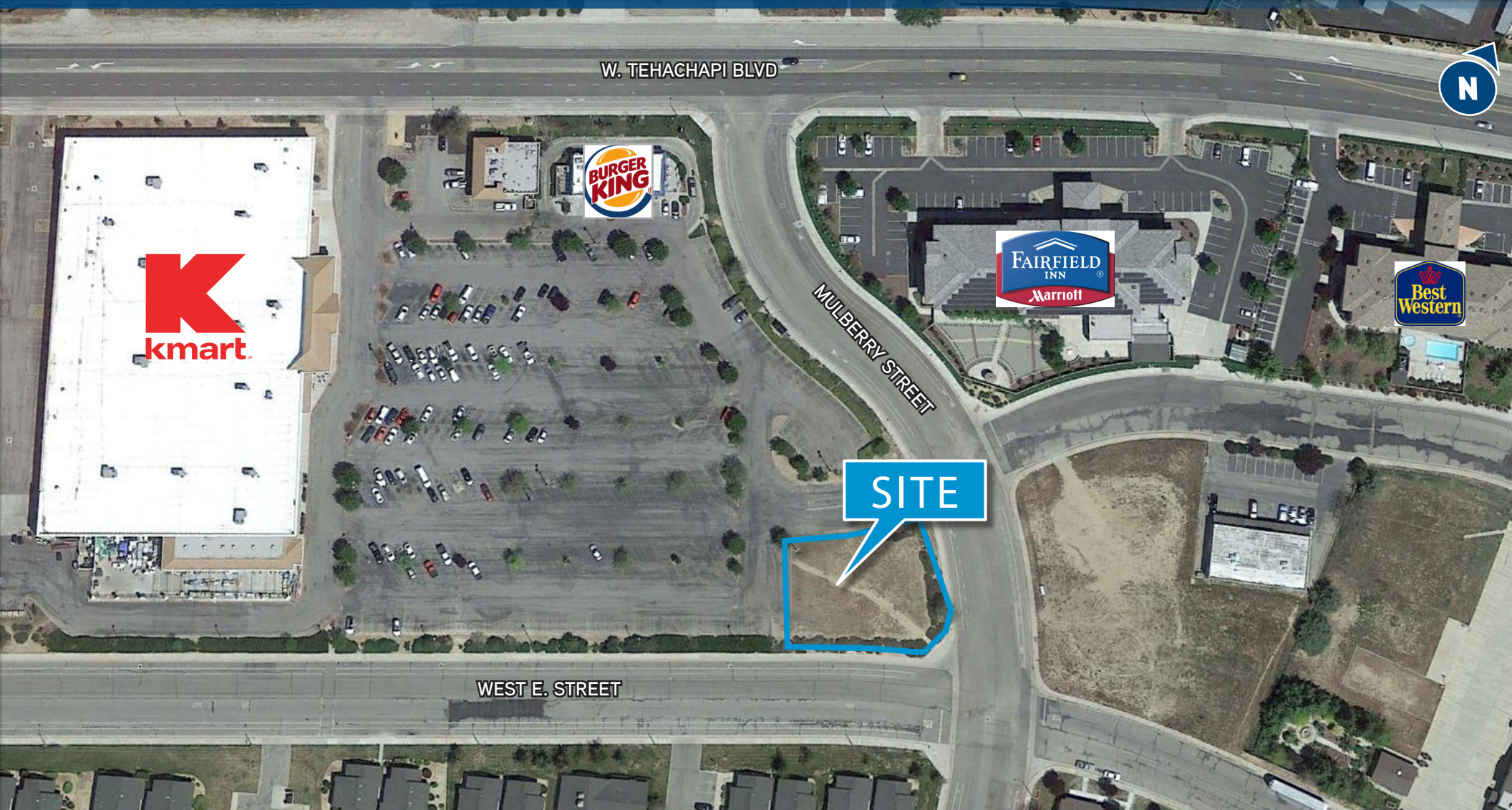


# FOR SALE COMMERCIAL PAD SPACE

NWC MULBERRY STREET & WEST E. STREET, TEHACHAPI, CA



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# FOR SALE COMMERCIAL PAD SPACE PROPERTY INFORMATION

NWC MULBERRY STREET & WEST E. STREET, TEHACHAPI, CA

This site is a vacant commercial pad located at *the NWC of Mulberry Street & West E. Street, Tehachapi, CA*. It is part of a larger center located on West Tehachapi Blvd that includes K-Mart and Burger King with close proximity to various hotels. West Tehachapi Blvd is a main East/West thoroughfare of Tehachapi, consequently the property has excellent exposure to daytime traffic. It also enjoys a flexible C-3 zoning which allows for a multitude of uses including drive-thrus.

