

710 W TEHACHAPI BOULEVARD

± 91,540 SF Flexible Zoning Big Box Retail Available





Executive Summary

Located at 710 W Tehachapi Blvd, this ± 91,540-square-foot former Kmart sits on approximately 8 acres along the primary connector road between Bakersfield and the Antelope Valley, positioning it at the heart of regional traffic flow. Tehachapi serves as a retail hub drawing from East Bakersfield, California City, Mojave, and surrounding trade areas, further strengthened by a local airport and proximity to Walmart.

The expansive site offers exceptional flexibility, with the ability to demise the building for multiple tenants and accommodate a wide range of uses including retail, drive-through concepts, entertainment venues, and potential residential components, making it a rare large-format opportunity in a supply-constrained market. With strong visibility, convenient access, and significant scale, the property is uniquely positioned to anchor a revitalized mixed-use destination serving both local residents and regional consumers.

MEDICAL CENTER

**ADVENTIST HEALTH
TEHACHAPI VALLEY**



AIRPORT

TEHACHAPI AIRPORT

VENUE

**TEHACHAPI EVENT CENTER
AND RODEO GROUNDS**

NEW DEVELOPMENT

**SAGE RANCH
ENTRY LEVEL HOMES | 995 UNITS**



COLLEGE

**COMING SOON: CERRO COSO
COMMUNITY COLLEGE CAMPUS**



DOWNTOWN TEHACHAPI

TEHACHAPI BLVD

**710 W TEHACHAPI
BOULEVARD**

Save Mart Jack In the box
 ANYTIME FITNESS Little Caesars

Albertsons Speedway
 Domino's Jersey Mike's SUBS McDonald's ups

DOLLAR GENERAL market T-Mobile
 DOLLAR TREE SONIC
 AutoZone O'Reilly TACO BELL

BIG 5 SPORTING GOODS AT&T
 DELTACO SUBWAY

Starbucks PANDA EXPRESS CHINESE KITCHEN
 ROUND TABLE PIZZA ROYALTY
 CHIPOTLE MEXICAN GRILL

Walmart Supercenter

Walgreens

710 W TEHACHAPI BOULEVARD

COLLEGE

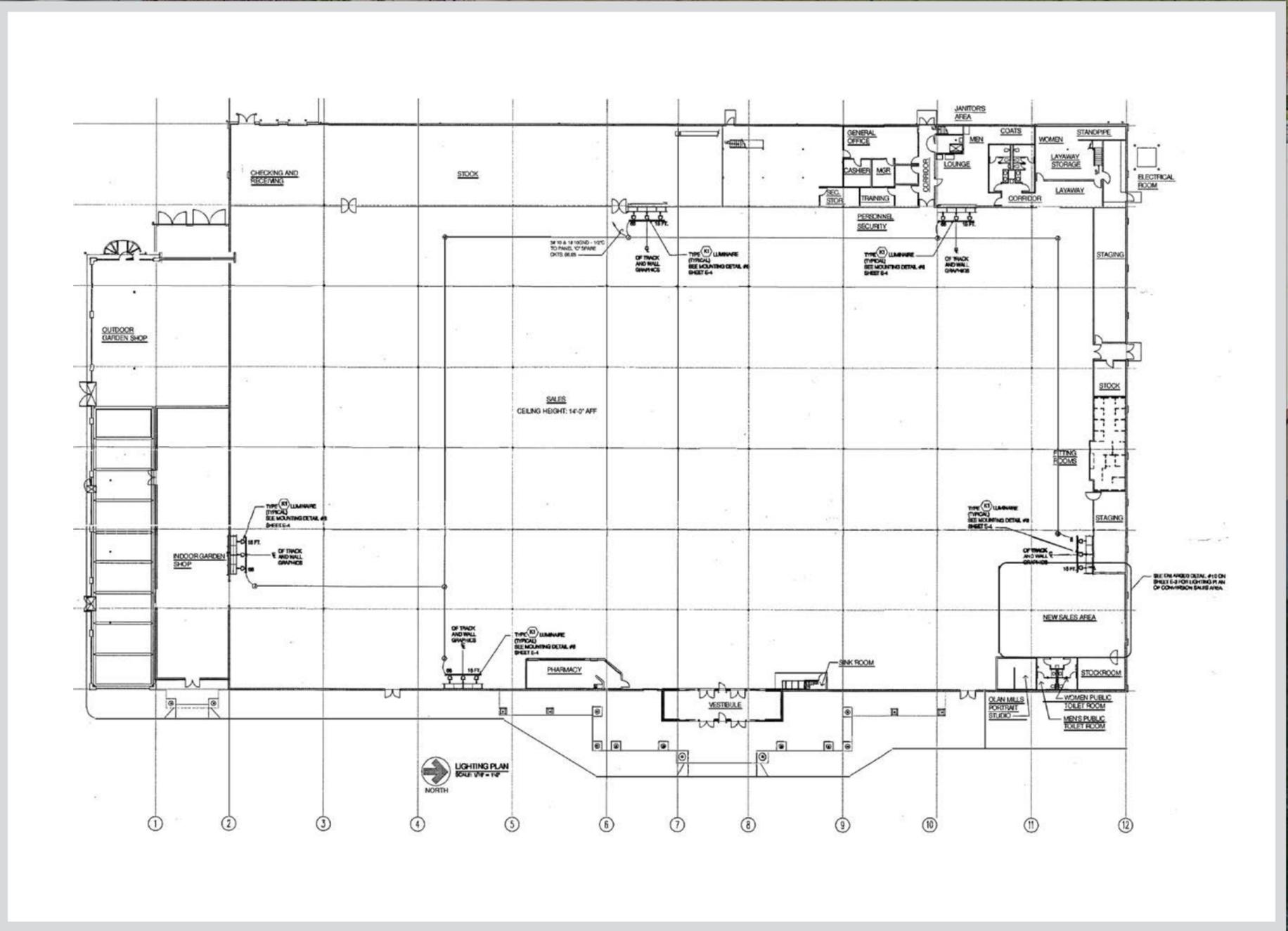
COMING SOON: CERRO COSO COMMUNITY COLLEGE CAMPUS

TEHACHAPI BLVD

Fairfield BY MARRIOTT

PROPERTY DESCRIPTION

Address	710 W Tehachapi Blvd, Tehachapi, CA 93561
APN	415-090-11-00-3
Zoning	C-3
Space GLA	91,540 SF
Lot Size	8.17 AC
Year Built	1993
Parking Spaces	503
Parking Ratio	5.49 : 1,000

