Palms Hwy, Yucca Valley, CA 92284



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## Presented By



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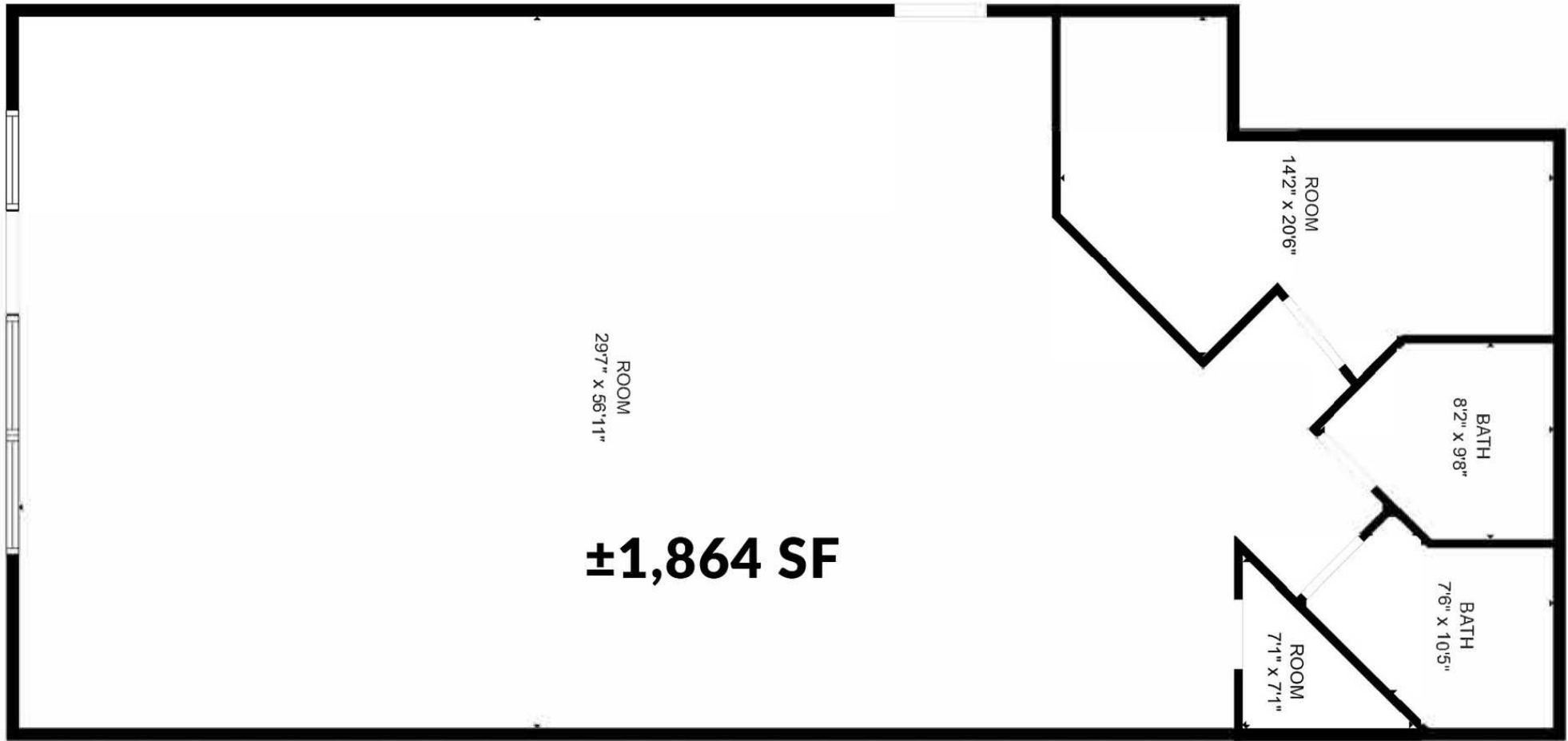
# PROPERTY OVERVIEW



## HIGHLIGHTS

- **Hard Signalized Intersection with Strong Traffic Counts** - Situated on the corner of Twentynine Palms Highway & Balsa Avenue, the property features strong visibility to  $\pm 30,000$  vehicles per day.
- **Co-tenants include** - Stater Bros, Dollar Tree, Harbor Freight, Tractor Supply, Wingstop, Subway, Great Clips, Pizza Hut, Jack in the Box, and more.
- **Significant Capital Improvements** - Newer SEER high efficiency air conditioning systems, energy saving white elastomeric roof, light control systems, dual pane storefronts, newer hardscape and exterior artwork, and more.
- **Vanilla Shell Condition** - Clean open space with 13' foot ceilings and private bathrooms.
- **Parking** - Tons of parking including storefront parking.

# FLOOR PLAN SUITE D



# CO-TENANTS



# LOCATION MAP



# DEMOGRAPHICS

	3 mi	5 mi	15 mi
<b>POPULATION</b>			
2025 Total Population	19,431	30,284	94,210
2025 Median Age	40.7	41.6	40.2
2025 Total Households	7,656	12,249	36,091
2025 Average Household Size			
<b>INCOME</b>			
2025 Average Household Income	\$88,334	\$87,666	\$79,374
2025 Median Household Income	\$69,375	\$70,668	\$63,521
2025 Per Capita Income	\$34,889	\$35,567	\$30,502
<b>BUSINESS SUMMARY</b>			
2025 Total Businesses	374	598	1,380
2025 Total Employees	2,240	3,486	7,931