

FOR LEASE | Retail Suite 103
58080 Twentynine Palms Highway, Yucca Valley, CA 92284



103

**ONE
SUITE
LEFT!**



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PROPERTY OVERVIEW

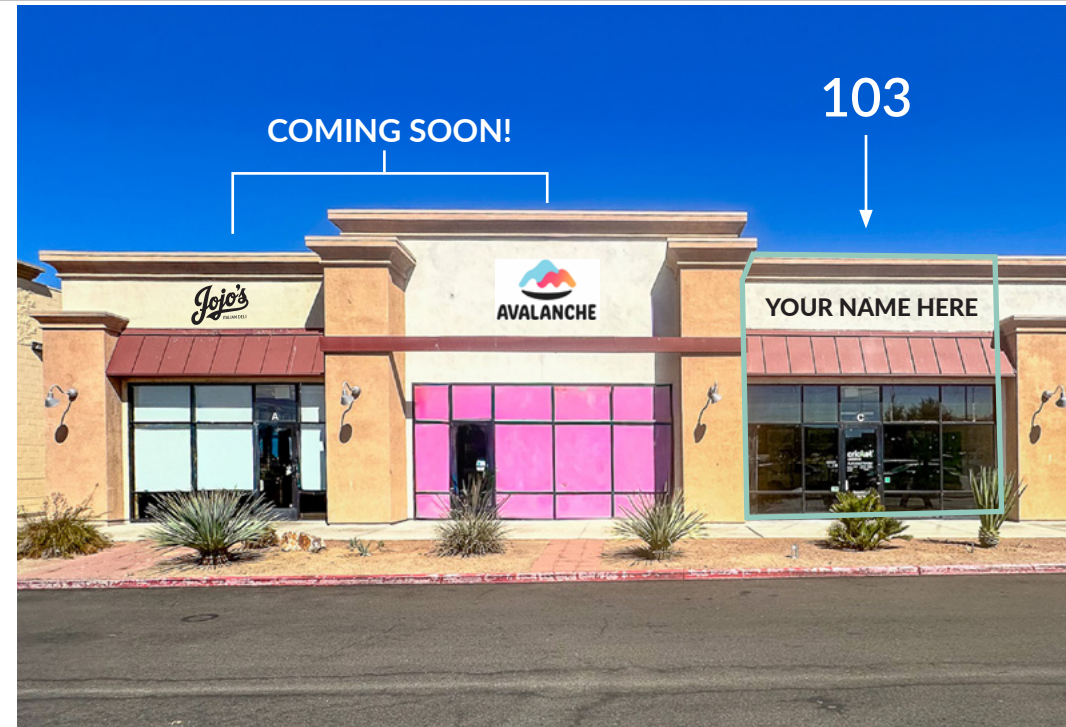
58080 Twentynine Palms Hwy
Yucca Valley, California 92284

Address	58080 Twentynine Palms Hwy Yucca Valley, CA 92284
County	San Bernardino
Size	23,130 SF
Available Suite	Suite 103: 1,440 SF
Built	2008
Zoning	C-G <i>The C-G (General Commercial) zone is intended to provide attractive areas for the establishment of a variety of retail commercial uses, offices and support services in Farmersville. Typical uses permitted in this zone include retail stores, restaurants, offices and similar uses.</i>
APN's	0601-012-30-0000 0601-402-19-0000

- Located in the Stater Bros Center on the NW Corner of Balsa Avenue and Twentynine Palms Highway.
- Beautifully designed, inviting and easily accessible with three points of access.
- Prime location, ready to serve the Yucca Valley area.

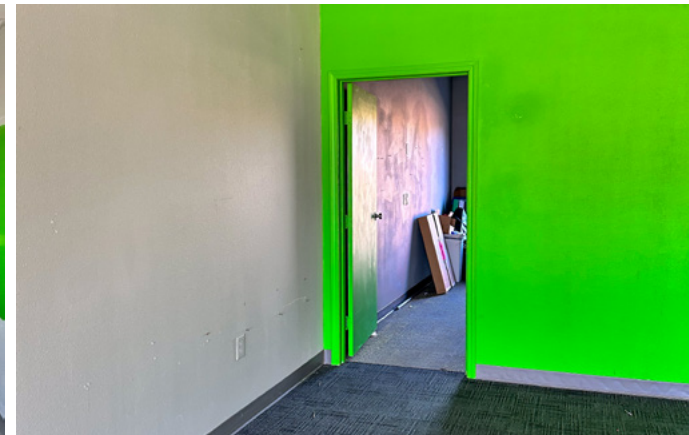
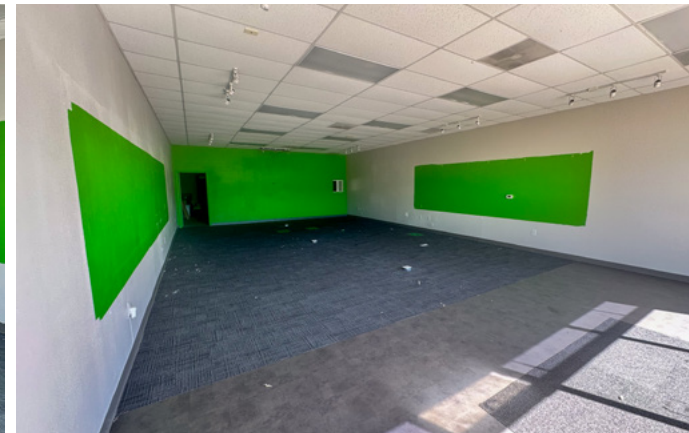
Anchored by many tenants such as:

- Stater Bros
- Dollar Tree
- Vape N Smoke
- Tost Pizza
- Golden Star Chinese Fast Food
- Blue Ocean Massage
- Hollywood Hair & Nails



Suite 103

- Open Space
- 1 Back area for employees / storage with small office
- 1 Private restroom
- 1 Back door
- Electrical outlets around the walls and floor
- Prior Tenant was a wireless company
- Pylon sign on shopping center monuments



RSF	1,440 SF
Parking	Shopping Center
Rate	\$1.85/SF <i>\$1.85 Triple Net (NNN) for the First year, second year 3% annual increase, 3rd year base rent shall be \$1.95 (NNN)</i>
Lease Type	NNN (\$0.60)
Lease Term	5+ years



SITE PLAN

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LEASE TERMS

- **Suite 103:** \$1.85 + Triple Net (NNN = \$0.60)
\$1.60 Triple Net (NNN) for the First year, second year 3% annual increase, 3rd year base rent shall be \$1.95 (NNN)
- 5 Year Initial Term
- 3% Annual Increases
- 1st Month Rent and Security Deposit (which will be based on Tenant's financial strength)

Tenant/ Applicant to Provide:

- A minimum of 2 years personal and 2 years business tax returns
- We will run a credit report
- Depending on the Tenant's financial strength, a list of assets of the Guarantor may also be required
- All to be submitted with the Letter of Intent (LOI)

NNN's Include:

- Trash
- Water
- Common Area Maintenance (CAM's)
- Property Taxes
- Building Insurance

Tenant Pays For:

- Gas
- Electric
- Internet
- Phone
- Etc...

Additional Leasing Terms:

- Owner/Lessor will provide Tenant/Lessee in good working condition
 - 1 HVAC
 - Electrical
 - Plumbing
- Tenant/Lessee will be responsible for maintaining or replacing the HVAC, Electrical, and Plumbing during the term of the lease (and lease extensions if applicable).
- Tenant/Lessee shall be able to place a sign, at Tenants/ Lessee's expense above their suite.
- Parking is open, unassigned, common area parking.
- Tenant will need to carry their own business insurance.
- Suite 103 has a pylon sign

AERIAL MAP | DEMOGRAPHICS

58080 Twentynine Palms Hwy
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Demographics			
Population	~21,744	Median Household Income	~\$55,302
Median Age	40.2 years	Median Property Value	~\$321,300 (up ~15% in the last year)
Homeownership	~62.8%	High School Graduates	~89.6% of adults 25+
Employed Population	~9,090	Bachelor's Degree or Higher	approx. 20.9%

Yucca Valley is located in the Little San Bernardino Mountains at an elevation of approximately 3,300 feet, offering crisp air, starry skies, and the natural beauty of the high desert. This unique setting contributes to the town's welcoming character and strong sense of community.

Conveniently situated along California State Highway 62 and intersected by State Highway 247, Yucca Valley provides easy access throughout Southern California and serves as a key regional destination.

As the gateway to Joshua Tree National Park and the economic hub of the Morongo Basin, the town is known for its outdoor recreation, cultural attractions, and the annual Yucca Valley Film Festival.

Since its incorporation in 1991, Yucca Valley has experienced steady growth while preserving its Western heritage. The Town Hall Consolidation Project will centralize administrative services in the coming years, further strengthening local infrastructure.

With job growth up 2.3% over the past year and projected to reach 38.7% over the next decade, Yucca Valley continues to outperform national averages and demonstrate strong economic momentum.

Anchored by national retailers such as Walmart Supercenter, The Home Depot, and Walgreens, alongside thriving local businesses, Yucca Valley offers a balanced and vibrant commercial environment.



WHAT'S POSITIVE ABOUT YUCCA VALLEY

- » **Growing & Stable:** Slight annual population growth and increasing income suggest community sustainability.
2020: 21,738 | 2024: 21,858. Growth → ≈ +0.5%
- » **Solid Educational Base:** Large share of high school graduates and a good share with college degrees.
- » **Economic Momentum:** Rising median property values and incomes point to economic resilience.

YOUR ADVISORS



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