

# Desert Hills Plaza

Yucca Valley, CA 92284

Junior Box or Big Box  
Opportunity

Offering Memorandum

Available  
±12,663 SF

Available  
±15,547 SF



**MATTHEWS**™

# Property Summary

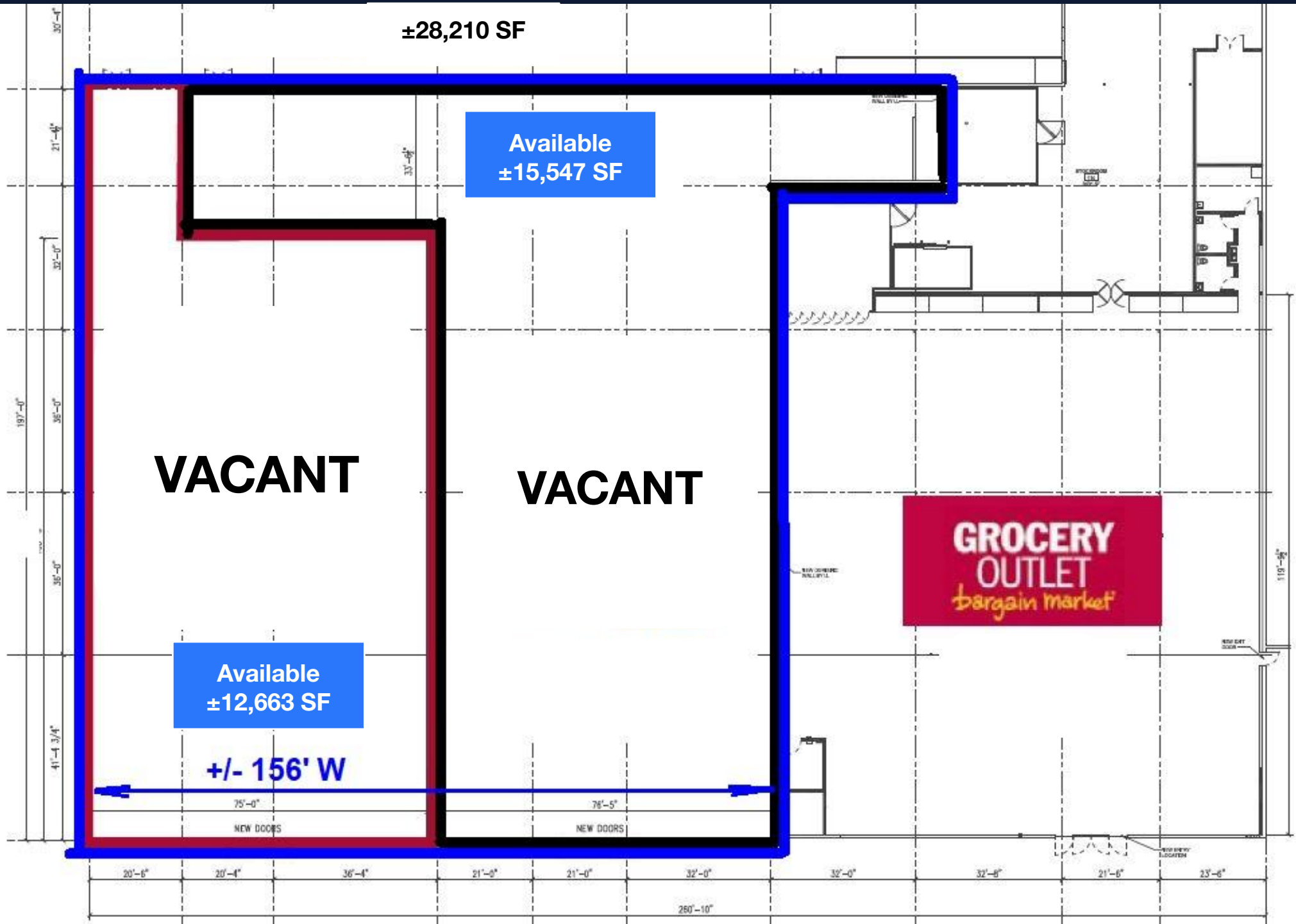


## Property Highlights

- Up to ±28,210 SF **junior box or big box space** available for sale
- Currently demised into
  - Unit 103: ±12,663
  - Unit 102: ±15,547
- Anchored by **Grocery Outlet Bargain Market**
- ±42,000 ADT between **Twentynine Palms Highway (State Route 62)** and **Old Woman Springs Road (State Route 247)**
- Two highway **signage panels available for maximum exposure**
- **Nearby Major Retailers:** Walmart Supercenter, Home Depot, Vons, Stater Bros., Marshalls, Petco, Ross Dress For Less, Tractor Supply Co.
- Rear access for delivery

