

**SALE PRICE \$900,000**

## JOSHUA TREE/YUCCA VALLEY COMMERCIAL LAND

57677 29 Palms Highway  
Yucca Valley, California 92284

### Property Description

Yucca Valley is bordered by the San Bernadino mountains to the west and is a gateway to Joshua Tree National Park (which receives 3 million visitors per year). Yucca Valley lies 37 miles north of Palm Springs and 17 miles west of 29 Palms, which is home to the largest marine base in the world. Yucca Valley is the commercial center for all of Morongo Valley, which includes the towns of Yucca Valley, Joshua Tree, 29 Palms, and Morongo Valley, with a total population of 100,000 residents. 29 Palms Highway (State Highway 62) is the main retail artery, with two access points into Joshua Tree National Park. The population in the area is expected to grow over the next five years at a rate double the state and national average. The property is located across the street from Applebee's, Vons, Rite Aid, Taco Bell, Starbucks, and Del Taco.

### Property Highlights

- Site is just 10 miles from the entrance to the Joshua Tree National Park
- Joshua Tree National Park is the closest National Park to Los Angeles, Orange County and San Diego
- 3,000,000 annual visitors to Joshua Tree National Park
- No Hotels in the town of Joshua Tree
- 2000 AirBnB listings in Joshua Tree and Yucca Valley
- Only Hotels in Yucca Valley are Best Western and Super 8
- Site amenities include a restaurant, Rite Aid, Aldi and EV Charging Stations
- Across the street is Starbucks, and Applebee's as well as are McDonald's, Del Taco and Taco Bell.
- This property can serve the visitors to the 20,000 Marines stationed on the 29 Palms Marine Base
- The center has an existing CUP for commercial uses and is graded with all utilities to the property line

**Ted Zwicker**

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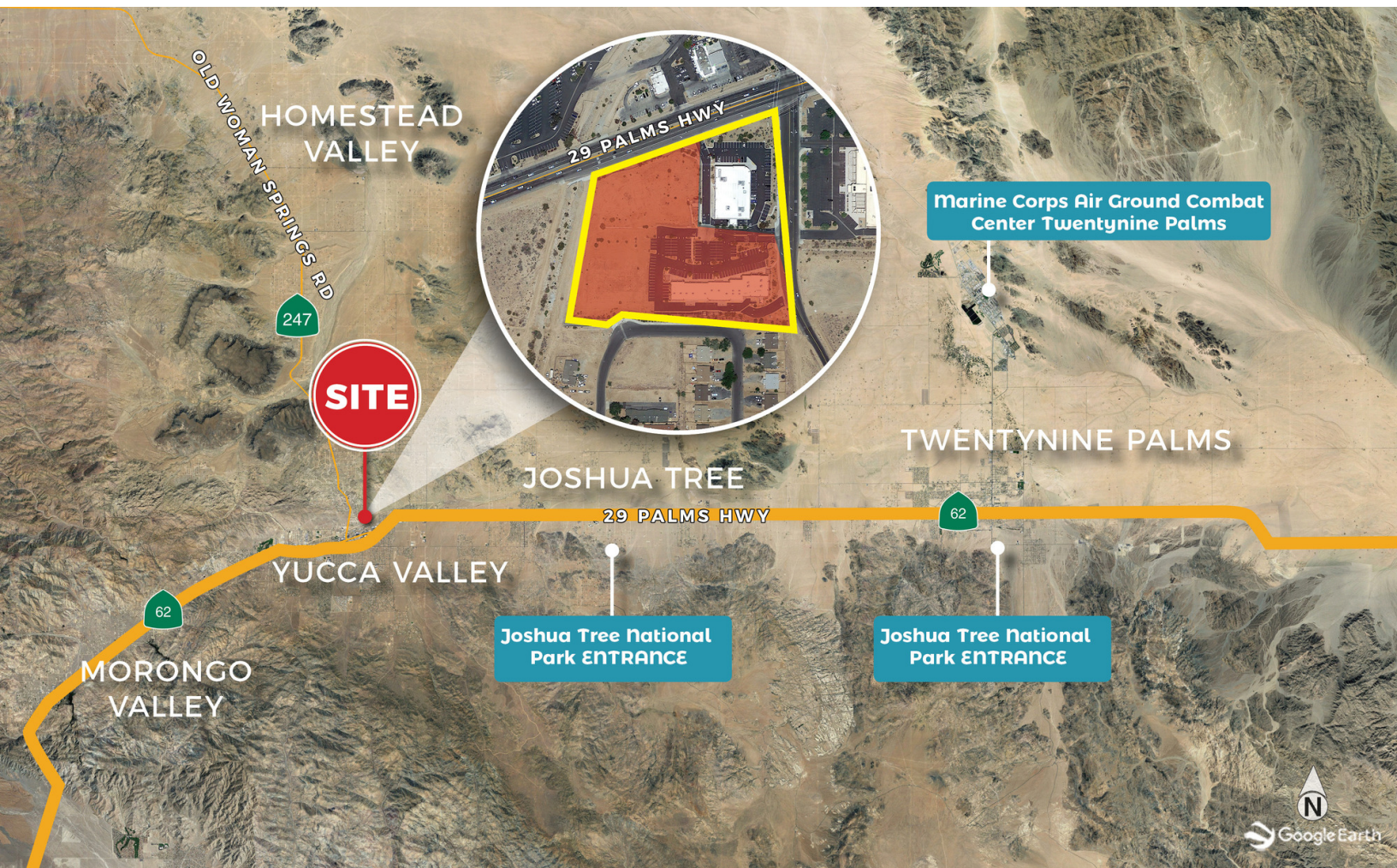
FOR SALE



