

RETAIL SPACE FOR LEASE

# HERITAGE SPRINGS

12215 TELEGRAPH ROAD | SANTA FE SPRINGS | CA



## New ±5,300 SF Corner Strip Center

- > ±1,190 SF End-Cap Restaurant Space - \$3.00 PSF Mo with ±0.65¢ NNN (Former Starbucks)
- > ±1,672 SF In-line Restaurant Space - \$2.50 PSF Mo with ±0.65¢

## Locations & Highlights

- > Heritage Springs Business is a ±45,000 SF Class B Office Building with a ±6,175 SF ground floor food court plaza complete with an outside water feature. The complex has a bridge that connects to Serene City Park and sculpture garden.
- > Surrounded by 15 million SF of Office, Business Park, and Industrial
- > Directly across the street from The Villages is a 546 Unit Gated Residential Master Plan Community
- > 4:1 Ratio Ample Service Parking Available

## Traffic Counts

Norwalk Blvd.: 21,384 Cars Per Day (Est. 2011)  
 Telegraph Blvd.: 30,298 Cars Per Day (Est. 2011)  
**Total: 51,682 Cars Per Day**

## Join Building Tenants:



**Salads 2000**



## Demographics

	1-Mile	3-Mile	5-Mile
Population 2013:	8,352	220,927	592,184
Average HH Income:	\$60,000	\$67,289	\$70,450
Employment Population:	6,637	169,780	457,488

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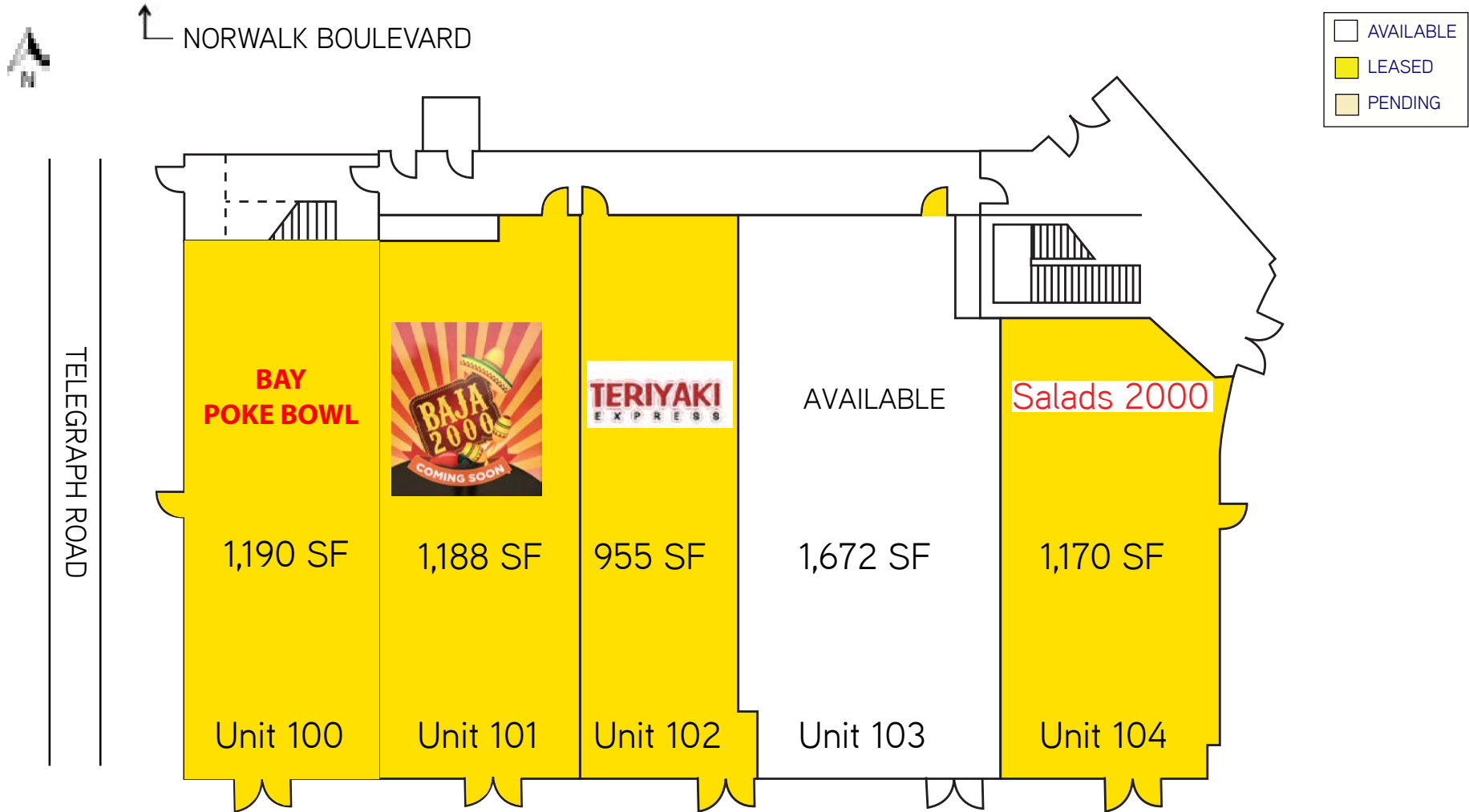
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The information contained herein was derived from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee it.

