

DEVELOPMENT OPPORTUNITY

LEASE OR SALE

±14 ACRES • SWC TUCKER ROAD & RED APPLE AVENUE, TEHACHAPI, CA

JOIN*

*National Gas User

CONCEPTUAL SITE PLAN ONLY;
SUBJECT TO CHANGE

RED APPLE AVENUE  ±12,500 CPD



TUCKER ROAD  ±18,000 CPD



DISTANCE TO:

Bakersfield	30 mi
Lancaster	40 mi

For inquiries, please contact:

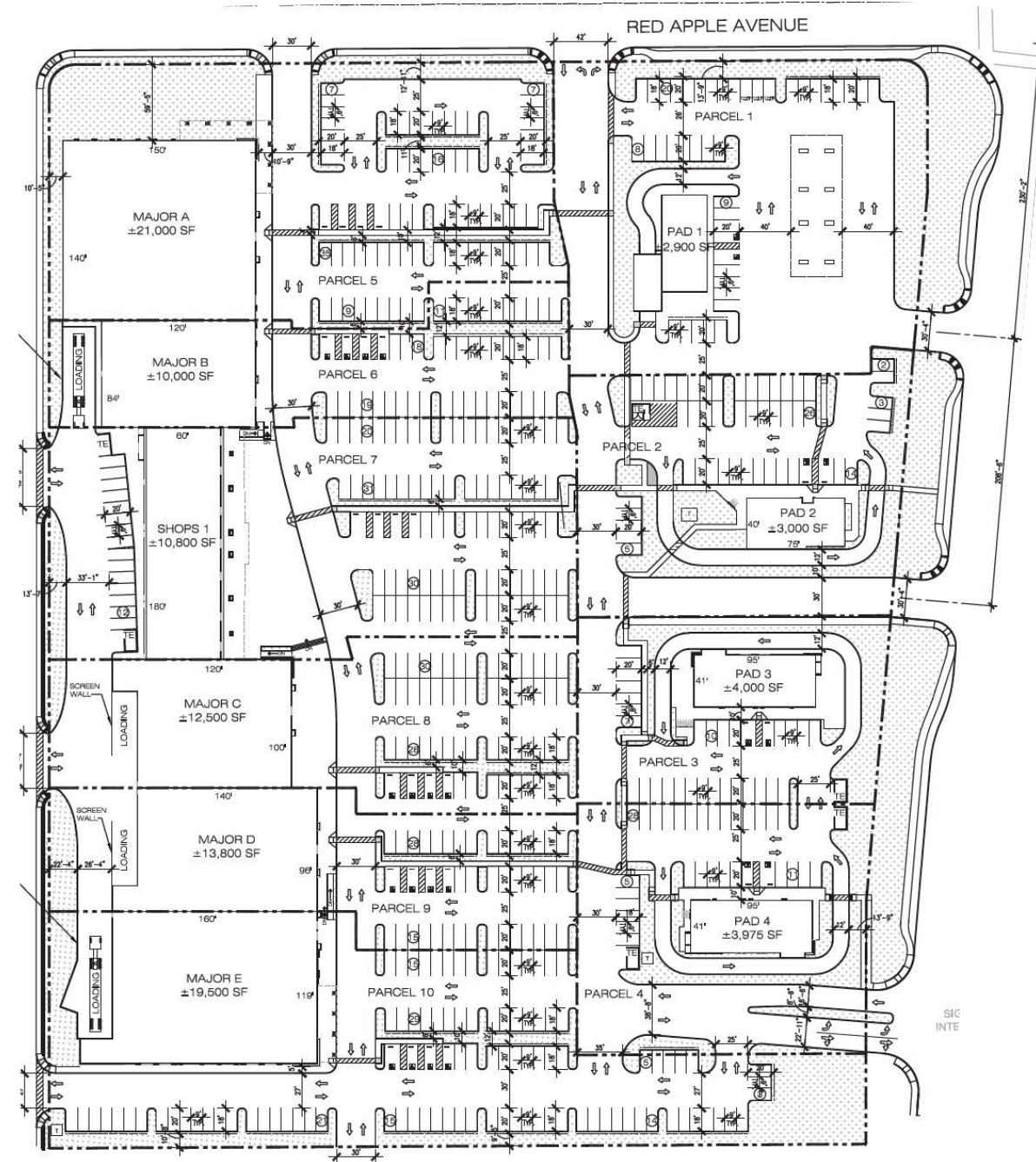
GREG HERZ | MANAGING PRINCIPAL

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WCB
Commercial Real Estate

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SITE DESCRIPTION

LOCATION	SWC Tucker Road & Red Apple Avenue, Tehachapi, CA
COUNTY	Kern
DEVELOPMENT LAND AREA	±14 Acres
MIN. PARCEL SIZE	Negotiable
MAX LOT COVERAGE	90%
MAX AVAILABLE BUILDING SF	Negotiable
DEVELOPMENT STRUCTURE	BTS, RBTS, or Ground Lease
SALES PRICE	Inquire for Details
ANNUAL RENT	Negotiable
TERM LENGTH	10-30 Years
APNs	22314036-22314010
CURRENT # OF PARCELS	5
MAX PLANNED # OF PARCELS	10
ZONING	C-3 (General Commercial)
CROSS STREETS	Red Apple Ave & Tucker Rd
COMBINED TRAFFIC COUNTS	±30,500 CPD
FEATURES	Commercial Corridor Across from New Walmart Supercenter, Two Signalized Intersections, Pylon Signage