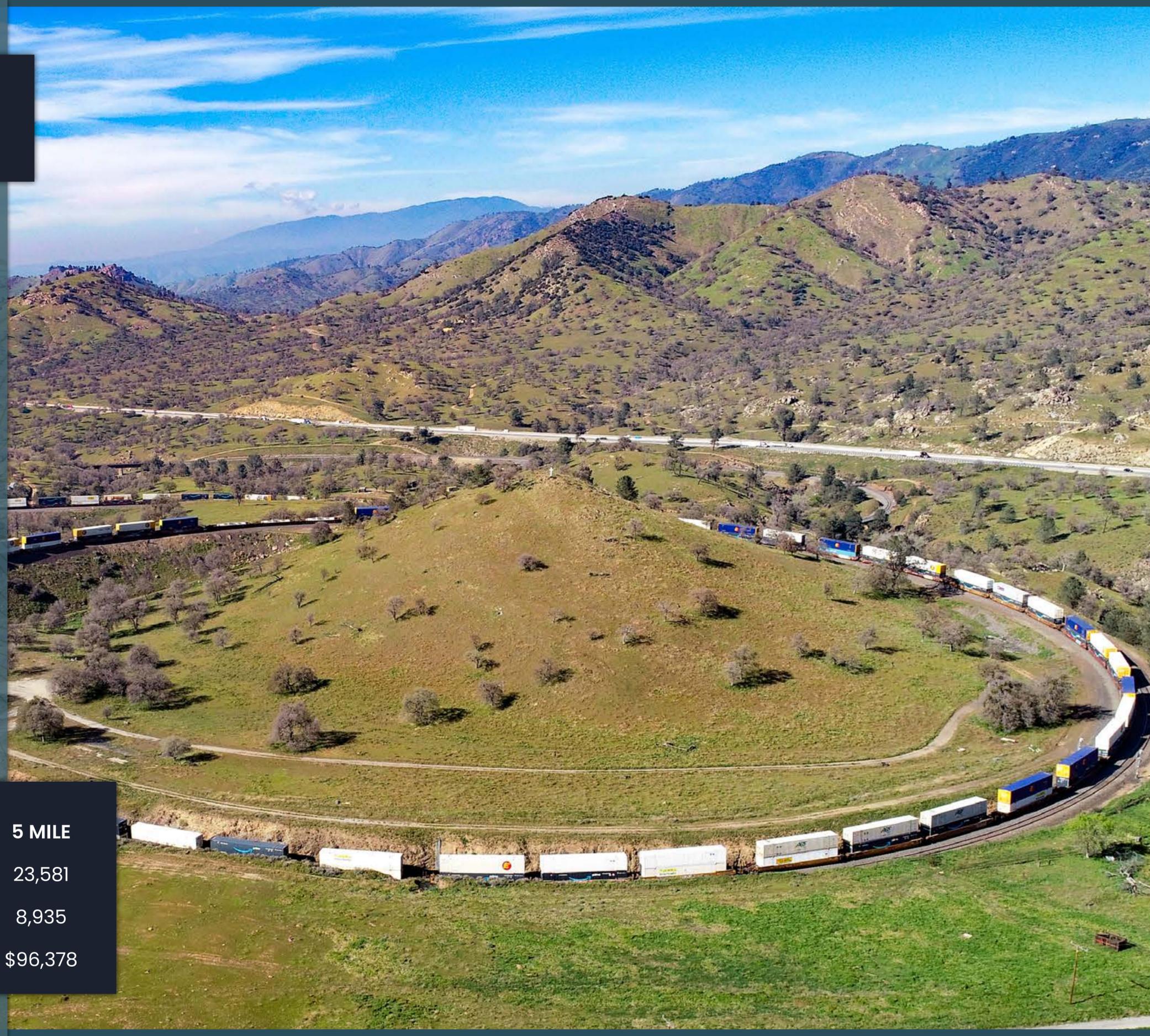


TEHACHAPI

Tehachapi is a growing mountain community in eastern Kern County strategically positioned along State Route 58, the primary corridor connecting Bakersfield to Antelope Valley and the greater Southern California market. With a trade area that extends into East Bakersfield, California City, Mojave, and surrounding unincorporated communities, Tehachapi functions as the dominant retail and service hub for the region. The market benefits from steady residential growth, a commuter workforce, and strong tourism driven by its mountain climate, historic downtown, wineries, and outdoor recreation. Key national retailers such as Walmart have established a presence, underscoring the city's role as a primary shopping destination. With limited large-format inventory, strong highway visibility, and a supportive local government open to adaptive reuse and mixed-use development, Tehachapi presents a compelling opportunity for retailers, entertainment users, and residential developers seeking to serve an underserved and expanding high-desert trade area.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 POPULATION	6,101	19,951	23,581
NUMBER OF HOUSEHOLDS	2,334	7,520	8,935
AVERAGE HOUSEHOLD INCOME	\$72,105	\$91,291	\$96,378



710 W TEHACHAPI BOULEVARD

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