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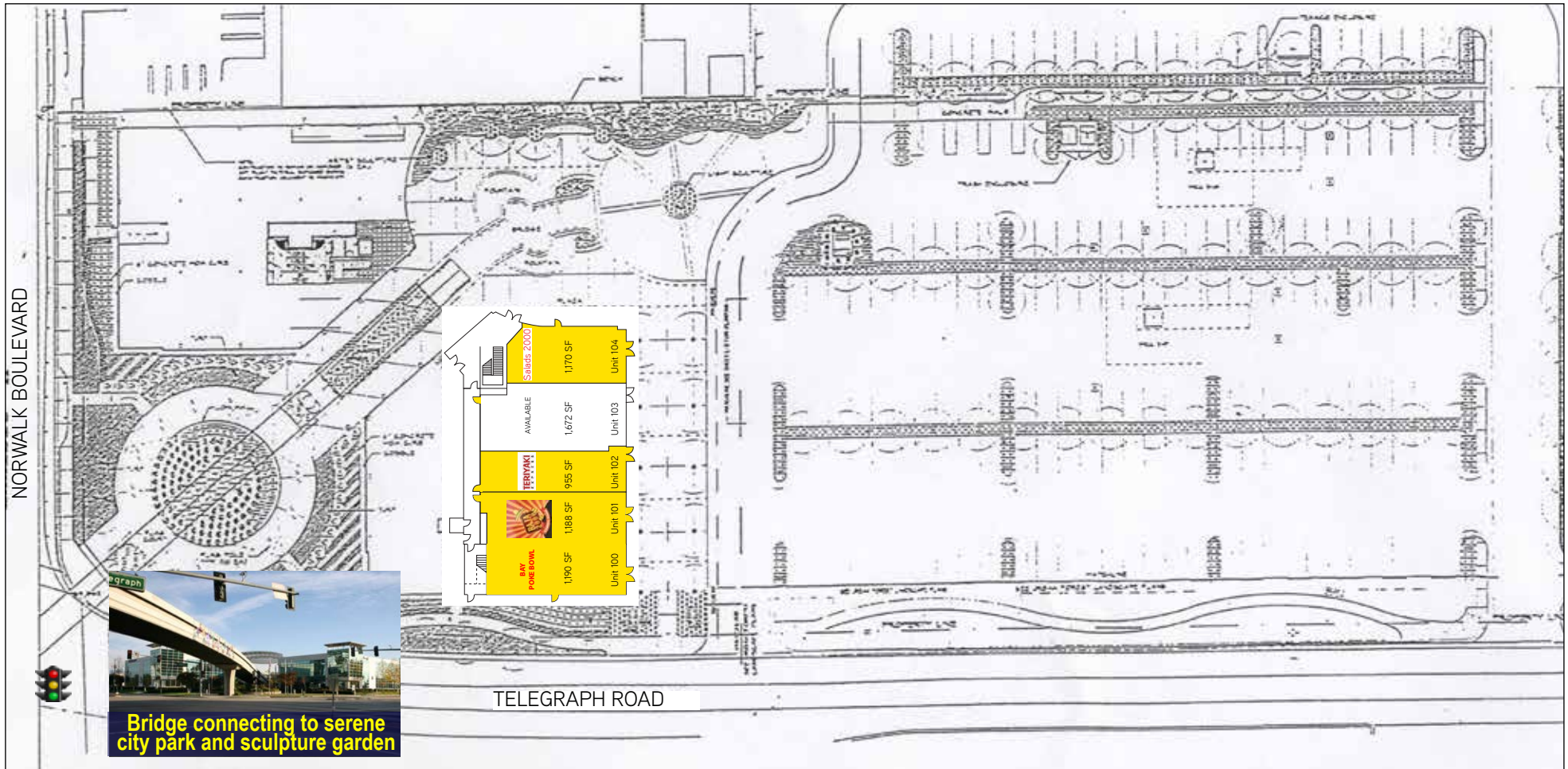
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## SITE PLAN OVERVIEW



