

Build To Suit Retail Pad

YUCCA VALLEY, CA



OFFERING MEMORANDUM

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YUCCA VALLEY, CA

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BUILD TO SUIT RETAIL PAD

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADJACENT PARCEL TENANTS

TENANT PROFILES

Executive Summary



AVAILABLE SF:	1,000 - 5,500 SF
LEASE RATE:	\$3.00 SF/Month (Ground)
LOT SIZE:	1.9 Acres
CROSS STREETS:	29 Palms Hwy X Hanford Ave

PROPERTY OVERVIEW

Build to Suit Retail Pad available.

PROPERTY HIGHLIGHTS

- The subject property is located within the most dynamic and proven community shopping center in Yucca Valley, CA. Dollar Tree and Shops is part of the Yucca Valley Square, a Walmart, JCPenney, and Stater Brothers anchored shopping center. The property is situated with strong visibility along Twenty nine Palms Highway and is adjacent to a newly constructed Walgreens.
- Draws From Yucca Valley, Twentynine Palms, and the Twentynine Palms Marine Base The Largest Marine Base in the United States with a population of over 9,000

Property Description

PROPERTY OVERVIEW

Build to Suit Retail Pad.

LOCATION OVERVIEW

Build to Suit Retail Pad available for fast food/Sit down restaurant , with a drive thru option available.

The Town of Yucca Valley is located in Southern California's high desert, just north of Palm Springs at the northern entrance to Joshua Tree National Park. The area boasts clean air and plenty of sunshine, with more moderate temperatures than its low desert neighbors. Yucca Valley is close enough to access Southern California's many amenities, yet far enough to enjoy the rural outdoors.

Yucca Valley was recently named as one of US News & World Report's top 10 places to retire.



Property Details

PROPERTY NAME: Build To Suit Retail Pad

STREET ADDRESS: 58100 29 Palms Hwy

CITY, STATE, ZIP: Yucca Valley, CA 92284

APN: 0601-402-19

ZONING: Land



Adjacent Parcel Tenants



ADJACENT TENANTS



Tenant Name

DOLLAR TREE

SUBWAY

STATER BROS

TRACTOR SUPPLY

SPRINT

GREAT CLIPS

AT&T

PAYLESS SHOE SOURCE

JC PENNY

PIZZA HUT

VERIZON

GAME STOP

BUILD TO SUIT RETAIL PAD

LOCATION INFORMATION

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REGIONAL MAP

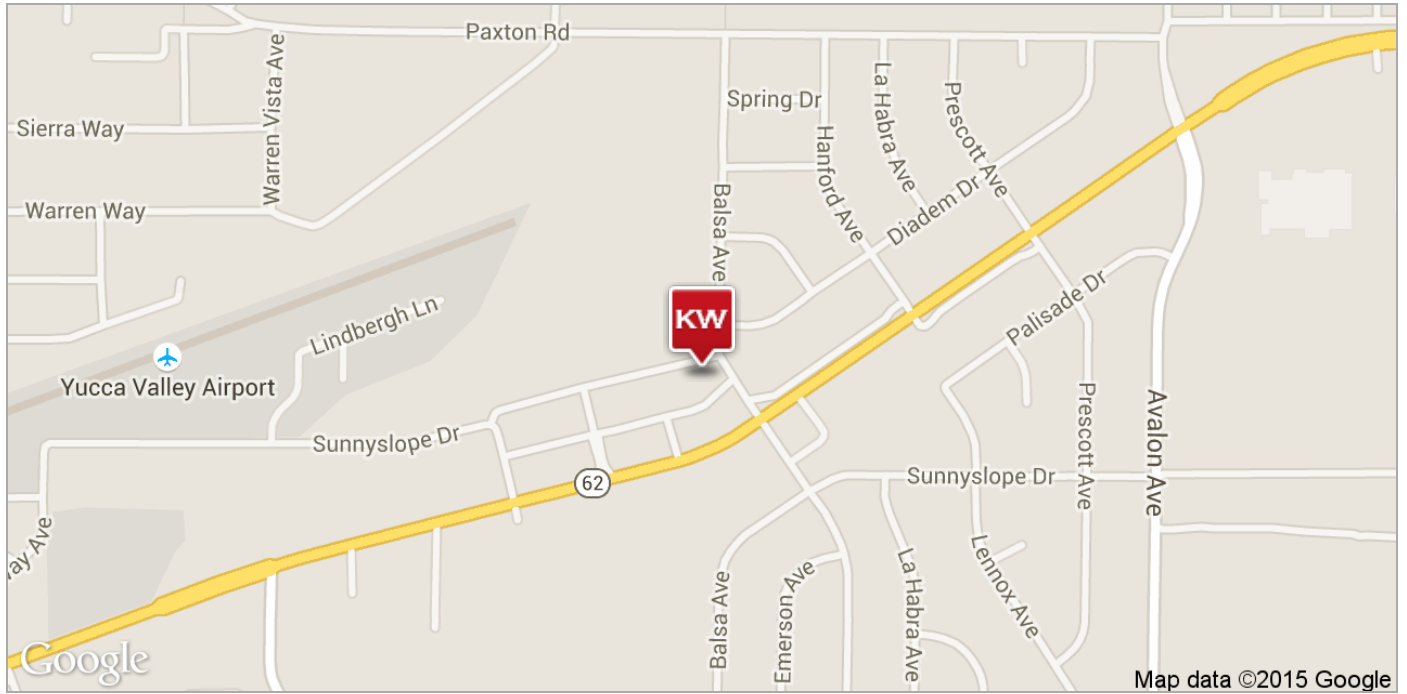
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