PROJECT HIGHLIGHTS

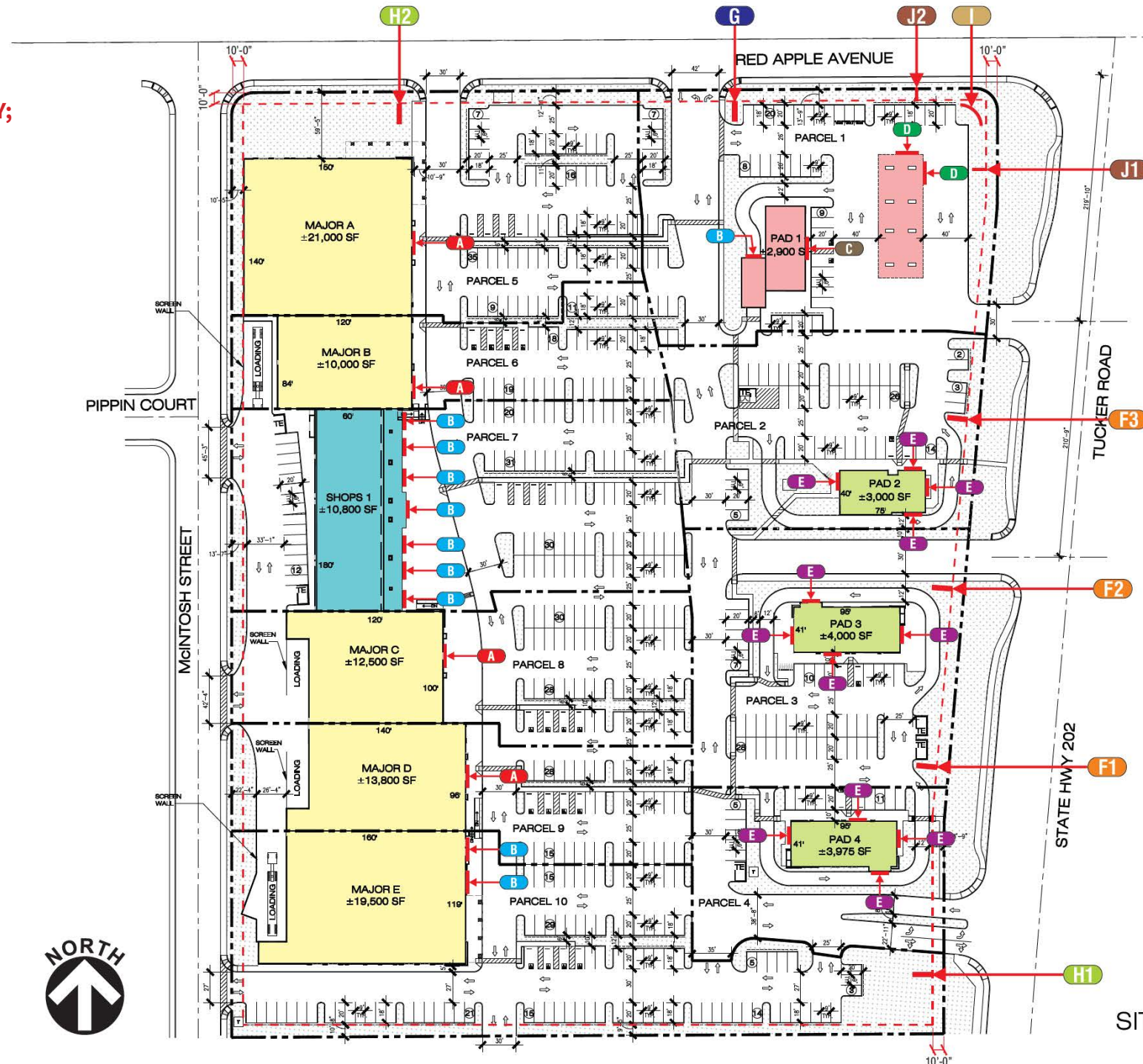
SWC TUCKER ROAD & RED APPLE AVENUE, TEHACHAPI, CA

WCB is pleased to exclusively offer for lease or sale commercial pad sites/parcels situated on a prime ±14-acre lot featuring tremendous visibility, access, and a growing population base located on the southwest quadrant of Red Apple Avenue and Tucker Road in the city of Tehachapi, CA. The developer anticipates to have all public utilities stubbed to the site at grade upon completion of entitlements (estimated Q2 2024). The project is primed for a multitude of development uses, including high-density hotels/motels, grocery anchors, jr anchors, restaurants, retail and office space. The Tehachapi Planning Department is motivated to fully develop the site and is looking forward to accommodating a project that would allow for its highest and best use.

- Shovel-ready, ±14-acre commercial site at grade; separated into multiple parcels
- Excellent business opportunity for retailers looking to enter a growing market
- Commercial zoning allows for variety of STNL retail pad uses, including drive-thrus
