

COMMERCIAL PAD SITE FOR SALE

TWENTY NINE PALMS HWY / JOSHUA PL
YUCCA VALLEY, CA



HIGHLIGHTS:

- For Sale or Ground Lease .83 Acre at Busy Intersection
- Close proximity to regional and national tenants
- Perfect site for drive thru food, coffee shop or potential car wash site
- Strong traffic counts and demographics for the area

SALE PRICE: \$228,900

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2020 Population:	3,644	20,136	25,660
Daytime Population:	2,600	6,026	6,485
Avg. Household Income:	\$58,768	\$73,771	\$72,555

Source: Regis Online



TRAFFIC COUNTS

28,000 CPD

On Twentynine Palms Hwy

Source: Regis Online

8,143 CPD

On Yucca Trail

MIKE HANNA

mhanna@leetemecula.com

951.445.4503

DRE #01456055

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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Twentynine Palms Hwy/Joshua Ln Yucca Valley, CA 92284		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	3,644	20,136	25,660
	2025 Projected Population	3,819	21,161	27,134
	2010 Census Population	3,380	18,960	24,302
	2000 Census Population	2,810	15,456	19,805
	Projected Annual Growth 2020 to 2025	1.0%	1.0%	1.1%
	Historical Annual Growth 2000 to 2020	1.5%	1.5%	1.5%
	2020 Median Age	36.9	40.1	40.5
HOUSEHOLDS	2020 Estimated Households	1,505	8,192	10,521
	2025 Projected Households	1,588	8,669	11,203
	2010 Census Households	1,363	7,531	9,728
	2000 Census Households	1,185	6,351	8,130
	Projected Annual Growth 2020 to 2025	1.1%	1.2%	1.3%
	Historical Annual Growth 2000 to 2020	1.3%	1.4%	1.5%
RACE AND ETHNICITY	2020 Estimated White	74.3%	75.5%	76.3%
	2020 Estimated Black or African American	5.0%	4.9%	4.6%
	2020 Estimated Asian or Pacific Islander	4.7%	4.4%	4.2%
	2020 Estimated American Indian or Native Alaskan	1.5%	1.4%	1.4%
	2020 Estimated Other Races	14.4%	13.7%	13.4%
	2020 Estimated Hispanic	29.6%	27.9%	27.4%
INCOME	2020 Estimated Average Household Income	\$58,768	\$73,771	\$72,555
	2020 Estimated Median Household Income	\$51,436	\$59,057	\$57,133
	2020 Estimated Per Capita Income	\$24,291	\$30,132	\$29,850
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.2%	3.3%	3.5%
	2020 Estimated Some High School (Grade Level 9 to 11)	8.9%	9.4%	9.3%
	2020 Estimated High School Graduate	34.0%	30.0%	29.7%
	2020 Estimated Some College	29.2%	31.2%	30.8%
	2020 Estimated Associates Degree Only	9.1%	8.5%	8.3%
	2020 Estimated Bachelors Degree Only	11.0%	9.7%	10.2%
	2020 Estimated Graduate Degree	5.6%	7.9%	8.2%
BUSINESS	2020 Estimated Total Businesses	312	730	805
	2020 Estimated Total Employees	2,600	6,026	6,485
	2020 Estimated Employee Population per Business	8.3	8.3	8.1
	2020 Estimated Residential Population per Business	11.7	27.6	31.9

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