



RESTAURANT & RETAIL OPPORTUNITY

12 MILLION VISITORS PER YEAR
DESTINATION RETAIL CENTER
SEEKING NEW
RESTAURANT & RETAIL TENANTS



**TEJON
RANCH**
COMMERCE
CENTER

MASTER-PLANNED GROWTH

TEJON RANCH CO. + TRCC

OVERVIEW



TEJON RANCH COMPANY:

Diversified real estate development and agribusiness company: Owns 270,000 acres of contiguous land in prime Southern California market (along heavily trafficked I-5 north/south corridor).

- Master Developer of Tejon Ranch Commerce Center.
- NYSE Traded: TRC

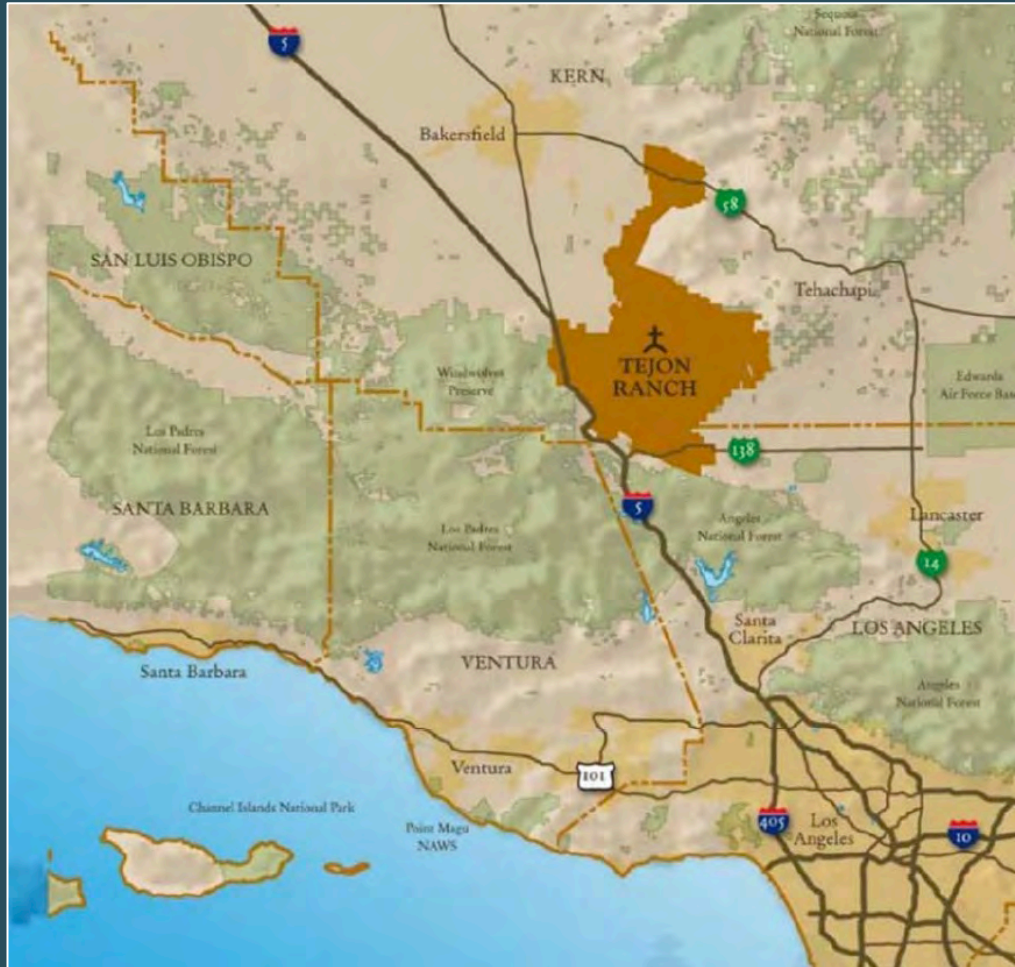
TEJON RANCH COMMERCE CENTER:

- Major highway retail center with 12 million annual visits and 100,000 vehicles on adjacent freeway.
- Growth catalysts incoming:
 - Terra Vista Apartments – Open Now
 - Hard Rock Casino Tejon (north of site)– Opening Q4 2025
- Established logistics center in strategic location at the junction of I-5 & CA-99.
- ≈5,000 jobs existing.
- 8,900,000 SF developed or in process.
 - 8.2 MM SF logistics and light manufacturing.
 - 0% vacancy.
 - Tenants include: IKEA, Nestle, Caterpillar, Dollar General, Famous Footwear, L’Oreal, Camping World, Plant Prefab, Sunrise Brands.
- 674,000 SF highway commercial:
 - 365,000 SF Outlets at Tejon.
 - 212 hotel rooms – Hampton Inn, Best Western, Microtel.
 - 30 restaurants – Starbucks, Chipotle, Panda Express, etc. - nearly all major chains represented.
 - 2 travel centers.
- 11.4 MM SF entitled and to be developed:
 - 11.1 MM SF logistics and light manufacturing.
 - 282,000 SF highway commercial.



TEJON RANCH
COMMERCE CENTER

Perfectly Located Along Major Highways And Near Population Centers



TEJON RANCH
COMMERCE CENTER



TERRA
VISTA
at TEJON



Food Options For Every Taste

Gas & Charging Stations

Home Away From Home

Open Now & Upcoming

TEJON RANCH
COMMERCE CENTER

California's Favorite Stopping Center



Seeking restaurant, hotel, grocery, and outlet tenants.



Convenient access with easy on-and-off to the highway, serving approx. 100,000 vehicles per day, with 20,000 exiting at the Center.



Hosts one of the largest Tesla Supercharger stations, attracting travelers with higher disposable income.



Clean, safe environment featuring high-quality landscape and design.



A strong employee base of ≈5,000 workers regularly shops at the center.

Features 30 restaurants, 3 hotels, a 365,000 square-foot regional outlet center, and two major travel centers with 100 gas pumps and 100 EV chargers.



One of California's most successful highway-oriented centers.



Home to top-performing stores from national chains like Starbucks, McDonald's, Chipotle, and Panda Express.

12,000,000

12 million annual visits with an estimated 5.5 million unique visitors.



Located at the junction of I-5 and CA Highway 99 in California's Central Valley.

TERRAVISTA
at TEJON

A 495-unit apartment community under construction will add an on-site residential population.

TEJON RANCH
COMMERCE CENTER

Available Lot Landscape Easement APN Boundary

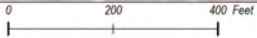


AVAILABLE COMMERCIAL LOTS



AVAILABLE COMMERCIAL LOT

Prospect lot APN Boundary Landscape Easement



California's Hidden Gold Mine

- 11th “regional mall” of 736 in Placer
- Placer Traffic Data Rankings for Selected Restaurants
 - McDonalds – 200 of 13,000
 - Starbucks – 15 of 9,000
 - Chipotle – 50 of 3,000
 - Panda Express – 50 of 2,000
 - Black Bear Diner – 20th of 147 units; 8th of 68 in CA
- Retail Sales
 - Multiple units over \$1,000/SF

Site Plan

- Available for Industrial Development
- Under Construction
- Available Retail / Commercial
- Terra Vista at Tejon Apartments



TEJON RANCH
COMMERCE CENTER



Existing Road Future Road

Conceptual plan for preliminary planning purposes only. This plan is subject to change and the owner reserves the right to make design or layout changes at any time. Current as of 1/31/2024

