



OFFERING MEMORANDUM

860 Magellan Drive, Tehachapi

Prime Drive-Thru Restaurant Opportunity

A premier mixed-use development featuring a 76 gas station with mini mart and an exceptional 2,000 SF drive-thru restaurant space available for lease. Scheduled for completion Q2 2026.

Key Details:

- Pricing: \$4.50 per SF NNN
- Approximately 1,000 SF patio
- 10 car vehicle stack for drive-thru



Development Overview

Project Timeline

Construction completion scheduled for Q2 next year, positioning you to open for the busy spring season.

Strategic Location

Positioned alongside a high-traffic 76 gas station with mini mart, ensuring consistent customer flow throughout the day.

Premium Amenities

Cold shell space delivered turnkey-ready with essential infrastructure in place for seamless tenant build-out.



Daytime Employment & Customer Base

Robust daytime employment within the immediate trade area provides consistent weekday lunch traffic and commuter business.



Health Care & Social Assistance

615 employees across 76 businesses - largest employment sector providing steady daytime traffic



Hospitality & Food Service

403 employees indicating established dining market and customer familiarity with area



Retail & Wholesale Trade

315 employees creating cross-shopping opportunities with adjacent businesses



Total Employment

2,215 employees within 1-mile radius across 299 businesses

The diverse employment base ensures consistent traffic throughout business hours, with particular strength in healthcare and service sectors that generate regular meal-time customers.



Market Demographics

Strong and growing local market with favorable demographics for restaurant operations.

Population & Growth

1,864 Population (1-mile radius, 2024)

12.63% Growth (2020-2024) - significantly outpacing county average

17,931 Population (3-mile radius)

Median Age: **37 years** - prime dining demographic

Household Economics

\$52,414 Median Household Income (1-mile)

\$67,189 Median Household Income (3-mile)

755 Households within 1 mile

49% Households earning \$50K+ annually

- The Tehachapi market is experiencing rapid growth with 12.63% population increase since 2020, creating expanding customer base for new restaurant concepts.



High-Traffic Location

Strategic positioning on major thoroughfares ensures exceptional visibility and consistent customer flow throughout the day.



22,427 Daily Vehicles -
Average daily traffic on
Bakersfield-Tehachapi
Highway (State Route
58) - major regional
connector



21,613 Daily Vehicles -
North Mill Street traffic
count providing direct
access to the
development



3,365 Daily Vehicles - N
Mill St at Bakersfield-
Tehachapi Hwy
intersection -
immediate site access

Multiple traffic count locations within 0.3 miles of the property confirm sustained high-volume traffic patterns. This exceptional exposure translates directly to customer acquisition opportunities for drive-thru operations.



The Drive-Thru Advantage



High-Volume Traffic

Drive-thru customers spend 20% more per visit and generate consistent revenue streams throughout all dayparts.



Speed & Convenience

Modern consumers prioritize convenience. Drive-thru service meets demand for quick, efficient dining experiences.



Market Growth

The drive-thru segment continues to outpace dine-in growth, with 70% of quick-service sales now from drive-thru channels.

Space Specifications

1

Total Square Footage

2,000 SF of flexible cold shell space designed specifically for restaurant operations with optimal kitchen and service flow.

2

Drive-Thru Configuration

Dedicated drive-thru lane with menu board placement and pick-up window strategically positioned for efficiency.

3

Building Shell

Professional cold shell construction with exterior walls, roof, and foundation complete—ready for your custom interior design.





Architectural Details

The development features high-quality materials and thoughtful design elements that create a distinctive presence in the Tehachapi market.



Corrugated Metal Roofing

Durable terracotta-colored metal roofing provides weather protection and distinctive visual appeal



Natural Stone Veneer

Mountain stone accents add texture and upscale character to the building facades



Wood Siding & Timber

Horizontal wood siding and timber elements create warmth and mountain lodge aesthetic



Glass & Transparency

Large windows and glass doors maximize natural light and showcase your restaurant interior

Development Renderings

Professional 3D renderings showcasing the completed development from multiple perspectives. These artist concepts illustrate the attractive mountain-contemporary architecture, outdoor patio seating, landscaping, and the prominent drive-thru restaurant space. Include multiple rendering images from the Renderings PDF showing: Street view perspective, Patio and outdoor seating area, Drive-thru restaurant entrance, Overall development context.



Building Elevations

Professional architectural elevations showcasing the distinctive design featuring corrugated metal roofing, wood siding, mountain stone veneer accents, and large glass windows. The modern mountain aesthetic creates strong curb appeal and brand visibility.

Key architectural features:

- Distinctive gabled roof design with corrugated metal
- Natural stone and timber accents
- Expansive glass frontage for visibility
- Cohesive design across all building facades



Turnkey Infrastructure Included

Grease Trap

1500 gallon grease trap installed, compliant with all health department regulations for food service operations.

Utilities Stubbed

All essential utilities (electrical, gas, water, and sewer) stubbed to the unit, ready for tenant build-out specifications.

Sprinkler System

Commercial-grade sprinkler system stubbed and ready for connection, ensuring fire safety compliance.

Building Signage

Prominent building signs included, providing excellent visibility for your business.

