

# Desert Hills Plaza

Grocery Outlet and  
Shops

57200 29 Palms Hwy, Yucca Valley, CA 92284

Available  
±12,663 SF

Available  
±15,547 SF



# Property Summary - For Lease



## Property Highlights

- Up to ±28,210 SF **junior box or big box space** available for lease
- Currently demised into
  - Unit 103: ±12,663
  - Unit 102: ±15,547
  - Unit 101 (Grocery Outlet): ±18,444 SF
- 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 Rent:**  
**\$12.00 PSF NNN**

# Property Summary - For Sale

## Property Highlights

- GLA: **±46,654 SF**
- Land Area (AC): **3.67 AC**
- Total Tenants: **1**
- Total Suites: **3**
- Occupancy: **±40%**
  
- Anchored by **Grocery Outlet Bargain Market**
  - Lease Term Remaining: **±7.2 Years**
    - **3, 5 Year Options Remaining**
    - **10% Increases Every 5 Years in remaining Option Periods**
  - Grocery Outlet exercised their First 5 Year Option **3 Years early**, demonstrating long term commitment to the site
- Upside through **lease up** of Junior Box or Big Box Space

## Price:

Please contact agent for details

## Est. Y1 NOI:

±\$160,000 (at 40% Occupancy)

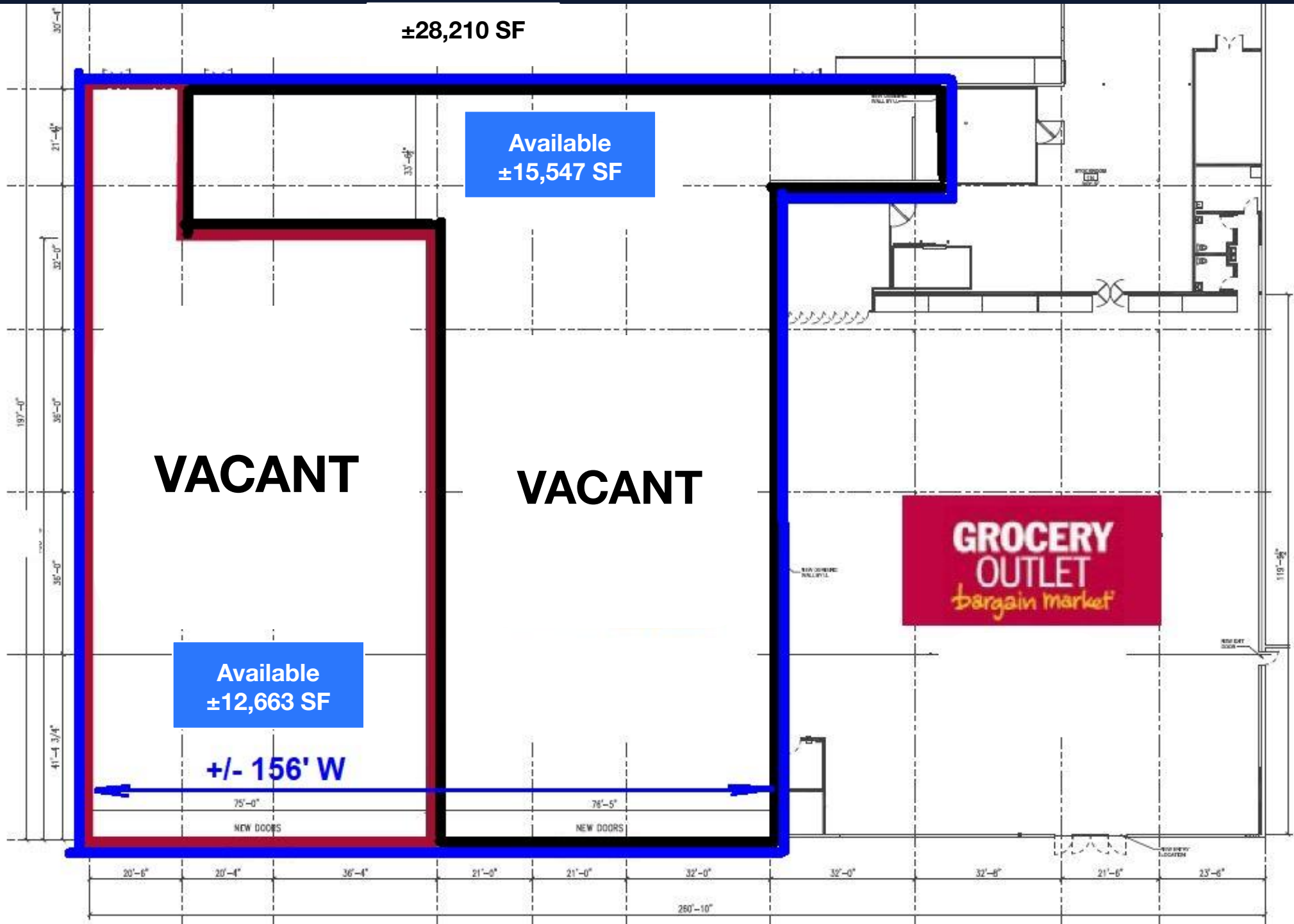
## Est. Stabilized NOI:

±\$468,032

## Assumptions for Stabilized NOI:

- \$12.00 PSF NNN Lease Rate
- Vacancy Factor: 10%
- Slippage: 5%

# Floor Plan



**Available** 

**Occupied** 



Yucca Valley Community Center

Yucca Valley Town Hall

Available  
12,663 SF

Available  
15,547 SF

GROCERY OUTLET  
- Bargain Market

PAPA JOHN'S

Earth Yoga & Spa

Toda Moda

Plaza Art

Yoga Studio

Lena Gel Nail

Smoke Bros.

