

16.3 ACRE ACTION SPORTS CAMPUS

FORMER WOODWARD WEST
TEHACHAPI, CA
2026



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THE MOST COMPLETE ACTION SPORTS CAMPUS IN THE WESTERN UNITED STATES.



BY THE NUMBERS »»

175,800sq FT

Action sports parks and courses

74,000sq FT

Indoor action
sports facilities

\$36M

Appraised improvement value

11

Camper cabins and 6
bunkhouses

16.3ACRES

Largest skate campus on the
west coast

23

years of continued
business

18,527sqFT

Camper lodging facilities

13

Action sports
facilities on campus

50,000+

50,000+ alumni and campers
waiting to come back

PRIME LOCATION FOR LA28 >>>

THE 2028 SUMMER OLYMPICS IN LOS ANGELES REPRESENT A ONCE-IN-A-GENERATION ALIGNMENT OPPORTUNITY FOR ACTION SPORTS. SKATEBOARDING, BMX, AND SPORT CLIMBING, GYMNASTICS AND WRESTLING ARE ALL OLYMPIC DISCIPLINES. THE ATHLETES, FEDERATIONS, SPONSORS, AND BRANDS COMPETING FOR LA28 POSITIONING ARE MAKING FACILITY AND PARTNERSHIP COMMITMENTS NOW. THIS CAMPUS IS THE ONLY PURPOSE-BUILT, MULTI-DISCIPLINE ACTION SPORTS TRAINING AND DEVELOPMENT FACILITY WITHIN 90 MINUTES OF THE OLYMPIC HOST CITY.

**28400 STALLION
SPRINGS DRIVE**

○ Bakersfield

○ Tehachapi

1.5 hr drive



○ Los Angeles

○ Long Beach

13-18 BILLION

Regional GDP increase due to the olympics across the five-county region

4,000 FT

Natural altitude training advantage

365 DAYS

of training with climate-controlled indoors, 300+ days of sun outdoors

SO-CAL

Skate and action sports cultural epicenter within driving distance

28400 STALLION SPRINGS DRIVE





the hangar

54,000 SQ. FT.

One of the largest indoor skate parks in the United States

- Steel frame construction, 6 massive bay doors — opens fully in summer, fully heated in winter
- Year-round operational — climate controlled regardless of season
- Experience one of the largest indoor action sports parks in the United States, offering a massive footprint for athletes.

SUPPORT INFRASTRUCTURE

Retail skate shop, bathrooms, medical treatment room, storage, ice machines, training tables (322 sq ft). Recently resurfaced in 2023 and lighting upgrades throughout.



the **hangar**



TWIN 5' BOWLS

nested behind Mano-A-Mano



MANO-A-MANO

5' mini ramp looking out into a smaller street area with clean lines



ART PARK

flatland concrete street area, long lines leading to rails, ledges, and boxes



12' VERT RAMP

with foam pit on either side — practice resi section capped



BIG STREET

world-class big street area, endless lines, 5' box jump with attached spine, turkey tail, multi-level roll-in to foam pit or box resi landing



the progression centre

24,000 SQ. FT.

- Steel frame indoor multi-sport hub — built for progression and exploration across disciplines
- Fully heated in winter, bay doors for airflow control in warmer months
- Year-round programming — multi-sport skills development for all levels

FEATURES

- Acro-Trampoline Zone — 4 fly-bed trampolines with attached foam pit and bounce wall
- Street Progression Zone — multiple-size quarters, banks, ledges, learning rails, rail and ledge to foam progression
- Wild West Parkour Zone — spring floor, multiple boxes, rails, high bars, and climbing structures

THE GROVE 5,000 SQ FT

- Steel frame blank canvas sports building adjacent to Progression Centre
- Fully heated — year round flexible indoor programming space
- Available for sport-specific build-out, additional training space, or event use



the great outdoors

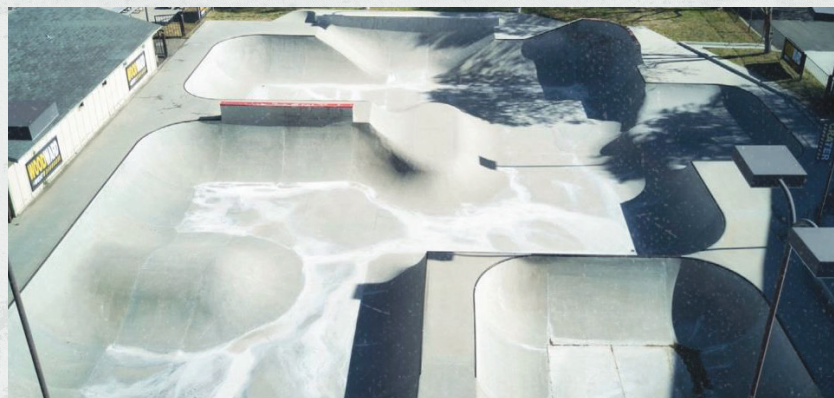
+ 175,800 SQ. FT.

