

**TEJON
RANCH**
COMMERCE
CENTER



*California's
Proven Platform
for Success*



RESTAURANT + RETAIL OPPORTUNITY

12 MILLION VISITORS PER YEAR
DESTINATION RETAIL CENTER
SEEKING NEW RESTAURANT + RETAIL TENANTS



MASTER-PLANNED GROWTH

TEJON RANCH CO. + TRCC

OVERVIEW



TEJON RANCH COMPANY:

Diversified real estate development and agribusiness company: Owns 270,000 acres of contiguous land in prime Southern California market (along heavily trafficked I-5 north/south corridor).

- Master Developer of Tejon Ranch Commerce Center.
- NYSE Traded: TRC

TEJON RANCH COMMERCE CENTER:

A 1,450-ACRE MASTER PLANNED MIXED-USE COMMUNITY LOCATED AT THE JUNCTION OF INTERSTATE 5 AND HIGHWAY 99

Major highway retail center with 12 million annual visits and 100,000 vehicles on adjacent freeway.

- Growth catalysts incoming: Terra Vista Apartments – Open Now
- Hard Rock Casino Tejon (north of site) – Opening Q4 2025

Established logistics center in strategic location at the junction of I-5 & CA-99.

≈ 5,000 jobs existing.

8,900,000 SF developed or in process.

- 8.2 MM SF logistics and light manufacturing.
- 0% vacancy.
- Tenants include: IKEA, Nestle, Caterpillar, Dollar General, Famous Footwear, L’Oreal, Camping World, Plant Prefab, Sunrise Brands.

