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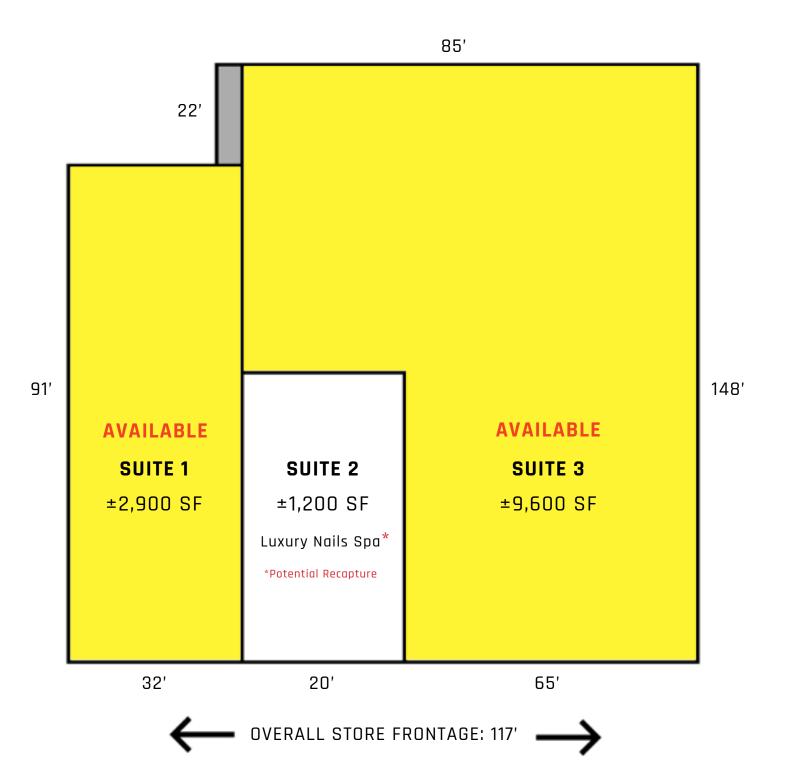
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>> PROJECT HIGHLIGHTS

SUITE TENANT

TOTAL

AVAILABLE

AVAILABLE

Luxury Nails Spa ±1,200

RSF

±2,900

±9,600

±12,500

STRUCTURE

NNN

NNN

NNN

YUCCA VALLEY SQUARE - YUCCA VALLEY, CA

- ±12,500 total SF of retail space available for lease on Yucca Valley's dominant commercial
- ±2,900 SF minimum divisible / ±13,700 SF max contiguous
- Potential recapture of nail salon, creating high-profile ±13,700 SF junior anchor
- 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)



>> MARKET OVERVIEW





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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