

# Retail space for lease!

Red Apple Plaza

785 Tucker Road, Tehachapi, California



DAVE MALING

Principal

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**AVISON  
YOUNG**



**SPACE #: UNITS D, F & G**

**UNIT SIZE ±600 SF - ±2,400 SF**

**ASKING RENT: \$1.00/SF + NNN\***

**ASKING TERM: 3 - 5 Years**

\*NNN charges are currently estimated at \$0.57/SF

# The offering

## Highlights

- 600 SF - 2,400 SF spaces 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



ICE CREAM & MORE

PIZZA PASTA SUBS

SMOKE & WIFE #1

verizon

Starbucks

PHARMACY



Available  
Unit D  
1,200 SF

**UNIT #: UNIT D**

**SIZE: ±1,200 SF**

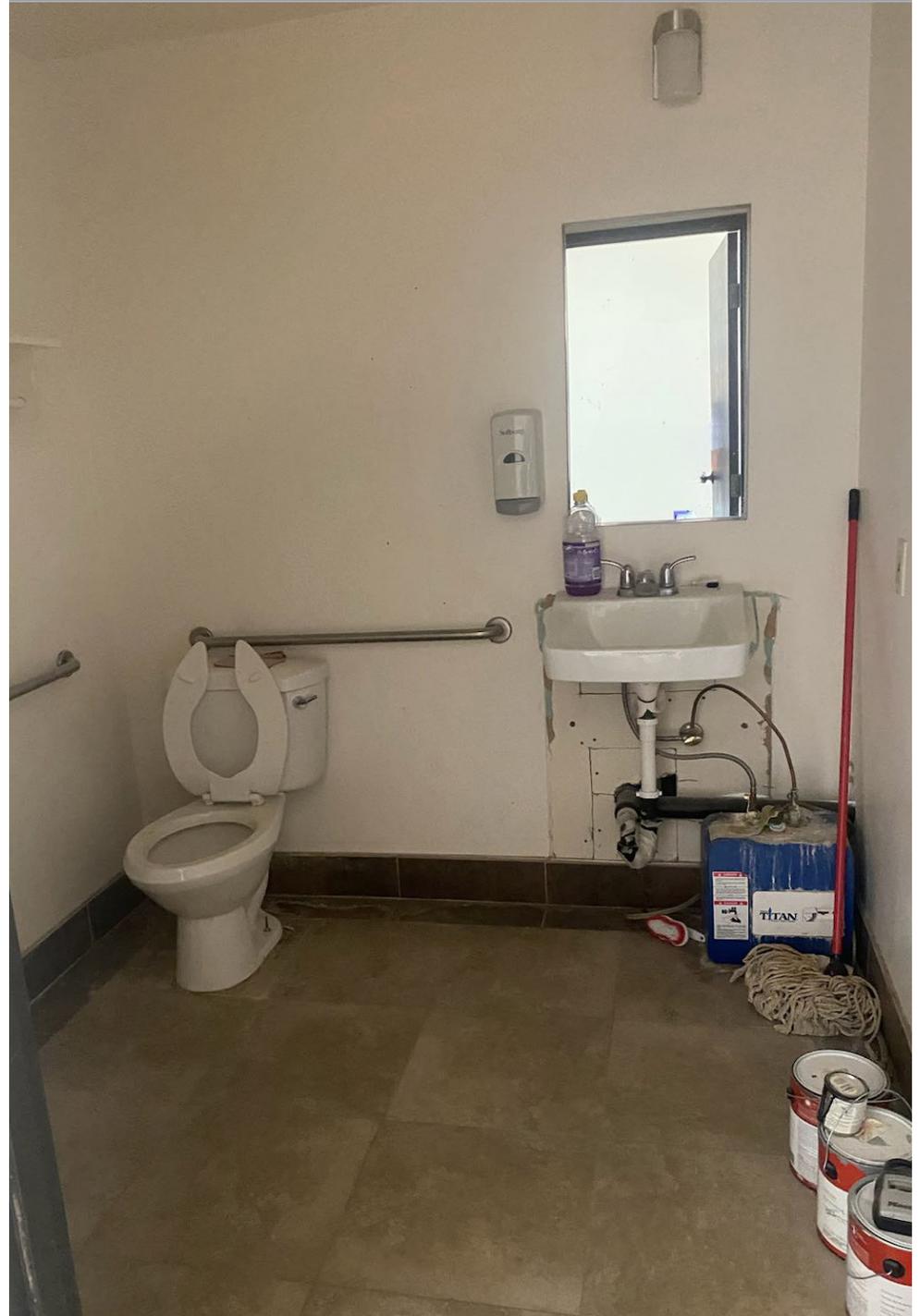
**RATE: \$1.00 PSF/MONTH**

**LEASE TYPE: NNN**

\*NNN charges are currently estimated at \$0.57/SF

### Highlights

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





Available  
Unit G  
2,400 SF

**UNIT #: UNIT G**

**SIZE: ±2,400 SF**

**RATE: \$1.00 PSF/MONTH**

**LEASE TYPE: NNN**

\*NNN charges are currently estimated at \$0.57/SF

## Highlights

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





**UNIT #: UNIT F**

**SIZE: ±600 SF**

**RATE: \$1.00 PSF/MONTH**

**LEASE TYPE: NNN**

\*NNN charges are currently estimated at \$0.57/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**

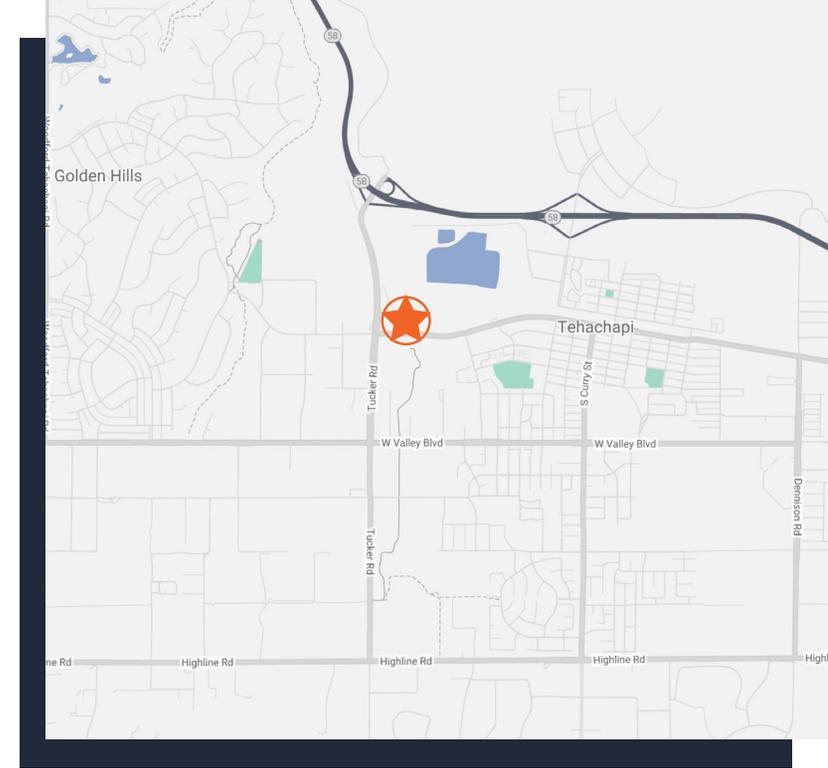
Average household income

**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](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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