- 9 distinct outdoor parks
- Skateboarding, BMX, mountain bikes, scooters, rollerskates, inline, and more
- Skill levels from beginner to world-class professional — no comparable variety in the Western US



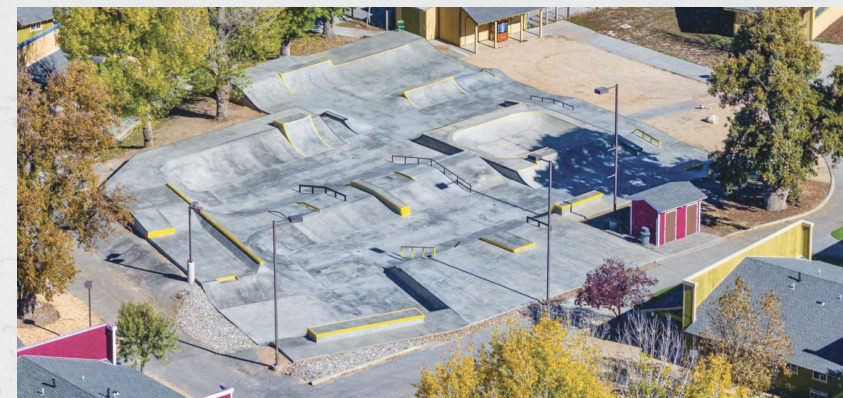
JUNCTION

21,000 sq ft technical park, rails, stair sets, bowl corners, pool, pump track



THE CRATER

17,000 sq ft, quarter-pipes, banks, vert walls, spine, bowl corners, over-vert corner



POCO LOCO

16,000 sq ft intermediate park, rails, ledges, kickers, euro gaps, bank to curb



ANIMAL CHIN

9,000 sq ft, 1:1 replica Bones Brigade classic 10' vert ramp/spine with extensions, channels, mini ramp



THE PLAZA

5,500 sq ft, infinite lines through ledges, rails, perfect banks, and the infamous roof gap



BACKYARD MINI

3,400 sq ft Skatelite mini ramp, hips, bowl corners, deck features



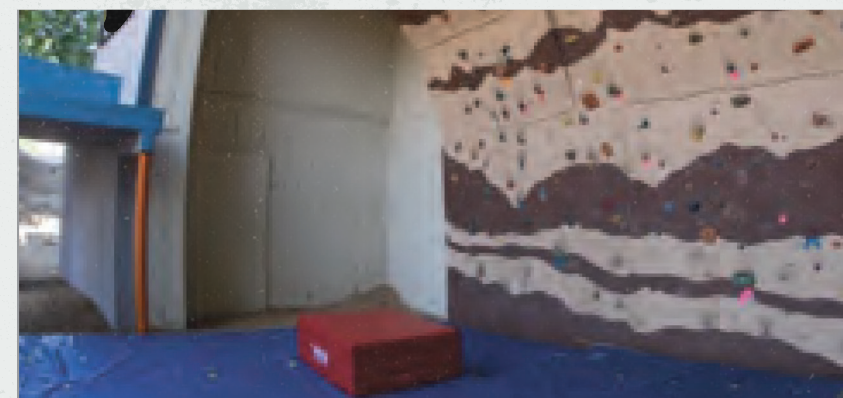
DIRT JUMPS

18,000 sq ft, multiple lines, berms, tables, and jumps



OUTDOOR PARKOUR ZONE

6,500 sq ft, rails, boxes, high jumps, wedges



CLIMBING WALL

25' wall, 3 sections — two beyond-vert and one standard vert section

Lodging



CAMP CABINS

- 11 individual cabin buildings along the campus perimeter
- Each building split in half — 20 individual rooms total
- Each cabin room: 2 private bathrooms, A/C and heating, 6-8 bunk beds, luggage storage, private
- Counselor room

