

21501 Tucker Rd – Tehachapi, CA

Prime Commercial Development Opportunity

10.06-acre hard corner commercial site located at SR-202 & Tucker Rd with immediate access to Highway 58. Zoned C-3 (General Commercial), ideal for QSR, fuel, convenience, and next-generation EV charging with hospitality.

Property Overview

- Address: 21501 Tucker Rd, Tehachapi, CA
- APN: 223-110-04
- Zoning: C-3 General Commercial
- Site Size: 10.06 Acres
- Location: Hard corner at SR-202 & Tucker Rd
- Regional Access: Direct connectivity to Hwy 58

Market & Economic Opportunity

The City of Tehachapi reports approximately 90% occupancy across existing retail space, creating immediate demand for new retail, QSR, fuel, and service-oriented development. This site serves local residents, logistics traffic, and regional travelers.

Conceptual Development Program

- Two QSR pads
- Fuel & Convenience Store (Future Maverik concept)
- Large-format EV Charging Hub
- EV Lounge / Café / Hospitality component
- Phased or master-planned development capability

EV Charging Hub Vision

The site is ideal for a large EV charging hub with hospitality amenities, similar in scale and function to BP EV hubs installed near major transportation nodes such as LAX. This future-forward concept aligns with city sustainability goals and traveler demand.

Surrounding National Retailers

The corridor is validated by approved and operating national brands including: Starbucks, Chipotle, Walmart, Panda Express, and additional regional retailers. This clustering reduces development risk and increases long-term site value.

City of Tehachapi – Development Process

- Pre-Application Meeting (recommended)
- Site Plan Review & Conditional Use Permit (as applicable)
- CEQA Environmental Review
- Planning Commission Approval
- Building Permits & Construction

Call to Action

Qualified developers and operators are invited to evaluate this strategic commercial opportunity and engage early with the City of Tehachapi Planning and Economic Development teams to expedite approvals.

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