- Flexible deal structures, including build-to-suits, reverse built-to-suits, ground leases or sale of parcels
- Situated across from newly built Walmart Supercenter, Panda Express, Starbucks and Chipotle
- Excellent ingress/egress and access with two signalized intersections
- Ample potential parking
- Low barriers to entry market with growing population base
- Estimated entitlement completion Q2 2024

PARCEL MAP & SIGN PROGRAM

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TEHACHAPI BLVD.

SITE INFORMATION

PROJECT AREA: ±553,464 SF (12.71 AC)
TOTAL LEASABLE AREA: ±101,475 SF

PARKING INFORMATION

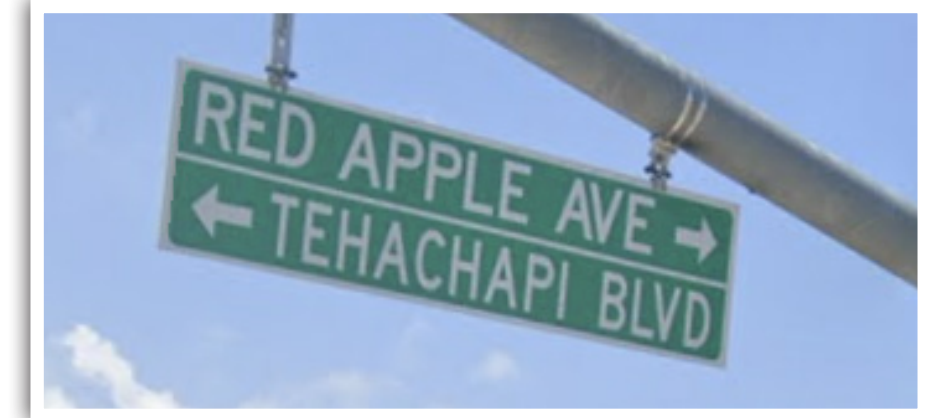
TENANT/SPACE	PARCEL AREA	BLDG AREA	PARKING REQD	STALLS REQD	STALLS PROVD
MAJOR A	5/ ±71,332 SF	±21,000 SF	1,400 SF	53	74
MAJOR B	6/ ±32,113 SF	±10,000 SF	1,400 SF	25	46
SHOPS 1 (RESTAURANT)	7/ ±70,918 SF	±10,800 SF	1,200 SF	54	81
MAJOR C	8/ ±47,633 SF	±12,500 SF	1,400 SF	32	58
MAJOR D	9/ ±41,102 SF	±13,800 SF	1,400 SF	35	43
MAJOR E	10/ ±87,126 SF	±19,500 SF	1,400 SF	49	102
PAD 1	1/ ±68,677 SF	±2,900 SF	1,400 SF	7	29
PAD 2	2/ ±46,831 SF	±3,000 SF	1,400 SF	8	50
PAD 3	3/ ±55,040 SF	±4,000 SF	1,200 SF	20	31
PAD 4	4/ ±32,492 SF	±3,975 SF	1,400 SF	10	16