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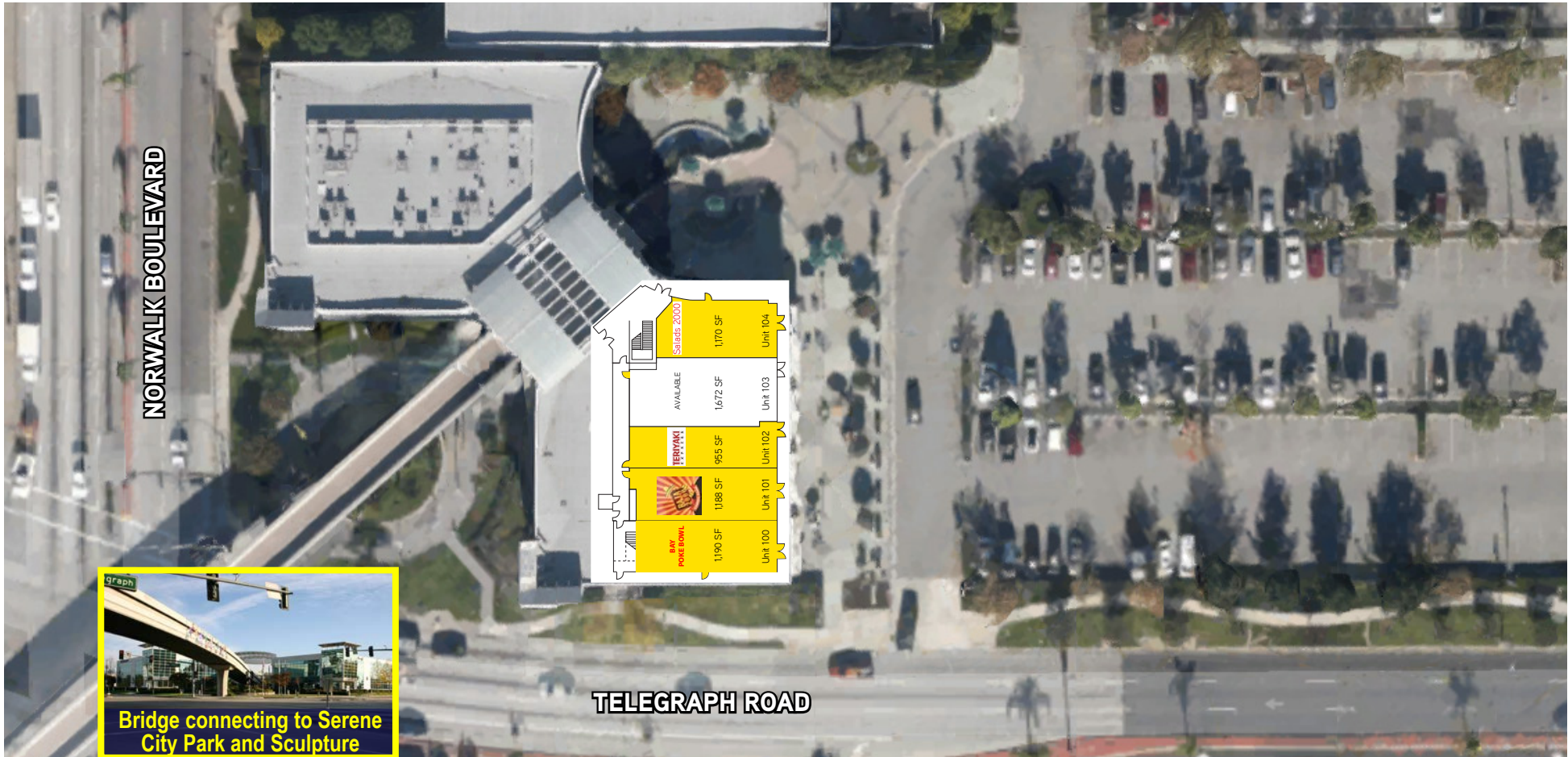
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## Pop-Facts: Demographic Quick Facts 2013 Report

