

OFFERING MEMORANDUM

Multi-Tenant Flex Industrial

410 W J St, Tehachapi, CA 93561

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

ASKING PRICE:
\$1,895,000.00 (\$136/sf)



OLIVIERI COMMERCIAL GROUP

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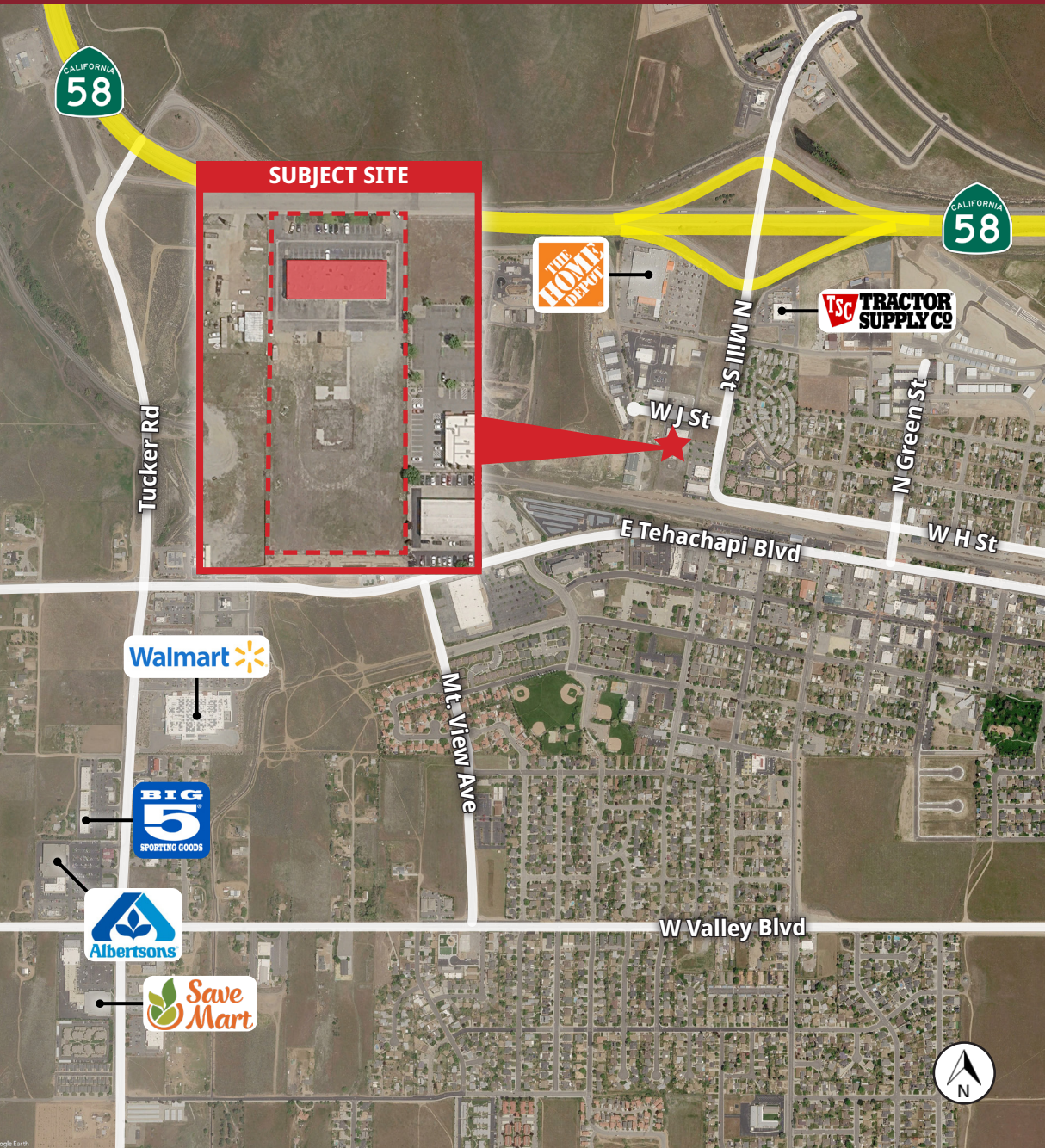
PROPERTY SUMMARY

410 W J St, Tehachapi, CA 93561

- **ASKING PRICE:** \$1,895,000.00 (\$136/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.

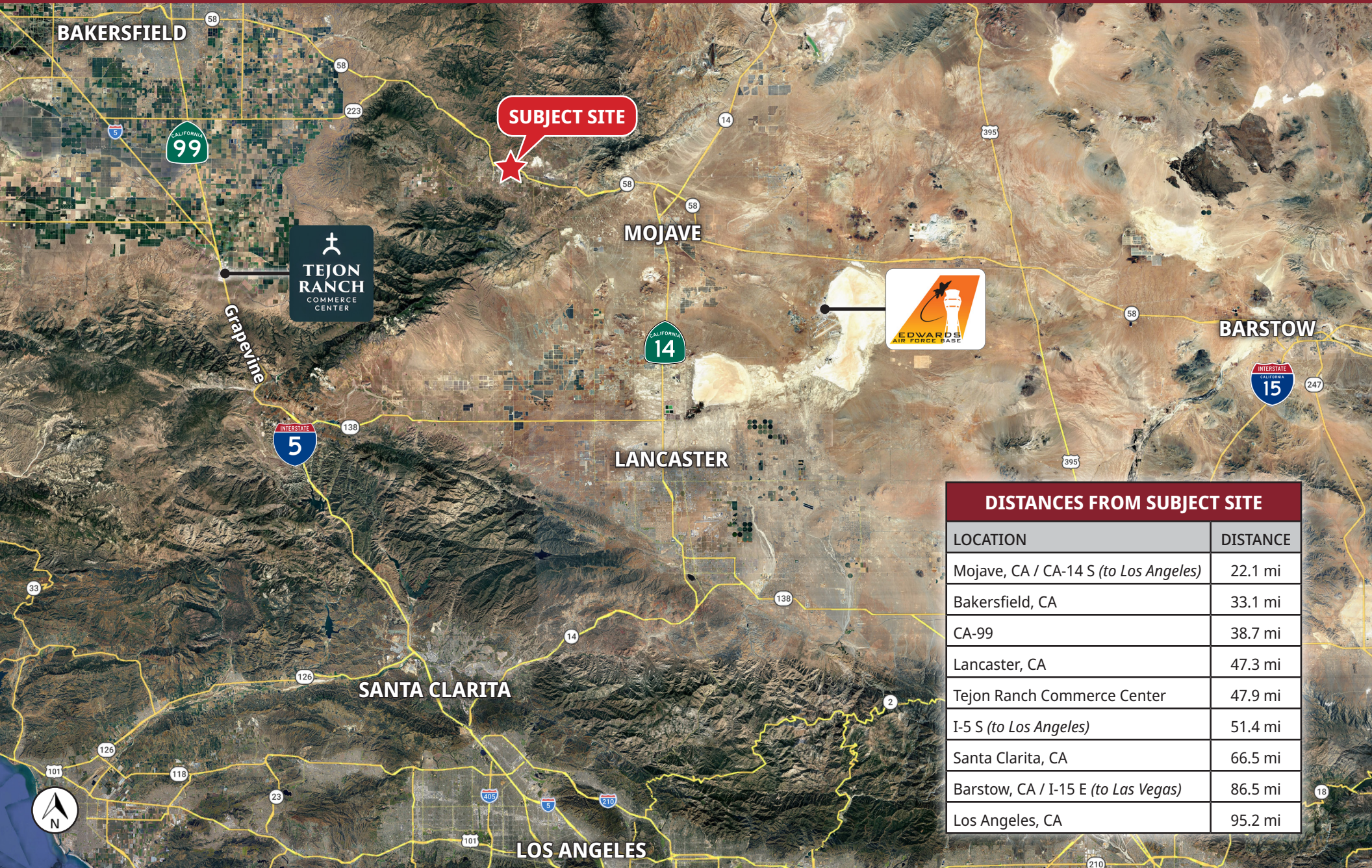
Quality of Life: Four seasons, scenic views, and a close-knit community offer excellent work-life balance.

