



GREAT OAKS PLAZA

20601 W VALLEY BLVD
TEHACHAPI, CA 93561

OFFERING MEMORANDUM

GREAT OAKS PLAZA

20601 W VALLEY BLVD
TEHACHAPI, CA 93561

EXCLUSIVELY PRESENTED BY:



JACK HIRSCH

Broker, CCIM

Mobile: 650-219-7299

jack@sbi.cc

License #: 01243560



**REALTY WORLD HIRSCH &
ASSOC**

Office: 650-365-1888





INVESTMENT SUMMARY

Realty World Hirsch & Assoc, is pleased to offer for sale Great Oaks Plaza Prime Retail/Office Shopping Center in Tehachapi, CA. This modern, well-maintained shopping center offers 22,203 square feet of versatile space ideal for retail or office use. Strategically located on one of Tehachapi's main thoroughfares, the property enjoys high visibility and steady traffic, making it a perfect destination for businesses looking to maximize exposure. Built in 2010, the center features a clean, contemporary design with quality finishes, wide storefronts, and excellent signage opportunities.



PROPERTY SUMMARY

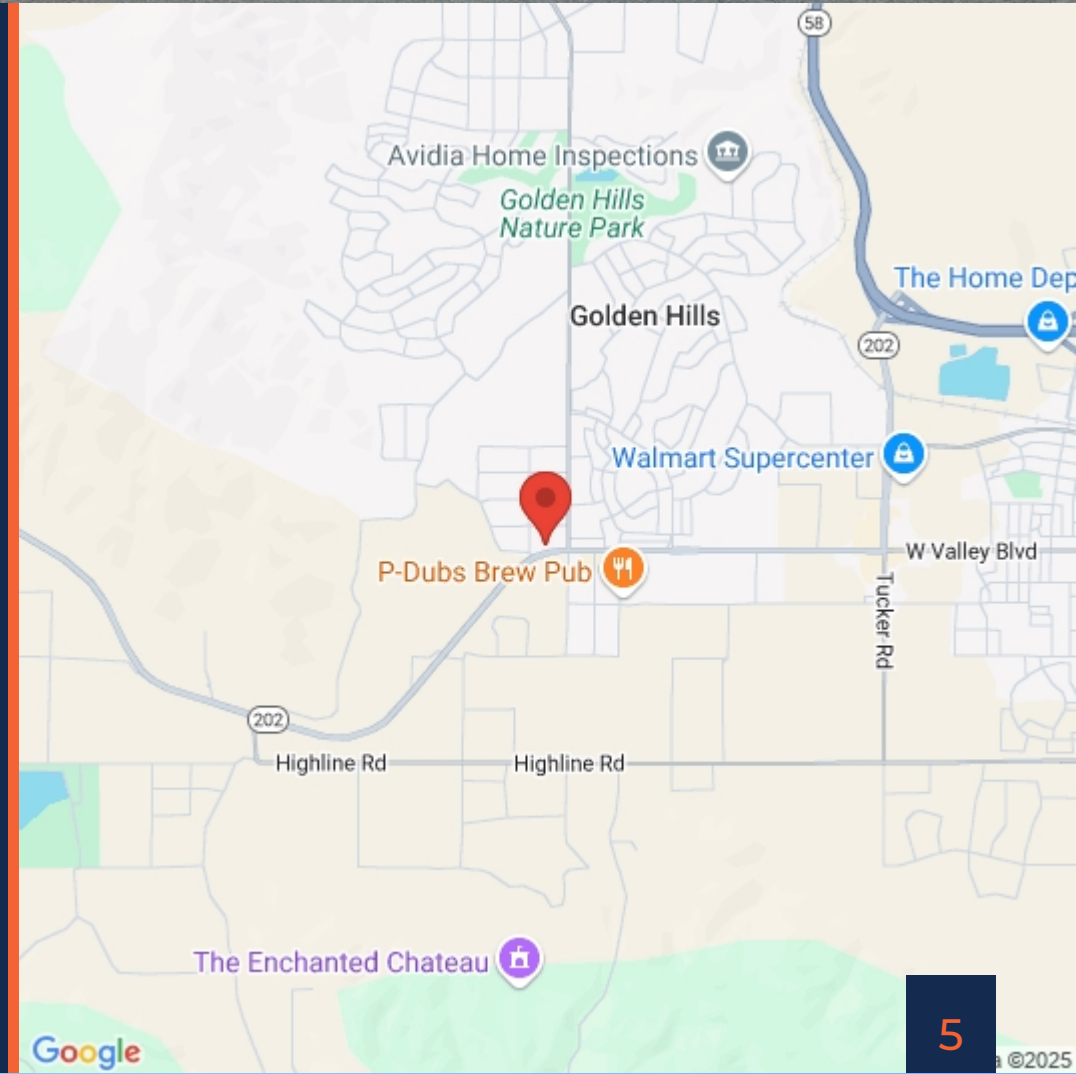
| | |
|------------------|-----------------------|
| Offering Price | \$3,295,000.00 |
| Building SqFt | 22,203 SqFt |
| Year Built | 2010 |
| Lot Size (acres) | 2.20 |
| Parcel ID | 466-060-41-00-3 |
| Zoning Type | Commercial |
| County | Kern |
| Frontage | 284.00 Ft |
| Coordinates | 35.124670,-118.496820 |





