

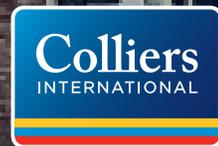
RETAIL SPACE FOR LEASE NEIGHBORHOOD SHOPPING CENTER THE ORCHARD

655-695 TUCKER ROAD, TEHACHAPI, CA 93561



AGENT: JJ WOODS, CLS
SENIOR VICE PRESIDENT | PRINCIPAL
RETAIL PROPERTIES TEAM
CENTRAL CALIFORNIA
661 631 3807
LICENSE NUMBER 01420570
jj.woods@colliers.com

AGENT: GARRET TUCKNESS, CLS
SENIOR VICE PRESIDENT | PRINCIPAL
RETAIL PROPERTIES TEAM
CENTRAL CALIFORNIA
661 631 3811
LICENSE NUMBER 01323185
stephen.hale@colliers.com



COLLIERS INTERNATIONAL
10000 Stockdale Highway, Suite 102
Bakersfield, CA 93311
661 631 3800
www.colliers.com/bakersfield

RETAIL SPACE FOR LEASE

THE ORCHARD - PROPERTY INFORMATION

655-695 TUCKER ROAD, TEHACHAPI, CA 93561

The Orchard Shopping Center is a 39,258 square foot shopping center anchored by Big 5 Sporting Goods, Family Dollar, Union Bank and First American Title. It is situated along Tehachapi's primary retail corridor with excellent exposure and easy access from Tucker Road.

HIGHLIGHTS

- › 1,170, 2,340 or 3,510 square feet available now!
- › Excellent location on primary retail corridor
- › Adjacent to planned Walmart Supercenter
- › Anchor Tenants include:



AVAILABILITY

Suite 675-C:	1,170 SF*	Rate Negotiable
Suite 675-D:	1,170 SF*	Rate Negotiable
Suite 675-E:	1,170 SF*	Rate Negotiable

*All suites may be combined

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	4,293	18,901	21,257
TOTAL HOUSEHOLDS	1,533	7,008	7,843
AVE. HOUSEHOLD INCOME	\$65,253	\$69,695	\$72,113

2017 ESTIMATES, ALTERYX.COM



RETAIL SPACE FOR LEASE THE ORCHARD - SITE PLAN

655-695 TUCKER ROAD, TEHACHAPI, CA 93561



SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
655-A	FAMILY DOLLAR, INC	8,655 SF	675-E	AVAILABLE	1,170 SF
655-B	ART NAILS	1,170 SF	675-F	HUNGRY HOWIE'S PIZZA	1,555 SF
655-C	SUBWAY	1,332SF	685	BIG 5 SPORTING GOODS	11,245 SF
665	UNION BANK	3,815 SF	695-A	AT&T WIRELESS	1,400SF
675-A	ICHIBAN	3,250 SF	695-B	MOUNTAIN HEARING CENTER	1,500
675-C	AVAILABLE	1,170 SF	695-C	VERITAS WINE & CHEESE	1,826 SF
675-D	AVAILABLE	1,170 SF			

RETAIL SPACE FOR LEASE

THE ORCHARD - COMPETITION AERIAL

655-695 TUCKER ROAD, TEHACHAPI, CA 93561



CONTACT US:

AGENT: JJ WOODS, CLS
 SENIOR VICE PRESIDENT | PRINCIPAL
 RETAIL PROPERTIES TEAM
 CENTRAL CALIFORNIA
 661 631 3807
 LICENSE NUMBER 01420570
jj.woods@colliers.com

AGENT: GARRET TUCKNESS, CLS
 SENIOR VICE PRESIDENT | PRINCIPAL
 RETAIL PROPERTIES TEAM
 CENTRAL CALIFORNIA
 661 631 3811
 LICENSE NUMBER 01323185
stephen.hale@colliers.com

COLLIERS INTERNATIONAL
 10000 Stockdale Highway, Suite 102
 Bakersfield, CA 93311
 661 631 3800
www.colliers.com/bakersfield

