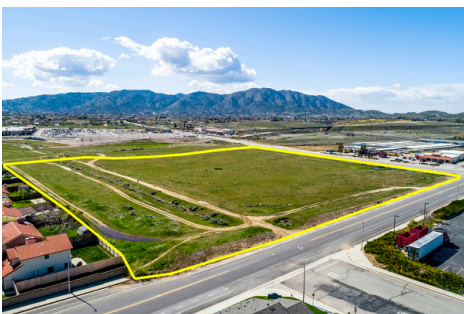




LAND FOR SALE

W Tehachapi Blvd - SWC of Tehachapi Blvd & Mt. View Ave



DAVID HOULE

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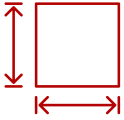
9000 Sunset Blvd. Fl 11, West Hollywood, CA 90069

OFFERING SUMMARY



\$ 2,900,000

SALE PRICE



9.35 AC

LOT SIZE



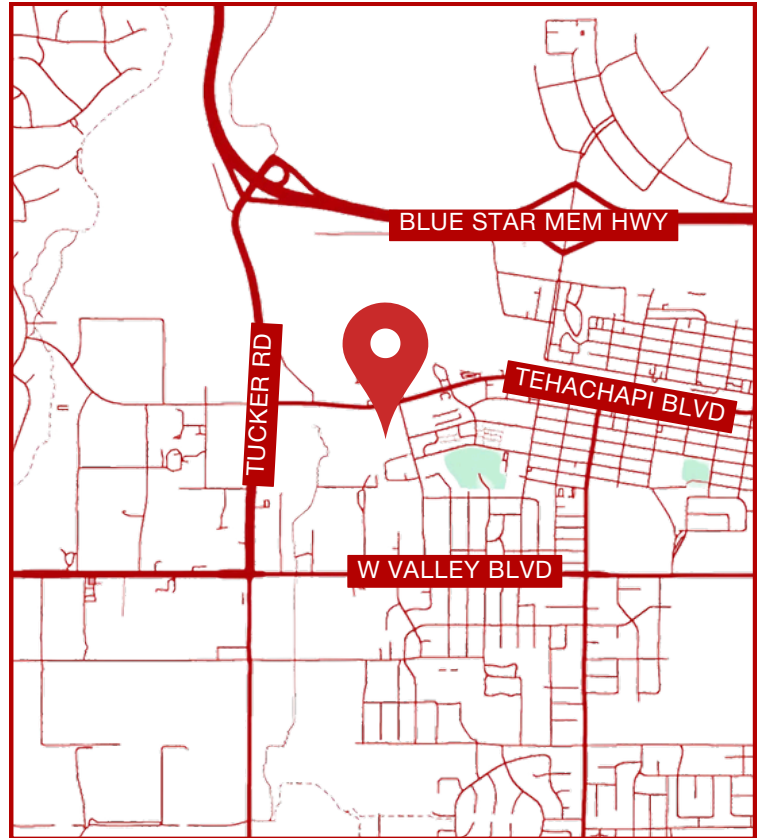
C2

ZONING



415-130-21-00-3

APN



PRIME DEVELOPMENT OPPORTUNITY

±9.35 acres of prime commercial land strategically located near major retailers and high-traffic thoroughfares. This shovel-ready site offers excellent visibility and multiple access points, making it ideal for a variety of development projects. Benefit from the high volume of consumer traffic and exposure generated by nearby residential and commercial developments.



HIGHLIGHTS

- High-visibility location with abundant signage opportunities
- Easy access from Tehachapi Blvd and Tucker Rd
- Surrounded by established national retailers
- Well-suited for a variety of commercial uses
- Prime development potential in a rapidly growing area



SITES OF INTEREST



- 01** Adventist Health Tehachapi Valley
- 02** Omni Family Health
- 03** Tehachapi Medical Clinic