INVESTMENT HIGHLIGHTS

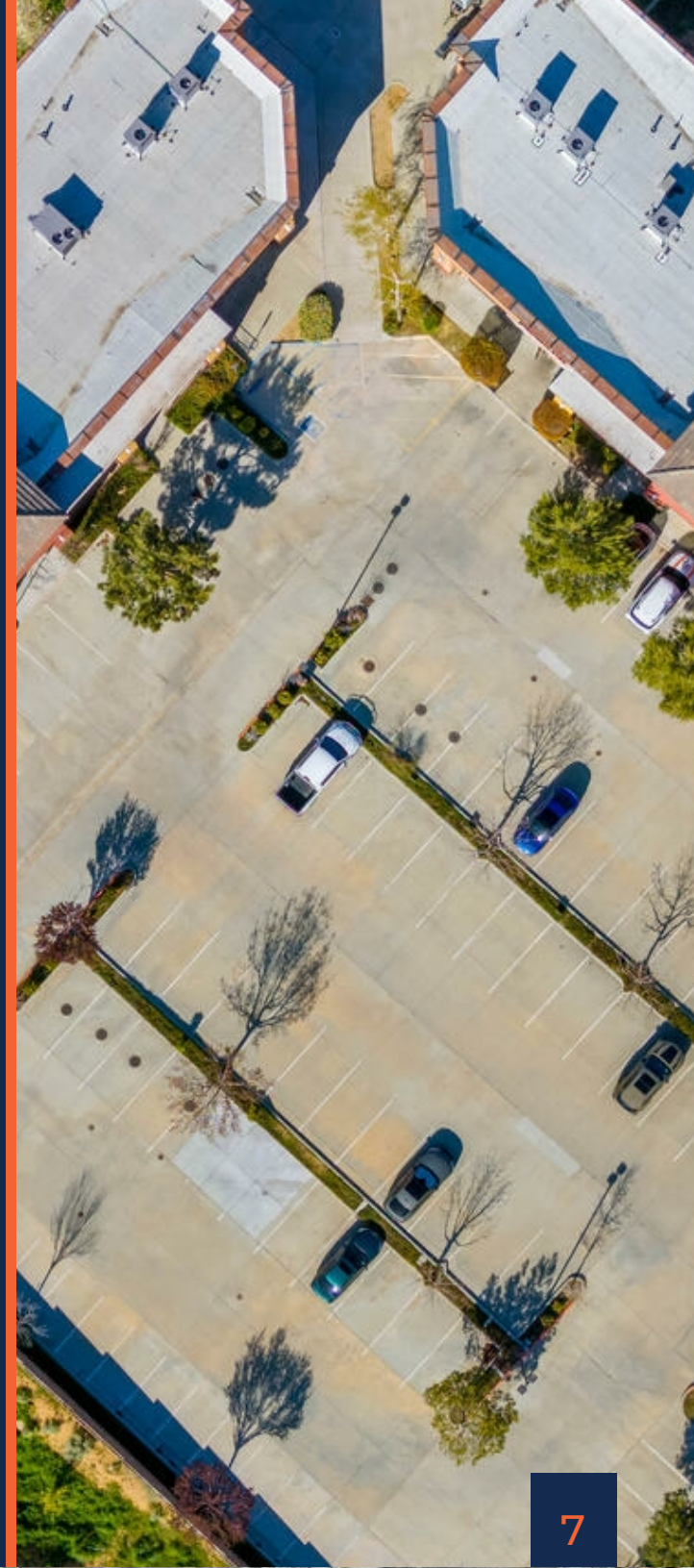
- Ample parking available with over 112 parking spaces for shoppers and employees.
- Lighted Parking Lot with Ample Parking.
- Ability to push under-market rates.
- Priced Below Replacement Cost.
- Value Add Opportunity.
- Below Market Rents.
- Stable cash flow with significant NOI growth.



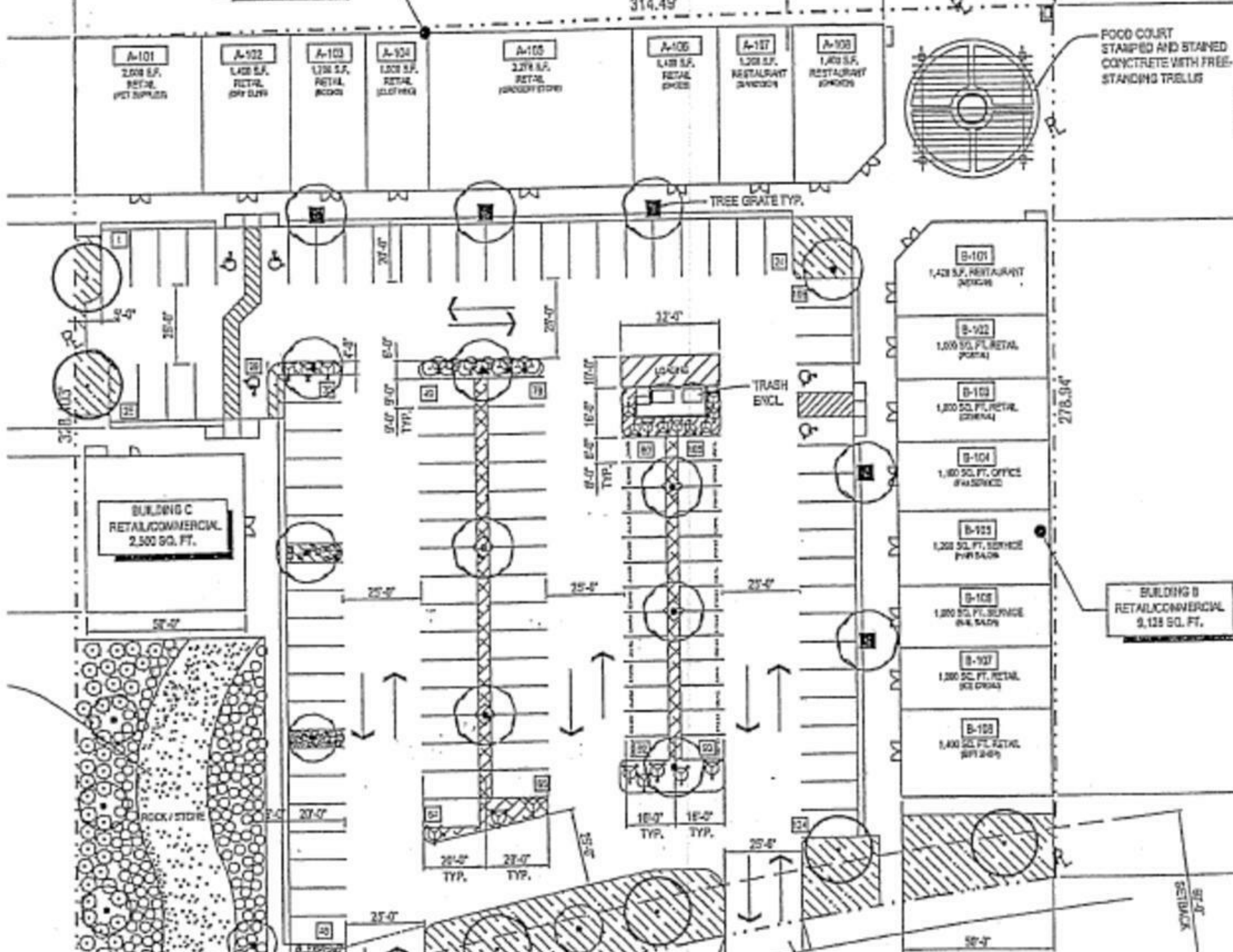


LOCATION HIGHLIGHTS

- Located on Valley Blvd, a major thoroughfare and premier location in the submarket.
- Affluent and growing trade area.
- Excellent access, frontage and visibility.
- The property offers convenient access to shoppers from middle and upper-middle income residential neighborhoods.
- Great Oaks Plaza's premier location offers an investor a rare opportunity in a rapidly growing market with excellent demographics, strong local and regional fundamentals, and a steady increase in jobs and development that will continue to enhance and maintain the stabilization of the property.





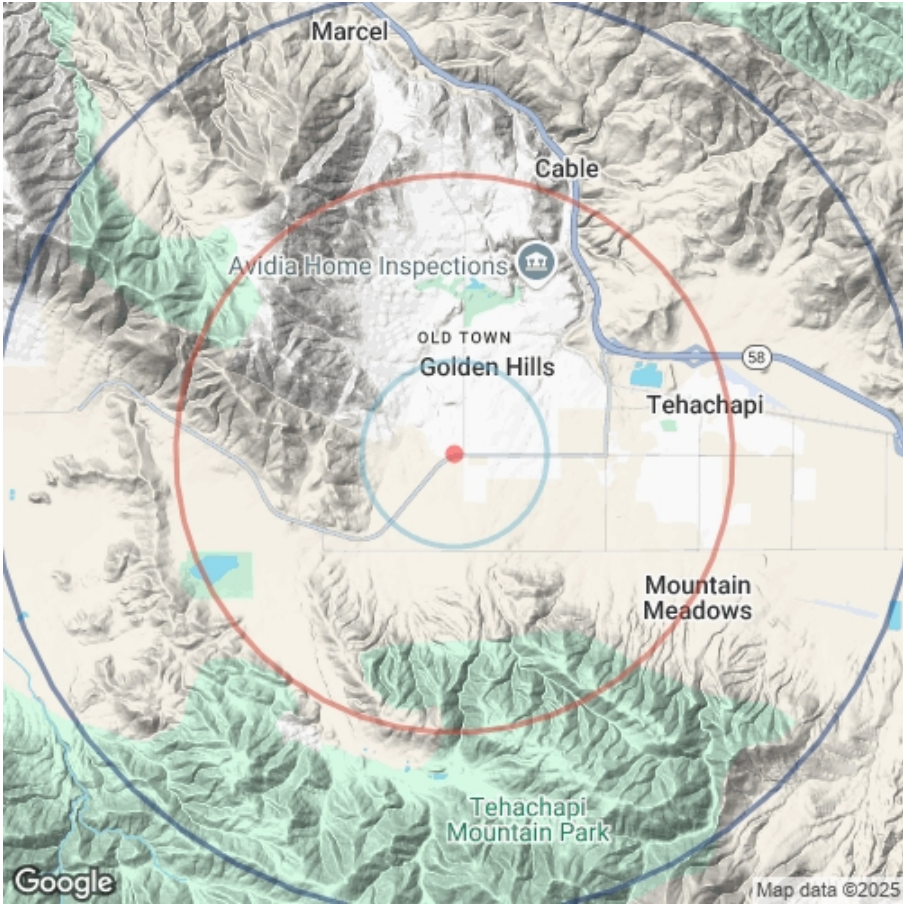


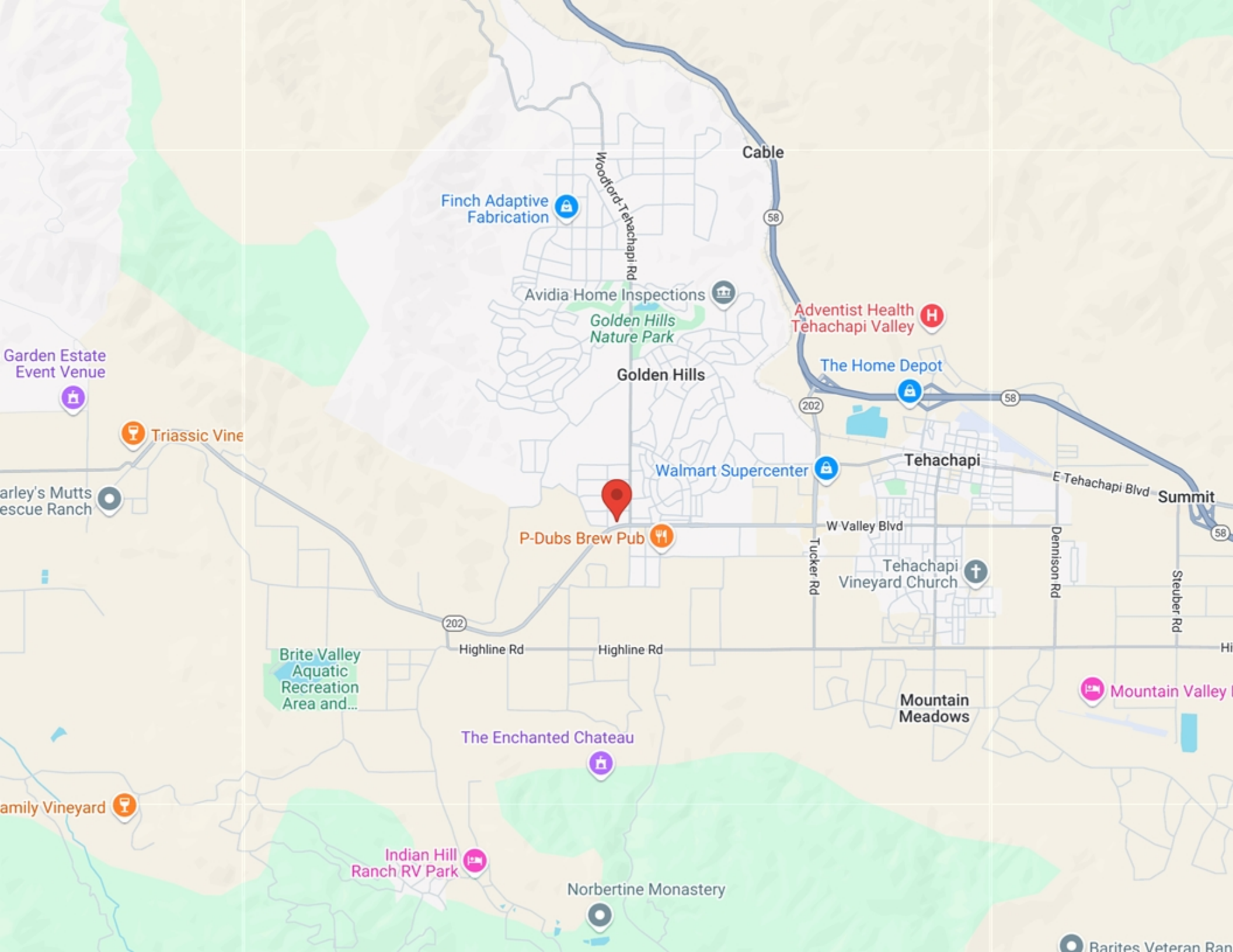
DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|--------|
| 2000 Population | 2,863 | 13,053 | 20,452 |
| 2010 Population | 3,291 | 15,707 | 25,856 |
| 2025 Population | 3,472 | 16,734 | 23,855 |
| 2030 Population | 3,476 | 17,155 | 24,482 |
| 2025-2030 Growth Rate | 0.02 % | 0.5 % | 0.52 % |
| 2025 Daytime Population | 2,887 | 15,076 | 21,832 |

| 2025 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|------------|------------|------------|
| less than \$15000 | 91 | 740 | 906 |
| \$15000-24999 | 35 | 257 | 343 |
| \$25000-34999 | 89 | 374 | 567 |
| \$35000-49999 | 194 | 614 | 831 |
| \$50000-74999 | 241 | 961 | 1,240 |
| \$75000-99999 | 75 | 673 | 981 |
| \$100000-149999 | 267 | 1,303 | 1,662 |
| \$150000-199999 | 236 | 1,019 | 1,233 |
| \$200000 or greater | 133 | 529 | 649 |
| Median HH Income | \$ 83,985 | \$ 84,238 | \$ 81,718 |
| Average HH Income | \$ 113,478 | \$ 104,715 | \$ 101,712 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|--------|--------|--------|
| 2000 Total Households | 1,003 | 4,658 | 5,814 |
| 2010 Total Households | 1,238 | 5,758 | 7,355 |
| 2025 Total Households | 1,360 | 6,469 | 8,413 |
| 2030 Total Households | 1,374 | 6,724 | 8,793 |
| 2025 Average Household Size | 2.55 | 2.58 | 2.55 |
| 2025 Owner Occupied Housing | 665 | 4,309 | 5,606 |
| 2030 Owner Occupied Housing | 691 | 4,593 | 5,979 |
| 2025 Renter Occupied Housing | 695 | 2,160 | 2,807 |
| 2030 Renter Occupied Housing | 682 | 2,131 | 2,813 |
| 2025 Vacant Housing | 80 | 415 | 578 |
| 2025 Total Housing | 1,440 | 6,884 | 8,991 |





CITY OF TEHACHAPI

INCORPORATED 8/12/1909

AREA

CITY 10.2 SQ MI
LAND 10.1 SQ MI
WATER 0.1 SQ MI
ELEVATION 3970 FT

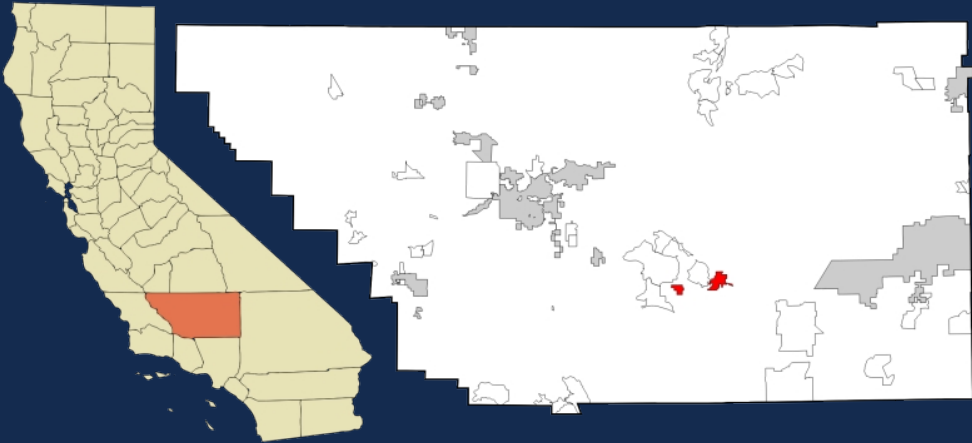
POPULATION

POPULATION 12,934
ESTIMATE (NULL) 10,881
DENSITY 1,281.87 SQ MI
URBAN 17,298



ABOUT TEHACHAPI

Tehachapi (; Kawaiisu: Tihachipia, meaning "hard climb") 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. Tehachapi is 35 miles (56 km) east-southeast of Bakersfield, and 20 miles (32 km) west of Mojave. According to the United States Census Bureau, the city has a total area of 10 square miles (26 km2) and a population of 14,414.



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from REALTY WORLD HIRSCH & ASSOC and it should not be made available to any other person or entity without the written consent of REALTY WORLD HIRSCH & ASSOC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to REALTY WORLD HIRSCH & ASSOC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. REALTY WORLD HIRSCH & ASSOC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, REALTY WORLD HIRSCH & ASSOC has not verified, and will not verify, any of the information contained herein, nor has REALTY WORLD HIRSCH & ASSOC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE REALTY WORLD HIRSCH & ASSOC ADVISOR FOR
MORE DETAILS.**

EXCLUSIVELY PRESENTED BY:



JACK HIRSCH

Broker, CCIM

Mobile: 650-219-7299

jack@sbi.cc

License #: 01243560



**REALTY WORLD HIRSCH &
ASSOC**

Office: 650-365-1888