**Asking Price:**  
Contact Broker For Details

# Floor Plan



Available 

Occupied 



Available  
12,663 SF

Available  
15,547 SF

GROCERY OUTLET  
- Bargain Market

Yucca Valley  
Community Center

Yucca Valley  
Town Hall

PAPA JOHN'S

Earth Yoga & Spa

Toda Moda

Plaza Art

Yoga Studio

Lema Gel Nail

Smoke Bros.

TRUCK FIGHT SYNDICATE

R&C

76

SHOP CITY

NAP

Carl's Jr.

Friends of the  
Yucca Valley Library

vca  
central hospitals

WELLS  
FARGO

TINY  
PONY

Twentynine Palms ± 25,000 VPD

Old Woman Spring Rd ± 12,000 VPD

# Pylon Signage



# Rear Loading Dock





Subject Property

Hawk's Landing Golf Club



Twentynine Palms ± 25,000 VPD



# Yucca Valley, CA

Market Demographics Within 5 Miles Of The Primary Trade Area



**25,432**  
Total Population

**\$65,500**  
Median HH Income

**10,464**  
# of Households

**65.6%**  
Homeownership Rate

**24,529**  
Employed Population

**20.9%**  
% Bachelor's Degree

**44**  
Median Age

**\$334,400**  
Median Property Value

Yucca Valley, California, has established itself as the primary retail and service hub of the Morongo Basin, supported by steady population growth, robust consumer demand, and a diverse economic base anchored by tourism and local commerce. Positioned along State Route 62, the town enjoys exceptional visibility and regional connectivity, linking it to Palm Springs, Twentynine Palms, and the greater Inland Empire. This strategic location attracts both national and regional retailers, creating a strong commercial corridor that serves a broad trade area spanning multiple desert communities. As the gateway to Joshua Tree National Park, Yucca Valley benefits from a dual demand base of permanent residents and millions of annual visitors, fueling consistent retail traffic and sales performance throughout the year. Vacancy rates remain low amid limited new construction, while major corridors—particularly Twentynine Palms Highway—continue to see reinvestment and expansion by credit tenants responding to rising household incomes and expanding rooftops. The combination of affordable land costs, constrained supply, and a stable customer base has made Yucca Valley an appealing market for investors seeking durable cash flow and long-term growth potential in well-located neighborhood and community shopping centers.

## Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	20,460	26,172	39,205
2020 Census	19,759	25,121	36,125
Growth 2020-Current Year	3.55%	4.18%	8.53%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	8,247	10,697	16,408
Current Year Estimate	8,128	10,521	16,091
2020 Census	7,975	10,187	15,020
Growth Current Year-Five-Year	1.47%	1.68%	1.97%
Growth 2020-Current Year	1.91%	3.28%	7.13%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$87,410	\$88,716	\$85,853

# Joshua Tree Park

Gateway to Joshua Tree, Yucca Valley thrives as travelers stop, explore, and contribute to the local economy.

Joshua Tree National Park is a stunning desert landscape where the Mojave and Colorado deserts meet, creating a unique ecosystem filled with striking rock formations, ancient Joshua trees, and breathtaking vistas. Spanning nearly 800,000 acres in Southern California, the park is a haven for hikers, climbers, stargazers, and nature lovers alike. Its surreal beauty, dark night skies, and serene atmosphere make it one of the most beloved and iconic destinations in the American Southwest.

**±3M**  
Annual Visitors (2024)

**±11,000**  
# of Hotels

**±790,000 AC**  
National Forest

**±\$179M**  
Consumer Spending





# MATTHEWS™

## Exclusively Listed By

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1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. 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 or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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