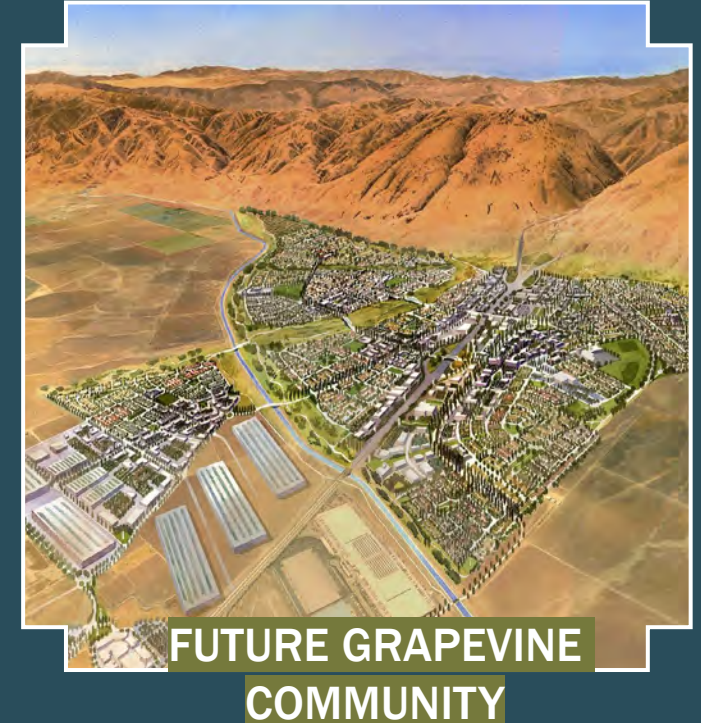
Traffic Boosting New Developments



495-home apartment community under construction at Outlets at Tejon – 1st phase of 228 units now open

HARD ROCK CASINO

Casino opening Q4 2025 (north of site)



12,000 homes and 5+ million SF of commercial (southwest of site)

Coming Soon



*Development by Tejon Indian Tribe &
Hard Rock International*



The location is just 6 minutes north of the Tejon Ranch Commerce Center.

Phase 1 of the development will open in October 2025, featuring a 160,000 square foot casino, restaurants, and a lounge.

A future Phase 2 will include a 400-room hotel with a resort pool, fitness center, spa, additional dining options, a Hard Rock Live event and concert venue, meeting and convention spaces, and over 2,500 employees.

TEJON RANCH
COMMERCE CENTER



**CALIFORNIA'S
GATEWAY
TO ALL THINGS NEW.**



Outlets at Tejon is the crown jewel of California's Central Valley. This shopping destination boasts over 50 retailers, expansive shade structures, outdoor seating areas, and top-tier restroom facilities, all designed to provide shoppers with an exceptional experience. Part of Tejon Ranch Commerce Center — the ultimate travel stop featuring 30 food options, 100+ gas pumps, three lodging facilities, and one of the largest Tesla charging stations in the world — the Outlets at Tejon is a must-visit shopping stop. With a blend of life and style, guests will find the brands they seek, including popular retailers like American Eagle, Michael Kors, and Bird Dog Arts.

