

Retail space for lease!

Red Apple Plaza

785 Tucker Road, Tehachapi, California



DAVE MALING

Principal

213.618.3825

david.maling@avisonyoung.com

License No. 01139115

**AVISON
YOUNG**



SPACE #: UNIT D

UNIT SIZE ±1,200 SF

ASKING RENT: \$1.25/SF + NNN*

ASKING TERM: Negotiable

*NNN charges are currently estimated at \$0.40/SF

The offering

Highlights

- 1,200 SF space for lease at Red Apple Plaza
- Located in high-traffic retail center anchored by Albertsons
- Other tenants in center include: Domino's Pizza, The UPS Store, McDonald's, Verizon, Starbucks, Two Brothers Pizza, and more!
- Great location in busy commercial corridor of Tehachapi, with dozens of synergistic National Retailers within 0.5 miles
- Ample parking on site
- Situated at highly trafficked intersection of Tucker Road & Valley Blvd (±15,050 VPD)





UNIT #: UNIT D

SIZE: ±1,200 SF

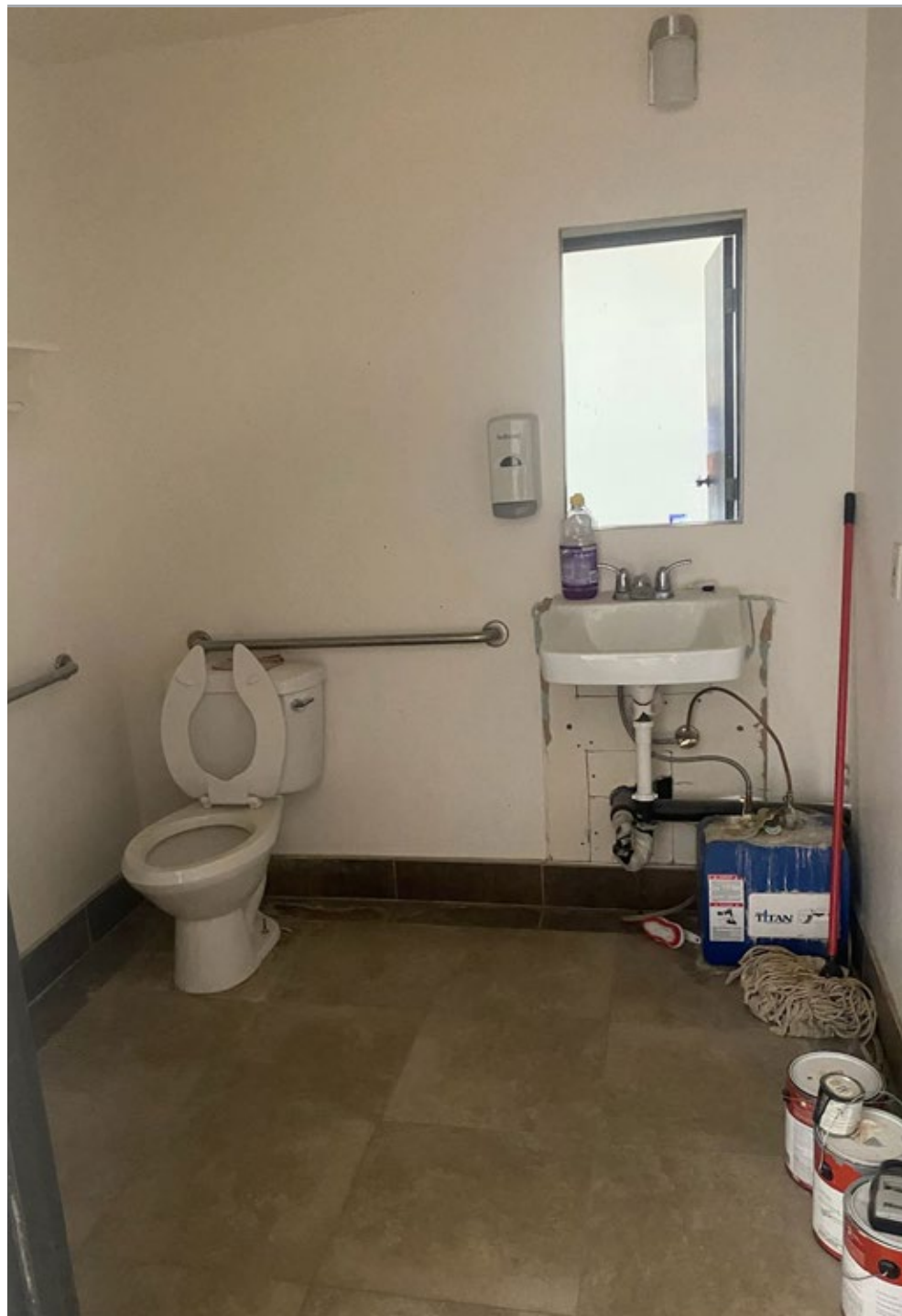
RATE: \$1.75 PSF/MONTH

LEASE TYPE: NNN

*NNN charges are currently estimated at \$0.40/SF

Highlights

- Ready for occupancy!
- 1 ADA bathroom
- Hardwood flooring and drop ceilings
- Working HVAC
- Ideal for a variety of uses!



Location overview

2024 Demographics (3 mile radius)

21,509