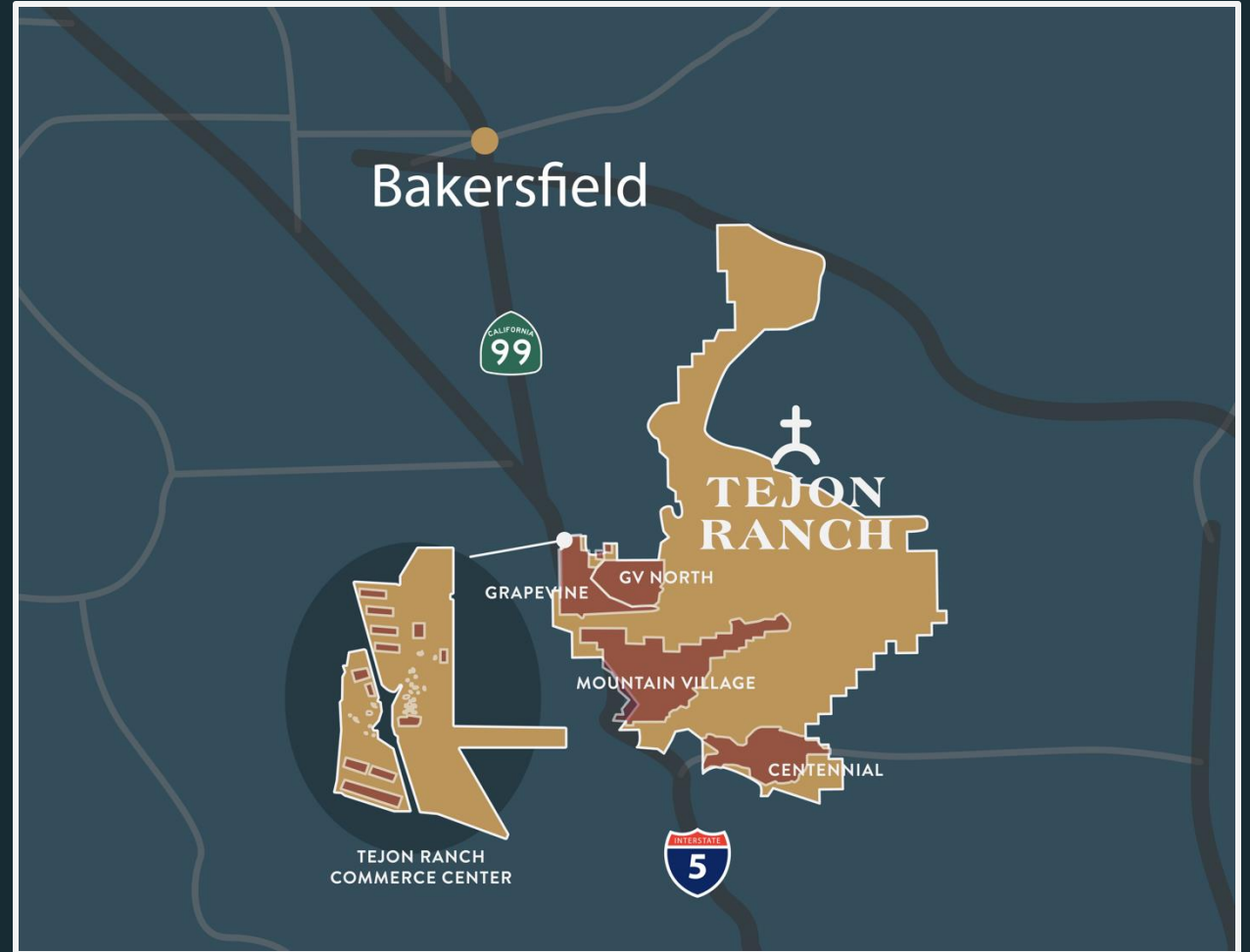
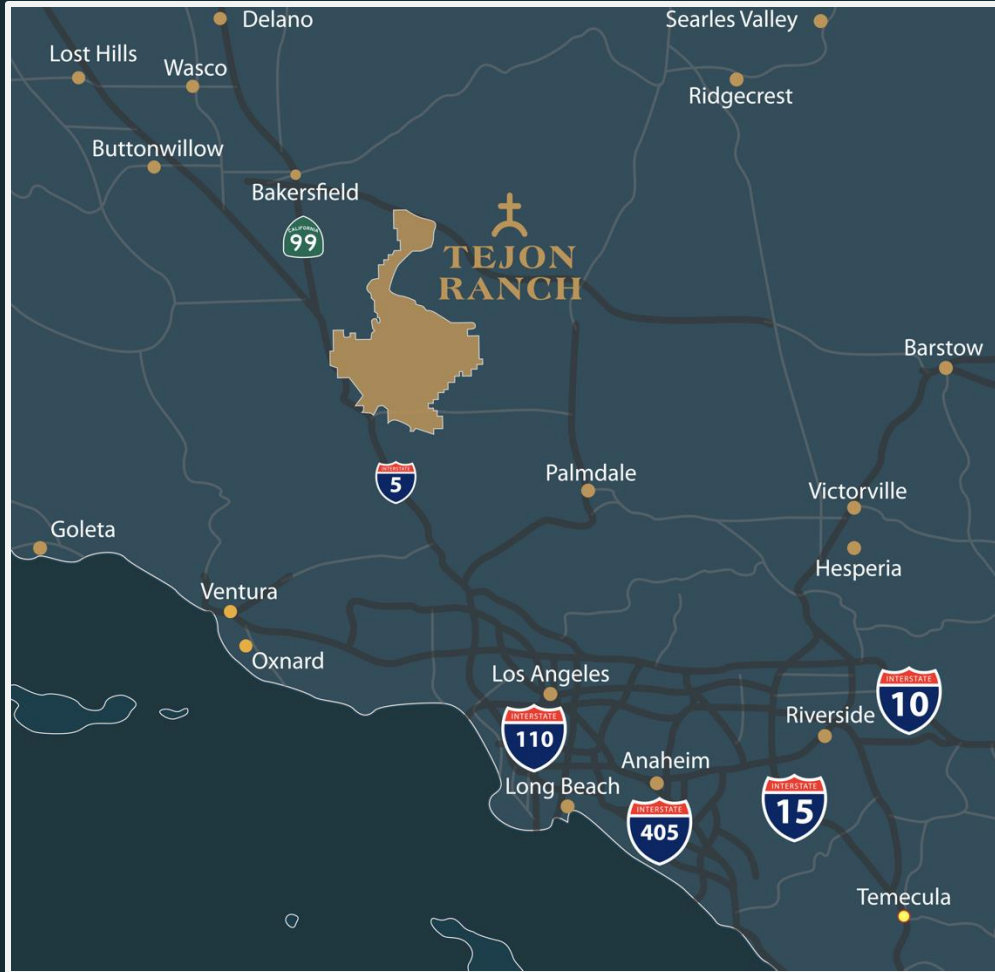
674,000 SF highway commercial:

- 365,000 SF Outlets at Tejon.
- 212 hotel rooms – Hampton Inn, Best Western, Microtel.
- 30 restaurants – Starbucks, Chipotle, Panda Express, etc. - nearly all major chains represented.
- 2 travel centers.

11.4 MM SF entitled and to be developed:

- 11.1 MM SF logistics and light manufacturing.
- 282,000 SF highway commercial.

Strategically Located Along Major Highways And Near Population Centers





TERRA
VISTA
at TEJON



SPRINGHILL
SUITES[®]
BY MARRIOTT



Food Options For Every Taste

Gas & Charging Stations

Home Away From Home

Open Now & Upcoming

California's Travel Landmark



Seeking restaurant and outlet tenants.



Convenient access with easy on-and-off to the highway, serving approx. 100,000 vehicles per day.



Hosts the largest Tesla Supercharger station, attracting travelers with higher disposable income.



Clean, safe environment featuring high-quality architecture.



A strong employee base of 5,000 workers regularly shops at the center.

It's All Here

Features 30+ restaurants, 3 hotels, a 365,000 square-foot regional outlet center, and two major travel centers with 100 gas pumps and 100 EV chargers.



One of California's most successful highway-oriented centers.



Home to top-performing stores from national chains like Starbucks, McDonald's, Chipotle, and Panda Express.

12,000,000

12 million annual visits with an estimated 5.5 million unique visitors.



Located at the junction of I-5 and CA Highway 99 in California's Central Valley.

TERRAVISTA
at TEJON

A 495-unit apartment community, now open and home to residents, adds an on-site residential population.

TEJON RANCH
COMMERCE CENTER

Impressive Customer Base and Traffic Along I-5 Within a 75- Mile Radius

- Approximately **5,000** people are employed at the exit.
- About **100,000** vehicles travel northbound and southbound on a daily basis.
- Over **40,000** vehicles exit from I-5 each day.
- The target market includes a diverse range of shoppers, commuters, travelers, and potential residents.
- A population of **6.33 million** within a 75-mile radius.
- **2.28 million** homes in the area.
- An average household income of **\$127,328** and a total household expenditure of **\$181 billion**.
- Estimated total annual retail expenditure per capita at the Outlets is **\$82.97** (as of 2021).

California's Untapped Gold Mine



11th “regional mall” of 736 in Placer

Retail Sales
Multiple units
over \$1,000/SF




Placer Traffic Data Rankings for Selected Restaurants

 200 of 13,000

 15 of 9,000

 50 of 3,000

 50 of 2,000

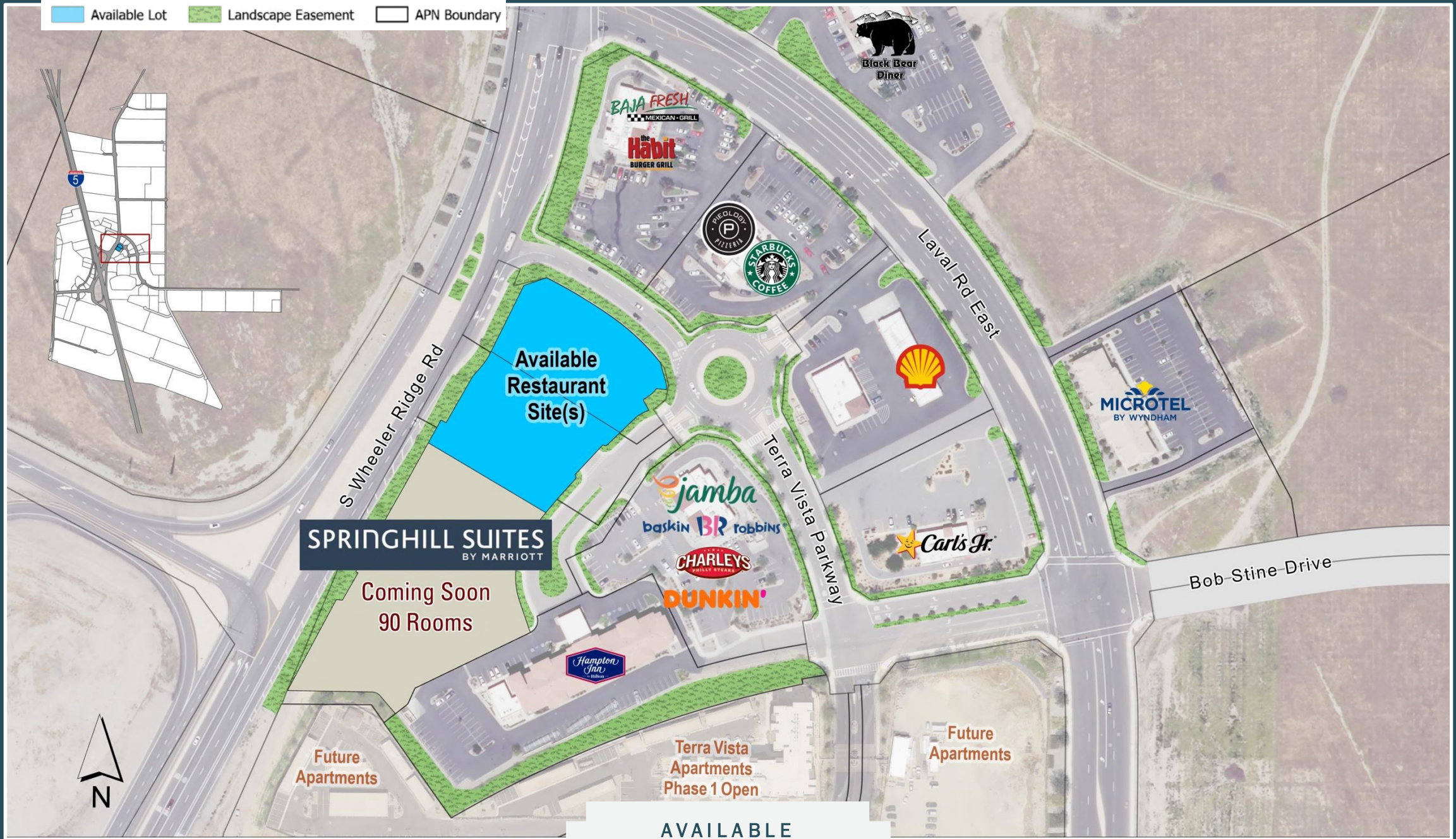
 20th of 147 Units
8th of 68 in CA

Available Lot Landscape Easement APN Boundary



AVAILABLE COMMERCIAL LOTS

Available Lot Landscape Easement APN Boundary



Available Restaurant Site(s)

SPRINGHILL SUITES BY MARRIOTT

Coming Soon 90 Rooms

Future Apartments

Terra Vista Apartments Phase 1 Open

Future Apartments

AVAILABLE COMMERCIAL LOTS



BAJA FRESH MEXICAN GRILL

the Habit BURGER GRILL

PEDLOSI PIZZERIA

STARBUCKS COFFEE

Laval Rd East

S Wheeler Ridge Rd

Terra Vista Parkway

MICROTEL BY WYNDHAM

Shell

jamba

baskin BR robbins

CHARLEYS

DUNKIN'

Carl's Jr.

Hampton Inn

Bob Stine Drive



PARKING ANALYSIS

RESTAURANT:	$6,000 \text{ SF} / 100 = 60 \text{ STALLS}$
FASTFOOD 1:	$2,225 \text{ SF} / 75 = 33 \text{ STALLS}$
STALLS REQUIRED:	93 STALLS
TOTAL STALLS PROVIDED:	93 STALLS

PROPOSED SITE PLAN
1" = 30'-0"

SCHEME 260113



New Retail Center
Tejon Ranch Commerce Center
Outlets at Tejon Pkwy, Arvin, CA 93203

Site Plan

- Available for Industrial Development
- Under Construction
- Available Retail / Commercial
- Terra Vista at Tejon Apartments



TEJON RANCH
COMMERCE CENTER



Existing Road Future Road

Conceptual plan for preliminary planning purposes only. This plan is subject to change and the owner reserves the right to make design or layout changes at any time. Current as of 1/31/2024

