

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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For additional information please contact:

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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**
 - 50% 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.

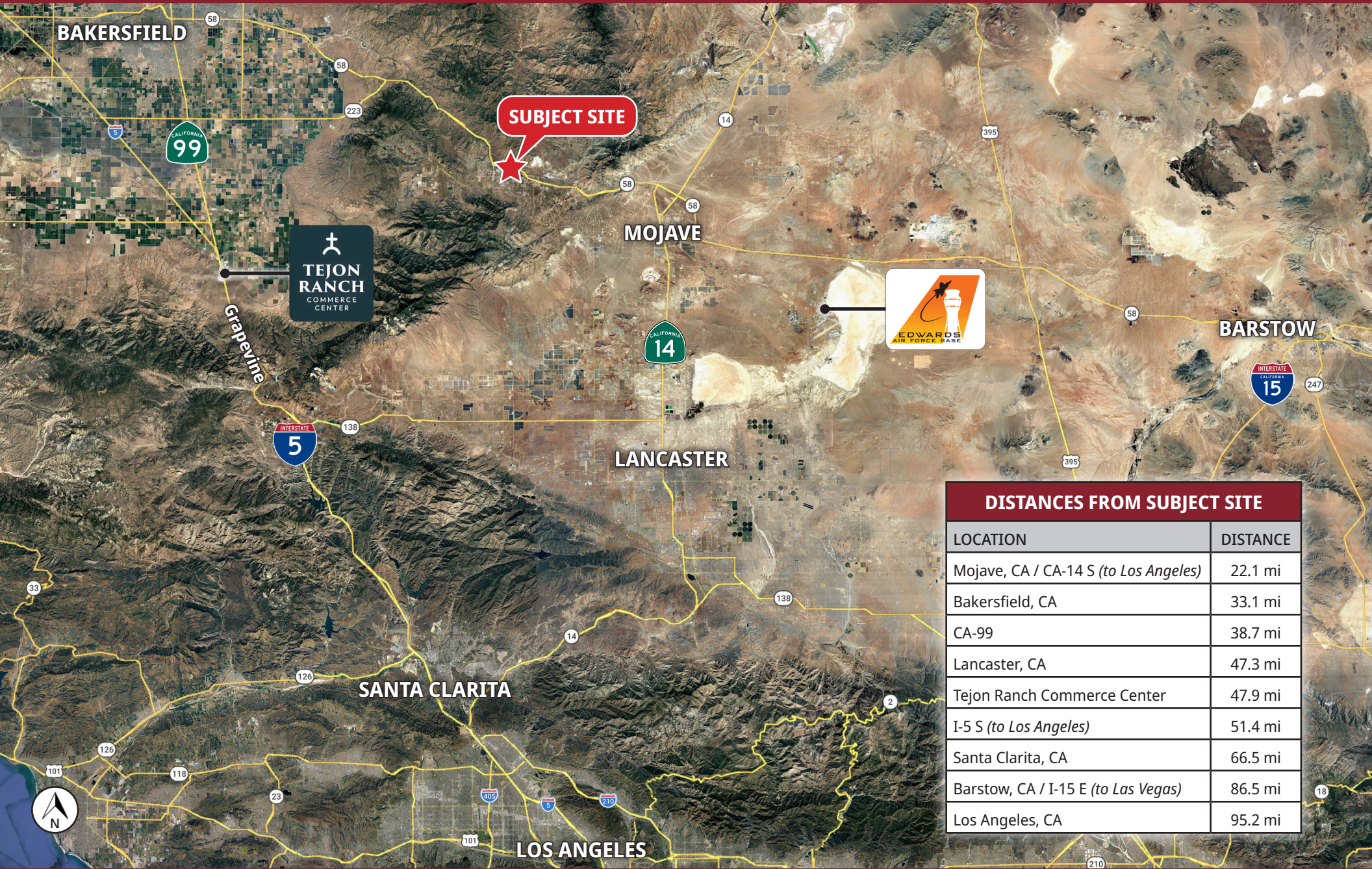
Business-Friendly Community: Strong support and resources to help small businesses and entrepreneurs succeed.

