

Ground floor opportunity on heavily trafficked and fully amenitized 1-5 exit undergoing rapid growth



- On I-5 between Los Angeles and Bakersfield, just south of the Highway 99 interchange at the base of the Grapevine.
- 171,000+ daily northbound and southbound vehicles per day
- 19,000+ vehicles exit per day
- Traffic to the center exceeded 855k vehicles in 2019
- 4,000+/- people employed at the exit

**VARIOUS SIZES AVAILABLE**  
**FOOD COURT AND INLINE SHOPS FROM 900sf to 10,400sf**



## Complimentary Customer Base Within 50 Miles



**1,335,782**

People



**435,481**

Households



**1,335,782**

Average HHI



**1,335,782**

Daytime Employment

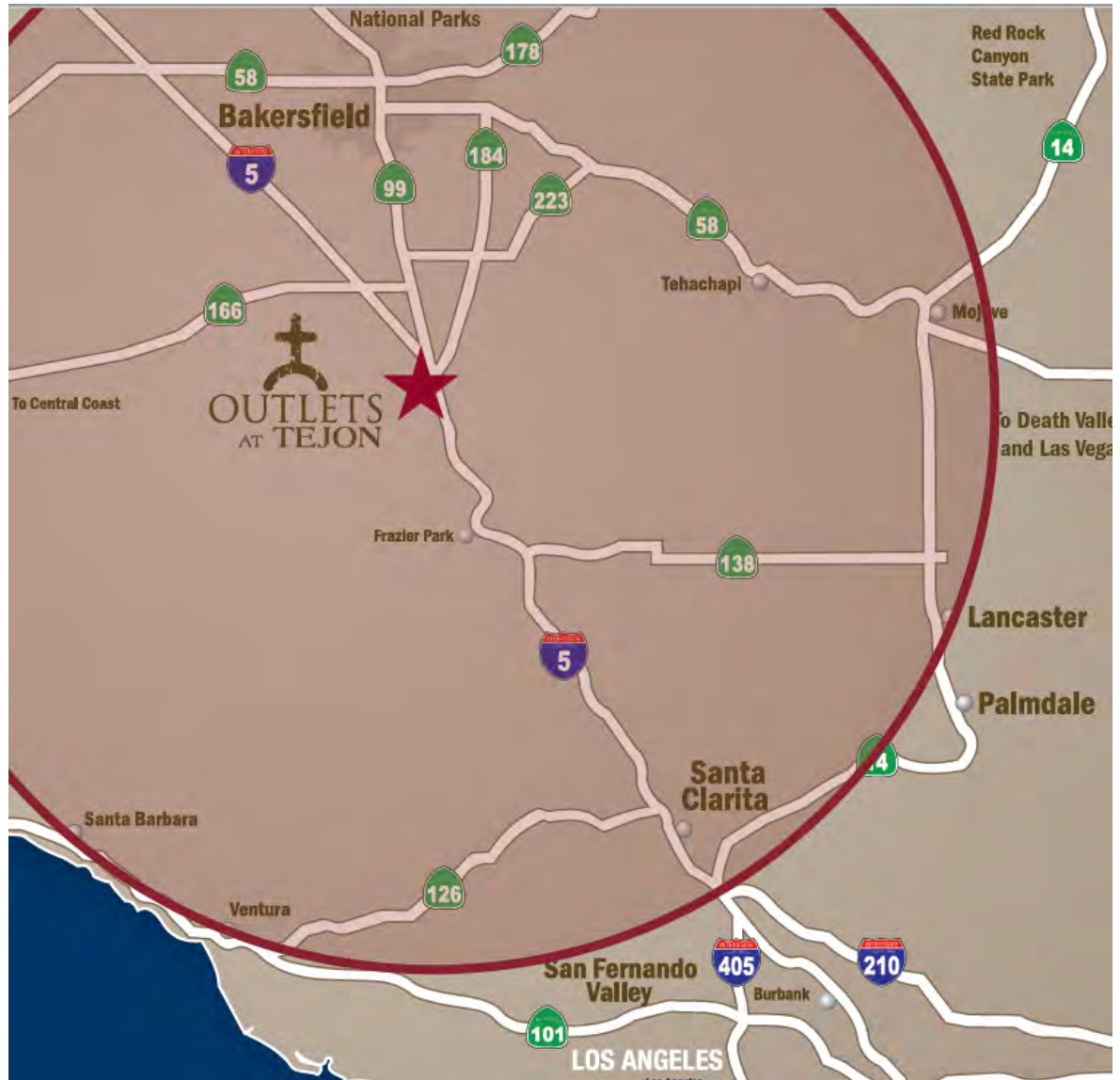


**\$29.48B**

Total Annual HH Expenditure

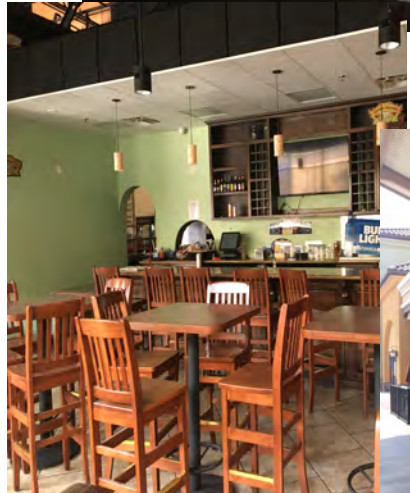
**\$13.93B**

Total Annual Retail Expenditure



**SUITE #430**  
**2,661 SF**

**5701 Outlets at Tejon Parkway**  
**Tejon Ranch, CA**



- Direct I-5 and Hwy. 99 exposure and visibility with traffic averaging **+/-172,000 cars** per day. Approximately **20,000 vehicles exit** per day at the I-5 Laval Road Exit.
- The Outlets at Tejon enjoyed monthly traffic of over **63k vehicles** in 2019.
- The Outlets are part of the Tejon Ranch Commerce Center, which includes more than **5 million square feet of distribution operations**, including IDEA, Dollar General, Favour Footwear, Loreal and Caterpillar, and **employs 2,500 to 4,000 people**, depending on the season.

Within the Commerce Center, the TA and Petro travel centers sell **1 million gallons of gasoline and 1.5 million gallons of diesel** each month.