- 01** Tehachapi Muni Airport-TSP



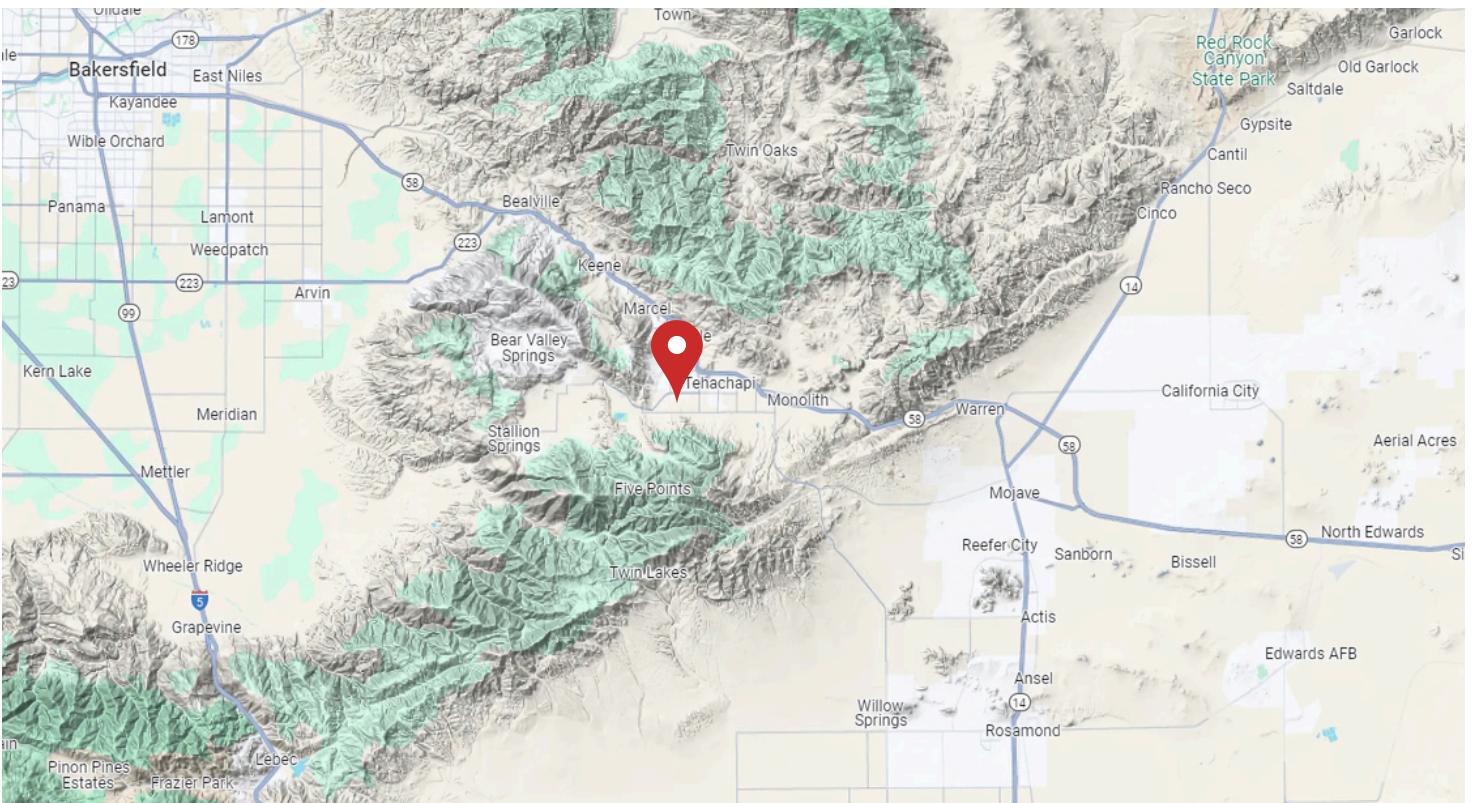
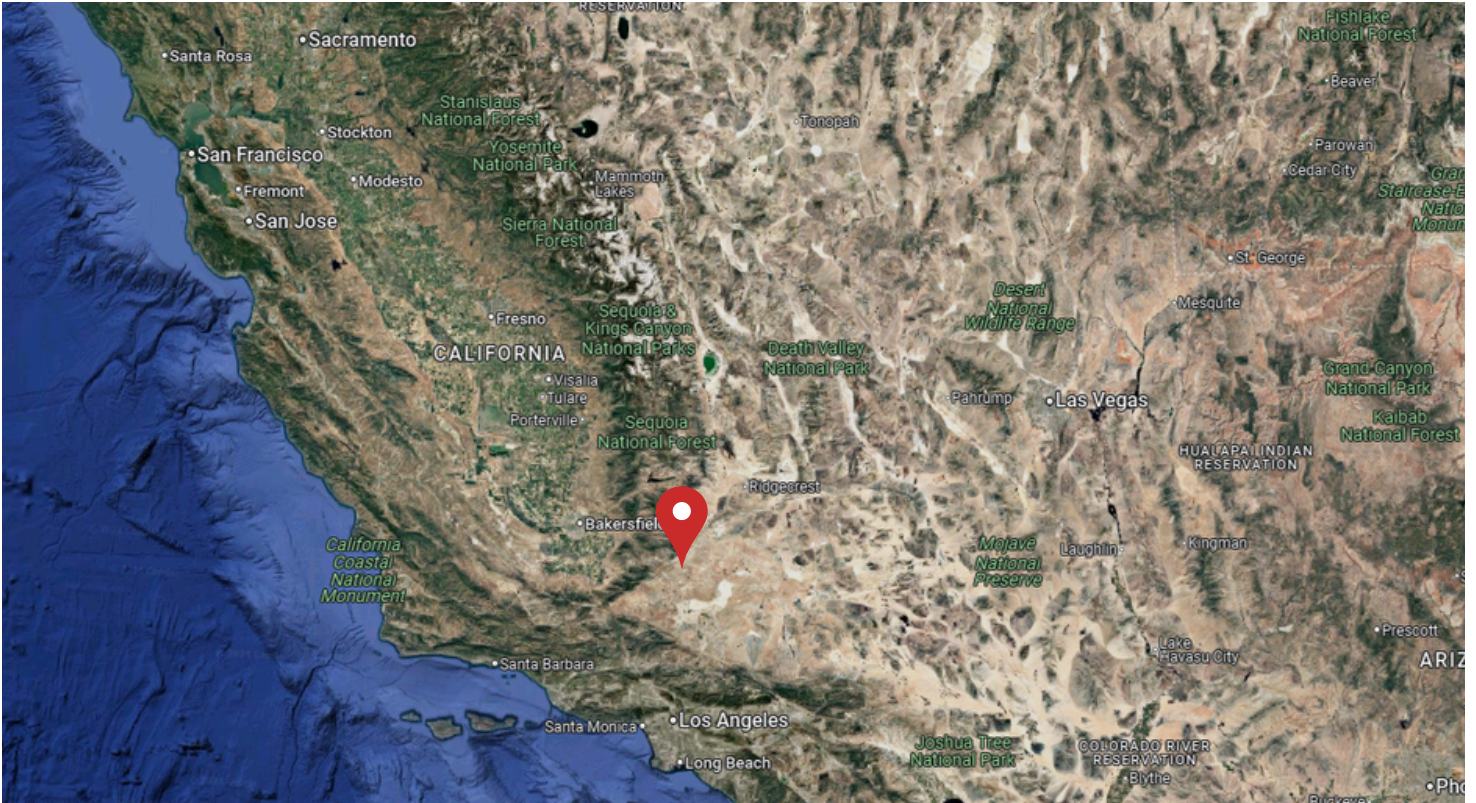
- 01** West Park
- 02** Philip Marx Central Park
- 03** Aviator Park And Campground



