

Restaurant & retail spaces for lease!

1001 West Tehachapi Boulevard | Tehachapi, California



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YOUNG**

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UNIT A100 & B100: ±2,880 SF

UNIT B200: ±1,800 SF

UNIT B300: ±3,200 SF

UNIT C200: ±6,000 SF

ASKING RENT: \$1.00 - \$2.00 PSF

The offering

Highlights

- Large shopping center with four spaces available including a 6,000 SF second-gen restaurant!
- Great location on W Tehachapi Boulevard, across the street from a Walmart Supercenter, Starbucks, Chipotle, Panda Express, and more
- Ample parking on site
- Located less than a mile from Highway 58
- Variety of spaces available suited to a multitude of uses. Call today for more information!



TAKE A
VIRTUAL
TOUR OF
THE SPACE

Available
Unit C200
6,000 SF

UNIT #: C200

SIZE: ±6,000 SF

RATE: \$1.25 PSF/MONTH

LEASE TYPE: MODIFIED GROSS

Highlights

- ±6,000 SF second generation restaurant with ±800 SF outdoor patio
- Fully built out kitchen including hoods, ovens, grease interceptor, walk-in freezer, sinks, and more
- 4 ADA restrooms



Available
Unit A100 & B100
2,880 SF



UNIT #: A100 & B100

SIZE: ±2,880 SF

RATE: \$2.00 PSF/MONTH

LEASE TYPE: MODIFIED GROSS

Highlights

- Units are currently divided, but will be reconfigured for a drive-thru concept
- Approximately 2,880 SF of endcap space
- City-approved drive thru conversion opportunity
- Excellent ingress/egress to Tehachapi Boulevard



Available
Unit B200
1,800 SF

UNIT #: B200

SIZE: ± 1,800 SF

RATE: \$1.00 PSF/MONTH

LEASE TYPE: MODIFIED GROSS

Highlights

- Approximately 1,800 SF inline space
- Suitable for a variety of retail/office uses
- Features one (1) ADA restroom in rear
- Shell Condition



UNIT #: B300

SIZE: ±3,200 SF

RATE: \$1.00 PSF/MONTH

LEASE TYPE: MODIFIED GROSS

Highlights

- Former First American Insurance office
- Fully built out office space
- Shell condition
- Ideal for insurance, taxes, or other traditional office concepts

Location overview

2024 Demographics (3 mile radius)

20,105

Population

7,433

Households

0.6%

2023-2028 annual growth

\$86,016

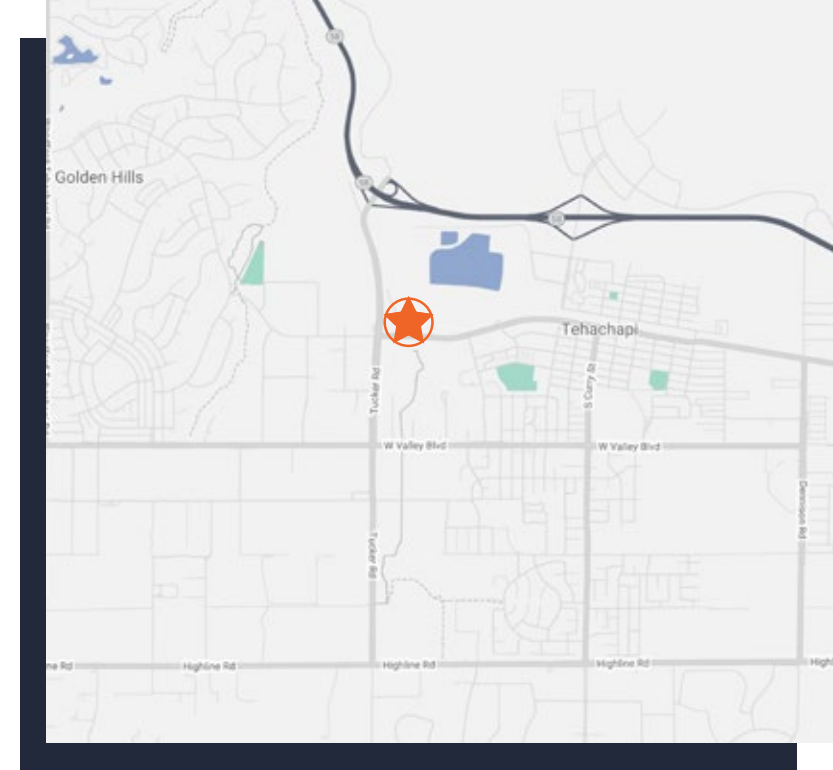
Average household income

36

Median age

65%

Owner occupied



About Tehachapi, California

Tehachapi is a city in Kern County, California, United States, in the Tehachapi Mountains, at an elevation of 3,970 feet (1,210 m), between the San Joaquin Valley and the Mojave Desert. The Tehachapi area is known for the nearby Tehachapi Loop (a popular railfan site), the Pacific Crest Trail and for the excellent conditions for the aerial sport of gliding. Tehachapi has historically been agrarian, with apples, peaches, grain, vegetables and hay grown year-round. Area has been a center for renewable wind energy, containing 4,531 turbines that produce 3,200 megawatts of electricity as of 2019. In the same year, Amazon announced it would begin sourcing wind energy from Tehachapi as part of its goal to become carbon-neutral by 2040.

https://en.wikipedia.org/wiki/Tehachapi,_California

Your neighbors



Ideally situated in commercial corridor of Tehachapi - nearby tenants include Starbucks, Panda Express, Walmart, and Walgreens!

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