Many people living in **Bakersfield commute to other communities** in the San Fernando Valley.



# OUTLETS AT TEJON



Future Industrial  
Development

Future  
Development

Future Industrial  
Development

Future Development



POLO RALPH LAUREN  
FACTORY STORE

Nike  
Factory Store

COACH  
OUTLET

BANANA REPUBLIC  
FACTORY STORE

FAMOUS  
footwear  
OUTLET

OLD NAVY  
OUTLET



172,000 CPD

Best Western  
Plus

Denny's

PETRO  
Stopping Centers

Wendy's

CHIPOTLE  
MEXICAN GRILL

FIREHOUSE  
SUBS

PANDA EXPRESS

STARBUCKS  
COFFEE

McDonald's

DEL TACO  
IN-N-OUT

Habitat  
HUTTENGRILL

BARBECUE

MEXICAN GRILL

STARBUCKS  
COFFEE

STARBUCKS  
COFFEE

Shell

Carls Jr.

Hampton  
by Hilton

CHARLIE'S

DUNKIN' DONUTS

BAR

MICROTEL  
BY WINDHAM

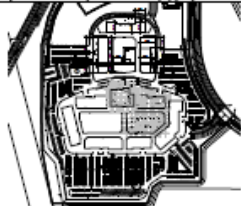
Laval Rd.

S. Wheeler Ridge Rd.

Dennis McCarthy Dr.

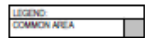
Laval Rd.

# OUTLETS AT TEJON



2ND & 3RD FLOOR BUILDING AREA TOTALS

BUILDING	GLA SF	CA	GLA SF
BUILDING 01	40,233 SF	7,200 SF	47,433 SF
BUILDING 02	22,237 SF	1,500 SF	23,737 SF
BUILDING 03	20,234 SF	1,100 SF	21,334 SF
BUILDING 04	30,234 SF	4,500 SF	34,734 SF
BUILDING 05	30,237 SF	2,410 SF	32,647 SF
BUILDING 06	30,237 SF	17,200 SF	47,437 SF
BUILDING 07	30,237 SF	800 SF	31,037 SF
BUILDING 08	41,237 SF	4,000 SF	45,237 SF
BUILDING 09	7,230 SF	4,500 SF	11,730 SF
TOTAL	208,238 GLA	68,070 CA	276,308 GLA



## LEASE PLAN

PHASE 1 320,421 S.F. GLA

- KEY
- Available
  - Executed Lease
  - Recently Opened
  - New Lease

