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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

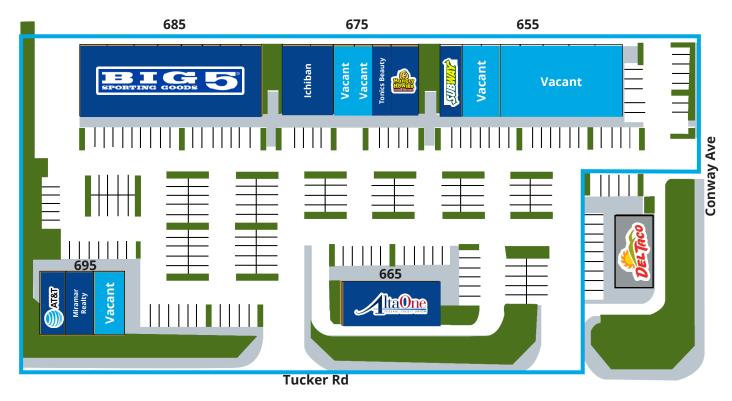
Suite 675-C: 1,170 SF\* Rate Negotiable Suite 675-D: 1,170 SF\* Rate Negotiable

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





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