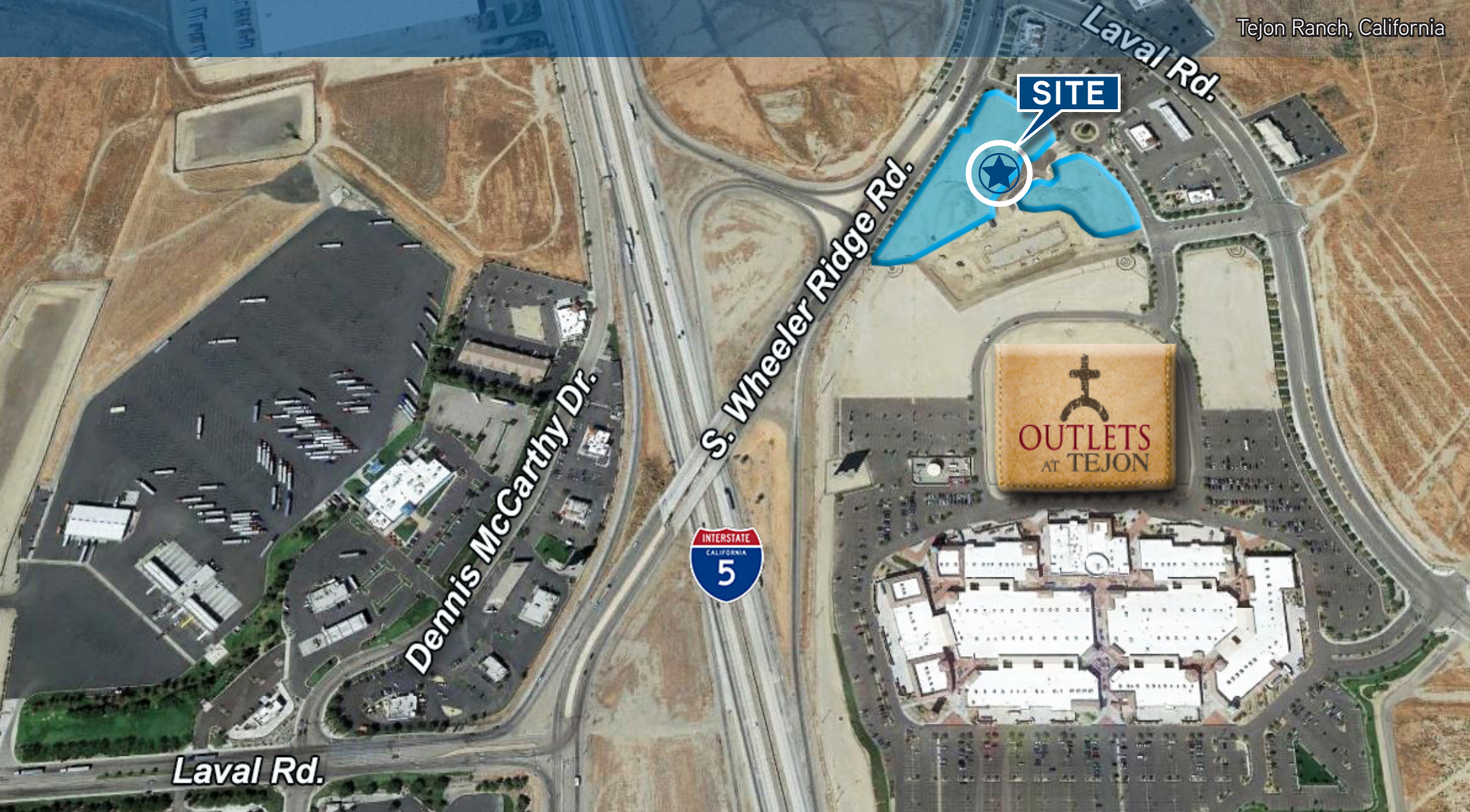


# BUILD-TO-SUIT OR GROUND LEASE OPPORTUNITY TEJON RANCH COMMERCE CENTER



Tejon Ranch, California



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# TEJON RANCH COMMERCE CENTER PROPERTY INFORMATION

TEJON RANCH, CA

Located near the junction of Interstate 5 and Highway 99, the subject property is 4.9 acres of retail land. It is situated at Wheeler Ridge Road and Laval Road in the heart of all retail and restaurant activity in the 1,450 acre master planned Tejon Ranch Commerce Center.

