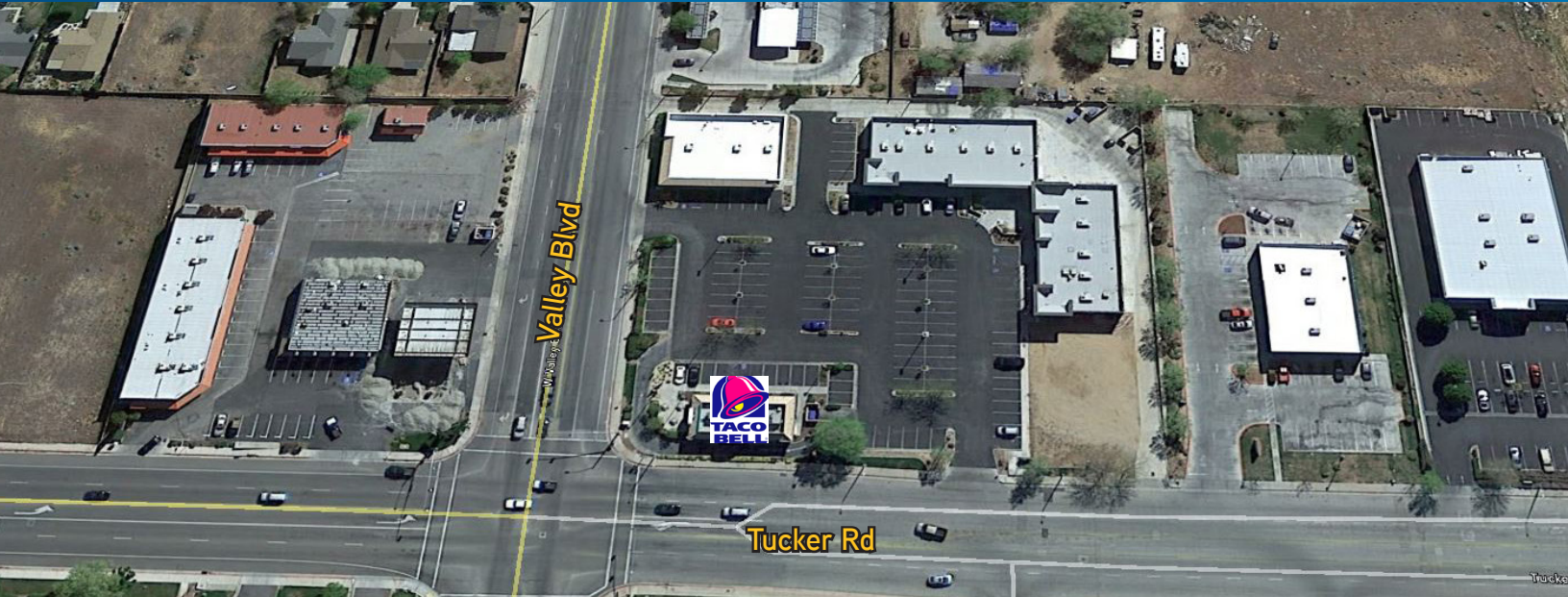


RETAIL SPACE FOR LEASE



TEHACHAPI VILLAGE

840 TUCKER ROAD, TEHACHAPI, CA 93561



LOCATION: Tehachapi Village is located at the southeast corner of Valley Blvd and Tucker Road along Tehachapi's Retail Corridor.

HIGHLIGHTS:

- Tehachapi Village is a 13,070sf community shopping center
- Excellent exposure and visibility
- Easy ingress and egress from Tucker Rd and Valley Blvd
- Zoned C-3 General Commercial, City of Tehachapi
- Neighboring tenants include:



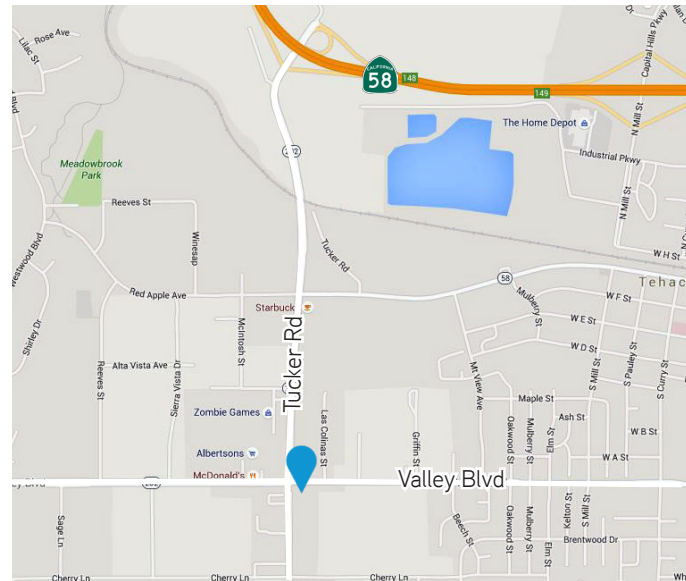
DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population:	4,556	18,409	20,900
Employees:	1,321	3,771	3,971
Households:	1,654	6,772	7,681
Avg HH Income:	\$61,358	\$66,272	\$68,865

