

Mountain View Plaza

1121 W Valley Blvd.
Tehachapi, California 93561



Albertsons[®] ANCHORED CENTER



Mountain View
Plaza Welcomes



Located in the Heart of Tehachapi's Retail Corridor

- Located at the **NWC of Tucker Road (202) and W Valley Boulevard**
- Neighboring tenants include SaveMart, Rite Aid, Jack in the Box, Big 5 Sporting Goods, Family Dollar, McDonalds
- Several points of access from both Tucker Rd and West Valley Blvd
- 29,676 cars per day at intersection
- Easy access to Highway 58 via Tucker Road

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MOUNTAIN VIEW PLAZA

1121 W. VALLEY BLVD.

TEHACHAPI, CALIFORNIA



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,518	19,129	21,694
HOUSEHOLDS	1,778	7,346	8,379
AVG. HH INCOME	\$91,011	\$101,290	\$105,315
DAYTIME POPULATION	5,047	18,662	20,506

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**MOUNTAIN VIEW PLAZA
1121 W. VALLEY BLVD.
TEHACHAPI, CALIFORNIA**

Looking Southeast



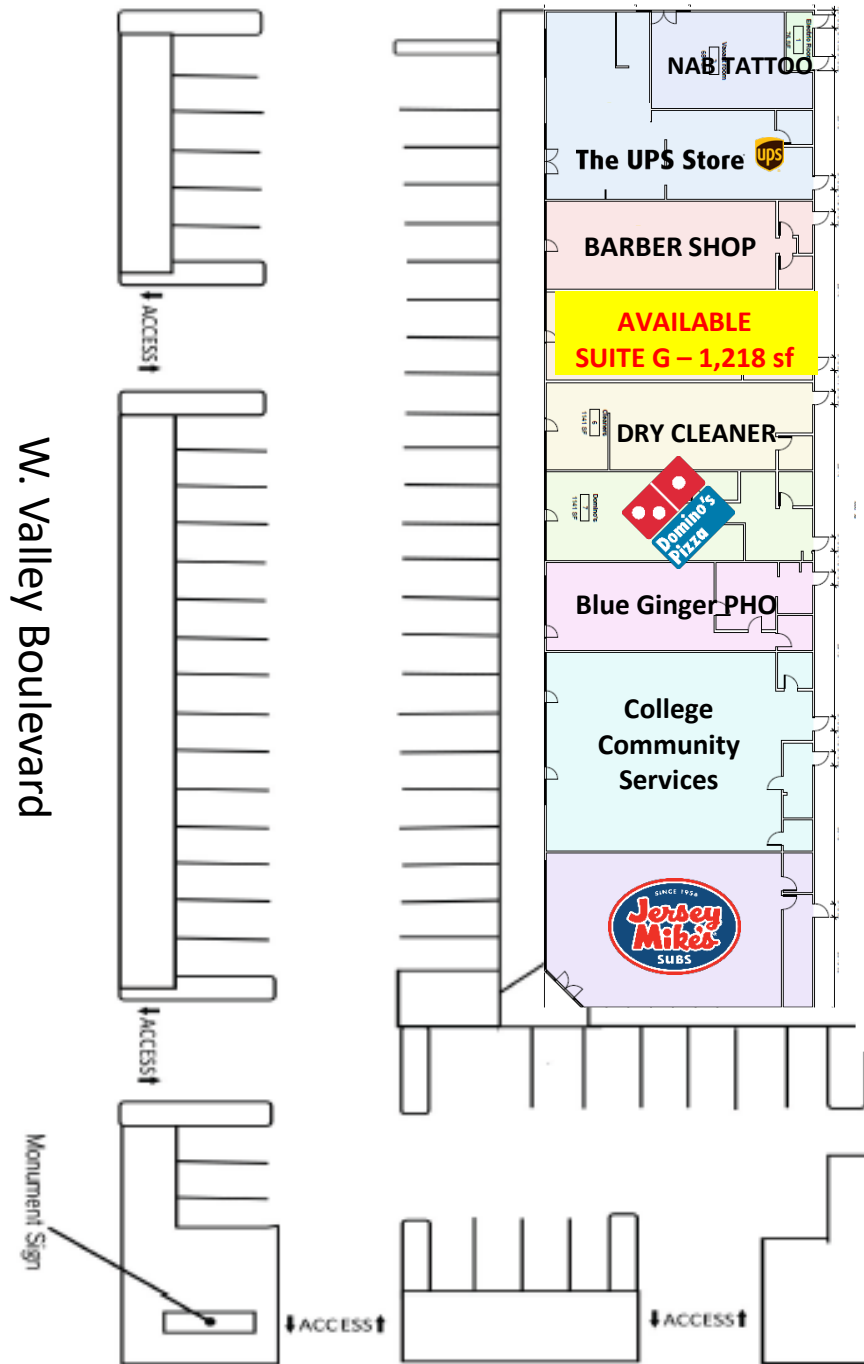
Looking North



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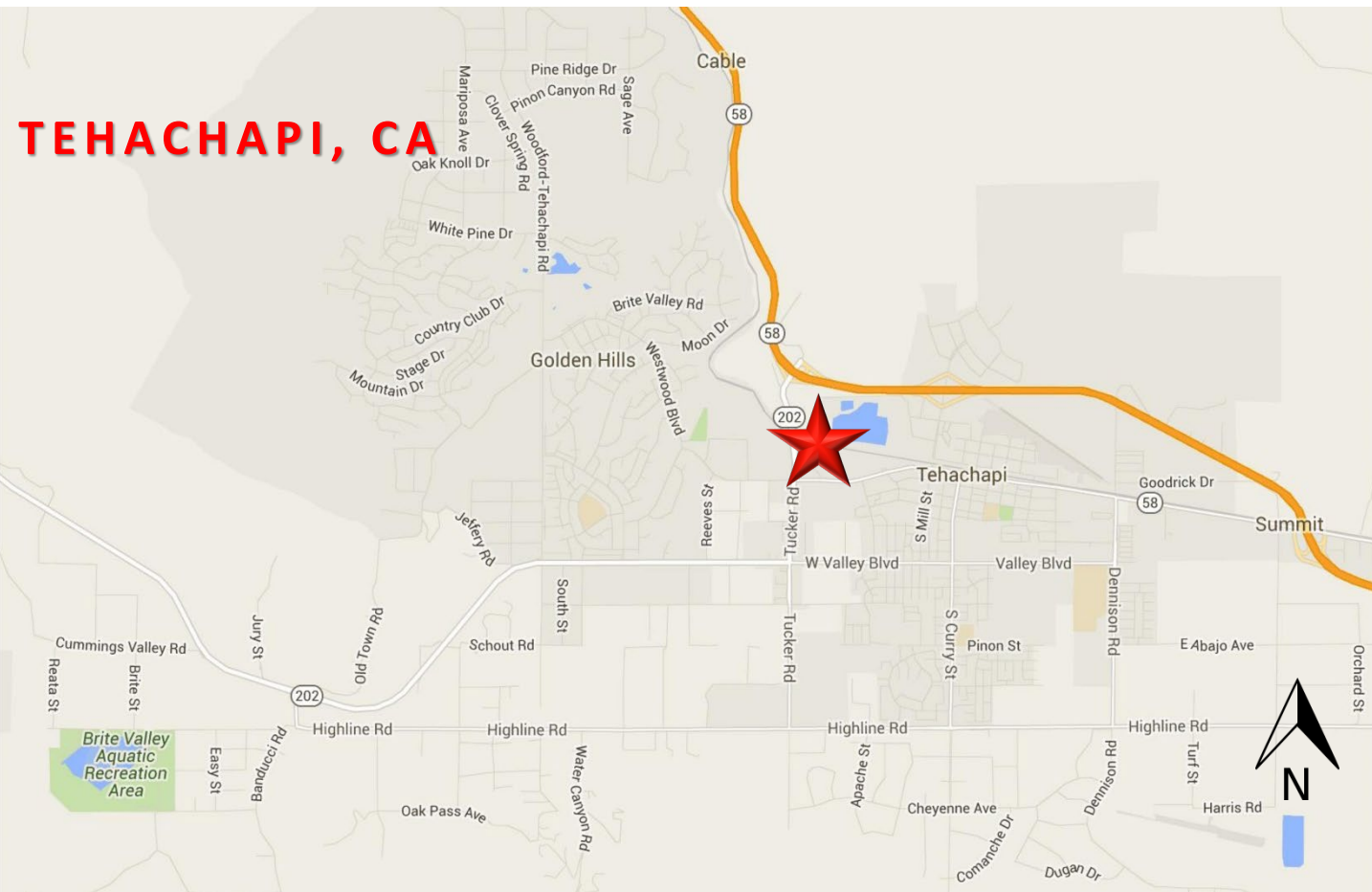
TENANT	Suite	SF
NAB Tattoo	J	723
The UPS Store	I	1,737
Barber Shop	H	1,213
AVAILABLE 3/31/25	G	1,218
Fabricare Dry Cleaner	F	1,198
Domino's	E	1,218
Blue Ginger PHO	D	1,218
College Community Services	B/C	2,688
Jersey Mike's	A	2,077

Tucker Road



**MOUNTAIN VIEW PLAZA
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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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