



Colliers

For Lease | Retail Space  
Neighborhood  
Shopping Center

655-695 Tucker Rd | Tehachapi, CA

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**Colliers International**

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# Property Information

The Orchard Shopping Center is a 39,258 square foot shopping center anchored by Big 5 Sporting Goods and Alta 1 Credit Union. It is situated along Tehachapi's primary retail corridor with excellent exposure and easy access from Tucker Road.

## Highlights:

- 1,170, 1,826, 2,340, 8,655 or 9,825 square feet available now!
- Excellent location on primary retail corridor
- Adjacent to planned Walmart Supercenter
- Anchor Tenants include:
  - Alta 1 Credit Union
  - Big 5 Sporting Goods

## Available:

Suite 655-A:	8,655 SF*	Rate Negotiable
Suite 655-B:	1,170 SF*	Rate Negotiable
Suite 675-C:	1,170 SF*	Rate Negotiable
Suite 675-D:	1,170 SF*	Rate Negotiable
Suite 695-C:	1,826 SF	Rate Negotiable

**\*Suites may be combined**

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# Site Plan



SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
655-A	AVAILABLE	8,655 SF	675-E	TONICS BEAUTY	1,170 SF
655-B	AVAILABLE	1,170 SF	675-F	HUNGRY HOWIE'S PIZZA	1,555 SF
655-C	SUBWAY	1,332 SF	685	BIG 5 SPORTING GOODS	11,245 SF
665	ALTA 1 CREDIT UNION	3,815 SF	695-A	AT&T WIRELESS	1,400 SF
675-A	ICHIBAN	3,250 SF	695-B	MIRAMAR REALTY	1,500 SF
675-C	AVAILABLE	1,170 SF	695-C	AVAILABLE	1,826 SF
675-D	AVAILABLE	1,170 SF			

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# Demographics



**Population**  
 1 Mile: 4,526  
 3 Mile: 19,008  
 5 Mile: 21,080



**Daytime Population**  
 1 Mile: 5,416  
 3 Mile: 18,371  
 5 Mile: 20,015



**Businesses**  
 1 Mile: 332  
 3 Mile: 853  
 5 Mile: 906



**Median Age**  
 1 Mile: 33.8  
 3 Mile: 36.6  
 5 Mile: 37.9



**Households**  
 1 Mile: 1,794  
 3 Mile: 7,217  
 5 Mile: 8,034



**Average HH Income**  
 1 Mile: \$82,525  
 3 Mile: \$89,953  
 5 Mile: \$91,870

# Property Photos



# Aerial



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