SITE



1.3 ACRES



www.naicapital.com

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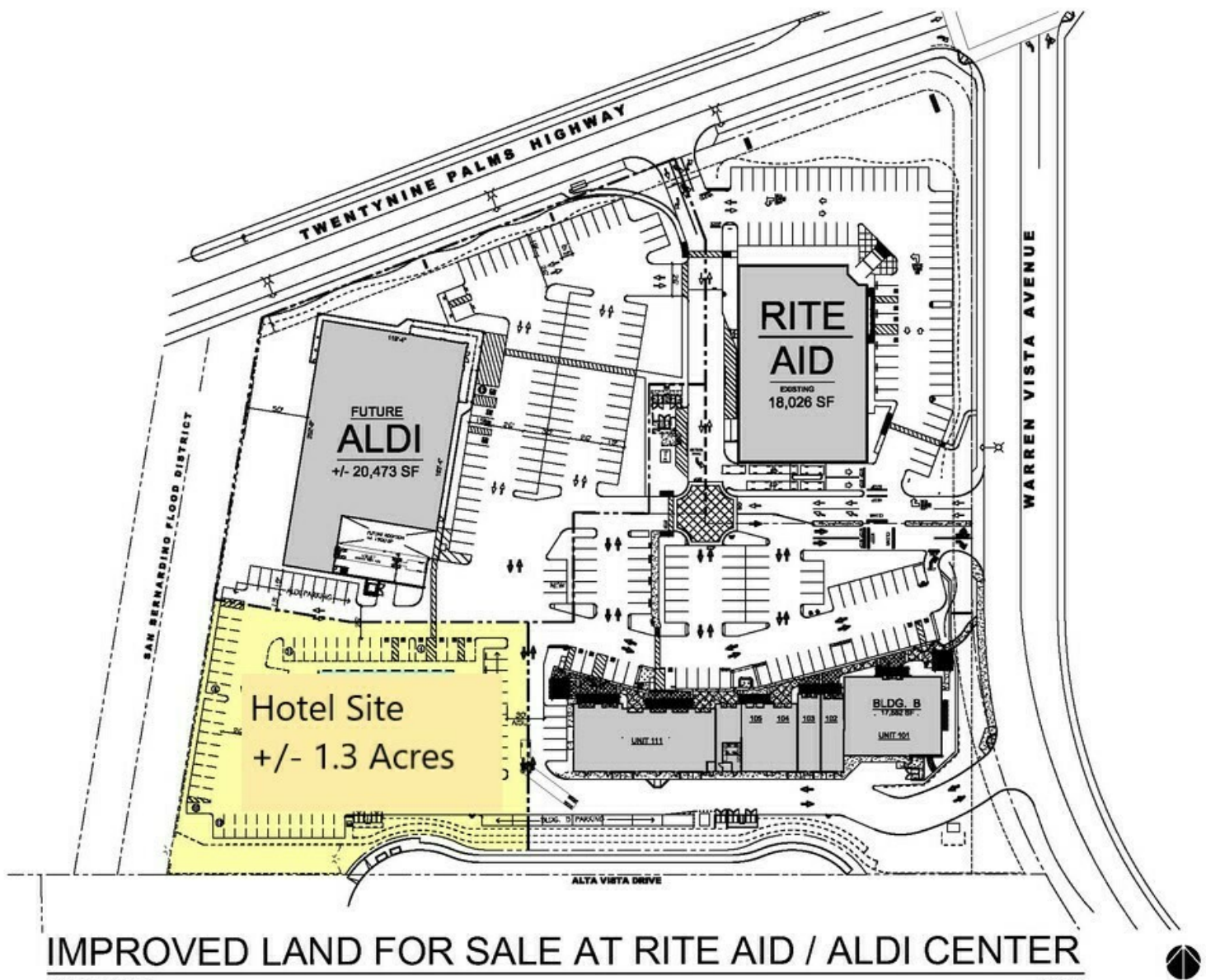
**FOR SALE**



**SITE**



**1.3 ACRES**



## IMPROVED LAND FOR SALE AT RITE AID / ALDI CENTER

SCALE: 1" = 100'-0"

12-01-21

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