



For Sale | Vacant Land
**Summit
 Development**

Tehachapi, CA

Contact Us:

Scott Wells
 Senior Vice President | Principal
 License No. 01126196
 +1 661 631 3822
 scott.wells@colliers.com

Colliers International
 10000 Stockdale Hwy, Suite 102
 Bakersfield, CA 93311
 +1 661 631 3800
 www.colliers.com/bakersfield

Property Overview

Two Highway Commercial / Light Industrial lots located at the highly visible intersection of State Highway 58 and East Tehachapi Blvd in Tehachapi, CA. Both lots have excellent freeway access and freeway visibility. The zoning is suitable for a wide range of commercial or light industrial uses.

Available:

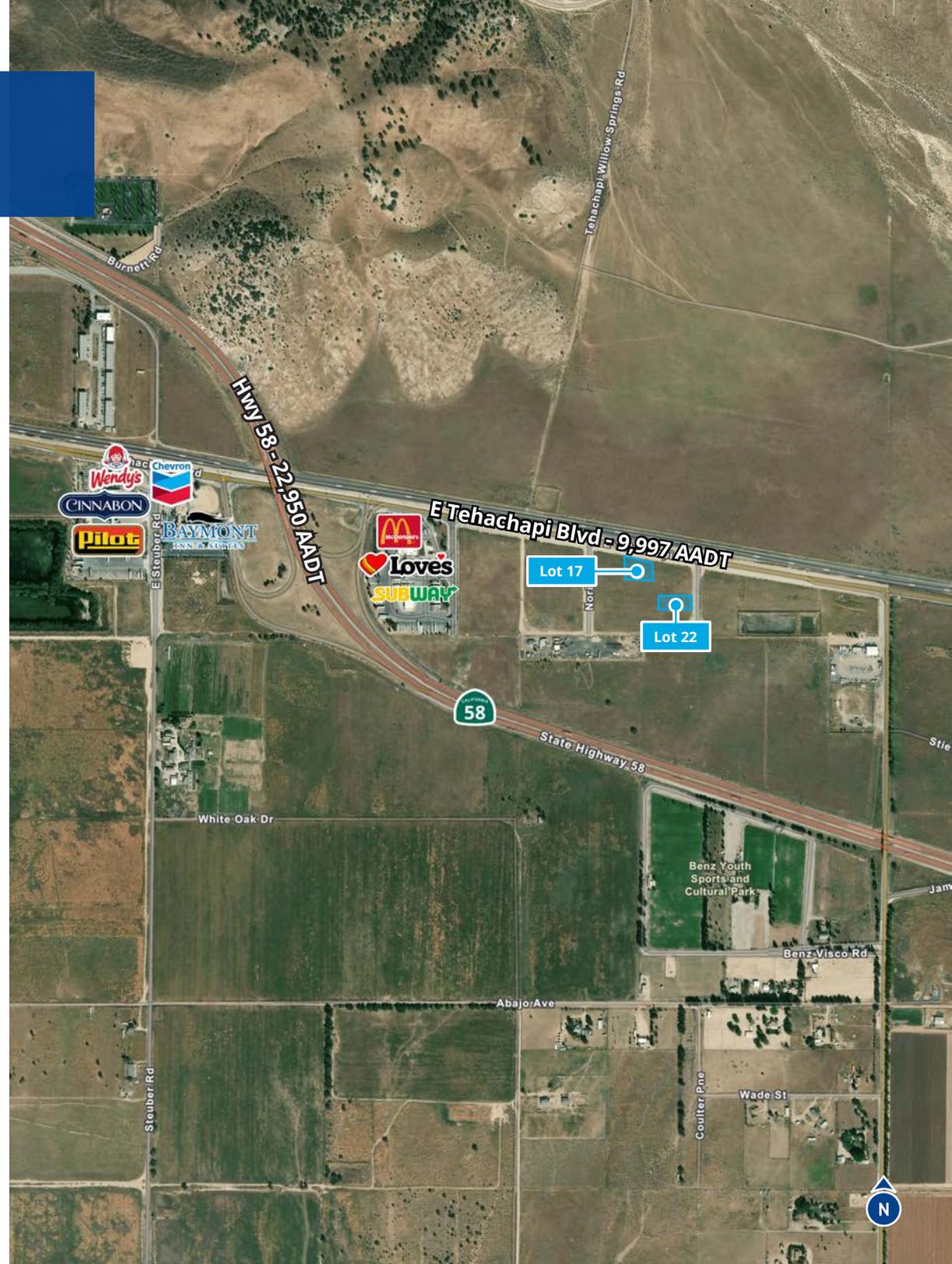
Lot 17 APN 223-490-06 1.06 AC \$110,000 (\$2.38/psf)

Lot 22 APN 223-490-11 0.68 AC \$60,000 (\$2.03/psf)

*Both lots are free and clear of City of Tehachapi AD 89-2 (Summit) assessment bonds.