BUNKHOUSES

- 6 connected bunkhouse structures on campus
- Open bunkhouse format — no private showers, shared facilities
- Ideal for larger group programming and cost-effective overnight stays

LARGE CAPACITY

- 392 bunk beds on site
- 11 camper cabins
- 18,527 total square feet

food & bev

BELLY UNION

PRIMARY CAFETERIA

- 3,000 sq ft — full commercial kitchen, walk-in cooler, freezer
- Salad bar, hot bar, indoor seating — full dining service capacity
- 50' x 59' wood frame building — prominent campus location



THE GRIND

COFFEE SHOP

- Walk-up coffee shop with shared kitchen — indoor seating and outdoor courtyard
- Central campus social hub — high daily traffic location



BOOMTOWN GRILLS

OUTDOOR F&B

- Two outdoor grill stations located in Boomtown
- Covered condiment counter, fountain station, two storage rooms
- Sun shade and grass area directly in front — ideal for outdoor event programming



recreation areas



+ POOL

3,000 sq ft enclosed concrete pool with lifeguard station, near cabins with shower access



+ CAMPFIRE

outdoor fire pit with stadium-style seating, located behind cabin



+ TOWN HALL

600 sq ft building for arts, crafts, music, team building, and group projects

the **opry house**

The Opry House is a central entertainment hub for many campus events. This building houses the theatre, coffee shop, canteen, arcade, and bowling alley. There are 3 main sections of the building, making it a great space to host any event or multiple events at once.



+ **100 SEAT**

MINI THEATRE

Fully equipped screening and assembly room featuring a professional sound system, projection screen, and performance stage.



+ **2,800 SQ FT**

CANTEEN

High-energy indoor recreation space boasting an arcade, a shared kitchen, and a dedicated DJ/dance floor area.



+ **4-LANE**

BOWLING ALLEY

Located within the Canteen, this alley can be reserved individually or for group events

support infrastructure

ADMIN BUILDING

- 50' x 24' building across the street from main campus — offices, conference room, full kitchen
- Lobby foyer with multiple office spaces and additional 23' x 60' area
- Ideal for operator HQ, leasing office, or administrative functions

MAINTENANCE

- Dedicated maintenance shop on property — equipment storage and facility upkeep

MEDICAL /INFIRMARY

- Nurse station — 505 sq ft, located adjacent to cabin area
- Full infirmary capability for on-campus medical support



CAMP OFFICE & GUEST SERVICES

- 24.5' x 24.5' (600 sq ft) — guest services, registration, day-to-day operations hub
- Located in Boomtown for central campus access



ADDITIONAL PARCELS & FUTURE POTENTIAL

- 18 total parcels across approximately 96 acres
- Corner lot / fire house parcel (Parcel 18) — additional development potential
- Full parcel map available on request

SITE ASSETS



OUTDOOR RIDE ABLE AREA		
A	POCO LOCO (PLAZA)	16,000 SQFT
B	THE CRATER (TRANSITION)	17,000 SQFT
C	BACKYARD MINI (VERT)	3,400 SQFT
D	THE JUNCTION (TRANSITION)	21,000 SQFT
E	ANIMAL CHIN (VERT)	9,000 SQFT
F	THE PLAZA (STREET)	6,500 SQFT
G	THE TRAILS (BMX)	18,00 SQFT
INDOOR RIDE ABLE AREA		
H	THE HANGAR (MULTI-USE)	54,000 SQFT
I	PROGRESSION CENTRE (MULTI-USE)	24,00 SQFT
ENTERTAINMENT		
J	THE OPRY HOUSE	6,952 SQFT
K	TOWN HALL	576 SQFT
L	OUTDOOR ROCK WALL PARKOUR AREA	600 SQFT
M	POOL	3,000 SQFT
FOOD & BEVERAGE		
N	BELLY UNION (CAFETERIA)	3,056 SQFT
O	BOOMTOWN GRILLS	4224 SQFT
LODGING		
P	BOOMTOWN BUNK HOUSES	6,626 SQFT
Q	CABINS 2-11	16,000 SQFT
ADMIN		
R	CAMP OFFICES & INFIRMARY	3600 SQFT
S	MAINTENANCE BUILDING	1872 SQFT

OWN THE LEGACY

REQUEST A SITE VISIT

private property tour arranged immediately

RECEIVE FULL FINANCIAL PACKAGE

detailed projections and lease parameters available under NDA

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