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

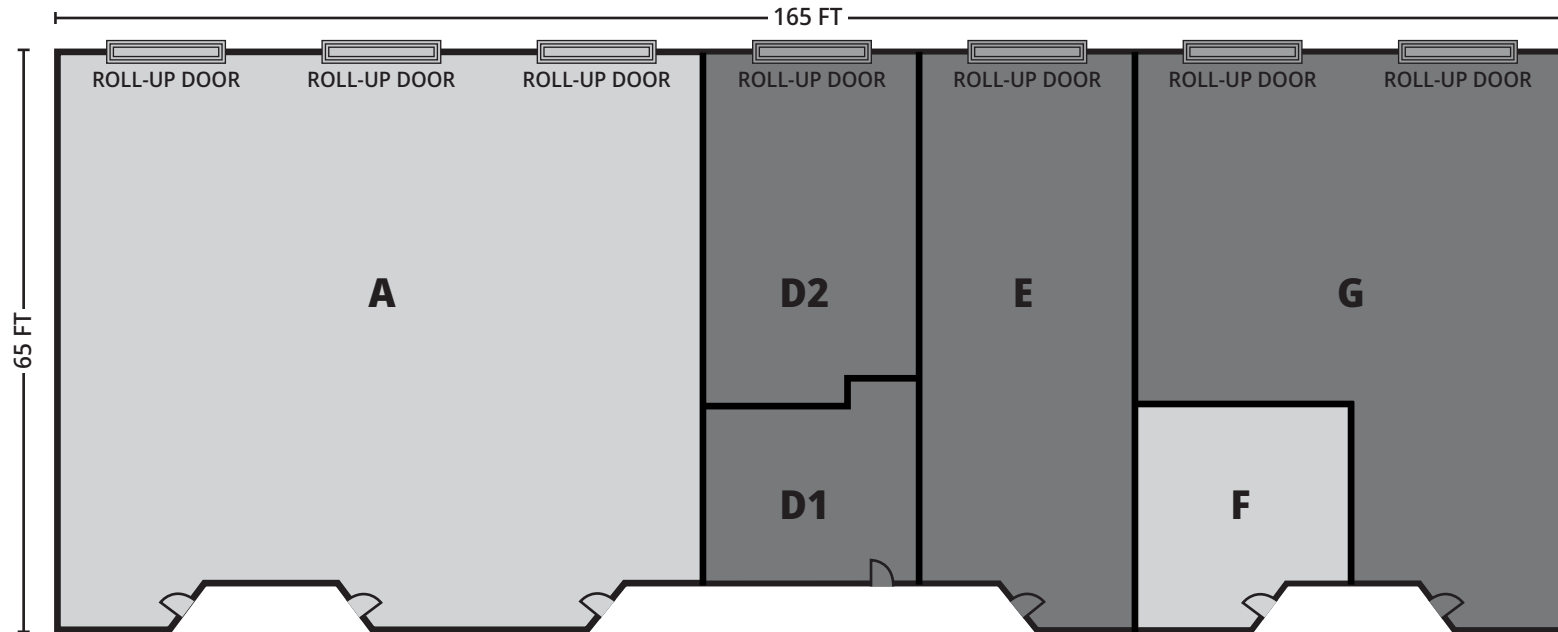




DISTANCES FROM SUBJECT SITE	
LOCATION	DISTANCE
Mojave, CA / CA-14 S (to Los Angeles)	22.1 mi
Bakersfield, CA	33.1 mi
CA-99	38.7 mi
Lancaster, CA	47.3 mi
Tejon Ranch Commerce Center	47.9 mi
I-5 S (to Los Angeles)	51.4 mi
Santa Clarita, CA	66.5 mi
Barstow, CA / I-15 E (to Las Vegas)	86.5 mi
Los Angeles, 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		(VACANT) +/- 664 SF	Protech Auto Service





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1-Mile Radius

KEY FACTS

5,139

Population

38.0

Median Age



Average Household Size

\$60,786

Median Household Income

BUSINESS



333

Total Businesses



2,843

Total Employees

INCOME



\$60,786

Median Household Income



\$28,500

Per Capita Income



\$70,982

Median Net Worth

3-Mile Radius

KEY FACTS

17,176

Population

37.7

Median Age



Average Household Size

\$74,597

Median Household Income

BUSINESS



786

Total Businesses



5,663

Total Employees

INCOME



\$74,597

Median Household Income



\$36,798

Per Capita Income



\$147,953

Median Net Worth

5-Mile Radius

KEY FACTS

20,842

Population

39.2

Median Age



Average Household Size

\$81,078

Median Household Income

BUSINESS



835

Total Businesses



5,892

Total Employees

INCOME



\$81,078

Median Household Income



\$39,466

Per Capita Income



\$195,396

Median Net Worth





Exclusively Offered by:

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