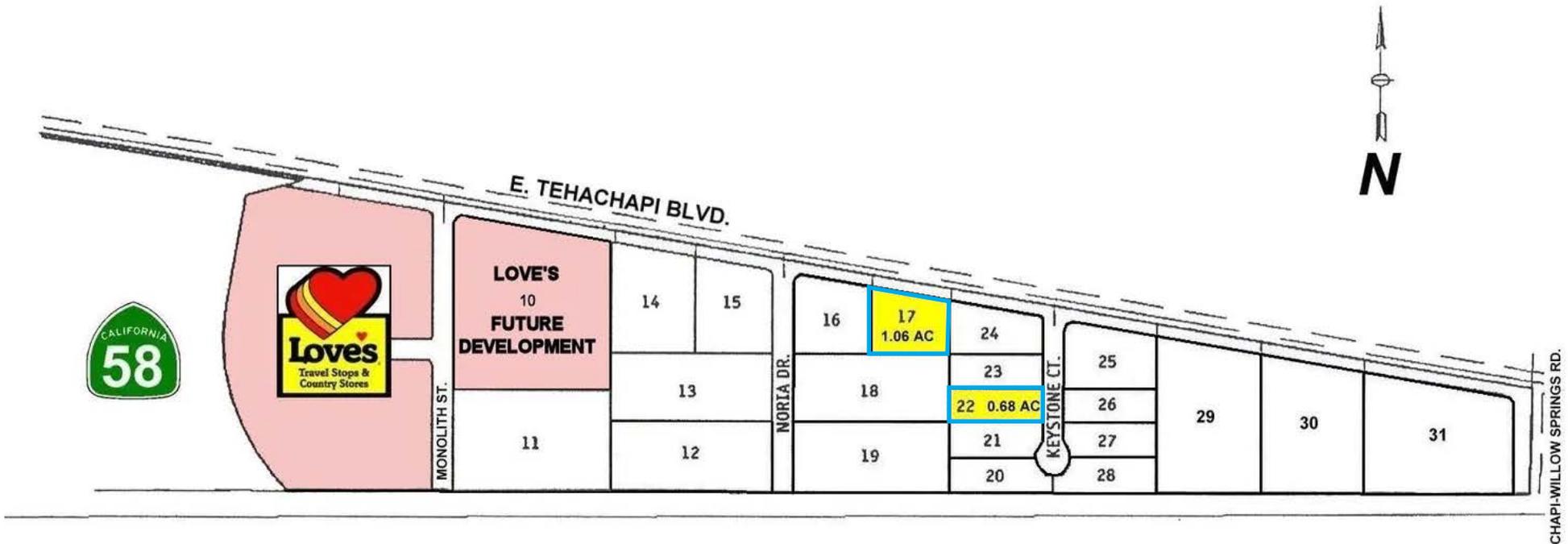
Property Highlights:

- Two lots totaling 1.74 Acres Highway Commercial/ Industrial land.
- Located in Tehachapi, Kern County, California, 40 miles east of Bakersfield on State Highway 58; at the intersection of State Highway 58 and East Tehachapi Blvd.
- Easy on-off access to State Highway 58 and frontage along East Tehachapi Blvd.
- Across the street from an established Love's Travel Stop. A Chevron gas station and La Quinta Inn and Suites is on the opposite side of the freeway.
- Car Annual Average Daily Traffic of 22,950 (CalTrans 2020 data).
- Truck Annual Average Daily Traffic of 23,700 (CalTrans 2020 data).
- Zoned for Highway Commercial and Light Industrial; permitted uses include, but are not limited to: Restaurant, Hotel/Motel, Gas Station, Truck Stop, Commercial Storage, Self-contained Manufacturing.
- Water and power are stubbed to the site.