**SPANNING NEARLY
356,000 SQUARE FEET.**



Fashion's Friendly Frontier – Outlets at Tejon

ATHLETIC / OUTDOOR



Nike Factory Store

SKINCARE



THE COSMETICS COMPANY STORE



FASHION



HOME



FOOD



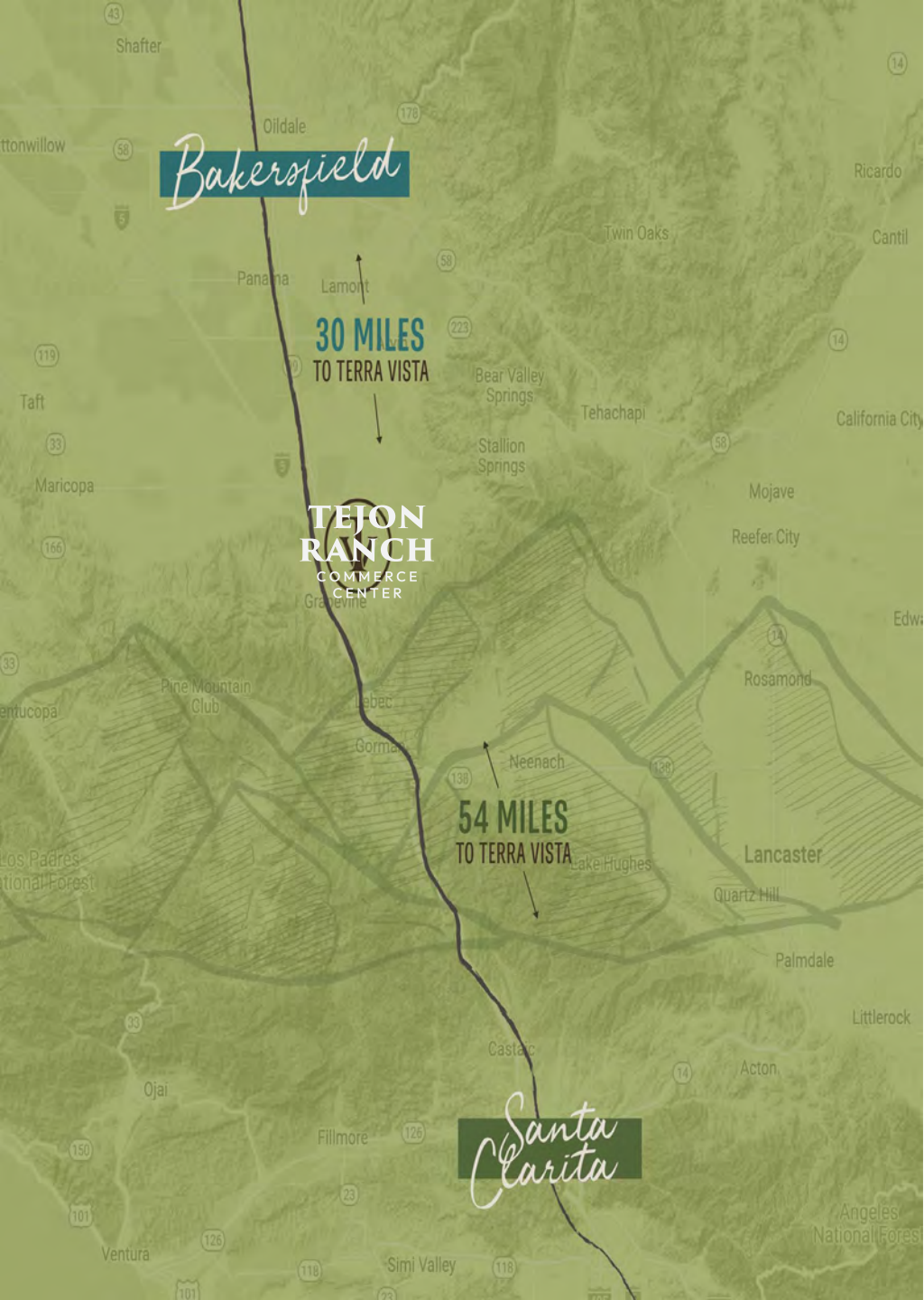
TEJON RANCH
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TERRA VISTA

at TEJON

Terra Vista at Tejon is a vibrant, thoughtfully designed community offering a variety of living spaces and amenities to meet the needs of modern residents. Situated within walking distance of the Outlets at Tejon, this community provides easy access to shopping, dining, and entertainment while maintaining a peaceful, family-friendly environment. With studio, one, and two-bedroom apartment homes, residents can enjoy a mix of curated events, ample green spaces, a dog park, and a tot lot. Terra Vista is designed to foster a sense of community while offering the convenience and comfort of contemporary living.









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