

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

Vince Roche
Executive Director
Lic. #01155079
661.633.3817

vincent.roche@cushwake.com

Michael Piccirillo
Senior Associate
Lic. #02100320
661.645.2366

michael.piccirillo@cushwake.com

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



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	19,428	21,829	25,707
HOUSEHOLDS	7,345	8,285	8,381
AVG. HH INCOME	\$93,270	\$96,878	\$96,985
DAYTIME POPULATION	5,122	6,336	7,086

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Looking Southeast

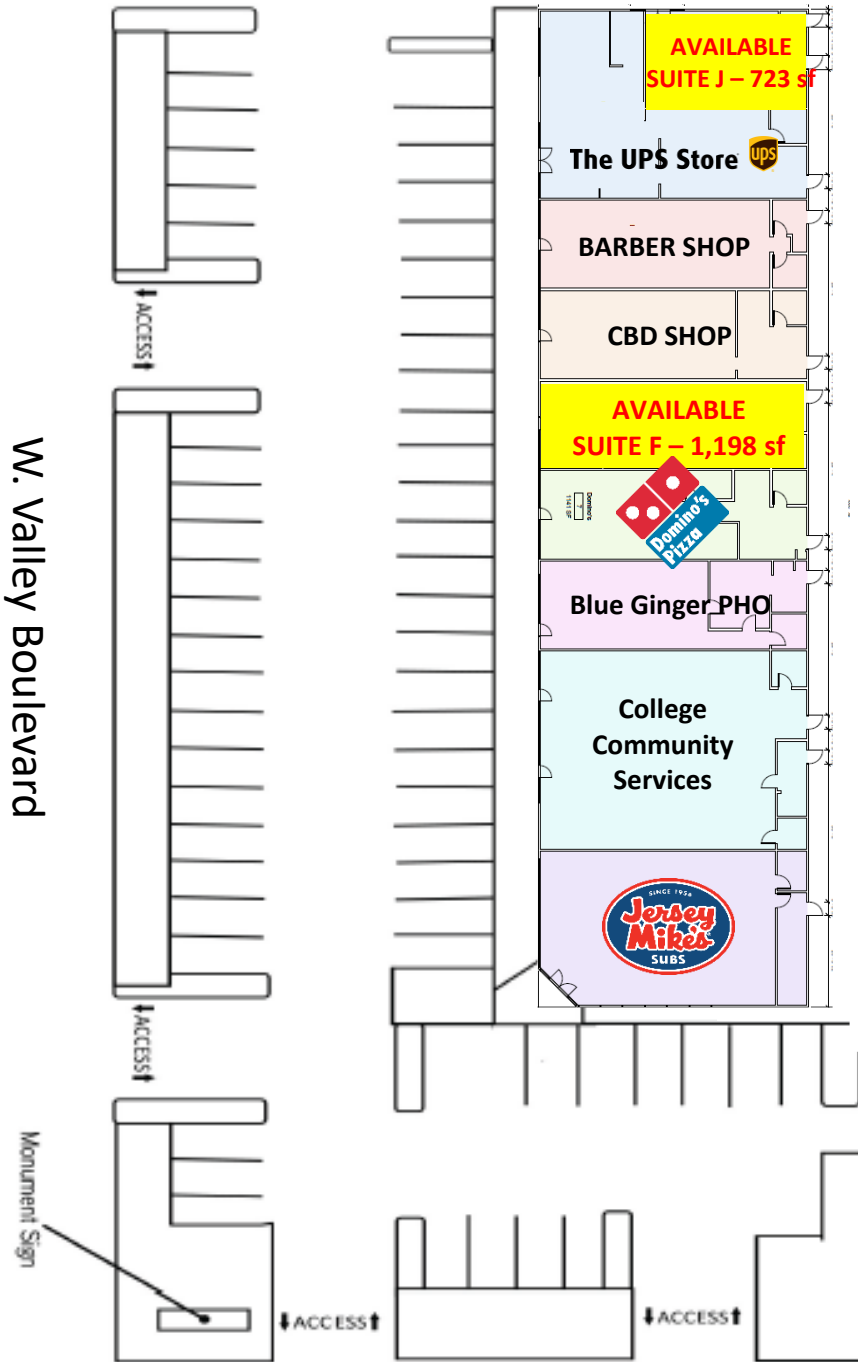


Looking North



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



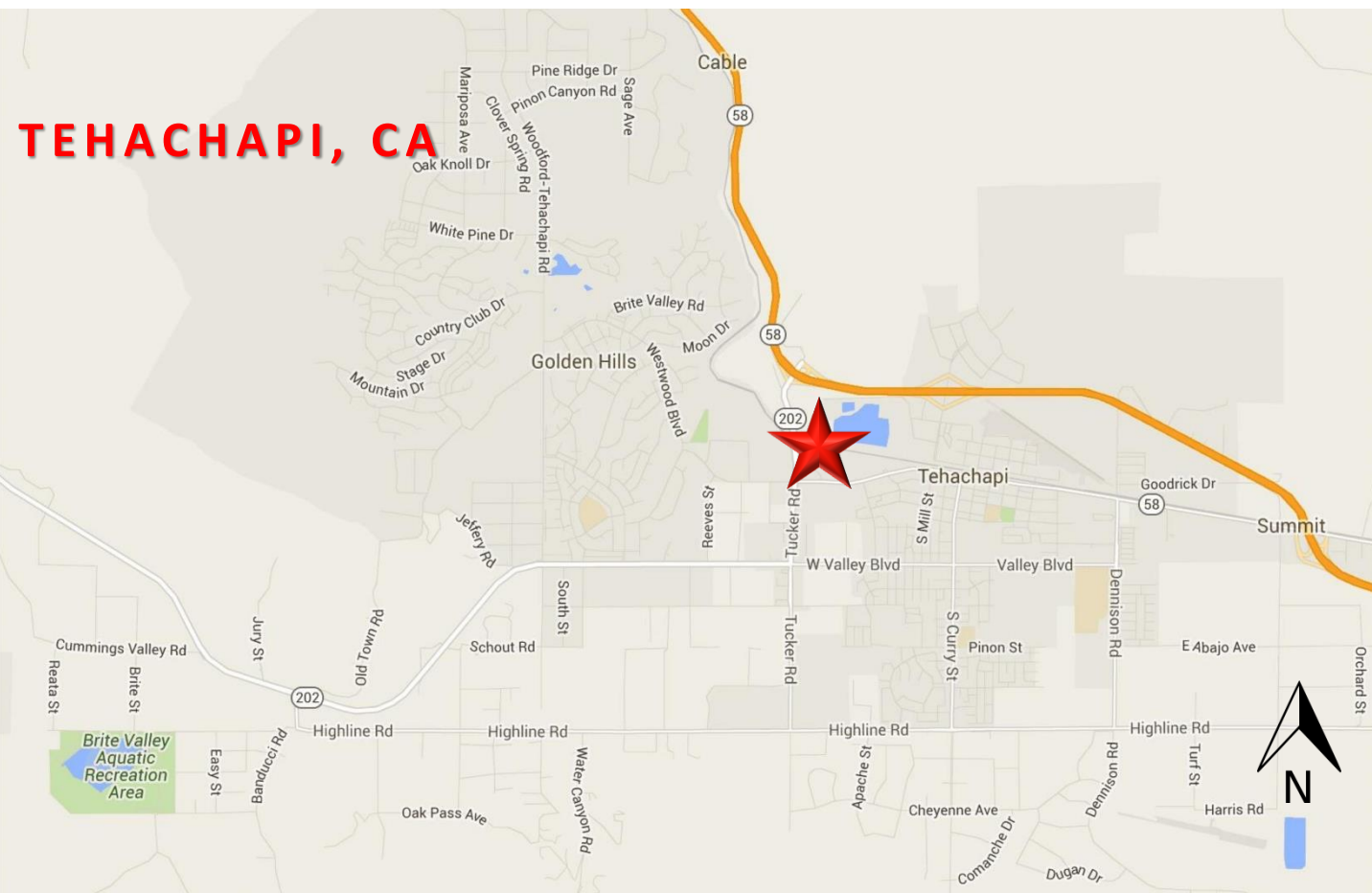
TENANT	Suite	SF
AVAILABLE	J	723
The UPS Store	I	1,737
Barber Shop	H	1,213
CBD Shop	G	1,218
AVAILABLE	F	1,198
Domino's	E	1,218
Blue Ginger PHO	D	1,218
College Community Services	B/C	2,688
Jersey Mike's	A	2,077

