



Adventist Health

MARRIOTT

UNITED STATES POSTAL SERVICE

Lot 1

Lot 2

Lot 4

Lot 6

Lot 3

Lot 5

Adventist Health

MARRIOTT

UNITED STATES POSTAL SERVICE

Lot 1

Lot 2

Lot 4

Lot 6

Lot 3

Lot 5

For Sale | Vacant Land
Capital Hills
Commercial Land

Capital Hills | Tehachapi, CA

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Property Overview

The subject property consists of commercial land in the Capital Hills Commercial subdivision next to the Adventist Health Hospital.

Available:

Lot 1	APN: 223-560-25	1.55 AC	\$540,000
Lot 2	APN: 223-560-13	1.75 AC	\$610,000
<i>*Can be combined for 3.3 acres and \$1,150,000</i>			
Lot 3	APN: 223-560-07	1.53 AC	\$400,000
Lot 4	APN: 223-560-11	1.40 AC	\$400,000
Lot 5	APN: 223-560-08	1.53 AC	\$400,000
Lot 6	APN: 223-560-10	1.40 AC	\$400,000

**Can be combined for 5.86 acres and \$1,600,000*

Seller financing with 20% down

Property Highlights:

- Easy on-off access to State Highway 58 with freeway visibility.
- Zoned: C-3 (General Commercial)
- Excellent location for medical
- All utilities available and infrastructure is complete.
- Curb, gutter and sidewalks are in and utilities are stubbed to site.
- Parcels may be combined.
- Six (6) lots ranging in size from 1.40 to 1.75 acres.
- Lots 1 and 2 may be combined for 3.3 acres.
- Lots 3, 4, 5, and 6 may be combined for 5.96 acres.
- Located in growing commercial community adjacent to the Post Office, Denny's, Texaco gas station, Holiday Inn Express, Adventist Health Hospital, Hampton inn, and Starbucks.



Sewer
City of Tehachapi



Water
City of Tehachapi



Electric
Southern
California Edison



Aerial



Population

1 Mile: 1,336
3 Mile: 16,431
5 Mile: 20,384



Daytime Population

1 Mile: 2,810
3 Mile: 16,593
5 Mile: 19,595



Businesses

1 Mile: 254
3 Mile: 820
5 Mile: 888



Median Age

1 Mile: 37.5
3 Mile: 34.7
5 Mile: 37.5



Average HH Income

1 Mile: \$57,896
3 Mile: \$85,761
5 Mile: \$91,374



Households

1 Mile: 553
3 Mile: 6,213
5 Mile: 7,750

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