



Subject Property

For Sale | Vacant Land
Downtown Tehachapi
Multi-Family & Commerical

Tehachapi, CA

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Property Overview

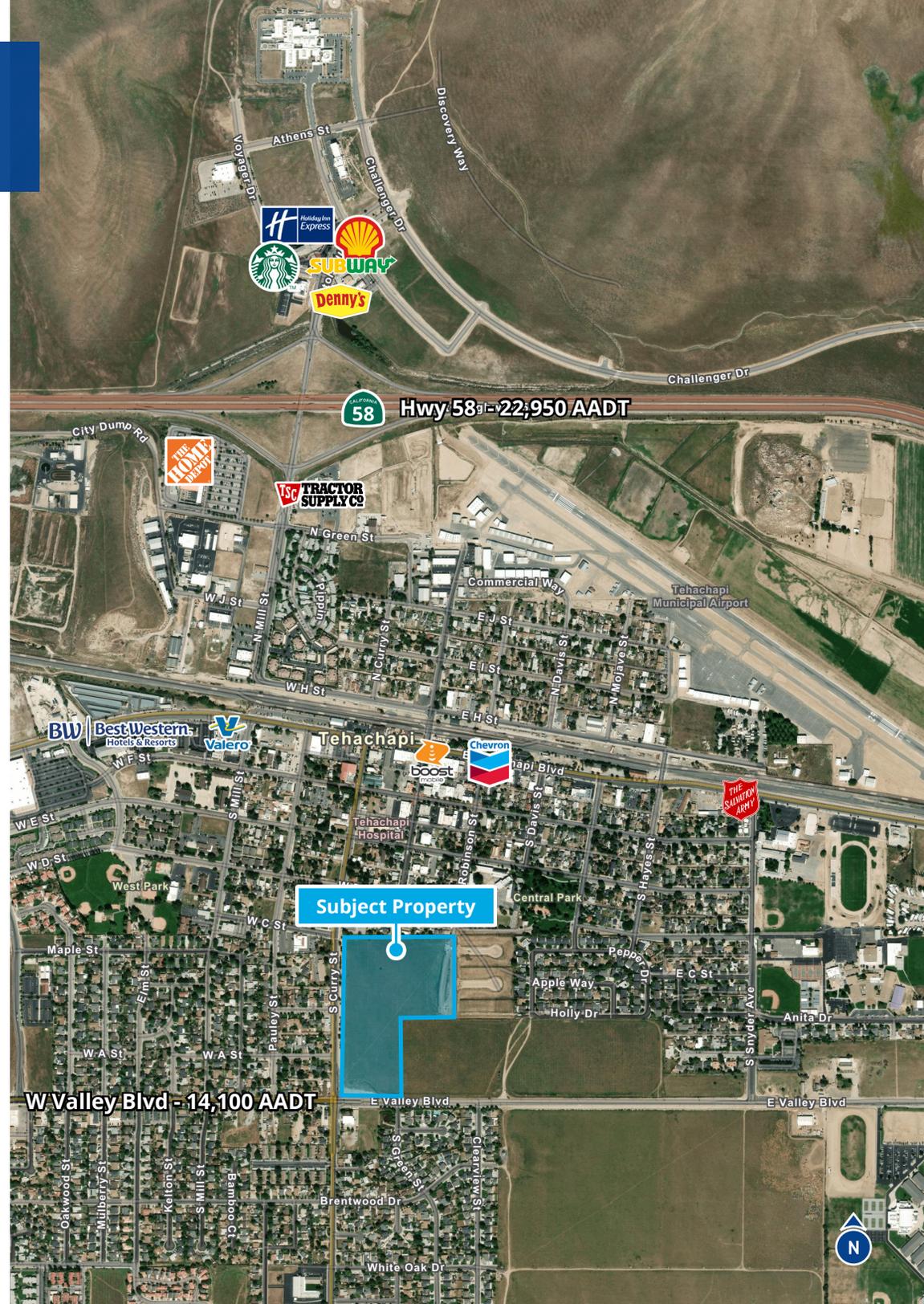
A prime 21.92 acre development opportunity located in the heart of the City of Tehachapi, just south of the historic downtown district with prominent frontage along Valley Boulevard and South Curry Street. The site sits within an IRS designated Opportunity Zone and carries T4.5 (Neighborhood Center) zoning, offering a wide array of permitted uses and strong potential for mixed use development.

Available:

APN 415-012-21 21.92 AC \$3,200,000

Property Highlights:

- Prime location in Tehachapi, California — approximately 46 miles southeast of Bakersfield, positioned along State Highway 58.
- 21.92-acre site situated within city limits, just south of the historic downtown district.
- Located in an IRS designated Opportunity Zone, offering potential tax advantages for investors.
- Zoned T4.5 (Neighborhood Center Zone), supporting a wide range of permitted uses including entertainment, dining, retail, services, office/civic functions, and residential development.
- Excellent frontage exposure along Valley Boulevard and South Curry Street. Click [here](#) for the current City of Tehachapi Zoning Code and a full description of the T4.5 Zone.
- Just one mile east of the main retail corridor at West Valley Blvd & Tucker Road, providing proximity to established commercial activity.
- Ideally positioned near key schools — 0.25 miles west of the new Tehachapi High School and just north of Tompkins Grammar School.
- Full utility availability at the site, including sewer, water, gas, and electric.
- Kern County APN: 415 012 021



Aerial



About Tehachapi, CA

Tehachapi is a scenic mountain town in Kern County, situated at approximately 4,000 feet in elevation between the San Joaquin Valley and the Mojave Desert. Known for its four-season climate, historic railroad loop, and prominent wind energy farms, the area reflects a long-standing connection to transportation, industry, and innovation. Tehachapi's setting offers expansive views, clean air, and a quieter pace, with nearby access to outdoor recreation, local wineries, and community events that contribute to its distinct and enduring character.