Tucker Road




MOUNTAIN VIEW PLAZA 1121 W. VALLEY 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 <h1>73,868</h1>		Greater Tehachapi Area Served by City-Based Businesses	
HOUSEHOLDS <h1>23,456</h1> Average Size 2.70		HOUSING 2016 Average Sales Price <h1>\$282k</h1>	Median Age: 39.5
Average Household Income <h1>\$87k</h1>		74% Owner Occupied	
Greater Tehachapi Area Served by City-Based Businesses			

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Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.1248/-118.4686

1121 W Valley Blvd Tehachapi, CA 93561	3 mi radius	5 mi radius	7 mi radius
Population			
2022 Estimated Population	19,428	21,829	25,707
2027 Projected Population	19,952	22,500	26,440
2020 Census Population	19,088	21,327	25,269
2010 Census Population	17,738	20,037	26,281
Projected Annual Growth 2022 to 2027	0.5%	0.6%	0.6%
Historical Annual Growth 2010 to 2022	0.8%	0.7%	-0.2%
2022 Median Age	37.2	38.2	37.7
Households			
2022 Estimated Households	7,345	8,285	8,381
2027 Projected Households	7,657	8,664	8,798
2020 Census Households	7,190	8,069	8,189
2010 Census Households	6,531	7,414	7,543
Projected Annual Growth 2022 to 2027	0.9%	0.9%	1.0%
Historical Annual Growth 2010 to 2022	1.0%	1.0%	0.9%
Race and Ethnicity			
2022 Estimated White	66.8%	67.7%	58.2%
2022 Estimated Black or African American	2.5%	2.3%	16.2%
2022 Estimated Asian or Pacific Islander	3.1%	3.0%	2.6%
2022 Estimated American Indian or Native Alaskan	1.4%	1.5%	1.3%
2022 Estimated Other Races	26.2%	25.4%	21.8%
2022 Estimated Hispanic	34.3%	33.3%	28.6%
Income			
2022 Estimated Average Household Income	\$93,270	\$96,878	\$96,985
2022 Estimated Median Household Income	\$69,673	\$71,333	\$71,168
2022 Estimated Per Capita Income	\$35,290	\$36,809	\$33,850
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	6.0%	5.6%	6.1%
2022 Estimated Some High School (Grade Level 9 to 11)	5.1%	5.0%	8.0%
2022 Estimated High School Graduate	28.0%	28.1%	28.9%
2022 Estimated Some College	27.9%	27.9%	27.9%
2022 Estimated Associates Degree Only	11.1%	11.6%	10.4%
2022 Estimated Bachelors Degree Only	14.2%	14.3%	12.2%
2022 Estimated Graduate Degree	7.6%	7.4%	6.5%
Business			
2022 Estimated Total Businesses	663	737	764
2022 Estimated Total Employees	5,122	6,336	7,086
2022 Estimated Employee Population per Business	7.7	8.6	9.3
2022 Estimated Residential Population per Business	29.3	29.6	33.6

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