

# OFFERING MEMORANDUM

Multi-Tenant Flex Industrial

410 W J St, Tehachapi, CA 93561

APN: 415-110-12-00-1, County of Kern

## MAJOR PRICE REDUCTION!

~~\$1,845,000.00 (\$132/SF)~~

**\$1,695,000.00 (\$122/SF)**



**OLIVIERI COMMERCIAL GROUP**

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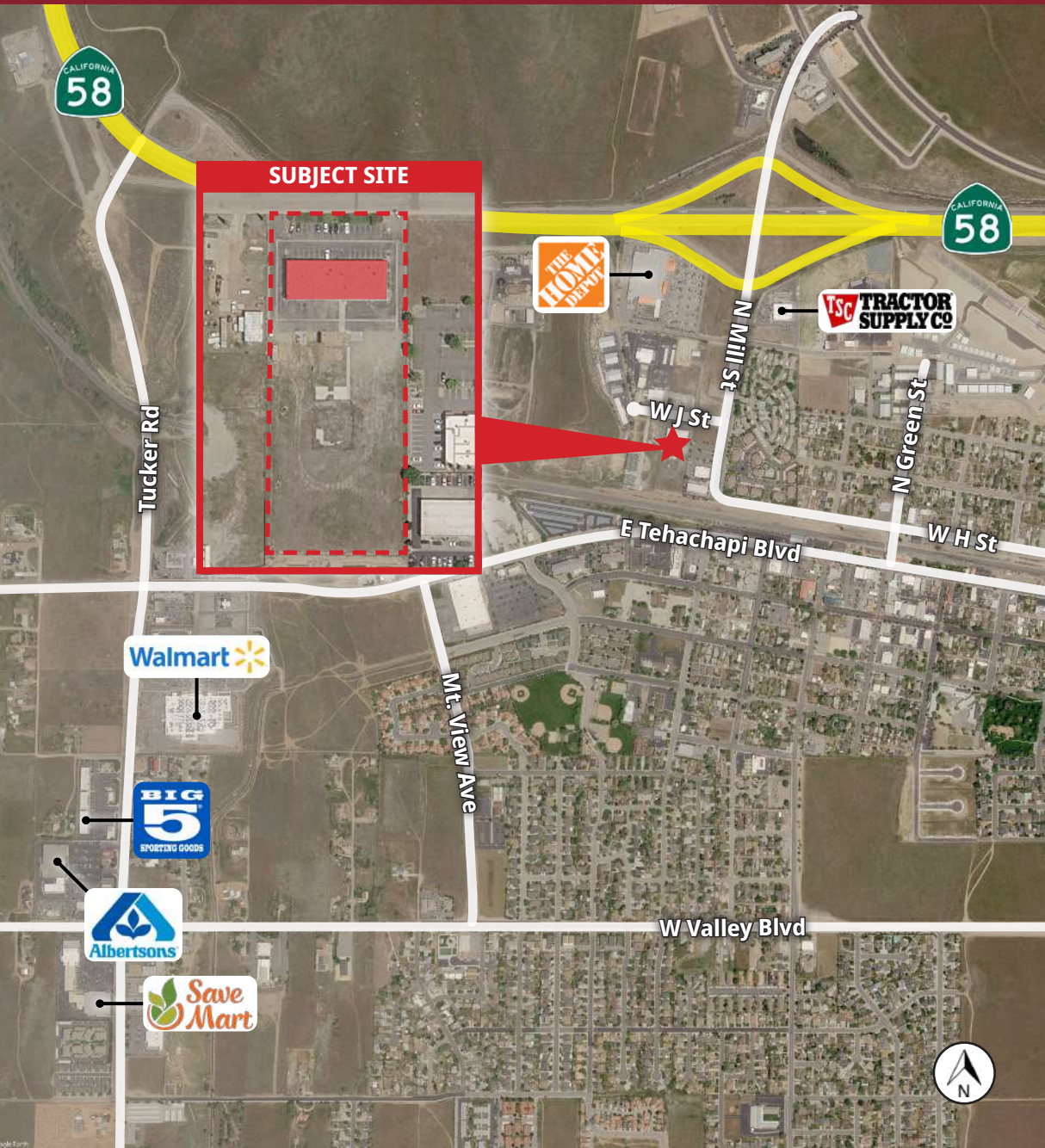
# PROPERTY SUMMARY