Monument Sign

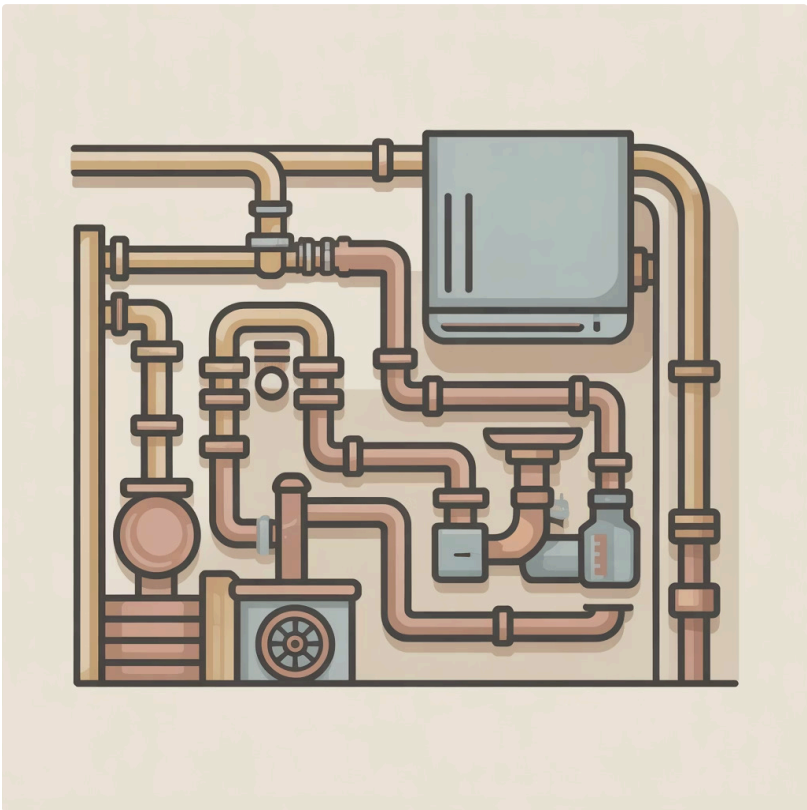
Inclusion on the highly visible monument price sign for increased exposure.

Restroom Approvals

Site approved for two restrooms, streamlining the build-out process for tenants.

Alcohol License

Site approved for on-site beer and wine sales, offering significant business potential.





Ideal for Restaurant & Coffee Shop Operators



Quick Service Restaurants

Perfect layout for high-volume fast food operations with drive-thru as the primary revenue channel. Optimize kitchen flow for speed.



Specialty Coffee & Beverages

Ideal for coffee shops, smoothie bars, or specialty beverage concepts that thrive on drive-thru convenience and morning commuter traffic.



Fast Casual Concepts

Excellent opportunity for emerging fast-casual brands seeking drive-thru capabilities with customizable dining space for brand identity.

Customization Flexibility

Design Your Vision

The cold shell delivery allows you complete creative control over your interior layout, kitchen configuration, and customer experience zones.

- Custom kitchen equipment placement
- Flexible dining area design
- Brand-specific finishes and décor
- Optimized workflow for your concept
- Strategic customer flow patterns



Build Your Brand: With essential infrastructure complete, focus your investment on creating a distinctive customer experience that sets your restaurant apart in the Tehachapi market.



Strategic Location Benefits



Built-In Traffic

Adjacent 76 gas station generates consistent daily traffic with customers already on-site and ready to purchase food.



Convenience Synergy

Mini mart customers naturally cross-shop for food options, creating organic marketing and impulse purchase opportunities.



High Visibility

Prime corner visibility with excellent signage opportunities to capture passing traffic on Magellan Drive.

Investment Highlights

2K

Square Feet

Optimal size for efficient restaurant operations with room for kitchen, prep areas, and customer service zones

Q1


Delivery Timeline

Construction completion scheduled for first quarter next year—plan your grand opening now

100%

Customizable

Complete control over interior design and layout to match your brand standards and operational needs

 **Infrastructure Advantage:** With HVAC and grease trap already installed, you'll save significant time and capital on your build-out compared to traditional ground-up construction.

Secure Your Space Today



Ready to Launch Your Concept?

RE/MAX Commercial is proud to present this turnkey drive-thru restaurant opportunity at 860 Magellan Drive, representing a rare chance to establish your brand in a growing Tehachapi development with built-in customer traffic.

Key advantages for tenants:

- Reduced build-out costs and timeline
- Proven high-traffic location
- Modern infrastructure in place
- Flexible lease terms available

Contact Information:

RE/MAX Commercial & Business Services

Phone: 818-583-6599 Talk/Text

Email: crebizteam@gmail.com

Contact RE/MAX today to schedule a site visit and discuss lease opportunities.



Disclaimer & Confidentiality Notice

Confidentiality

This Offering Memorandum contains confidential and proprietary information regarding 860 Magellan Drive, Tehachapi. This information is provided exclusively for qualified prospective tenants and may not be reproduced, distributed, or disclosed to third parties without prior written consent from RE/MAX Commercial.

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Independent Verification

Prospective tenants should conduct their own independent investigation and due diligence regarding the property, including but not limited to: property condition, dimensions, zoning, permits, utilities, environmental conditions, and financial projections.

Not an Offer

This Offering Memorandum does not constitute a binding offer or agreement to lease. Any lease agreement will be subject to negotiation, execution of formal lease documents, and landlord approval.

Subject to Change

All information, terms, pricing, and availability are subject to change, correction, or withdrawal without notice. The property is offered subject to prior lease, errors, omissions, change of price or terms, and withdrawal without notice.

Broker Representation

RE/MAX Commercial represents the landlord/owner in this transaction. Prospective tenants are advised to retain their own representation.

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