2015 estimates, Alteryx.com

AVAILABLE:

Suite H 1,500 s.f. \$1.25/s.f., NNN



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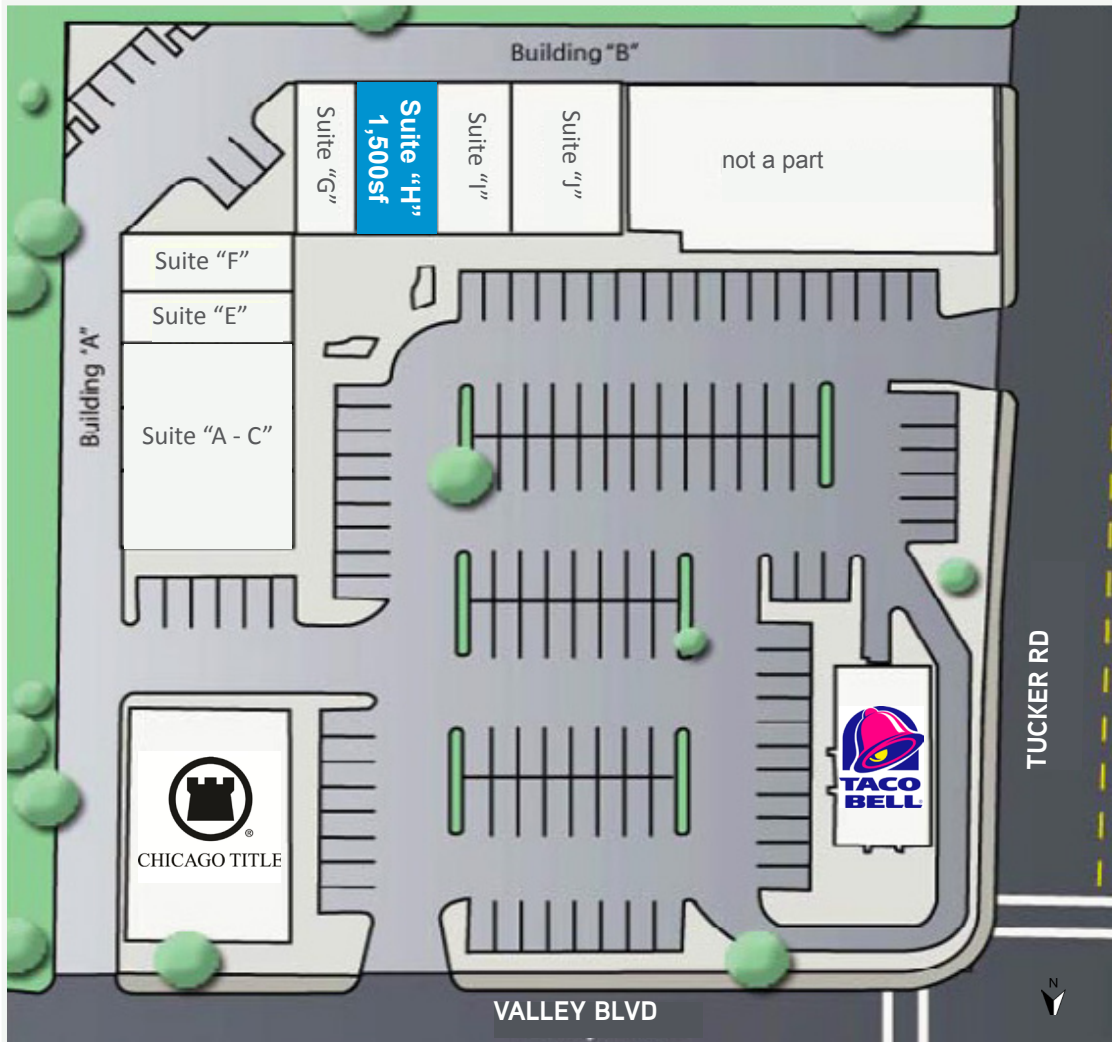
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RETAIL SPACE FOR LEASE

TEHACHAPI VILLAGE

840 TUCKER ROAD, TEHACHAPI, CA 93561

SITE PLAN:



Suite	Tenant	S.F.	Suite	Tenant	S.F.
A - C	Don Perico's Mexican Restaurant		H	AVAILABLE	1,500
E	Massage Therapy		I	Dentist	
F	Nail Salon		J	Howard's Mini Mart	
G	Foot & Ankle Institute				

RETAIL SPACE FOR LEASE

TEHACHAPI VILLAGE

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COMPETITION AERIAL:



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