

Commercial Development Opportunities and Available Retail Properties



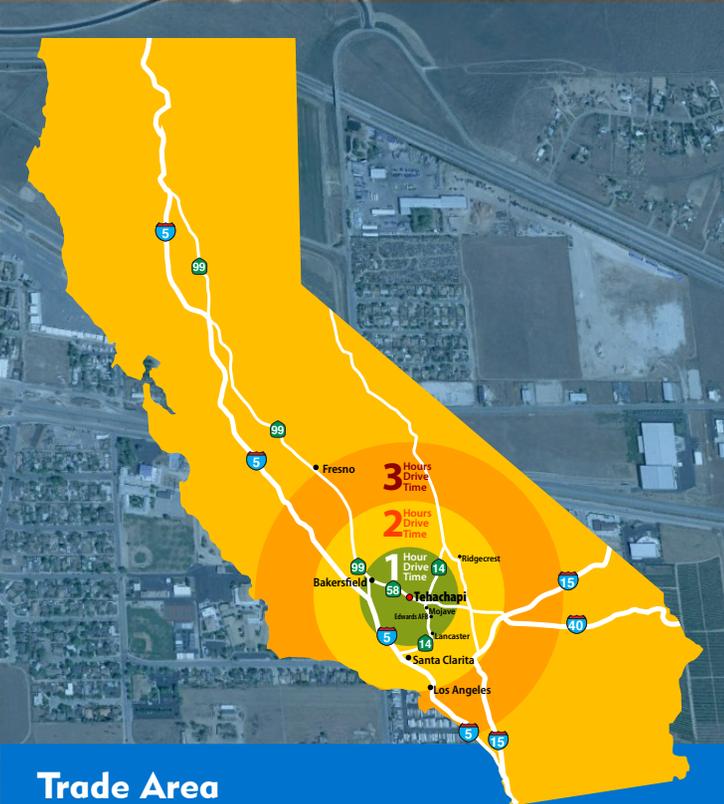
Map 4
 Capital Hills
 Between Voyager Dr.
 and Discovery Way

Map 5
 West Tehachapi Blvd.
 Between Mountain View
 and Mill St.

Map 1
 North Tucker Rd.
 and West Tehachapi Blvd.

Map 2
 Tucker Rd. Between
 Conway & Valley Blvd.

Map 3
 South Tucker Rd. Between
 Valley Blvd. & Cherry Lane



Trade Area
 The Greater Tehachapi Area has a population of 36,883 within a 15 minute drive time of the City. An additional 37,769 live within 25 minutes of Tehachapi in the communities of Arvin, California City and Mojave.

1 North Tucker Rd. and West Tehachapi Blvd.



With the largest available parcels and our heaviest traffic, North Tucker Rd. is continuing to become a prime commercial district in the City.

Available Space

R Existing Retail

- 1 unit
1,300 s.f.
Steve Cheung
(760) 662-1290

Available Land

- 1 119,651 s.f. retail in planning – zone C-3
Marc Carroli
(818) 316-0849
- 3 2.40 acres
zone C-3
Walmart Stores
2001 SE 10th Street
Betonville, AR

Over 12,800 cars travel along Tucker Road each day. It is located just off Hwy 58 and the proposed site of a Walmart Super Center. An additional retail shopping center is also in planning for the South-West corner of the intersection.

2 Tucker Rd. Between Conway & Valley Blvd.



Available Space

Existing Retail

- 1** 1 unit
1,170 s.f. office/retail
Sobel Management
(310) 277-4697

Available Land

- 1** .39 acres
zone C-3
Colliers International
JJ Woods
(661) 631-3807
- 2** 1.28 acres
zone C-3
Farquharson Family
PO box 1573
Tehachapi, CA 93581

With some of the lowest vacancy rates and highest traffic counts, this busy corridor on Tucker Road is an ideal place to build for your own business, to suit others or provide retail rental space. It is currently the central area for our largest grocery stores, many franchises as well as independents. If interested, The City of Tehachapi will work collaboratively to help you navigate through the permit process as quickly as possible.

3 South Tucker Rd. Between Valley Blvd. & Cherry Lane



The south end of this commercial strip contains limited parcels and available spaces for lease and remains a popular shopping area with two large markets, fast food and more.

Available Space

Existing Retail

- 1 1 unit
4,400 s.f. office/retail
Cushman & Wakefield
Nathan: (661) 327-2263

Available Land

- 1 Pad Available
.39 acre, zone C-3
Tehachapi Village, LLC
(949) 752-7300
- 2 2.20 acres
zone C-3
Bowe Construction
(661) 940-0899

4 Capital Hills Between Voyager Dr. & Discovery Way



Just North of Hwy 58, Capital Hills is Tehachapi's most visible commercial district and the site of our current Post Office and future hospital. Directly across the freeway from Home Depot and Tractor Supply, This area contains plenty of prime real estate ready for development.

Available Land

- 1** Zone C-3
Tower Investments
John Pierce
(530) 668-1000
- 2** Zone C-3
Tehachapi Investors
Mark Greenberg
(860) 567-1144
- 3** Zone C-3
Coldwell Banker
Best Realty
(661) 822-5553
- 4** Zone C-3
John Pierce
(530) 668-1000
- 5** Zone C-3
Terry Delamater
(661) 205-9859
- 6** Zone A
Capital Hills Ranch
Bill Hagelis
(805) 654-9300

Highway 58

23,000 Cars Daily



5 West Tehachapi Blvd. Between Mountain View and Mill Street



Connecting the Retail area of Tucker Road to Historic Downtown, this stretch of Tehachapi Blvd. contains large retail and hotel chains and gets 7,390 cars/day

Available Space

Existing Retail

- 1 1 unit
3,150 s.f.
Gerald Vukich
(661) 332-0300
- 2 7 units
1,104 - 2,828 s.f. retail
Tracie Johnson
(661) 823-1800
- 2 1 unit
11,000 s.f. office/retail
Coldwell Banker
(661) 822-5553

Located at an elevation of 4,000 feet in the Tehachapi Mountains, the refreshing lifestyle of Tehachapi has made it the jewel of Kern County and a prime location for new and expanding businesses. With easy access to larger markets, major transportation hubs and expanding industry,

Tehachapi is a great place to elevate your business.



POPULATION

36,883

6.0% Growth since 2010

2020 Projection 47,691

Median Age: 39.6



HOUSEHOLDS

13,616

Average Size 2.70

HOUSING

Median House Value
\$252k
73.1% Owner Occupied

Average Household Income
\$80k

Available Land

- 1 3.77 acres zone M-1
Jim Eaton
(661) 972-4676
- 2 1.22 acres zone C-3
Mandy Jo Dees
(661) 822-9200
- 3 .43 acres zone C-3
Jaime Quezada
610 Clay Street, Fillmore, CA 93015
- 4 .74 acres zone C-3
Pavia Associates
PO box 7906
Beverly Hills, CA
- 5 .68 acres zone C-3
Darin Bove
21254 Tamaron Road
Tehachapi, CA 93561