## AVAILABLE

**Perfect for Multi-tenant, Retail Drive-thru or Take Out / Sit Down Dining**

LAND	+/- 4.9 Acres for Ground Lease or Build to Suit
APN	238-480-36, 37, 40, 41
LOCATION	Near the intersection of Wheeler Ridge Road and Laval Road in close proximity to the Outlets at Tejon
TRAFFIC COUNTS	90,500 Cars Per Day on I-5 - 16,700 Laval Road Exits Per Day (Fehr & Peers/CalTrans Traffic Counts 2016) (See Facts)



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.



# TEJON RANCH COMMERCE CENTER PROPERTY HIGHLIGHTS

TEJON RANCH, CA

## HIGHLIGHTS

- › Excellent opportunity for Build-to-Suit or Ground Lease
- › Interstate 5 and Highway 99 exposure and visibility with direct access from Interstate 5
- › Adjacent to Tejon Outlets with more than 60 retailers including:



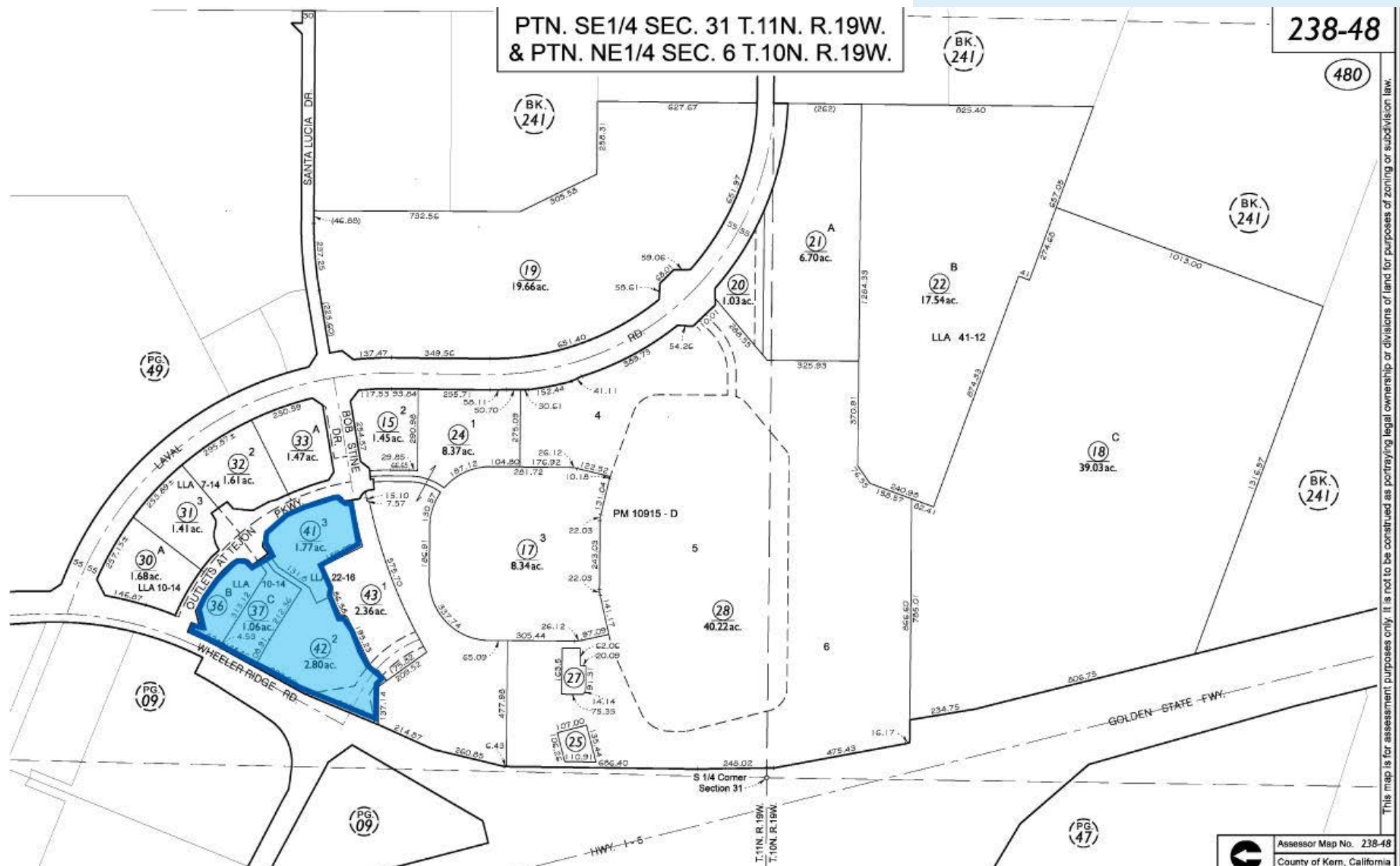
P O T T E R Y B A R N

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



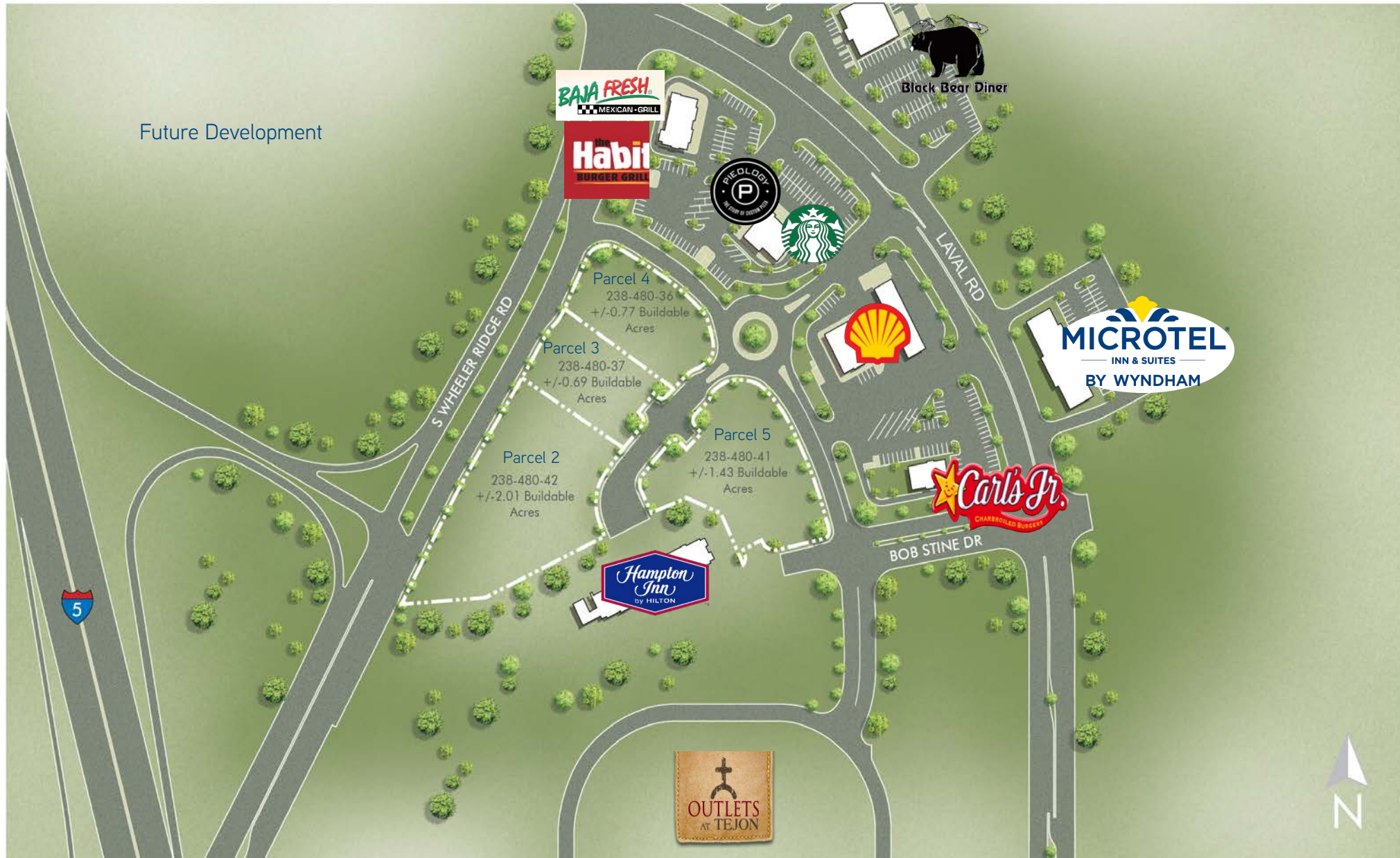


TEJON RANCH, CA



# TEJON RANCH COMMERCE CENTER SITE PLAN

TEJON RANCH, CA





# TEJON RANCH COMMERCE CENTER CO-TENANT MAP

TEJON RANCH, CA





# TEJON RANCH COMMERCE CENTER FACTS

TEJON RANCH, CA

## FACTS

- An average of +/- 90,500 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, 2016 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 4 million square feet of distribution operations including IKEA, Dollar General, Famous Footwear 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



