

FOR LEASE - RETAIL SPACE

MOUNTAIN VIEW PLAZA

1121 W. VALLEY BOULEVARD, TEHACHAPI, CALIFORNIA 93561



LOCATION:

Mountain View Plaza is located at 1121 W. Valley Blvd., at the signalized intersection of W. Valley Blvd. and Tucker Road, Tehachapi, California, along Tehachapi's retail corridor.

HIGHLIGHTS:

- Approximately 13,280 s.f. retail strip center
- Zoning: C-3D
- Located at the signalized intersection
- Good egress/ingress from W. Valley Blvd. and Tucker Road
- Monument signage available
- Traffic Counts: 30,000 AADT [2015, Caltrans.com](http://2015.Caltrans.com)

DEMOGRAPHICS: 1 Mile 3 Miles 5 Miles

Total Population	4,580	18,576	21,274
Total Households	1,645	6,858	7,841
Household Income (Average)	\$62,788	\$67,199	\$69,991

[2016 Alterxy.com](http://2016.Alterxy.com)

AVAILABLE:

2,800 s.f.\$1.10/s.f. NNN



AGENT: JJ WOODS CLS
DIR: 661.631.3807
LICENSE NUMBER 01420570
jj.woods@colliers.com

AGENT: GARRET TUCKNESS, CLS
DIR: 661.631.3811
LICENSE NUMBER 01323185
garret.tuckness@colliers.com

COLLIERS INTERNATIONAL
10000 Stockdale Hwy., Suite 102
Bakersfield, CA 93311
www.colliers.com/bakersfield

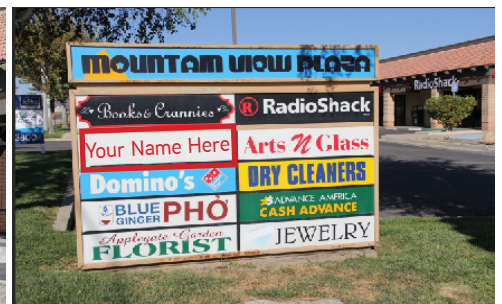
MOUNTAIN VIEW PLAZA

Site plan is for reference purposes only and not drawn to scale.

FOR LEASE - RETAIL SPACE

MOUNTAIN VIEW PLAZA

1121 W. VALLEY BOULEVARD, TEHACHAPI, CALIFORNIA 93561



Contact Us

AGENT: GARRET TUCKNESS, CLS
SENIOR VICE PRESIDENT
CENTRAL CALIFORNIA
RETAIL PROPERTIES GROUP
LICENSE NUMBER 01323185
661 631 3811
garret.tuckness@colliers.com

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

COLLIERS INTERNATIONAL
10000 Stockdale Highway #102
Bakersfield, CA 93311
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.

