

FOR LEASE  
16,234 SF FREESTANDING  
BUILDING AVAILABLE

811 TUCKER RD, TEHACHAPI, CA 93561



**SITE**



Tucker Rd 7,772 CPD

Valley Blvd 14,668 CPD

**CBRE**



# PROPERTY HIGHLIGHTS

-  ±16,234 SF Freestanding Building Available  
Ample parking and convenient access for customers.
-  Prominent location on Tucker Road with strong local traffic flow and excellent accessibility
-  Flexible space adaptable to a variety of business types, including retail, office, and service-oriented businesses
-  Situated within a key commercial area, benefiting from established businesses and local customer traffic
-  Centrally located to serve the Tehachapi community and surrounding areas
-  Dedicated signage opportunities to maximize your brand visibility



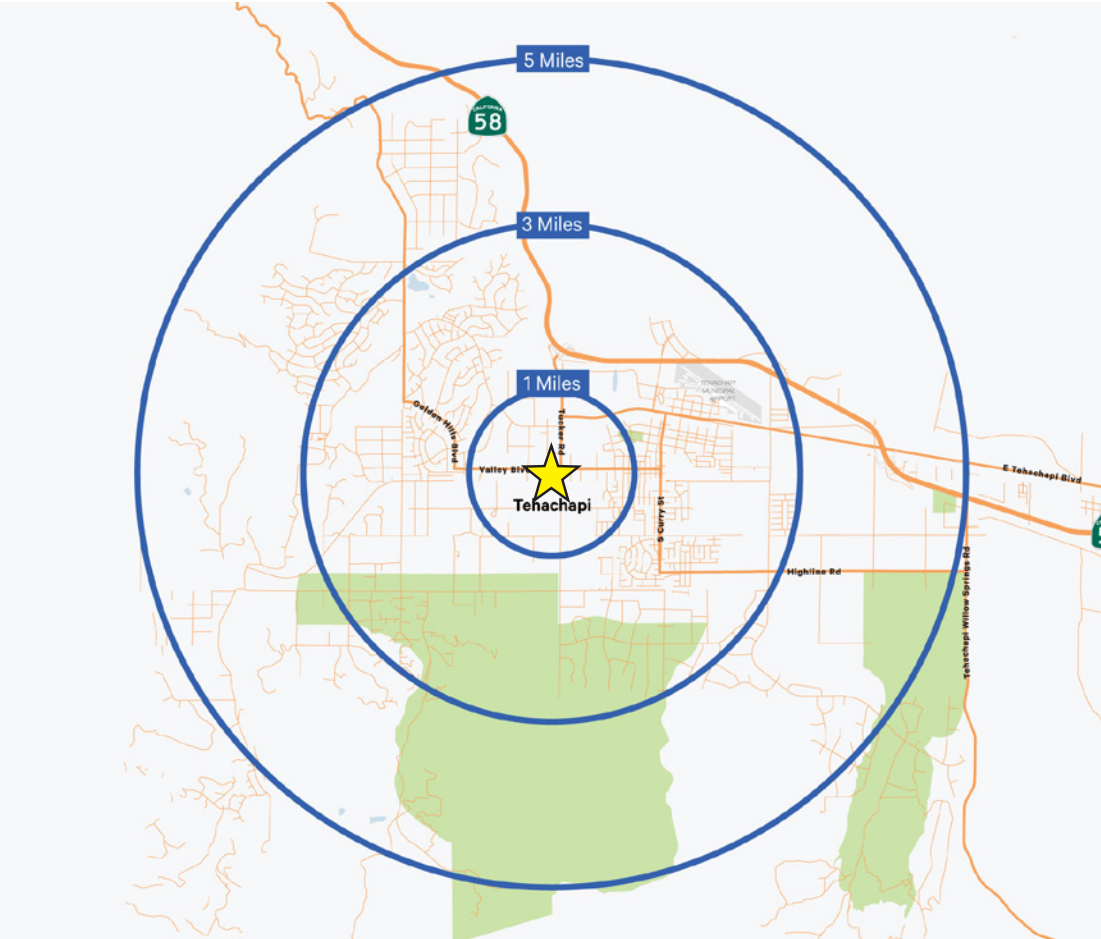
# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population (2024)	4,504	19,377	21,700
Average HH Income	\$91,075	\$102,073	\$105,315
Average HH	1,774	7,439	8,380
Median Age	35.3	38.2	39.2



## CITY OF TEHACHAPI

Tehachapi, CA, is a charming mountain city nestled in the Tehachapi Mountains, offering breathtaking views and a unique blend of small-town charm and outdoor recreation. Known for its strong agricultural roots and close-knit community, Tehachapi provides a peaceful escape from the hustle and bustle of city life. The city boasts a growing arts and culture scene, alongside a thriving economy driven by agriculture, tourism, and renewable energy. Tehachapi is easily accessible by major highways and offers a variety of recreational opportunities, including hiking, biking, and exploring the historic downtown area. The city hosts a variety of events and festivals that celebrate its rich heritage and promote community engagement. With a commitment to preserving its natural beauty and fostering economic growth, Tehachapi is an ideal destination for those seeking a high quality of life in a welcoming and scenic environment. Explore the possibilities that Tehachapi has to offer!