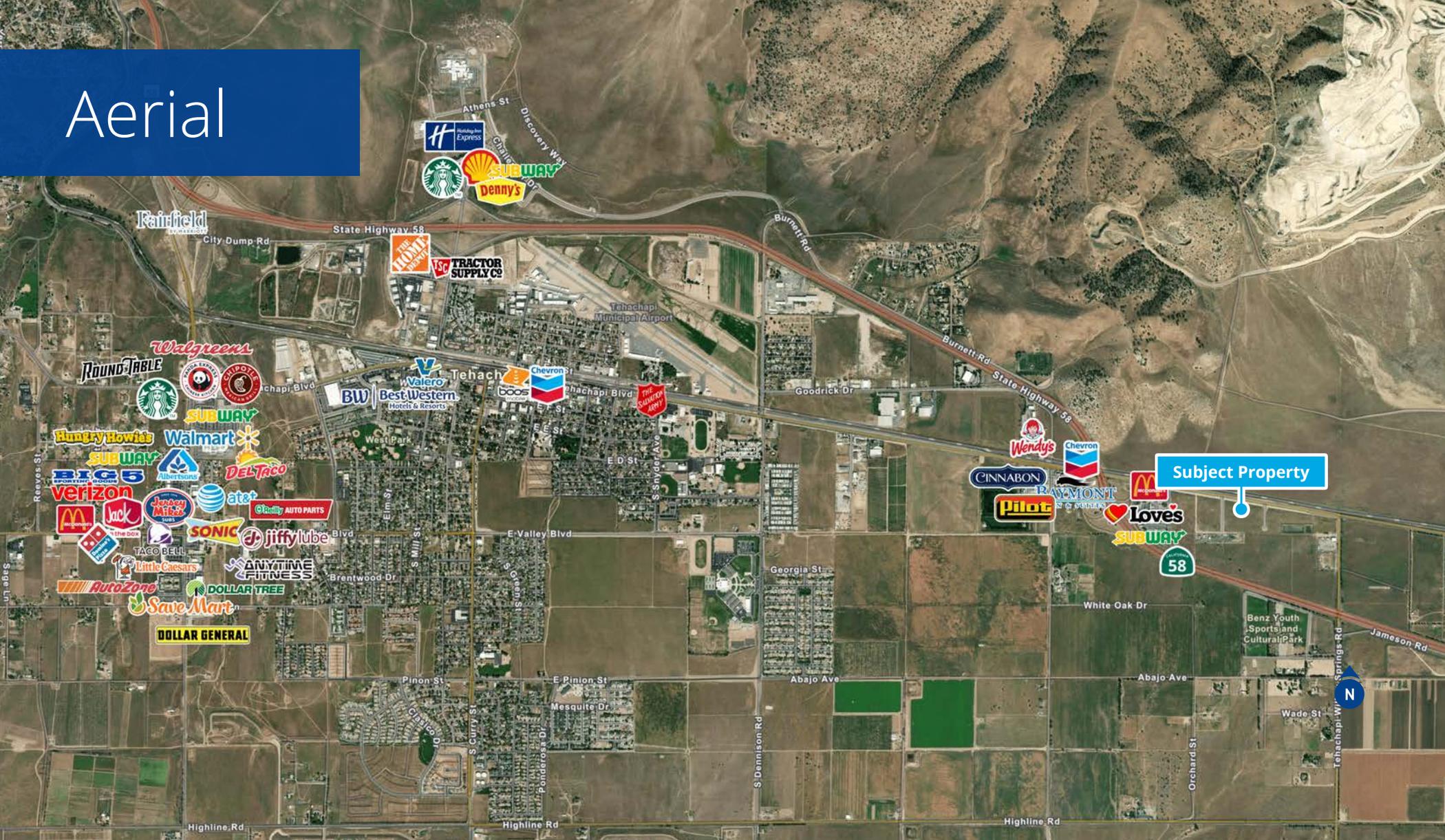
Parcel Map

SUMMIT HIGHWAY COMMERCIAL



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Aerial



About Tehachapi, CA

Tehachapi is a scenic mountain town in Kern County, situated at approximately 4,000 feet in elevation between the San Joaquin Valley and the Mojave Desert. Known for its four-season climate, historic railroad loop, and prominent wind energy farms, the area reflects a long-standing connection to transportation, industry, and innovation. Tehachapi's setting offers expansive views, clean air, and a quieter pace, with nearby access to outdoor recreation, local wineries, and community events that contribute to its distinct and enduring character.