

TEJON RANCH COMMERCE CENTER

Interstate 5 Location for Build-to-Suit | Ground Lease



Future Industrial Development



Parcels Available for Build-to-Suit/Ground Lease
Adjacent to brand new



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Property Information



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LAND

+/- 3.47 Acres for
Ground Lease or Build to Suit

APN

238-480-36, 37, 40, 41

LOCATION

Located near the intersection of Wheeler Ridge Road and Laval Road adjacent to the Outlets at Tejon



FEATURES

- Opportunity for Build to Suit or Ground Lease
- I-5 and Highway 99 exposure and visibility with direct access from Interstate 5
- Approximately 172,000 cars per day travel on I-5 (Cal Trans 2017)
- Adjacent to the Tejon Outlets with more than 60 retailers, including:



- More than 20 retailers providing multiple full service, fast casual, and quick serve offerings including one of the top performing Starbucks in the nation. Neighboring tenants include:



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About Tejon Ranch

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The Tejon Ranch Commerce Center

is a 20 million square foot state-of-the-art commercial / industrial development on Interstate 5 just north of the Los Angeles basin. More than five million square feet of industrial, commercial and retail space has already been developed, including distribution centers for IKEA, Caterpillar, Famous Footwear and Dollar General as well as recent announcement of move L'OREAL to TRCC and an un-named company moving to TRCC in 4Q 2019 to occupy another 390,000sf.

The Commerce Center is part of the overall Tejon Ranch master plan, which will include nearly 35,000 homes and 35 million square feet of commercial space. The residential community of Grapevine at Tejon Ranch, is planned for the area immediately adjacent to the Commerce Center. Grapevine's development plan calls for $\pm 12,000$ homes.

TEJON RANCH *Building the Legacy*

Tejon Ranch (NYSE:TRC) is a fully diversified integrated real estate and agribusiness company, whose principal asset is California's historic Tejon Ranch. Located along Interstate 5, approximately 60 miles north of Los Angeles and 20 miles south of Bakersfield, the 270,000-acre ranch is the largest single piece of private property in the state.

Tejon Ranch Company's real estate developments include Tejon Ranch Commerce Center, as well as several master planned residential communities, including Mountain Village at Tejon Ranch, a fully-approved mountain resort community; Centennial, a 19,333-home new town in Los Angeles County and Grapevine, a 12,000 to 14,000 home master planned community located near the Tejon Ranch Commerce Center in Kern County.



Future – Grapevine at Tejon Ranch. $\pm 12,000$ residential unit community with 5.1million sf of commercial approved to be built adjacent to the Tejon Ranch Commerce Center

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Facts



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- An average of **+/- 172,000 cars per day** pass on Interstate 5 through the Tejon Ranch Commerce Center, traveling either northbound or southbound. On average, approximately 16,700 cars exit per day at the I-5 Laval Road Exit, or 6.1M cars per year. With the average of 1.5 to 2.5 persons per car, this would equate to approximately 9 to 15M people per annum visiting the Tejon Ranch Commerce Center (Fehr & Peers/CalTrans, 2017 Traffic Counts)
- **±\$250 million in annual retail revenue** generated at the Commerce Center
- TA and Petro travel centers sell 1 million gallons of gas and 1.5 million gallons of diesel each month
- Nearly 5 million square feet of distribution operations including IKEA, Dollar General, Famous Footwear, Loreal and Caterpillar neighbor this location
- **2,500 - 4,000 people currently employed** at the Commerce Center (seasonally)
- Because of its many amenities, TRCC becomes a staging area for drivers whenever I-5 over the Grapevine is shut down.
- Interstate 5 is **the most traveled North/South route** from Northern California to San Diego
- Many people living in Bakersfield commute to jobs in Santa Clarita and other communities in the San Fernando Valley.
- This property is adjacent to the new Hampton Inn allowing the ease of capturing tens of thousands of guests annually who can simply walk across the parking lot to eat



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Site Plan



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Area Overview



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KERN COUNTY

Kern County is strategically located and is the gateway to Southern California, the Mojave Desert, the Sierra Nevadas and the San Joaquin Valley. It is equidistant between Fresno and Los Angeles (110 miles). Because of its strategic location, Kern County is within easy reach of Los Angeles, San Francisco, Las Vegas, the Pacific Ocean or Yosemite National Park. Kern County is California's third largest county and is one of the fastest growing areas in the U.S. in terms of population growth.

Economy

Kern County's top two industries are energy and agriculture, and Kern is California's top oil producing county with 81% of the active wells in the state located here. Kern County is also home to two military installations, Edwards Air Force Base and China Lake Naval Weapons Center, which comprise a strong aviation, space and military presence. With its location on Interstate 5, the center of the state, TRCC provides dual port access from the Ports of Los Angeles/Long Beach and the Port of Oakland. TRCC's location is important to the Kern County's economy as it provides industrial sites eligible for Foreign Trade Zone benefits, large adjacent travel plazas providing off-site staging areas for trucks and amenities for drivers and an ideal location on Interstate 5 with close proximity to both Los Angeles and Kern County.



Bakersfield, the "Southern Gateway to the Central Valley," is the focal point of the larger Bakersfield-Delano, Metropolitan Statistical Area, which is congruent with Kern County and is one of the largest metropolitan areas in the United States.



KERN COUNTY TOP EMPLOYERS

- | | | |
|-------------------------------------|--------------------------------|--------------------------------|
| Bakersfield Memorial Hospital | Kern County Human Services | US Naval Air Weapons Station |
| California Correctional Institution | Kern County School Dept. | Wasco State Prison Fire Dept |
| Chevron Corp | Kern Medical | WM Bolthouse Farms |
| Edwards Air Force Base | Marko Zaninovich Inc. | Wonderful Pistachios & Almonds |
| Ensign United States Drilling | Mercy Hospitals of Bakersfield | |
| Foster Care Human Services | Nabors Completion-Production | |
| Frito-Lay, Inc. | Nasa/Dryden Flight Research | |
| Giumarra Vineyards | San Joaquin Community Hospital | |
| Grimmway Farms | Sun Pacific | |



DEMOGRAPHICS - BAKERSFIELD MSA (Kern County)

2018 Population	900,462
2023 Projected Population	942,182
Households	284,110
Average HH Income	\$77,191

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