

FOR LEASE

5,900sf Freestanding Restaurant



Location



9046 Grapevine Rd E, Lebec, CA

Located off Interstate 5 at the base of the heavily trafficked Grapevine, 9046 Grapevine Road East is a 5,900sf freestanding restaurant building formerly occupied by Denny's. The property has been recently completely remodeled, features ample parking, easy access and is located adjacent Jack in the box and a Valero Service Station.

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**9046 Grapevine Rd East
Lebec, CA**

BUILDING

5,900sf

LAND

1.29 acres

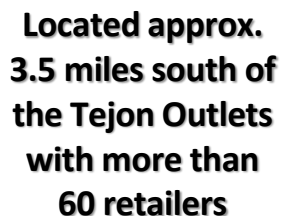
LOCATION

Located at the base of the Grapevine
off Interstate 5



FEATURES

- Ample Parking
- I-5 exposure and visibility with direct access from Interstate 5 (easy on/off)
- Attractive setting at base of the Grapevine to service the 166,000 cars per day that travel north and south on Interstate 5



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Interior Photographs

9046 Grapevine Rd East
Lebec, CA

Interstate 5 Location Restaurant Location For Lease



Recently Remodeled



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About Tejon Ranch

9046 Grapevine Rd East Lebec, CA

Interstate 5 Location Restaurant Location For Lease



- An average of **+/- 166,000 cars per day** pass the site on Interstate 5, traveling either northbound or southbound.
- Nearly 5 million square feet of distribution operations including IKEA, Dollar General, Famous Footwear, Loreal and Caterpillar neighbor this location
- **2,500 - 4,000 people currently employed** at the Tejon Ranch Commerce Center (seasonally), located just 3.5 miles south of the site.
- Interstate 5 is **the most traveled North/South route** from Northern California to San Diego
- Many people living in Bakersfield commute to jobs in Santa Clarita and other communities in the San Fernando Valley.
- This property is adjacent to the Ramada Limited Inn allowing the ease of capturing guests who can simply walk across the parking lot to eat

Located in the Tejon Ranch master plan, which will include nearly 35,000 homes and 35 million square feet of commercial space. The residential community of Grapevine at Tejon Ranch, is planned for the area immediately adjacent to the Commerce Center. Grapevine's development plan calls for **±12,000** homes.



Tejon Ranch (NYSE:TRC) is a fully diversified integrated real estate and agribusiness company, whose principal asset is California's historic Tejon Ranch. Located along Interstate 5, approximately 60 miles north of Los Angeles and 20 miles south of Bakersfield, the 270,000-acre ranch is the largest single piece of private property in the state.

Tejon Ranch Company's real estate developments include Tejon Ranch Commerce Center, as well as several master planned residential communities, including Mountain Village at Tejon Ranch, a fully-approved mountain resort community; Centennial, a 19,333-home new town in Los Angeles County and Grapevine, a 12,000 to 14,000 home master planned community located near the Tejon Ranch Commerce Center in Kern County.



Future – Grapevine at Tejon Ranch. **±12,000** residential unit community with 5.1million sf of commercial approved to be built adjacent to the Tejon Ranch Commerce Center

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Area Overview

9046 Grapevine Rd East Lebec, CA

Interstate 5 Location Restaurant Location For Lease

KERN COUNTY

Kern County is strategically located and is the gateway to Southern California, the Mojave Desert, the Sierra Nevadas and the San Joaquin Valley. It is equidistant between Fresno and Los Angeles (110 miles). Because of its strategic location, Kern County is within easy reach of Los Angeles, San Francisco, Las Vegas, the Pacific Ocean or Yosemite National Park. Kern County is California's third largest county and is one of the fastest growing areas in the U.S. in terms of population growth.

Economy

Kern County's top two industries are energy and agriculture, and Kern is California's top oil producing county with 81% of the active wells in the state located here. Kern County is also home to two military installations, Edwards Air Force Base and China Lake Naval Weapons Center, which comprise a strong aviation, space and military presence. With its location on Interstate 5, the center of the state, TRCC provides dual port access from the Ports of Los Angeles/Long Beach and the Port of Oakland. TRCC's location is important to the Kern County's economy as it provides industrial sites eligible for Foreign Trade Zone benefits, large adjacent travel plazas providing off-site staging areas for trucks and amenities for drivers and an ideal location on Interstate 5 with close proximity to both Los Angeles and Kern County.

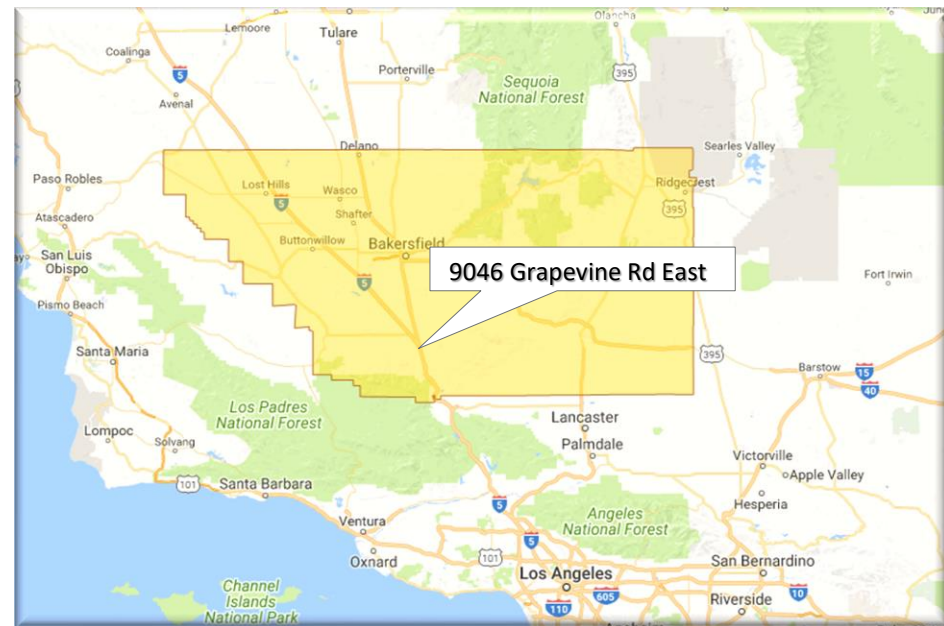


KERN COUNTY TOP EMPLOYERS

Bakersfield Memorial Hospital
California Correctional Institution
Chevron Corp
Edwards Air Force Base
Ensign United States Drilling
Foster Care Human Services
Frito-Lay, Inc.
Giumarra Vineyards
Grimmway Farms

Kern County Human Services
Kern County School Dept.
Kern Medical
Marko Zaninovich Inc.
Mercy Hospitals of Bakersfield
Nabors Completion-Production
Nasa/Dryden Flight Research
San Joaquin Community Hospital
Sun Pacific

US Naval Air Weapons Station
Wasco State Prison Fire Dept
WM Bolthouse Farms
Wonderful Pistachios & Almonds



Bakersfield, the "Southern Gateway to the Central Valley," is the focal point of the larger Bakersfield-Delano, Metropolitan Statistical Area, which is congruent with Kern County and is one of the largest metropolitan areas in the United States.



DEMOGRAPHICS - BAKERSFIELD MSA (Kern County)

2021 Population	914,053
2026 Projected Population	950,789
Households	283,038
Average HH Income	\$77,999

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