BUILD TO SUIT RETAIL PAD

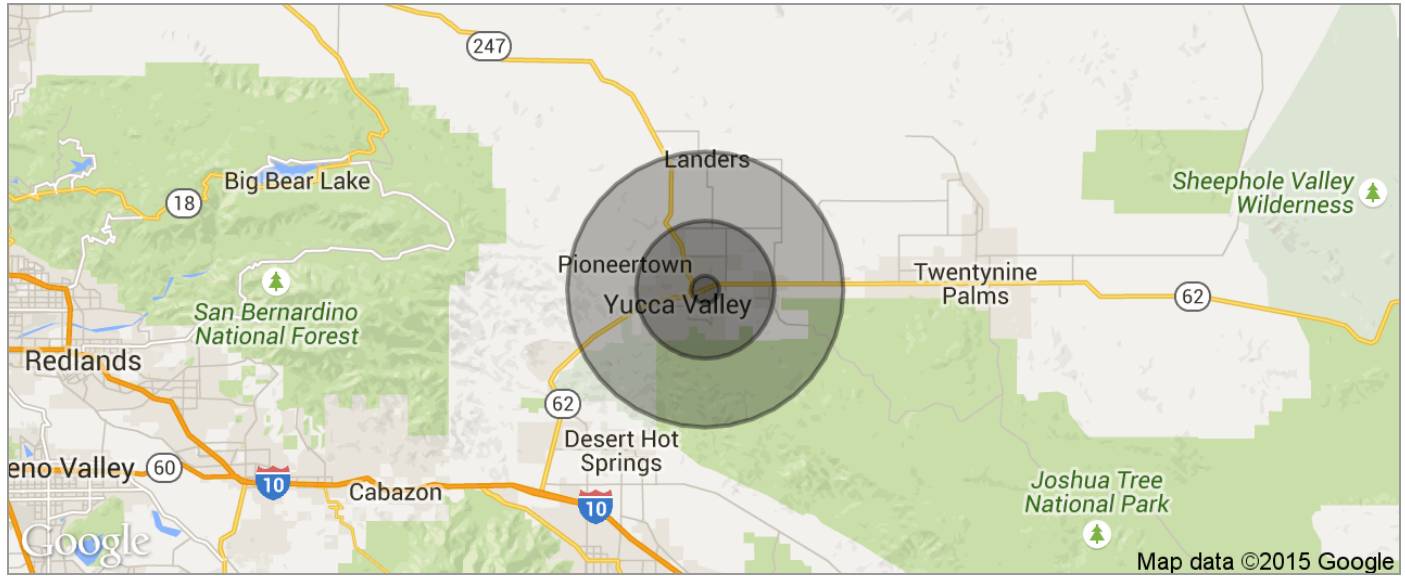
DEMOGRAPHICS

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DEMOGRAPHICS MAP

RETAILER MAP

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,474	21,917	41,193
MEDIAN AGE	40.6	40.1	40.5
MEDIAN AGE (MALE)	38.9	38.6	39.2
MEDIAN AGE (FEMALE)	42.4	41.3	41.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	620	9,138	17,192
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$58,882	\$56,717	\$54,355
AVERAGE HOUSE VALUE		\$158,003	\$158,153
RACE	1 MILE	5 MILES	10 MILES
% WHITE	84.1%	84.0%	84.1%
% BLACK	2.0%	1.9%	1.8%
% ASIAN	2.0%	1.9%	1.7%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	2.0%	1.7%	1.4%
% OTHER	5.4%	6.5%	7.5%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	12.8%	14.3%	15.6%

* Demographic data derived from 2010 US Census

Retailer Map