- 01** Tehachapi Unified School District
- 02** Cerro Coso Community College
- 03** Theisen's Teeny Tinies Preschool
- 04** Tompkins Elementary School

LOCATION MAPS

Tehachapi Blvd, strategically located near CA-58, is a vital economic corridor within 30 miles of key commercial and industrial hubs. Nearby drivers include the Mojave Air and Space Port, a leader in aerospace innovation, and the Tejon Ranch Commerce Center, one of California's largest logistics centers. The Tehachapi Wind Farms also boost the region's green energy growth. With expanding infrastructure, flexible zoning, and proximity to these economic engines, this location offers prime potential for real estate investment.



TEHACHAPI'S WORKFORCE AND GENDER DEMOGRAPHICS OVERVIEW

Tehachapi features a diverse employment landscape, driven by key sectors such as healthcare, education, and retail. The city's focus on enhancing infrastructure and supporting small businesses fosters a thriving job market, attracting both residents and investors. With ongoing development and a commitment to sustainability, Tehachapi is poised for future economic growth and employment opportunities.



Courtesy of Tehachapi Police Department website.

Household Type	30%	50%	70%
One Person Households	20.5%	20.2%	20.1%
Married Couple	56.3%	60.5%	61.1%
Male Householder	12.5%	7.6%	6.8%
Female Householder	9%	8.8%	8.5%
Non Family Households	1.6%	2.9%	3.6%

Household Income	30%	50%	70%
\$15K - \$25K	2.6%	6.4%	5.7%
\$25K - \$35K	5.5%	5.3%	6.5%
\$35K - \$50K	8.7%	11%	10.4%
\$50K - \$75K	32.6%	25.2%	21.5%
\$75K - \$100K	11.2%	12.6%	12.1%
\$100 - \$150K	19.5%	18.1%	20.8%
\$150K - \$175K	3.8%	5.5%	5.9%
\$175 - \$200K	2.1%	2.9%	3.1%
\$200K - \$250K	2%	2%	2%
\$250K - \$500K	0.8%	0.8%	0.9%
> \$500K	0.7%	0.7%	0.7%

Occupation	30%	50%	70%
Production & Transportation	15.9%	12.2%	11.6%
Construction	15.9%	14.1%	12.9%
Farming, Fishing & Forestry	1.4%	1.3%	1.1%
Office Admin	6.2%	7%	8.7%
Sales	8.3%	9%	8.5%
Personal Care	1%	1.4%	2.9%
Building Maintenance & Cleaning	2.5%	2.1%	2.2%
Food Preparation & Serving	5.9%	4.3%	4.1%
Protective	4.5%	9.7%	8.7%
Healthcare Support	4.1%	3.9%	4%
Professional Specialty	18.6%	20.3%	20.8%
Managerial/Executive	15.75%	14.9%	14.6%

DEMOGRAPHICS



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