Population

8,118

Households

3.3%

2020-2024 annual growth

\$94,291

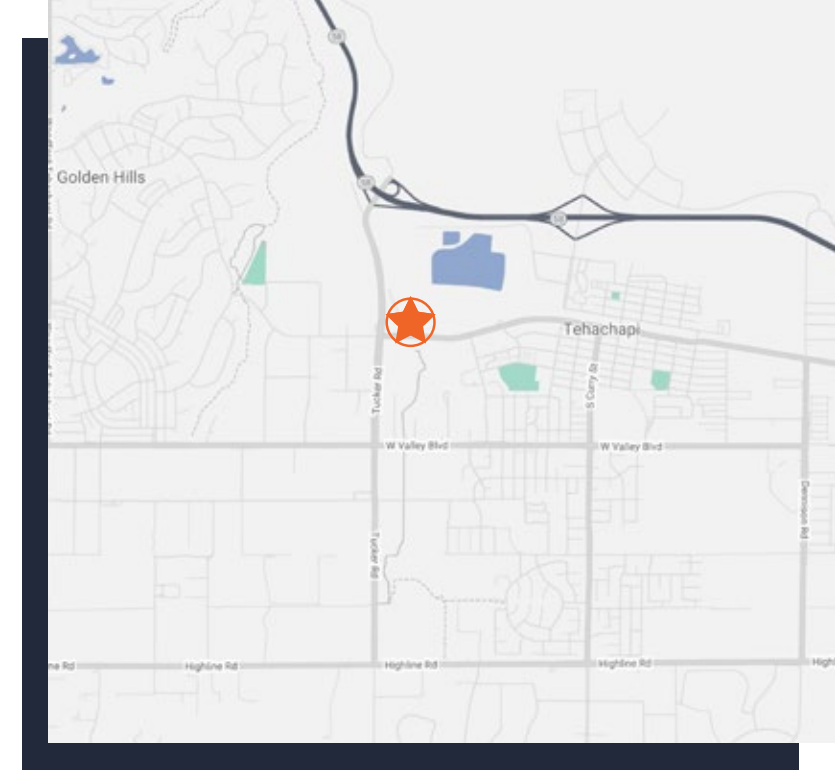
Average household income

37

Median age

65%

Owner occupied



About Tehachapi, California

Tehachapi is a city in Kern County, California, United States, in the Tehachapi Mountains, at an elevation of 3,970 feet (1,210 m), between the San Joaquin Valley and the Mojave Desert. The Tehachapi area is known for the nearby Tehachapi Loop (a popular railfan site), the Pacific Crest Trail and for the excellent conditions for the aerial sport of gliding. Tehachapi has historically been agrarian, with apples, peaches, grain, vegetables and hay grown year-round. Area has been a center for renewable wind energy, containing 4,531 turbines that produce 3,200 megawatts of electricity as of 2019. In the same year, Amazon announced it would begin sourcing wind energy from Tehachapi as part of its goal to become carbon-neutral by 2040.

https://en.wikipedia.org/wiki/Tehachapi,_California

Your neighbors



Ideally situated in commercial corridor of Tehachapi - nearby tenants include Taco Bell, Jack in the Box, Save Mart, Sonic, & more!

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