

Tehachapi Village

SOUTHEAST CORNER OF TUCKER ROAD AND VALLEY BOULEVARD, TEHACHAPI, CALIFORNIA

NOW LEASING!!



- *Rapidly Growing City, 35 miles east of Bakersfield*
- *Neighboring Tenants:*
 - *Albertsons*
 - *Rite - Aid*
 - *Blockbuster Video*
 - *Dollar Tree*
 - *Taco Bell*
- *Rental Rate \$1.50, plus triple net*
- *Retail development with Food Court*
- *4,800 Sq. Ft of available space for Lease*



FOR FURTHER INFORMATION, CONTACT:

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“Vacancy Factor of less than 1% indicating high demand for retail space”

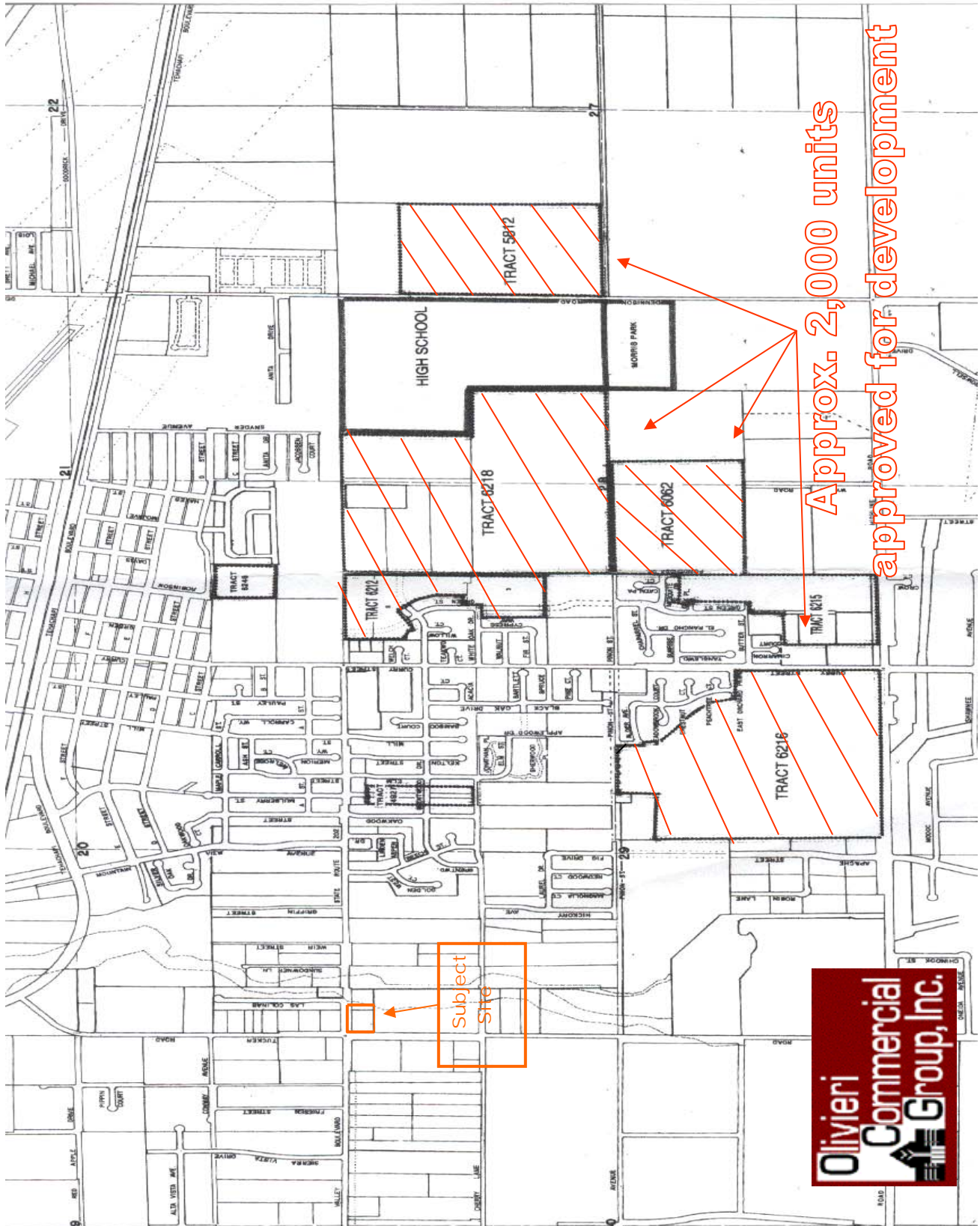
AREA DETAILS

- > Traffic Counts: 50,400 ADT *City of Tehachapi, 2004*
- > Demographic Information