Microtel by Wyndham



Shell and MiniMart

# TEJON RANCH COMMERCE CENTER AREA OVERVIEW

TEJON RANCH, CA

## BAKERSFIELD

The “Southern Gateway to the Central Valley”. Bakersfield is the 9th largest city in California, with the “City” population of 378,380 according to the U.S. Census Bureau estimates for 2016. The total population for Bakersfield and the surrounding communities would be approximately 523,164. Bakersfield is one of the fastest growing regions in the nation. It is the focal point of the larger Bakersfield-Delano Metropolitan Statistical Area (MSA), which is coexistent with Kern County. In 2016, according to the U.S. Census Bureau, Kern County’s population was estimated to be 884,788, making it the 62nd largest metropolitan area in the United States. Bakersfield also boasts an impressive collection of locally-owned authentic restaurants including more Basque eateries than another other city in the nation.

### Economy

Bakersfield is the seat of the most productive oil producing county with approximately 10% of the nation’s domestic production and the fourth most productive agricultural county (by value) in the United States. Other industries include: natural gas and other energy extraction, aerospace, mining, petroleum refining, manufacturing, distribution, food processing, Bakersfield is also the largest city with the lowest sales tax rate in the state (7.25%), which is also the state minimum. Bakersfield boasts business friendly policies, such as having no local utility or inventory taxes.



BAKERSFIELD DEMOGRAPHICS	(2016 ESTIMATED)
Population estimates - July 2016	376,380
Population % change 2010-2016	8.3%
Households (2010-2016)	113,682
Persons per household	3.20
Median household income	\$58,669
Per capita income	\$24,392
Population per square mile	2,444.2
Land area in square miles	142.16
Source: U.S. Census Bureau 2016 Stats	



TOP EMPLOYERS - BAKERSFIELD	NUMBER EMPLOYED
County of Kern	7,475
The Guimarra Corporation	4,200
Grimmway Farms	3,500
Bolthouse Farms	2,000
Bakersfield Memorial Hospital	1,400
City of Bakersfield	1,300
Mercy Hospitals	1,200
ARB	1,200
Kern Medical Center	1,200
State Farm Insurance	1,045
Sun World, Inc.	1,025
Chevron	1,000
Adventist Community Hospital	880
Andrews Distribution	800
Seventh Standard Ranch Co.	800
Source: Kern Economic Development Corporation	





# TEJON RANCH COMMERCE CENTER AREA OVERVIEW AND DEMOGRAPHICS

TEJON RANCH, CA

## KERN COUNTY

Kern County is strategically located and is the gateway to Southern California, the Mojave Desert, the Sierra Nevada 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. 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.

Future - Grapevine at Tejon Ranch. 12,000 to 14,000 residential unit community with 5.1 Million SF of Commercial approved to be built adjacent to the Tejon Ranch Commerce Center.



TOP EMPLOYERS - KERN COUNTY	NUMBER EMPLOYED
Edwards Air Force Base	11,500
County of Kern	7,475
China Lake Naval Weapons Center	5,000
Guimarra Farms	4,200
Grimmway Farms	3,500
Bolthouse Farms	2,000
Bakersfield Memorial Hospital	1,400
City of Bakersfield	1,300
Bear Creek Productions	1,250
Mercy Hospitals	1,200
Source: Kern Economic Development Corporation	



KERN COUNTY DEMOGRAPHICS	(2016 ESTIMATED)
Population estimates - July 2016	884,788
Population % change 2010-2016	5.4%
Households (2010-2016)	262,337
Persons per household	3.20
Median household income	\$49,788
Per capita income	\$21,094
Population per square mile	103.3
Land area in square miles	8,131.92
Source: U.S. Census Bureau 2016 Stats	



# TEJON RANCH COMMERCE CENTER

TEJON RANCH, CA



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