

# IN-N-OUT Pad Disposition: Yucca Valley

NEC TWENTYNINE PALMS HWY (STATE ROUTE 62) AND OLD WOMAN SPRINGS ROAD (STATE ROUTE 247) | YUCCA VALLEY, CALIFORNIA



**FREESTANDING RETAIL AND RESTAURANT PAD OPPORTUNITIES:**

+/- 68,500 s.f.

For information, contact:

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## PROPERTY FEATURES:

- Site is located at Yucca Valley's "Main & Main" intersection.
- The site has excellent access, visibility and is positioned in the geographic center of the trade area.
- This parcel can accommodate a large single or multi-retail development (drive thru available).

## AREA HIGHLIGHTS:

- Yucca Valley is home to many national chain retailers, such as: Wal-Mart, Walgreens, Vons, Stater Brothers, JC Penny, Dollar Tree, Rite Aid, Downey Savings, WaMu and PFF Bank.

## TRAFFIC COUNTS:

Intersection	Cars Per Day
Route 62 & Route 247	28,000

Source: CalTrans 2006

## DEMOGRAPHIC HIGHLIGHTS:

Estimates	1 Mile	3 Miles	5 Miles
Population	3,517	18,964	24,129
Average Household Income	\$45,947	\$47,252	\$46,837

Source: ESRI 2008

## AREA RETAILERS INCLUDE:

