



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

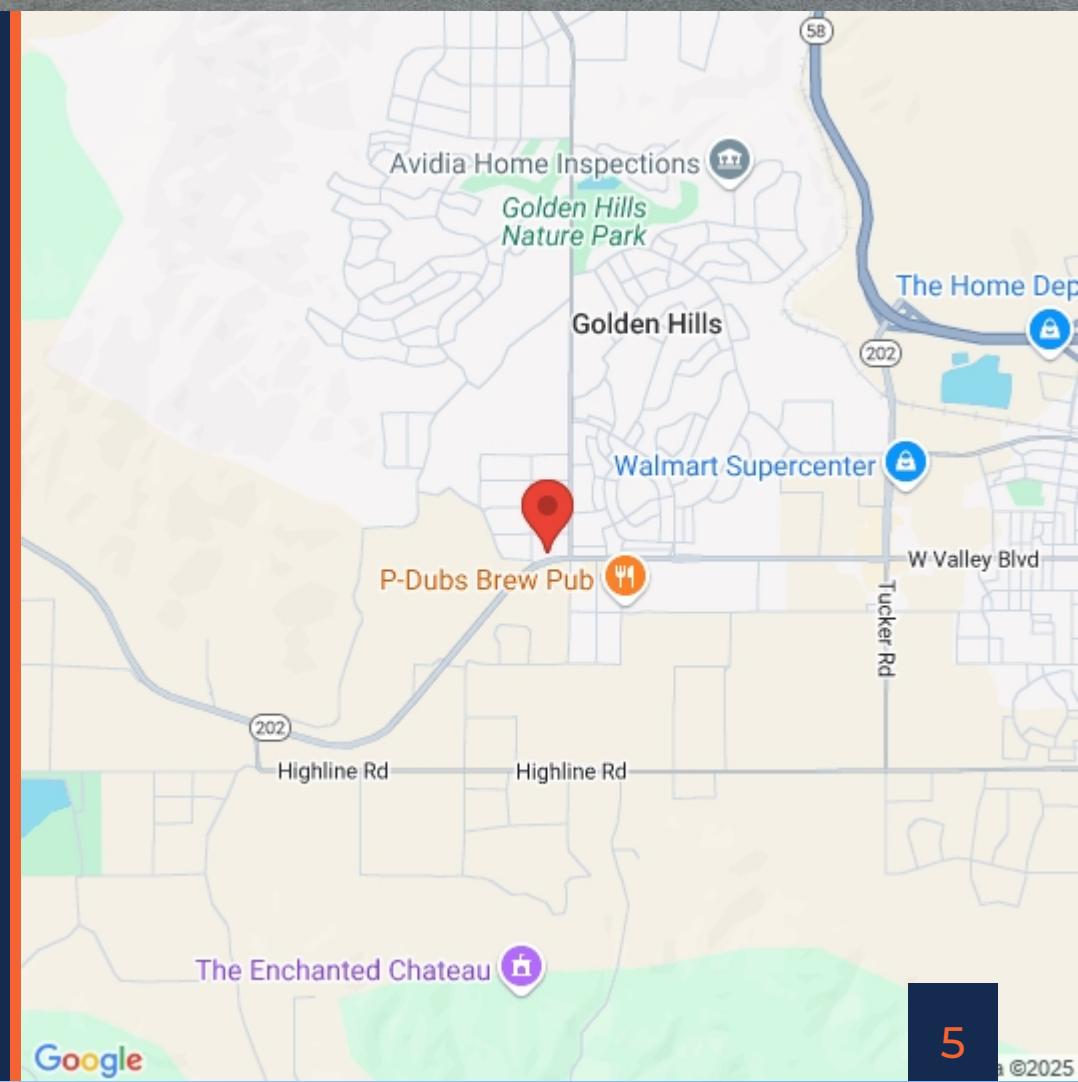
Offering Price	\$3,295,000.00
Building SqFt	22,203 SqFt
Year Built	2010
Lot Size (acres)	2.20
Parcel ID	466-060-41-00-3
Zoning Type	Commercial
County	Kern
Frontage	284.00 Ft
Coordinates	35.124670, -118.496820





INVESTMENT HIGHLIGHTS

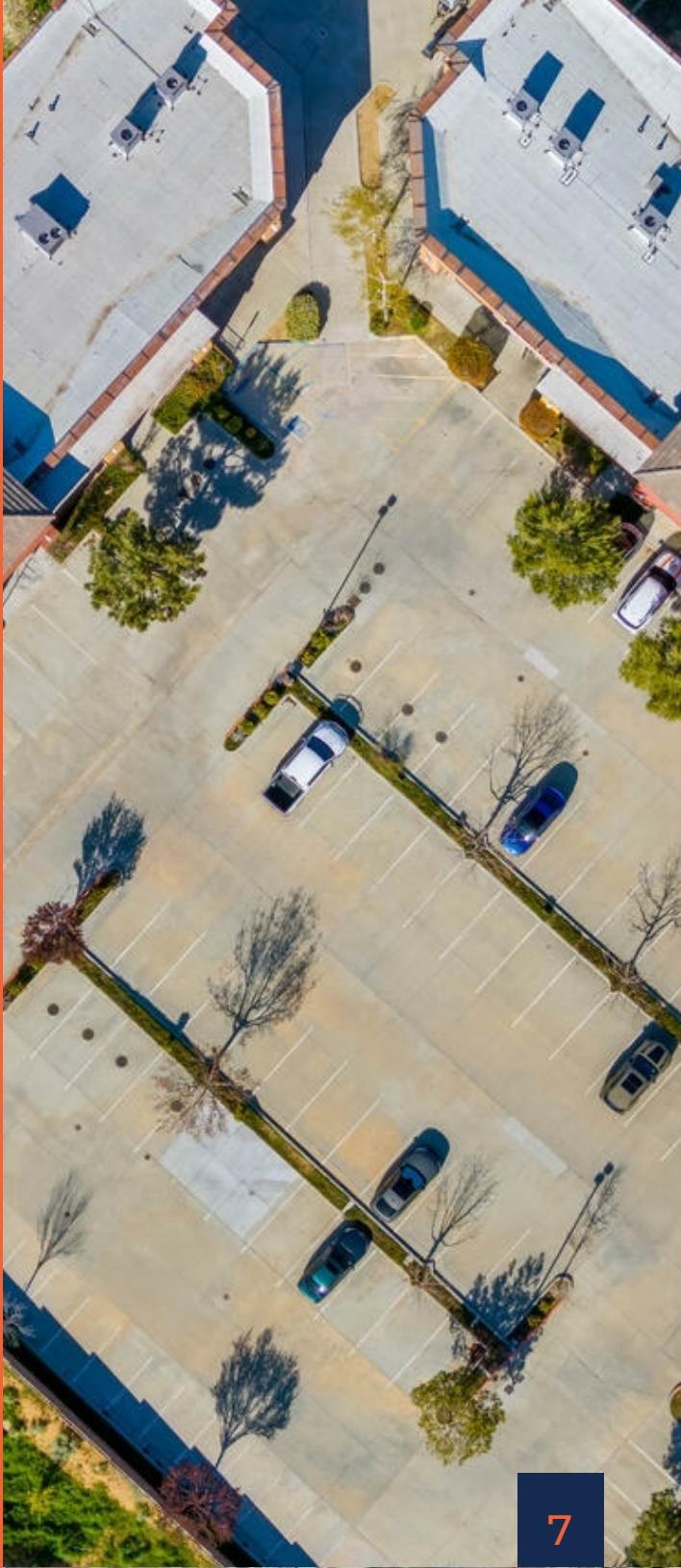
- Ample parking available with over 112 parking spaces for shoppers and employees.
- Lighted Parking Lot with Ample Parking.
- Ability to push under-market rates.
- Priced Below Replacement Cost.
- Value Add Opportunity.
- Below Market Rents.
- Stable cash flow with significant NOI growth.





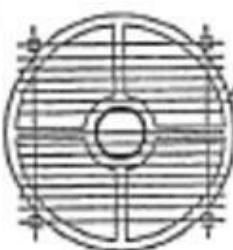
LOCATION HIGHLIGHTS

- 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.





314.49

A-101
2,000 S.F.
RETAIL
PET SUPPLIESA-102
1,400 S.F.
RETAIL
OPTICALA-103
1,200 S.F.
RETAIL
ACCOM.A-104
1,200 S.F.
RETAIL
ELECTRONICSA-105
2,270 S.F.
RETAIL
PHARMACY/STOREA-106
1,400 S.F.
RETAIL
PHARMACYA-107
1,200 S.F.
RESTAURANT
SALAD BARA-108
1,400 S.F.
RESTAURANT
SALAD BARFOOD COURT
STAMPED AND STAINED
CONCRETE WITH FREE-
STANDING TRELLIS

D-1

D-2

D-3

D-4

D-5

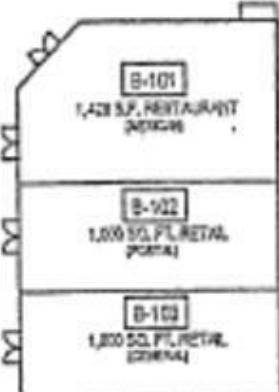
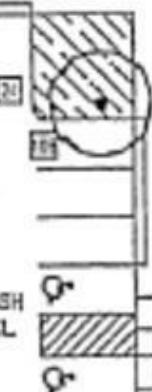
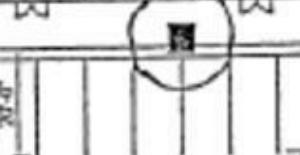
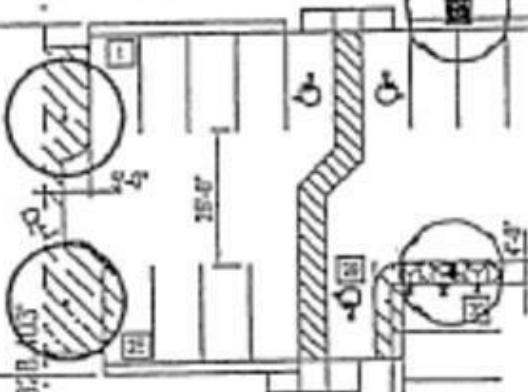
D-6

D-7

D-8

D-9

D-10



D-11

D-12

D-13

D-14

D-15

D-16

D-17

D-18

D-19

D-20

D-21

D-22

D-23

D-24

D-25

D-26

D-27

D-28

D-29

D-30

D-31

D-32

D-33

D-34

D-35

D-36

D-37

D-38

D-39

D-40

D-41

D-42

D-43

D-44

D-45

D-46

D-47

D-48

D-49

D-50

D-51

D-52

D-53

D-54

D-55

D-56

D-57

D-58

D-59

D-60

D-61

D-62

D-63

D-64

D-65

D-66

D-67

D-68

D-69

D-70

D-71

D-72

D-73

D-74

D-75

D-76

D-77

D-78

D-79

D-80

D-81

D-82

D-83

D-84

D-85

D-86

D-87

D-88

D-89

D-90

D-91

D-92

D-93

D-94

D-95

D-96

D-97

D-98

D-99

D-100

D-101

D-102

D-103

D-104

D-105

D-106

D-107

D-108

D-109

D-110

D-111

D-112

D-113

D-114

D-115

D-116

D-117

D-118

D-119

D-120

D-121

D-122

D-123

D-124

D-125

D-126

D-127

D-128

D-129

D-130

D-131

D-132

D-133

D-134

D-135

D-136

D-137

D-138

D-139

D-140

D-141

D-142

D-143

D-144

D-145

D-146

D-147

D-148

D-149

D-150

D-151

D-152

D-153

D-154

D-155

D-156

D-157

D-158

D-159

D-160

D-161

D-162

D-163

D-164

D-165

D-166

D-167

D-168

D-169

D-170

D-171

D-172

D-173

D-174

D-175

D-176

D-177

D-178

D-179

D-180

D-181

D-182

D-183

D-184

D-185

D-186

D-187

D-188

D-189

D-190

D-191

D-192

D-193

D-194

D-195

D-196

D-197

D-198

D-199

D-200

D-201

D-202

D-203

D-204

D-205

D-206

D-207

D-208

D-209

D-210

D-211

D-212

D-213

D-214

D-215

D-216

D-217

D-218

D-219

D-220

D-221

D-222

D-223

D-224

D-225

D-226

D-227

D-228

D-229

D-230

D-231

D-232

D-233

D-234

D-235

D-236

D-237

D-238

D-239

D-240

D-241

D-242

D-243

D-244

D-245

D-246

D-247

D-248

D-249

D-250

D-251

D-252

D-253

D-254

D-255

D-256

D-257

D-258

D-259

D-260

D-261

D-262

D-263

D-264

D-265

D-266

D-267

D-268

D-269

D-270

D-271

D-272

D-273

D-274

D-275

D-276

D-277

D-278

D-279

D-280

D-281

D-282

D-283

D-284

D-285

D-286

D-287

D-288

D-289

D-290

D-291

D-292

D-293

D-294

D-295

D-296

D-297

D-298

D-299

D-300

D-301

D-302

D-303

D-304

D-305

D-306

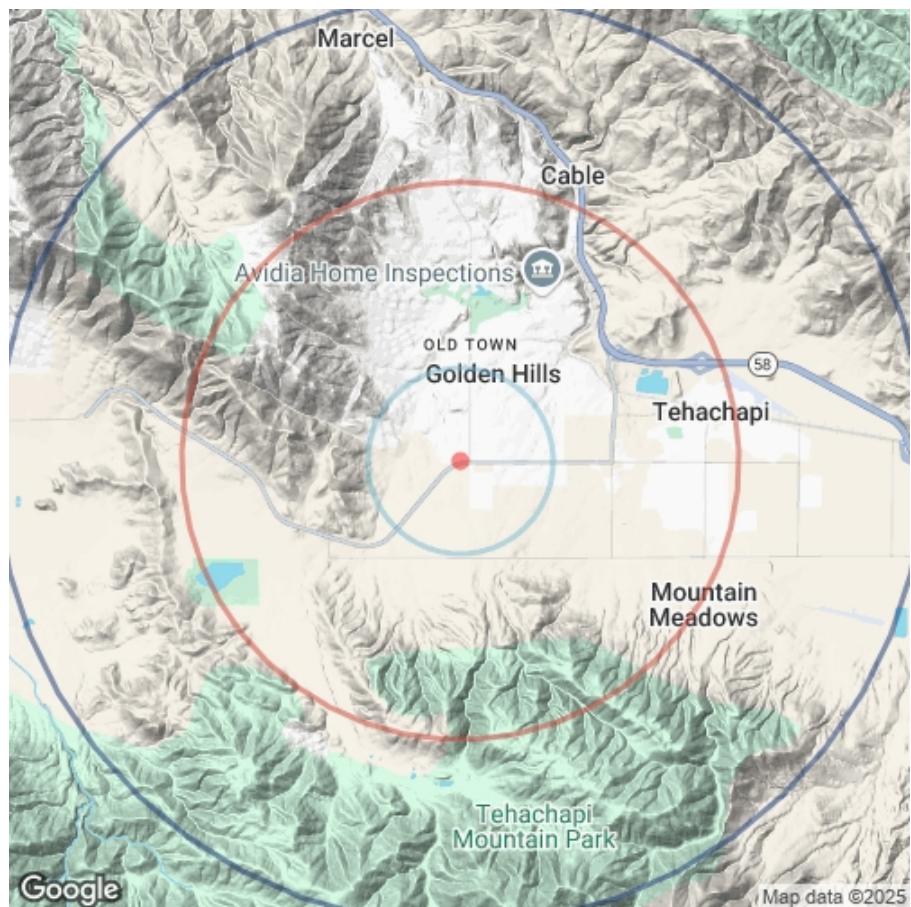
D-307

D-308

D-309

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