

SHOP SPACE AVAILABLE

TEHACHAPI JUNCTION
1100 W. Tehachapi Blvd.
Tehachapi, California



Newly Signed Lease with



- Located at the SEQ of West Tehachapi Blvd & Tucker Rd (202)
- Located adjacent to NEW WALMART
- **AVAILABLE 1,511sf shop space**
- Co-tenant with Starbucks and Round Table Pizza. Across street from Walgreens, Tehachapi Public Library, American Mortgage, Peaceful Image, Tanning Salon and Big Papa's.
- Located less than 1 mile from Highway 58

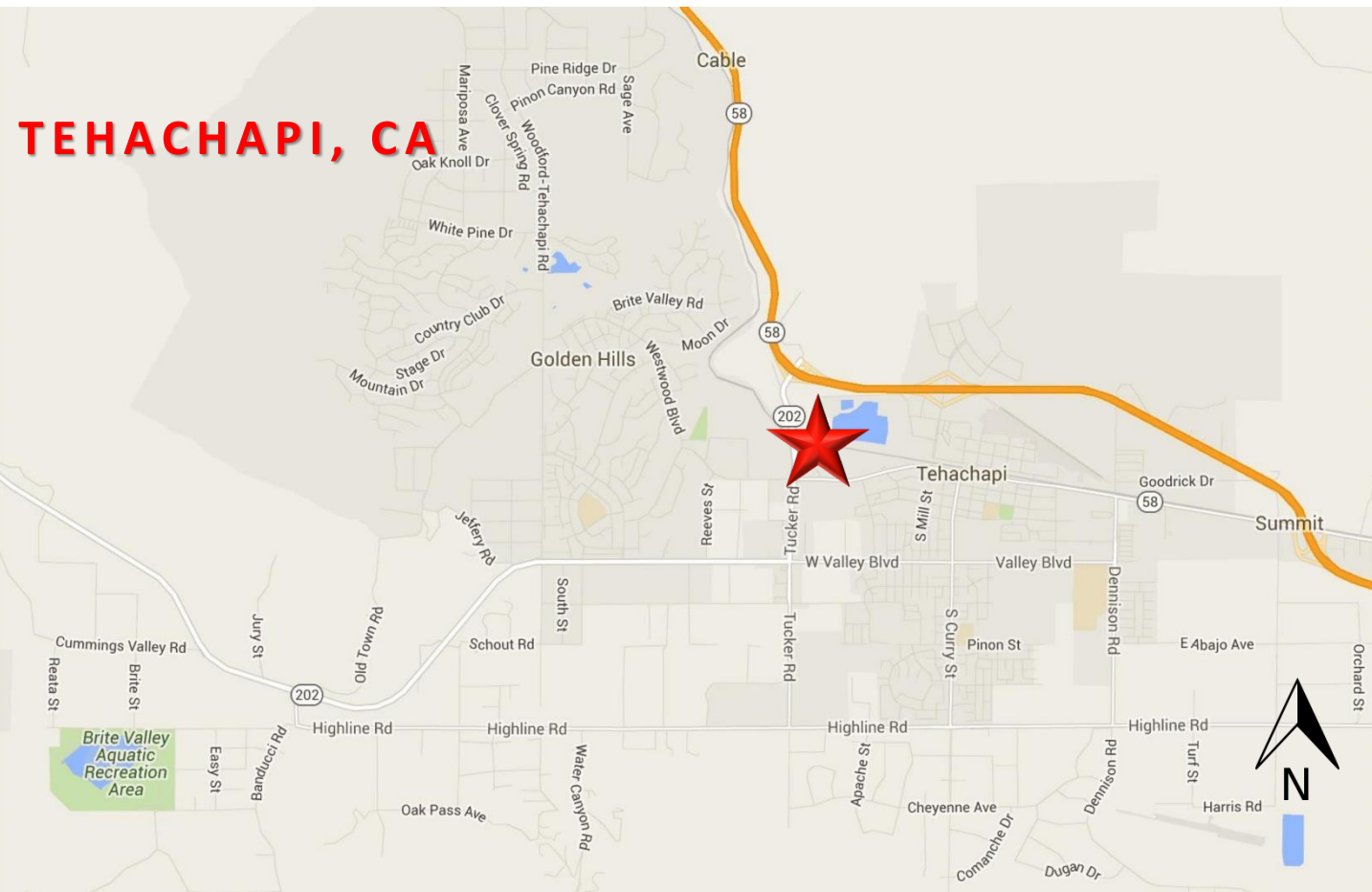


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SHOP SPACE AVAILABLE 1100 W. TEHACHAPI BLVD. TEHACHAPI, CALIFORNIA

TEHACHAPI, CA



Located at an elevation of 4,000 feet in the Tehachapi Mountains, the refreshing lifestyle of Tehachapi has made it the jewel of Kern County and a prime