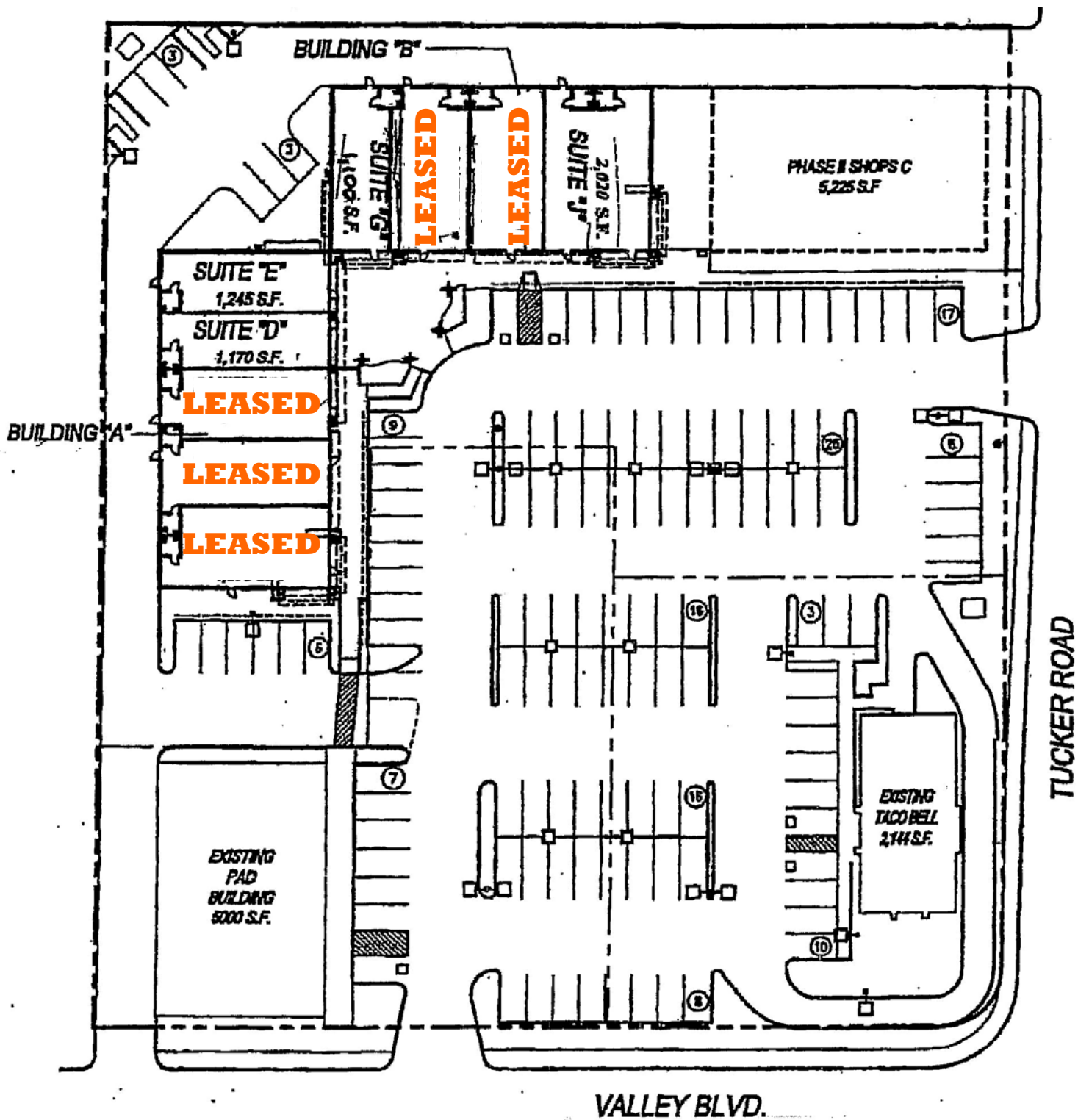
	<u>1 Mile,</u>	<u>5 Mile,</u>	<u>15 Mile</u>
Population:	4,122	17,165	30,614
Median Income:	\$32,154	\$43,464	\$50,806
Households:	1,534	6,146	9,565
- > Over 2,100 Residential Lots Approved!

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TENTATIVE HOUSING TRACT MAP



Current Site Plan
Tehachapi Village
Tehachapi, CA



Demographic Comparison Snapshot

1, 3, 15 Mile

Tucker Road and Valley Boulevard Tehachapi, CA

1 Miles: 5 Miles: 15 Miles:

Population:

Total Population	4,302	18,354	32,078
Male Population	49.40%	50.20%	57.60%
Female Population	50.60%	49.80%	42.50%
Median Age	34.4	35.6	36.6
Population Density (per sq. mi.)	1,369.50	233.7	45.4
Employees	820	3,402	5,088
Establishments	144	530	717

Income:

Median HH Income	\$32,802	\$44,669	\$51,552
Per Capita Income	\$21,419	\$22,163	\$24,433
Average HH Income	\$56,838	\$61,199	\$65,162

Households:

Total Households	1,617	6,633	10,058
Average Household Size	2.65	2.76	2.71
Household Growth 1990 - 2000	7.00%	14.20%	21.30%

Housing:

Owner Occupied Housing Units	61.80%	66.60%	68.50%
Renter Occupied Housing Units	31.20%	23.40%	17.40%
Vacant Housing Units	7.00%	10.00%	14.10%

Race:

White	89.80%	90.60%	86.60%
Black	1.80%	1.50%	4.40%
American Indian, Eskimo, Aleut	0.90%	0.80%	0.80%
Asian	1.40%	1.40%	1.30%
Hawaiian or Pacific Islander	0.00%	0.00%	0.00%
Other	4.20%	3.70%	5.20%
Multirace	1.80%	2.00%	1.70%

Ethnicity:

Hispanic	28.60%	25.30%	25.80%
Non-Hispanic	71.40%	74.70%	74.20%

Current year data is for the year **2005**, 5 year projected data is for the year **2010**.
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