# RETAIL SPACE FOR LEASE - NEIGHBORHOOD SHOPPING CENTER THE ORCHARD

655-695 TUCKER ROAD, TEHACHAPI, CA

First Americ

ZOMBELANES

Colliers

COLLIERS INTERNATIONAL

www.colliers.com/bal ersfield

Bakersfield, CA 93

661 631

Torotoro on Ridale Hi

ZOMOTE

ZOMBIE GAMES

AGENT: JJ WOODS, CLS SENIOR VICE PRESIDENT RETAIL PROPERTIES TEAM CENTRAL CALIFORNIA 661 63T 3807 LICENSE NUMBER 01420570 jj.woods@colliers.com

the support of the

\_\_\_AGENT: STEPHEN HALE

RETAIL PROPERTIES TEAM CENTRAL CALIFORNIA 661 631 3820 LICENSE NUMBER 01997969 stephen.hate@colliers.com

#### 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 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 \$1.45/SF NNN

### DEMOGRAPHICS

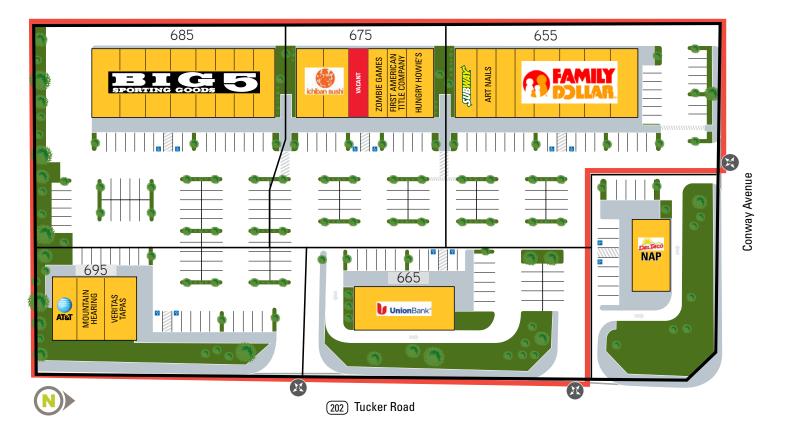
	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	4,293	18,901	21,257
TOTAL HOUSEHOLDS	1,533	7,008	7,843
AVE. HOUSEHOLD INCOME	\$65,253	\$69,695	\$72,113
2017 ESTIMATES, ALTERYX.COM	*		



I I I



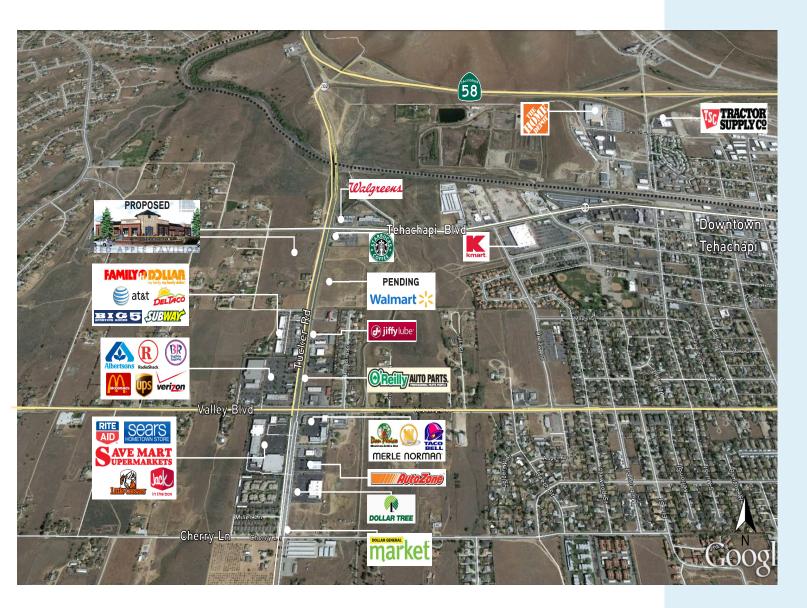




LILL

SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
655-A	FAMILY DOLLAR, INC	8,655 SF	675-E	FIRST AMERICAN TITLE	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	VACANT	1,170 SF	695-C	VERITAS WINE & CHEESE	1,826 SF
675-D	ZOMBIE GAMES	1,170 SF			

#### RETAIL SPACE FOR LEASE THE ORCHARD - COMPETITION AERIAL MAP 655-695 TUCKER ROAD, TEHACHAPI, CA 93561



#### **CONTACT US:**

I I I

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

AGENT: STEPHEN HALE ASSOCIATE RETAIL PROPERTIES TEAM CENTRAL CALIFORNIA 661 631 3820 LICENSE NUMBER 01997969 stephen.hale@colliers.com

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



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2013. All rights reserved.