Woodford-Tehachapi Rd

California 58

Tuckers Rd

Tehachapi Junction

Round Table PIZZA

CHIPOTLE MEXICAN GRILL

Walmart

Jiffy Lube

O'Reilly

SONIC

Red Apple Plaza

Do it Best Corp

thrive

BIG 5

Albertsons

McDonald's

DEL TACO

W Valley Blvd

SITE

Tehachapi Town Center

SAVE MART SUPERMARKETS

ANYTIME FITNESS

BB

S Curry St

Highline Rd

Yokohama

E Tehachapi Blvd

California 58

McDonald's

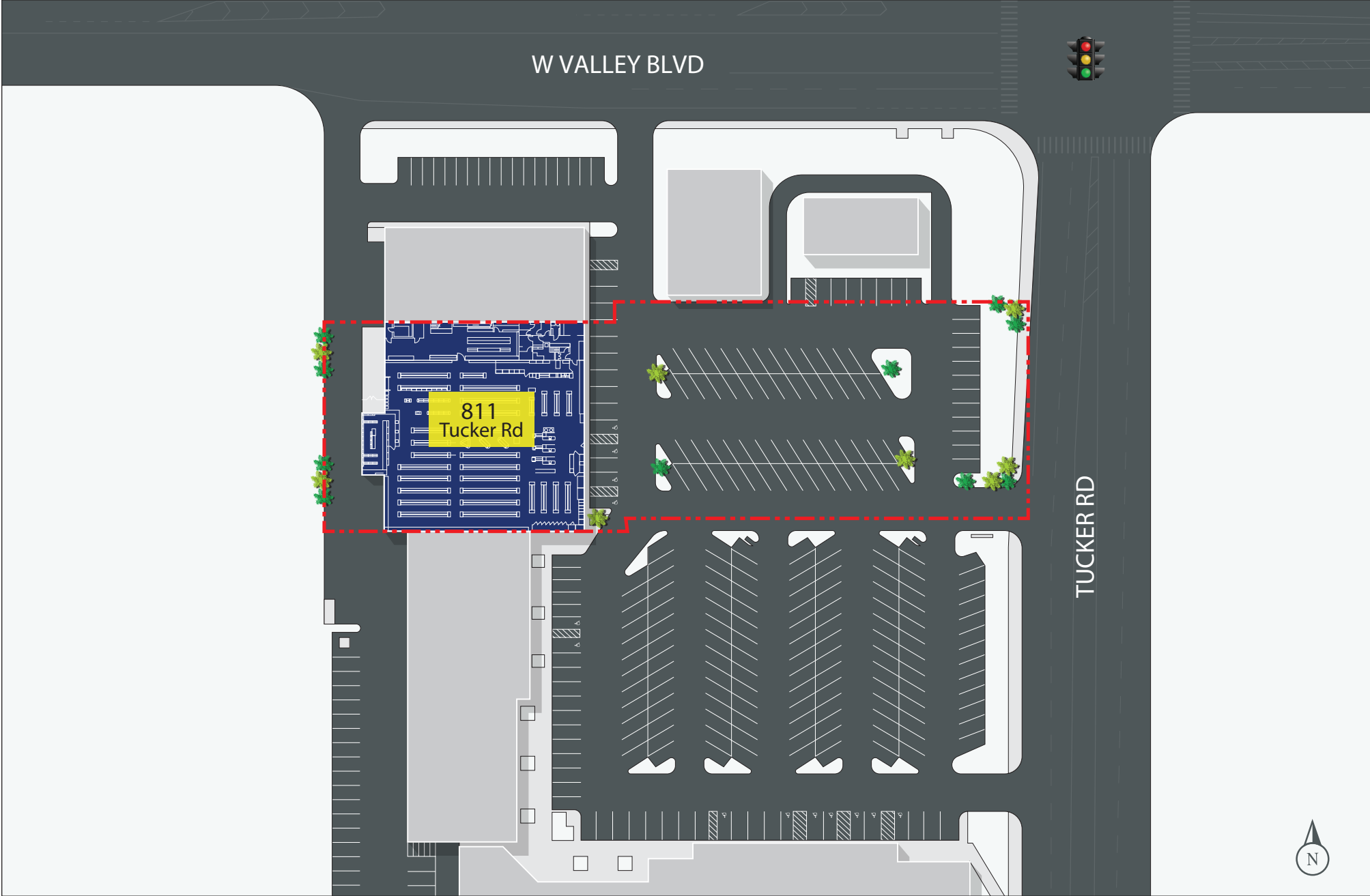


# AERIAL MAP





# SITE PLAN





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**CBRE**

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