

OFFERED BY: SABRINA INVESTMENT
P.O. BOX 2290 YUCCA VALLEY, CA 92286 760-369-9713

RETAIL SHOPPING CENTER
NWC HIGHWAY 29 & HILTON RD
YUCCA VALLEY, CALIFORNIA

TENANT OPPORTUNITY





RINCON PARTNERS RETAIL SHOPPING CENTER

Area and Project Highlights:

JANUARY 2009

Yucca Valley – The Economic Hub of the Morongo Basin

Yucca Valley is located approximately 25 miles from Palm Springs and is accessible via Highway 62 (29 Palms Highway) from Interstate 10. Recently named by US News & World report as one of the top US cities to retire, Yucca Valley enjoys pristine air, small town charm and 320 days of sunshine annually.

The population within the trade area is approximately 80,000 with a median HH income of \$47,464. The average age of area residents is 41 and annual tourism visits to nearby Joshua Tree National Park exceed 1.4 million visitors each year.

In a recent Buxton Co. Retail Trade Study⁽¹⁾ prepared for the Morongo Basin Economic Partnership, overall annual retail dollars are estimated to be **\$521,571,470** for the trade area of which:

\$80Million will be spent in restaurants and taverns.

\$59Million will be spent on personal & healthcare products.

\$42Million will be spent on apparel.

And over **\$100Million** will be spent in automotive categories.

All this retail trade potential comes with small town charm, starry nights, a proactive city business environment and over 25,000 Marines and residents at nearby Twentynine Palms Marine Base.

Project Highlights

The planned 5.2 acre commercial retail center is located in the heart of the Yucca Valley retail corridor at a corner signalized intersection at 29 Palms Highway and Hilton Road in the city of Yucca Valley. Traffic counts at this intersection are 75,000 TPD and the project is located immediately adjacent to Wal-Mart, JCPenney, Applebee's, Starbucks and many other national retailers.

To provide each retailer maximum flexibility, Rincon Partners is offering individual retail pad sites for sale or lease. Site and buildings range from 2,500 sf drive thru restaurants on 15,000 sf lots to 12,500 sf free standing buildings on 75,000 sf lots.

The parcels are being delivered "pad ready" on a turn key basis with upscale site & landscaping improvements and all off site and utility work completed.

(Note (1) A complete copy of the Buxton report is available in a CD format from the Yucca Valley Chamber of Commerce).
The above information has been obtained from sources we believe to be reliable,
however we do not take responsibility for its accuracy.

RINCON PARTNERS RETAIL SHOPPING CENTER

Property Offering Summary

5.2 Acre Retail Center
29 Palms Highway & Hilton Road
Yucca Valley, California

Available FALL of 2009

Development Highlights

New 5.2 Acre Retail Shopping Center Located in the Center of the Retail Corridor

Located at the NWC of 29 Palms Highway & Hilton Road

Individual Lots For Sale or Ground Lease

Multiple Drive Thru Sites Available

*Retail Pad Sites from 15,000 sf to 75,000 sf - *Flexible Site SF Planning

*Freestanding Building SF from 2500 sf to 12,500 sf - *Flexible Building SF Range

Fully Improved Site Construction Delivered Pad Ready with Complete Utility POC's

Optional Build To Suit

Monument Street Signage Available

Hard Corner At New Signalized Intersection with Left Turn Signal into & out of site

75,000 Cars Per Day

*Early site or building reservation may allow for specific end user design requirements.

Adjacent To

Wal-Mart, Stater Brothers, JCPenney, Applebee's, Starbucks, Fashion Bug, Jack In The Box, Dollar Tree, Hollywood Video, Pizza Hut, Quiznos, Del Taco, Taco Bell and ARCO amp.

Across From

2008 Grand Opening of Phelps Chevrolet & Nissan Dealerships, Big 5 Sporting Goods and Walgreens.

Area Demographics

	3-Miles	5-Miles
Population:	19,362	42,725
Average HH Income	\$47,464	\$44,301
Population Increase Trend	13.5%	12.2%

17 Miles West of Twentynine Palms & Twentynine Palms Marine Base – 25,000 Combined Population.

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