location for new and expanding businesses. With easy access to larger markets, major transportation hubs and expanding industry, Tehachapi is a great place to elevate your business.



TRADE POPULATION

73,868

Greater Tehachapi Area
Served by City-Based
Businesses



Median
Age: 39.5

HOUSEHOLDS
23,456
Average Size
2.70

HOUSING
2016 Average Sales Price
\$282k

Average
Household
Income **\$87k**

74%
Owner Occupied

Greater Tehachapi Area Served by City-Based Businesses

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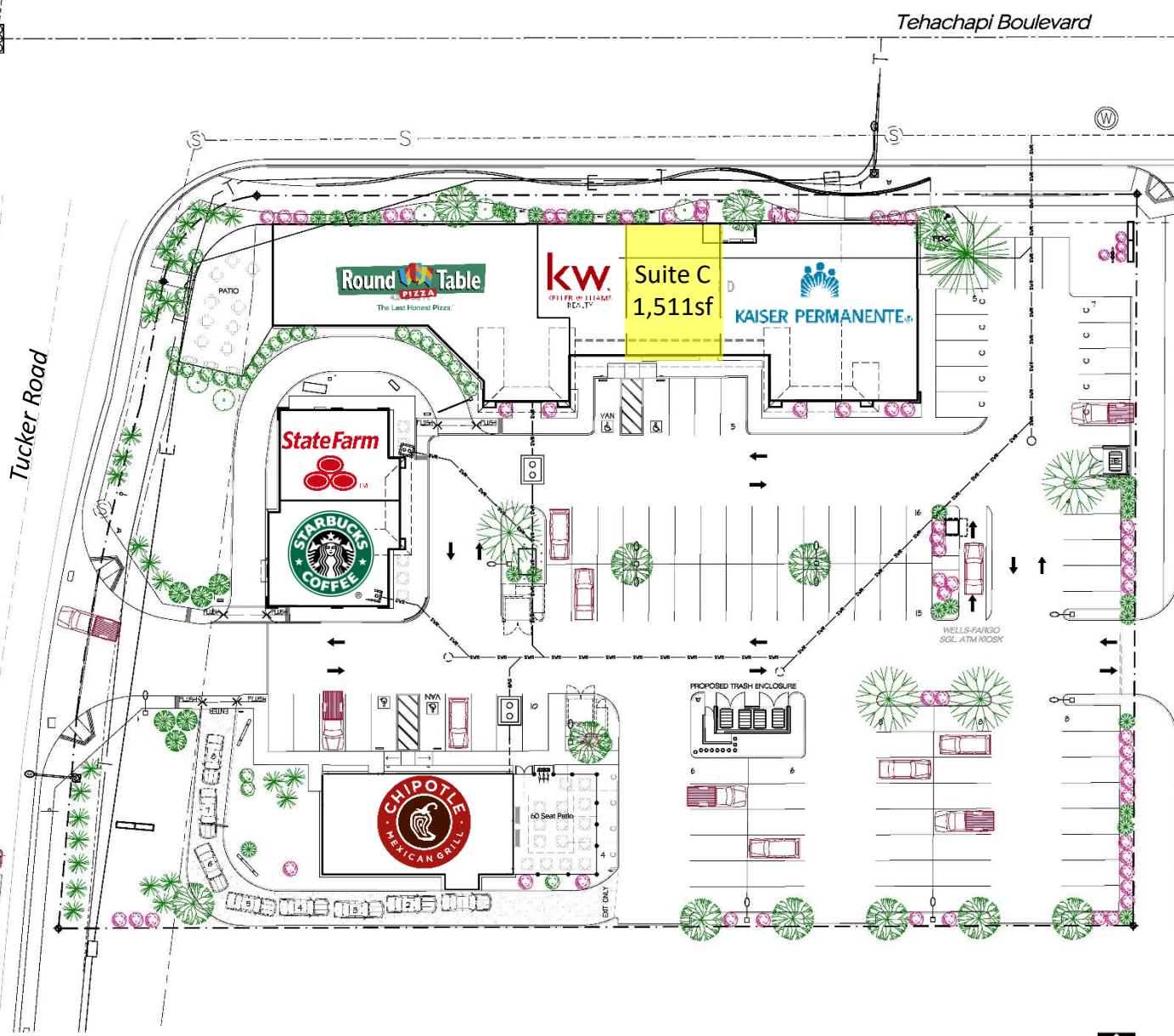
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DEMOGRAPHICS	5 MILE	10 MILE	15 MILE
POPULATION	19,830	31,266	36,369
HOUSEHOLDS	7,597	10,143	12,347
AVG. HH INCOME	\$92,523	\$92,795	\$89,382
DAYTIME POPULATION	4,566	5,485	6,422