## HIGHLIGHTS

- › C-3 Zoning
- › Part of the highly trafficked K-Mart Center
- › Daily Traffic Volume: 8,167 AADT 2018 [www.kerncog.com](http://www.kerncog.com)
- › Off-site improvements complete
- › APN: 415-090-09
- › Approximately 32,234 SF Lot

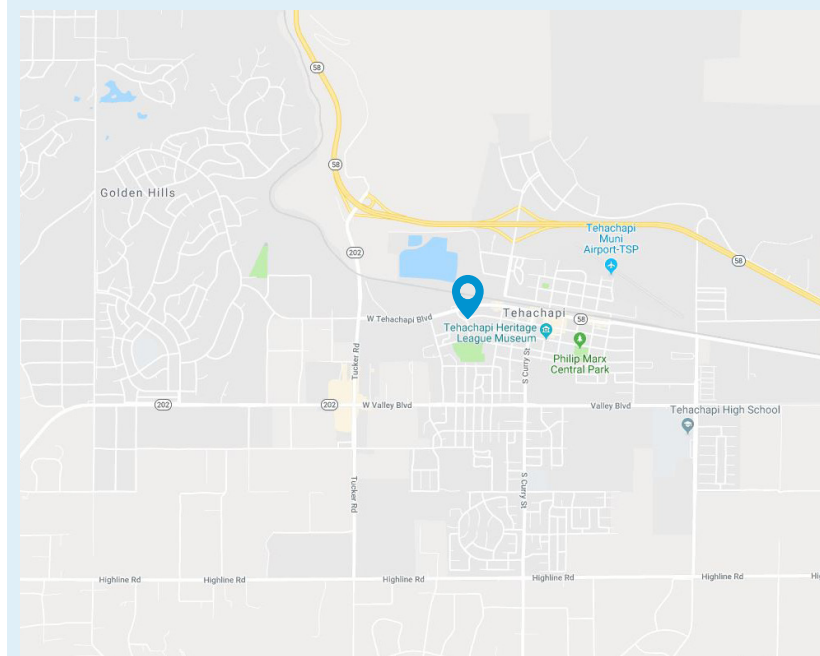
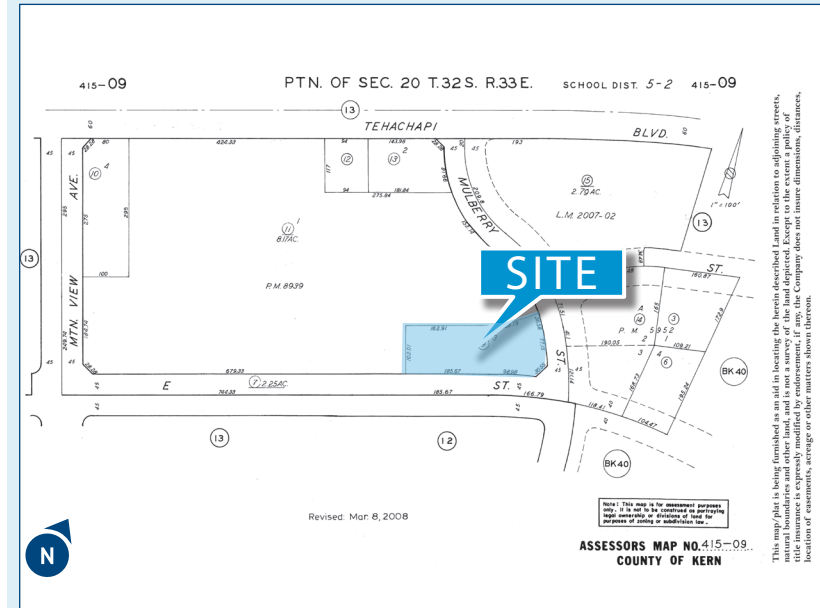
## SALE PRICE

+/- 32,234 SF Lot.....\$250,000 (\$7.75/SF)

## DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population:	5,742	17,007	20,674
Employees:	2,549	4,340	4,585
Households:	2,096	6,276	7,643
Avg HH Income:	\$61,549	\$67,628	\$71,399

2018 estimates, Alteryx.com





# FOR SALE COMMERCIAL PAD SPACE COMPETITION AERIAL MAP

NWC MULBERRY STREET & WEST E. STREET, TEHACHAPI, CA

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