R&C

TRUCK FIGHT SYNDICATE

Carls Jr.

SHOP CITY

NAP

76

Old Woman Spring Rd ± 12,000 VPD

Twentynine Palms ± 25,000 VPD

Friends of the Yucca Valley Library

WELLS FARGO

vca central hospitals

TINY PONY

# 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.

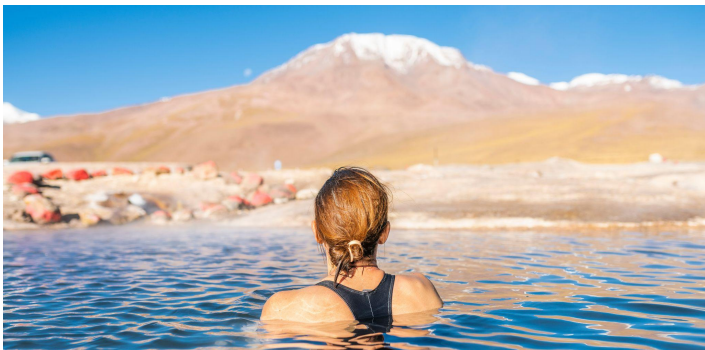
Joshua Tree National Park is a stunning desert landscape where the Mojave and Colorado deserts meet, creating a unique ecosystem filled with striking rock formations, ancient Joshua trees, and breathtaking vistas. Spanning nearly 800,000 acres in Southern California, the park is a haven for hikers, climbers, 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)

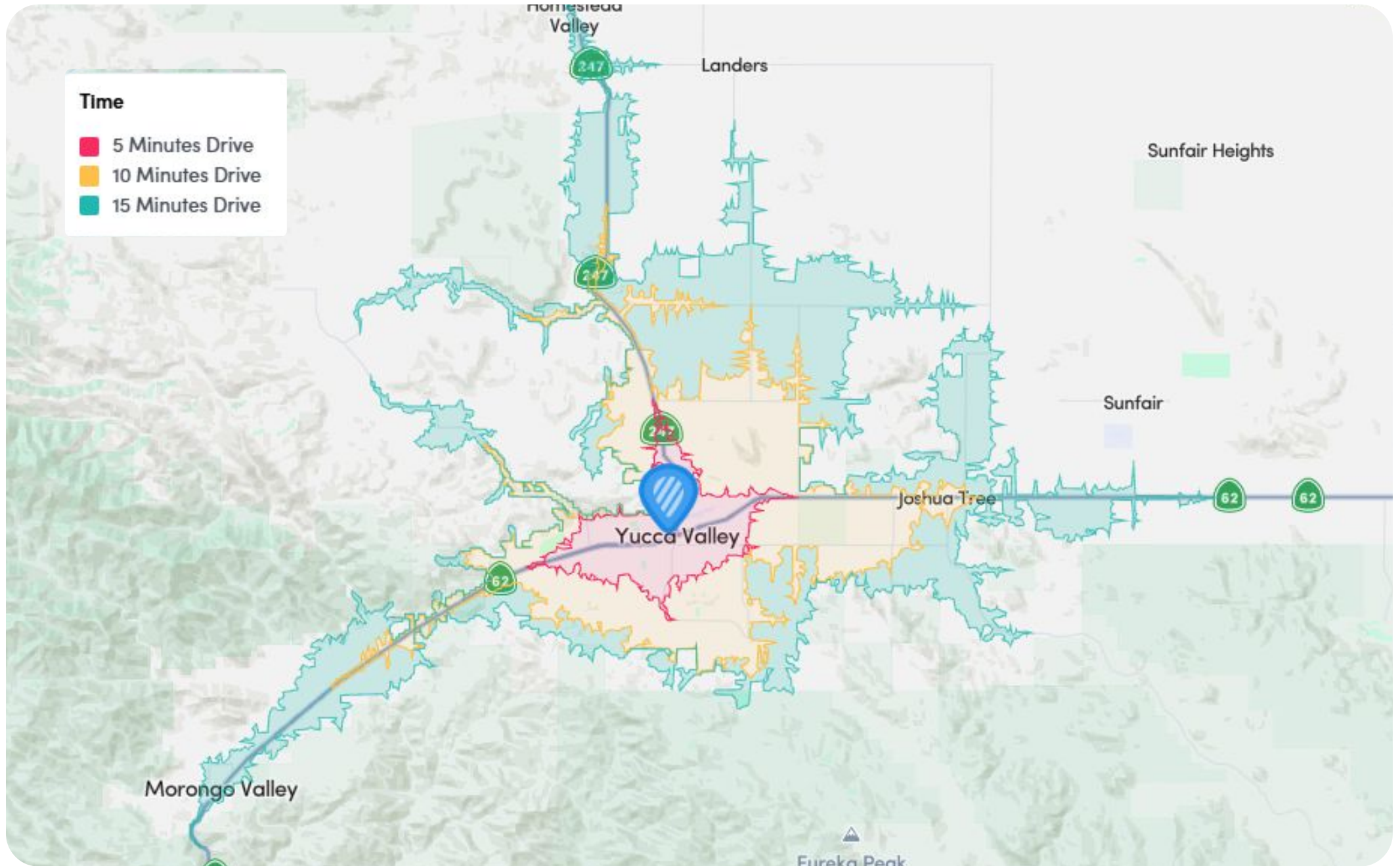
**±11,000**  
# of Hotels

**±790,000 AC**  
National Forest

**±\$179M**  
Consumer Spending



# Drive Times



# MATTHEWS™

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