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Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.1315/-118.4666

1100 W Tehachapi Blvd Tehachapi, CA 93561	5 mi radius	10 mi radius	15 mi radius
Population			
2021 Estimated Population	19,830	31,266	36,369
2026 Projected Population	19,924	31,611	36,940
2010 Census Population	19,695	31,172	35,746
2000 Census Population	16,061	24,548	27,964
Projected Annual Growth 2021 to 2026	-	0.2%	0.3%
Historical Annual Growth 2000 to 2021	1.1%	1.3%	1.4%
2021 Median Age	37.8	39.3	40.9
Households			
2021 Estimated Households	7,597	10,143	12,347
2026 Projected Households	7,697	10,365	12,683
2010 Census Households	7,286	9,512	11,400
2000 Census Households	5,802	7,367	8,661
Projected Annual Growth 2021 to 2026	0.3%	0.4%	0.5%
Historical Annual Growth 2000 to 2021	1.5%	1.8%	2.0%
Race and Ethnicity			
2021 Estimated White	74.6%	71.8%	73.4%
2021 Estimated Black or African American	2.4%	5.8%	5.3%
2021 Estimated Asian or Pacific Islander	3.1%	2.8%	2.8%
2021 Estimated American Indian or Native Alaskan	1.6%	1.6%	1.6%
2021 Estimated Other Races	18.2%	18.1%	16.9%
2021 Estimated Hispanic	32.9%	33.0%	31.2%
Income			
2021 Estimated Average Household Income	\$92,523	\$92,795	\$89,382
2021 Estimated Median Household Income	\$68,460	\$71,009	\$71,791
2021 Estimated Per Capita Income	\$35,471	\$32,590	\$32,483
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	3.7%	4.1%	3.8%
2021 Estimated Some High School (Grade Level 9 to 11)	6.4%	9.4%	8.7%
2021 Estimated High School Graduate	27.0%	26.8%	25.5%
2021 Estimated Some College	29.5%	29.7%	29.8%
2021 Estimated Associates Degree Only	13.3%	11.8%	12.5%
2021 Estimated Bachelors Degree Only	13.2%	12.4%	13.2%
2021 Estimated Graduate Degree	6.8%	5.8%	6.6%
Business			
2021 Estimated Total Businesses	640	769	874
2021 Estimated Total Employees	4,566	5,485	6,422
2021 Estimated Employee Population per Business	7.1	7.1	7.3
2021 Estimated Residential Population per Business	31.0	40.7	41.6

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