410 W J St, Tehachapi, CA 93561

- **ASKING PRICE:** \$1,845,000.00 (\$132/SF)  
\$1,695,000.00 (\$122/SF)
- **BUILDING SIZE:** +/- 13,888 sq ft
  - Approximately 55% Occupied with existing in-place income stream
  - Owner-User Opportunity for up to 6,338 sq ft in Suite A
  - Suite A in turn-key general office condition
- **LOT SIZE:** +/- 3.27 acres
  - +/- 1.75 acre storage yard OR future development opportunity
- **LOCATION**
  - SWC of W J Street & N Mill Street
  - Located 0.3 miles from Hwy 58 on/off ramps
  - Located within close proximity to The Home Depot & Tractor Supply Co.
- **PARKING:** 37 dedicated parking spaces
  - Ample street parking available
- **CONSTRUCTION:** Built in 1990
- **ZONING**
  - M-1 (Light Industrial), City of Tehachapi
- **APN:** 415-110-12-00-1, County of Kern



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## THE BENEFITS OF TEHACHAPI

**Growing Economy:** One of California's fastest-growing small towns, with expanding residential and commercial development.

**Business-Friendly Community:** Strong support and resources to help small businesses and entrepreneurs succeed.

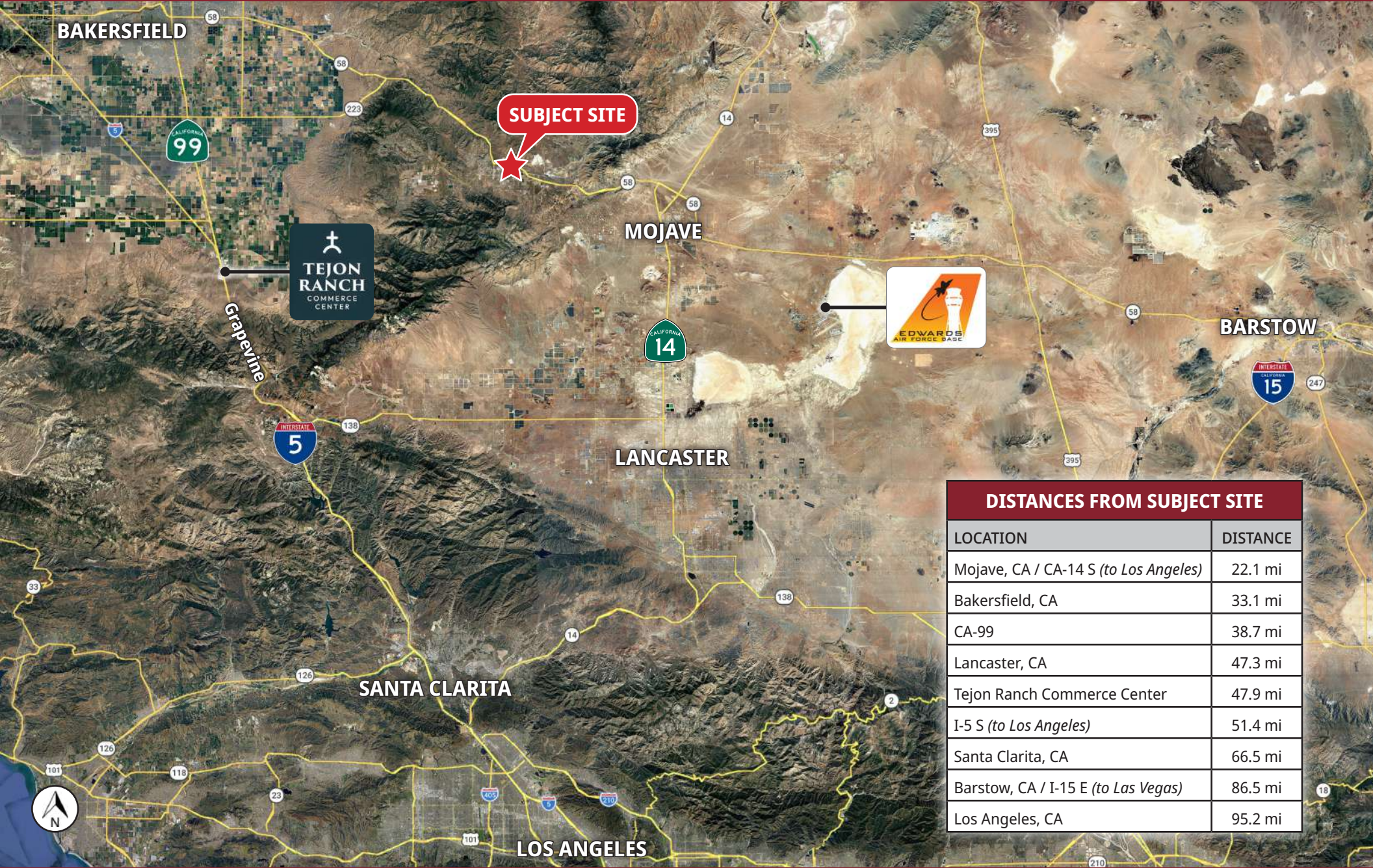
**Prime Location:** Easy access via CA Hwy 58 to major markets like Los Angeles, Bakersfield, the Central Valley, and east to Las Vegas.