TOTAL STALLS REQUIRED: 293 STALLS
TOTAL STALLS PROVIDED: 532 STALLS
PARKING RATIO: 5.24/1,000 SF

SIGN TYPE	DESCRIPTION	PAGE
A	MAJOR TENANT I.D. SIGNAGE -	07
B	MINOR / IN-LINE TENANT I.D. SIGNAGE -	08
C	C-STORE / FUEL TENANT I.D. SIGN -	09
D	FUEL CANOPY I.D. SIGN -	10
E	PAD RESTAURANT I.D. SIGN -	11
F	SINGLE-TENANT PAD MONUMENT SIGN -	13
G	MULTI-TENANT PAD MONUMENT SIGN -	14
H	MULTI-TENANT PYLON SIGN -	15
I	CORNER I.D. / 3-TENANT MONUMENT SIGN -	16
J	FUEL TENANT PRICE MONUMENT SIGN -	17

NOTE:

THIS SIGN CRITERIA SHALL APPLY TO BUILDINGS LOCATED IN RED APPLE PAVILION. ALL NEW SIGNAGE CONSTRUCTION SHALL COMPLY WITH THE CRITERIA SET FORTH IN THIS DOCUMENT REGARDLESS OF EXISTING CONDITIONS. THIS CRITERIA SUPERSEDES ANY AND ALL OTHER PREVIOUS SIGN CRITERIA FOR RED APPLE PAVILION WITH EXCEPTION TO CITY AND STATE SIGN CODES, LAWS AND REGULATIONS.



1 PLOT PLAN
SCALE: 1" = 100'-0"

SITE PLAN

PAD ELEVATIONS



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

MAJOR ELEVATIONS



MAJOR E

MAJOR D



MAJOR C

SHOPS 1



MAJOR B

MAJOR A

**CONCEPTUAL ELEVATIONS ONLY;
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ELEVATIONS

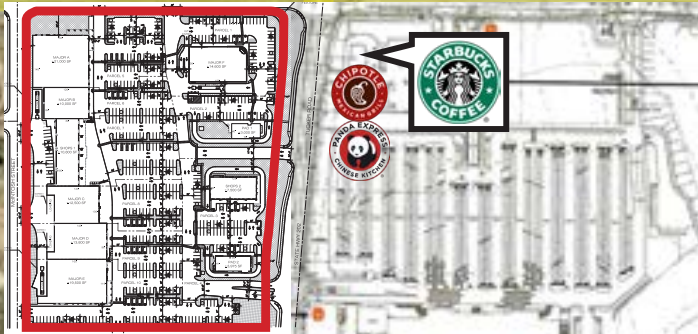
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Red Apple Ave.

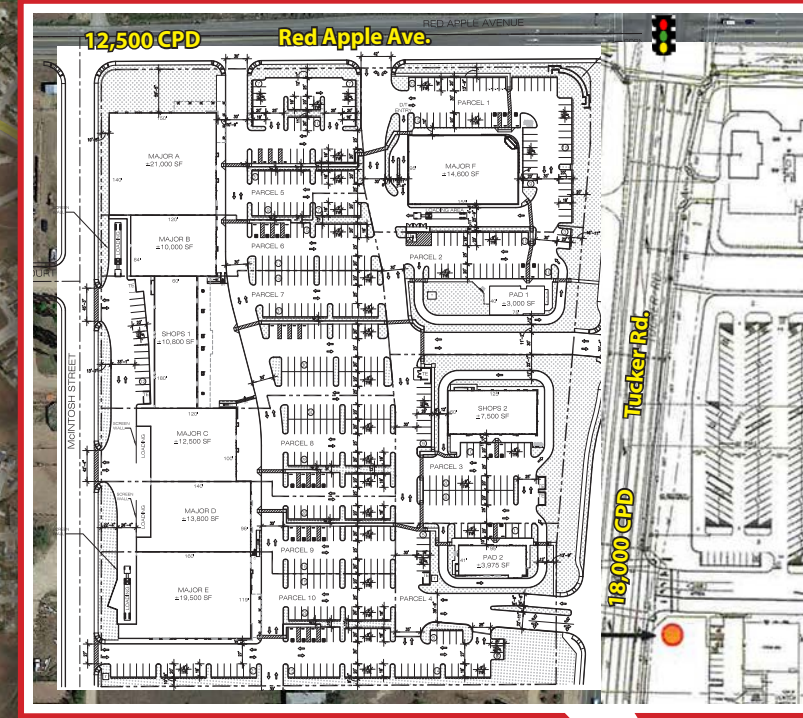
Reeves St.