- **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



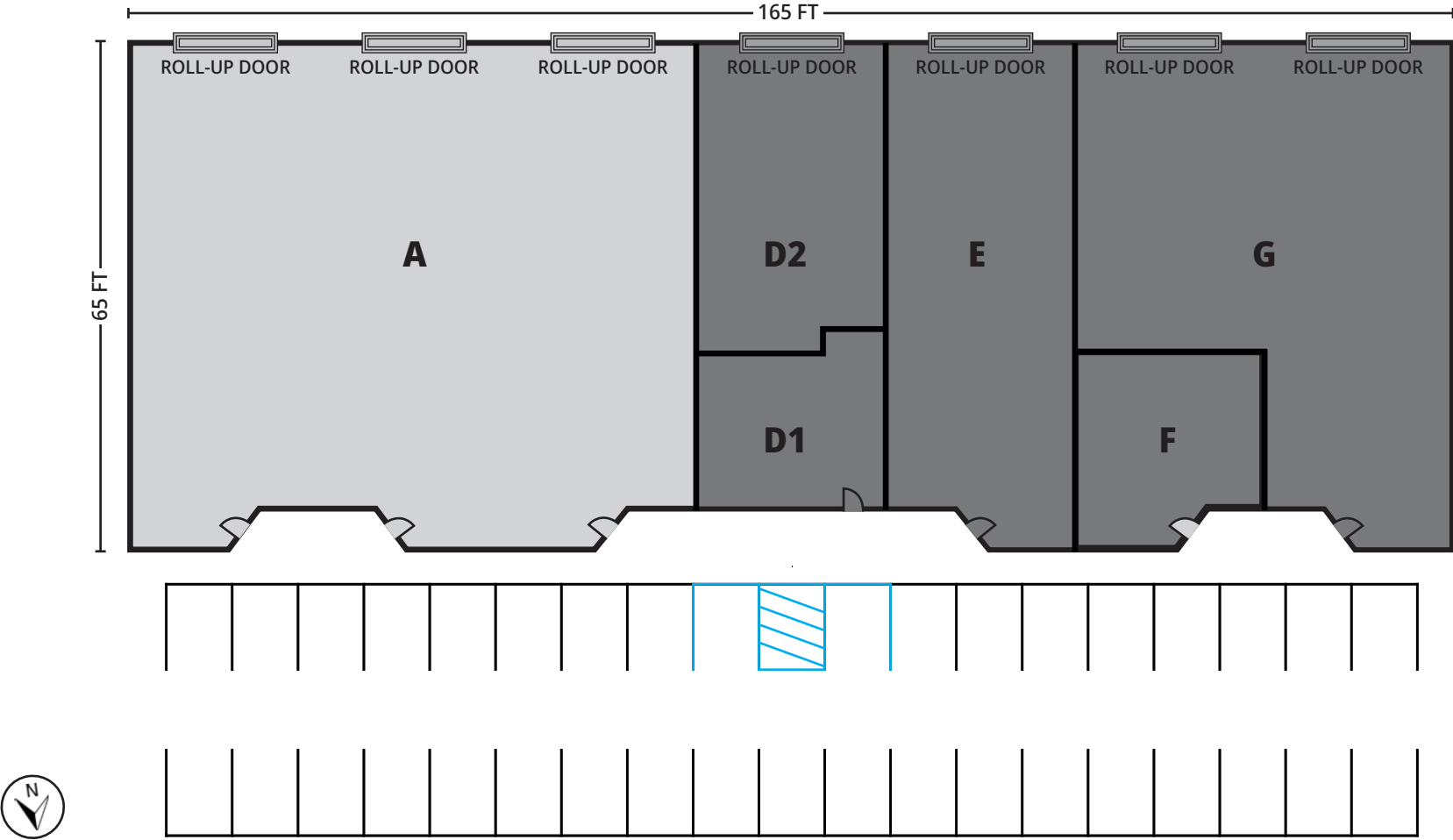
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DISTANCES FROM SUBJECT SITE	
LOCATION	DISTANCE
Mojave, CA / CA-14 S <i>(to Los Angeles)</i>	22.1 mi
Bakersfield, CA	33.1 mi
CA-99	38.7 mi
Lancaster, CA	47.3 mi
Tejon Ranch Commerce Center	47.9 mi
I-5 S <i>(to Los Angeles)</i>	51.4 mi
Santa Clarita,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

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*Site Plan not to scale

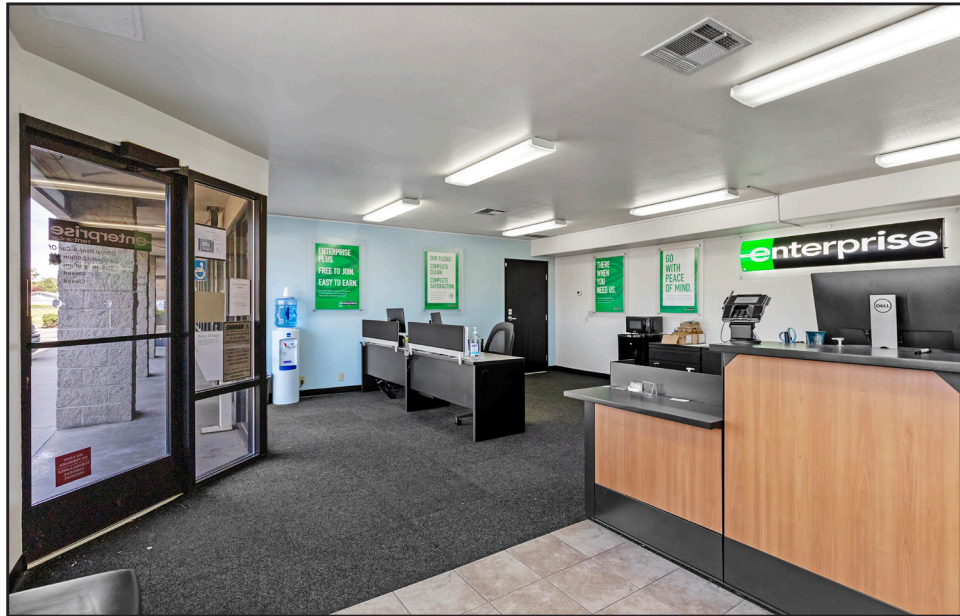
SUITE SQUARE FOOTAGE					
Suite A + 2nd floor	Suite D1	Suite D2 + mezzanine	Suite E + mezzanine	Suite F	Suite G
(VACANT) +/- 6,383 SF	A1 Driving School	Chris Kirk		Protech Auto Service	Protech Auto Service



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1-Mile Radius

KEY FACTS



BUSINESS

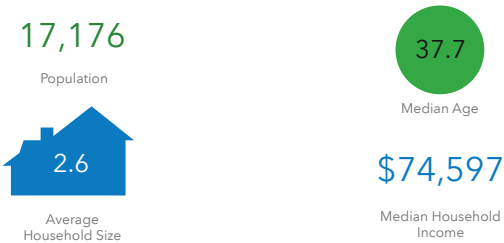


INCOME



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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