**Quality of Life:** Four seasons, scenic views, and a close-knit community offer excellent work-life balance.

- **City Trade Area:** Serves +200,000 consumers across Greater Tehachapi and Eastern Kern
- **Trade Corridor:** Over 20,000 vehicles daily along Highway 58
- **Industries:** Diverse sectors including education, public administration, construction, mining, retail, and manufacturing
- **Local Economy:** Average household discretionary income - \$61,000 (AFTER taxes, food, housing, utilities, etc.)
- **Safety:** Fully-staffed, 24-hour Police Department & Dispatch Center serving the Greater Tehachapi area



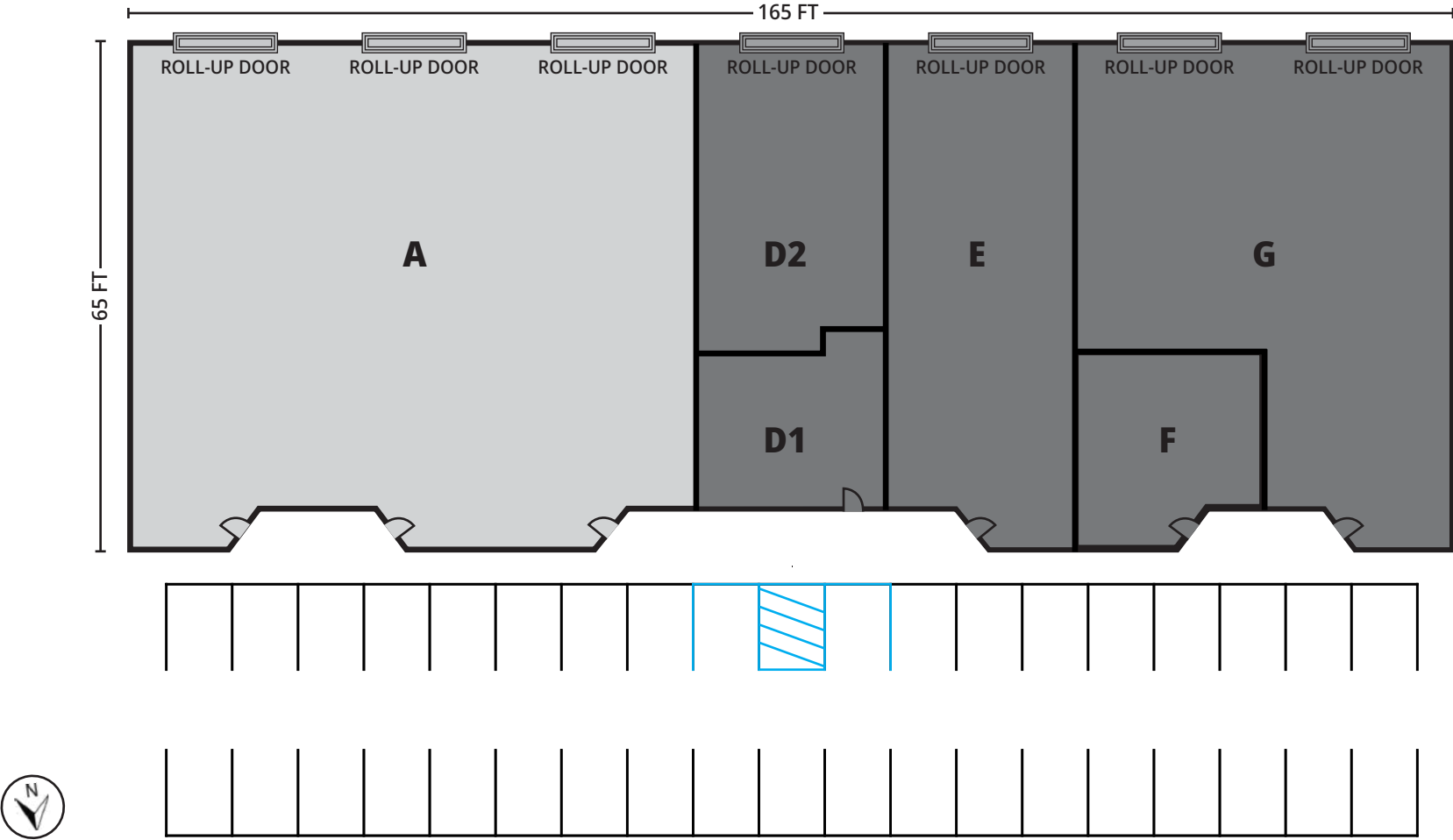
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| DISTANCES FROM SUBJECT SITE           |          |
|---------------------------------------|----------|
| LOCATION                              | DISTANCE |
| Mojave, CA / CA-14 S (to Los Angeles) | 22.1 mi  |
| Bakersfield, CA                       | 33.1 mi  |
| CA-99                                 | 38.7 mi  |
| Lancaster, CA                         | 47.3 mi  |
| Tejon Ranch Commerce Center           | 47.9 mi  |
| I-5 S (to Los Angeles)                | 51.4 mi  |
| Santa Clarita, CA                     | 66.5 mi  |
| Barstow, CA / I-15 E (to Las Vegas)   | 86.5 mi  |
| Los Angeles, CA                       | 95.2 mi  |