Mt. View Ave.

Tucker Rd.



AERIAL



Red Apple Ave.

Reeves St.

Tucker Rd.

Mt. View Ave.



MARKET OVERVIEW



\$65K+ MEDIAN HHI
WITHIN 5.5 MILES

14.3K+ RESIDENTS
WITHIN 3 MILES



18.1K+ RESIDENTS
WITHIN 5.5 MILES

36.6K+ RESIDENTS
WITHIN 12.5 MILES



POPULATION (2021 ESTIMATES)

	3 mile radius	5.5 mile radius	12.5 mile radius
Total Population Estimate	14,354	18,155	36,646
2026 Population Forecast	15,600	19,764	39,607
2031 Population Forecast	17,165	21,767	43,176
Median Household Income	\$59,574	\$65,493	\$67,608
Median Age	35.45	37.22	38.94

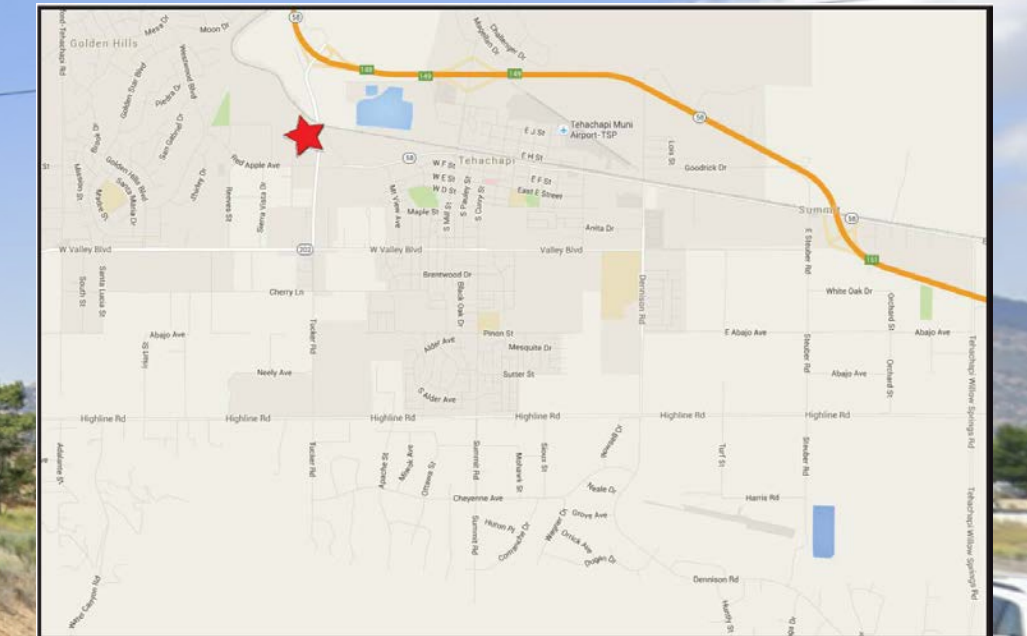
HOUSEHOLDS (2021 ESTIMATES)

	3 mile radius	5.5 mile radius	12.5 mile radius
Households	5,203	6,681	11,716
Owner Occupied Housing	3,067	4,320	8,425
Renter Occupied Housing	2,136	2,361	3,291

Income	3 mile radius	5.5 mile radius	12.5 mile radius
Household Income: Average	\$79,633	\$88,296	\$88,079
Per Capita Income	\$28,905	\$32,524	\$28,341
Household Income: Less than \$15,000	658	785	1,214
\$15,000-\$25,000	322	354	793
\$25,000-\$35,000	494	560	968
\$35,000-\$50,000	618	730	1,302
\$50,000-\$75,000	1,195	1,467	2,166
\$75,000-\$100,000	485	739	1,320
\$100,000-\$150,000	926	1,238	2,326
>\$150,000	505	808	1,627

POPULATION BY SINGLE CLASSIFICATION RACE (2021 ESTIMATES)

	3 mile radius	5.5 mile radius	12.5 mile radius
White	9,367	12,467	24,184
Hispanic	3,859	4,380	9,053
Other	499	583	1,263
Black	411	441	1,591
Asian	218	284	555



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