Traffic Boosting Developments

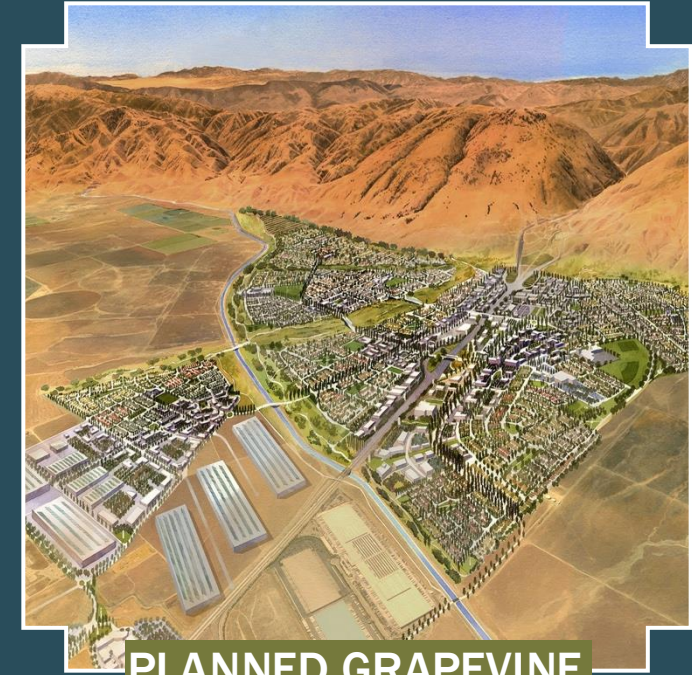
Now Open
North of TRCC



TERRA VISTA AT TEJON

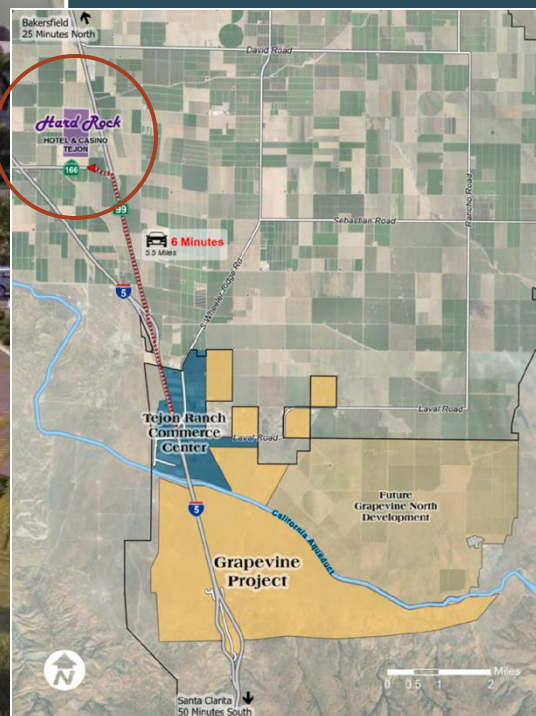
495-home apartment community under construction at Outlets at Tejon – Now Open

HARD ROCK CASINO



PLANNED GRAPEVINE COMMUNITY

12,000 residents and 5+ million SF of commercial (southwest of site)



The location is just 6 minutes north of the Tejon Ranch Commerce Center.

Phase 1 of the development will open in November 2025, featuring a 160,000 square foot casino, restaurants, and a lounge.

A future Phase 2 will include a 400-room hotel with a resort pool, fitness center, spa, additional dining options, a Hard Rock Live event and concert venue, meeting and convention spaces, and over 2,500 employees.

Development by Tejon Indian Tribe & Hard Rock International

TEJON RANCH
COMMERCE CENTER



**CALIFORNIA'S
GATEWAY
TO ALL THINGS NEW.**



Outlets at Tejon is the crown jewel of California's Central Valley. This shopping destination boasts over 50 retailers, expansive shade structures, outdoor seating areas, and top-tier restroom facilities, all designed to provide shoppers with an exceptional experience. Part of Tejon Ranch Commerce Center — the ultimate travel stop featuring over 30 food options, 100+ gas pumps, three lodging facilities, and one of the largest Tesla charging stations in the world — the Outlets at Tejon is a must-visit shopping stop. With a blend of life and style, guests will find the brands they seek, including popular retailers like American Eagle, Michael Kors, and Bird Dog Arts.

**SPANNING NEARLY
356,000 SQUARE FEET.**



Fashion's Friendly Frontier

ATHLETIC / OUTDOOR



NikeFactoryStore

SKINCARE



THE COSMETICS
COMPANY STORE

Bath
&Body
Works

FASHION



POLO  RALPH LAUREN

HOME



FOOD





TERRA VISTA

at TEJON

Terra Vista at Tejon is a vibrant, thoughtfully designed community offering a variety of living spaces and amenities to meet the needs of modern residents. Situated within walking distance of the Outlets at Tejon, this community provides easy access to shopping, dining, and entertainment while maintaining a peaceful, family-friendly environment. With studio, one, and two-bedroom apartment homes, residents can enjoy a mix of curated events, ample green spaces, a dog park, and a tot lot. Terra Vista is designed to foster a sense of community while offering the convenience and comfort of contemporary living.







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