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\*Site Plan not to scale

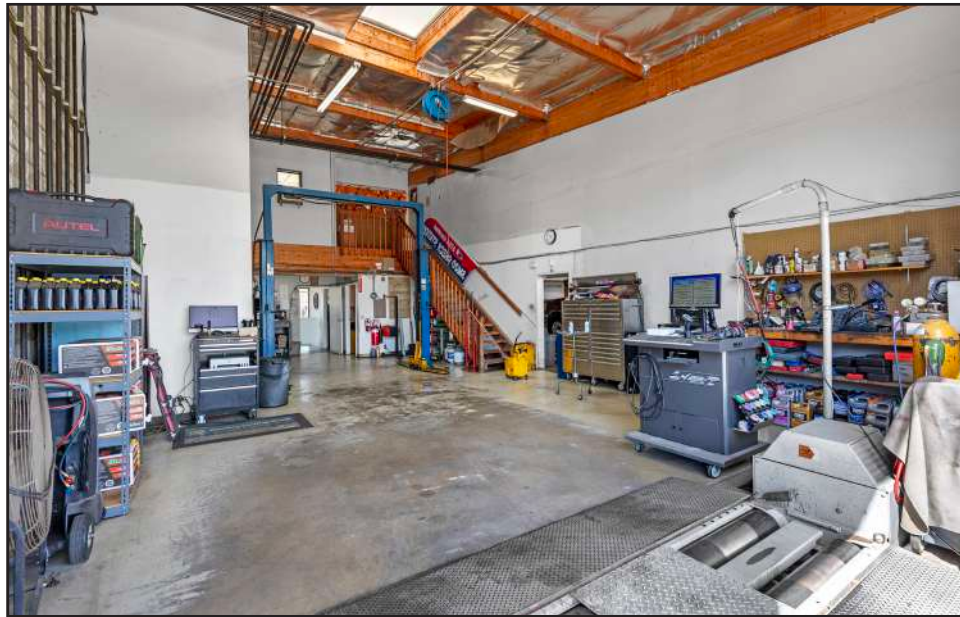
| SUITE SQUARE FOOTAGE     |                      |                         |                                                                                       |                         |                         |
|--------------------------|----------------------|-------------------------|---------------------------------------------------------------------------------------|-------------------------|-------------------------|
| Suite A<br>+ 2nd floor   | Suite D1             | Suite D2<br>+ mezzanine | Suite E<br>+ mezzanine                                                                | Suite F                 | Suite G                 |
| (VACANT)<br>+/- 6,383 SF | A1<br>Driving School | Chris Kirk              |  | Protech<br>Auto Service | Protech<br>Auto Service |



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1-Mile Radius

KEY FACTS



BUSINESS

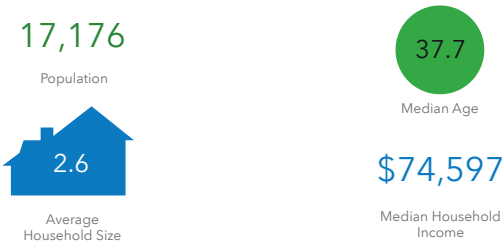


INCOME



3-Mile Radius

KEY FACTS



BUSINESS



INCOME



5-Mile Radius

KEY FACTS



BUSINESS



INCOME



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*Exclusively Offered by:*

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