

WEST TEHACHAPI RETAIL CENTER

1001 West Tehachapi Boulevard | Tehachapi, CA | 93561

4,100 sq.ft.
Last Space



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Property Description

Last Remaining Space. Former Office Use that can easily be used for Office or Medical Use or restore back to Retail Use. Situated on West Tehachapi Blvd, across the street from the Super Walmart, this location provides excellent visibility for all residents in the area. Existing space is fully built out in move in ready condition with 15 private offices and 4 restrooms. Take the opportunity to be a part of retail center that just leased up to two restaurants and other wonderful retail uses.

Property Highlights

- Prime Tehachapi Blvd location
- Last Remaining Space
- Across the Street from Super Walmart
- Ample Parking for uses
- 15 Pre-Built Private Offices

Offering Summary

Lease Rate:	\$1 SF/month (MG)
Number of Units:	8
Available SF:	4,100 SF
Building Size:	20,543 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,525	6,952	7,742
Total Population	4,232	17,640	19,815
Average HH Income	\$82,322	\$94,711	\$97,371



Lease Information

Lease Type:	MG	Lease Term:	36 months
Total Space:	4,100 SF	Lease Rate:	\$1 SF/month

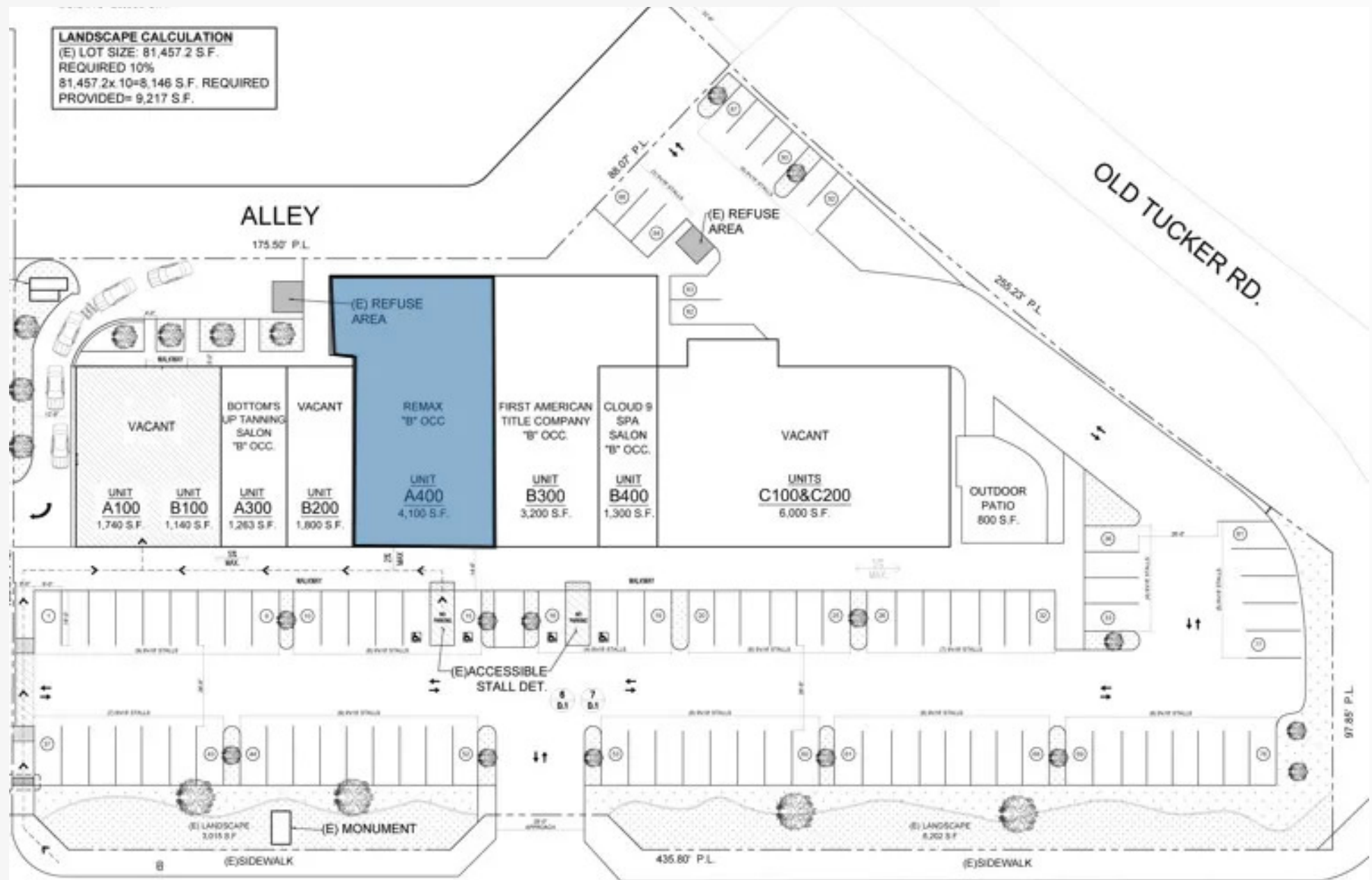
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Office/Medical/Retail Use	Available	4,100 SF	Modified Gross	\$1.00 SF/month	Fully Built out office space in move in ready condition with 4 restrooms, private offices and conference area

PHOTOS



SITE PLAN



PROPOSED SITE PLAN:
 SCALE: 3/32" = 1'-0"



THESE PLANS WERE PREPARED BY
 LAMIN DIAZ
 DESIGNER

RETAILER MAP





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