Radius 1: 12215 TELEGRAPH RD, SANTA FE SPRINGS, CA 90670-3344, aggregate

Radius 2: 12215 TELEGRAPH RD, SANTA FE SPRINGS, CA 90670-3344, aggregate

Radius 3: 12215 TELEGRAPH RD, SANTA FE SPRINGS, CA 90670-3344, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>Population</b>						
2018 Projection	8,601		225,959		605,495	
2013 Estimate	8,382		220,927		592,184	
2010 Census	8,257		218,763		586,572	
2000 Census	9,557		215,177		575,566	
Growth 2000 - 2010	-13.60%		1.67%		1.91%	
<b>Households</b>						
2018 Projection	2,612		61,785		171,877	
2013 Estimate	2,545		60,439		168,140	
2010 Census	2,512		59,902		166,655	
2000 Census	2,633		59,217		165,853	
Growth 2000 - 2010	-4.60%		1.16%		0.48%	
<b>2013 Est. Population by Single Classification Race</b>						
White Alone	4,864	58.03	125,451	56.78	327,240	55.26
Black or African American Alone	268	3.20	5,856	2.65	19,709	3.33
American Indian and Alaska Native Alone	109	1.30	2,822	1.28	6,519	1.10
Asian Alone	460	5.49	12,728	5.76	49,472	8.35
Native Hawaiian and Other Pacific Islander Alone	15	0.18	540	0.24	1,529	0.26
Some Other Race Alone	2,308	27.54	64,681	29.28	163,561	27.62
Two or More Races	357	4.26	8,848	4.00	24,152	4.08
<b>2013 Est. Population Hispanic or Latino</b>						
Hispanic or Latino	6,685	79.75	175,353	79.37	429,175	72.47
Not Hispanic or Latino	1,697	20.25	45,574	20.63	163,009	27.53
<b>2013 Tenure of Occupied Housing Units</b>						
Owner Occupied	1,495	58.74	36,915	61.08	99,335	59.08
Renter Occupied	1,050	41.26	23,524	38.92	68,805	40.92
<b>2012 Average Household Size</b>						
	3.25		3.61		3.47	

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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>2013 Est. Households by Household Income</b>	2,545		60,439		168,140	
CY HHs, Inc < \$15,000	445	17.49	6,349	10.50	16,478	9.80
CY HHs, Inc \$15,000 - \$24,999	215	8.45	5,881	9.73	16,791	9.99
CY HHs, Inc \$25,000 - \$34,999	264	10.37	5,390	8.92	16,285	9.69
CY HHs, Inc \$35,000 - \$49,999	390	15.32	8,769	14.51	24,109	14.34
CY HHs, Inc \$50,000 - \$74,999	434	17.05	12,700	21.01	34,168	20.32
CY HHs, Inc \$75,000 - \$99,999	393	15.44	9,635	15.94	24,403	14.51
CY HHs, Inc \$100,000 - \$124,999	217	8.53	5,588	9.25	16,163	9.61
CY HHs, Inc \$125,000 - \$149,999	109	4.28	3,033	5.02	8,336	4.96
CY HHs, Inc \$150,000 - \$199,999	44	1.73	2,110	3.49	7,335	4.36
CY HHs, Inc \$200,000 - \$249,999	13	0.51	470	0.78	1,783	1.06
CY HHs, Inc \$250,000 - \$499,999	17	0.67	451	0.75	1,938	1.15
CY HHs, Inc \$500,000+	4	0.16	63	0.10	351	0.21

<b>2013 Est. Average Household Income</b>	\$60,000	\$67,289	\$70,455
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<b>2013 Est. Median Household Income</b>	\$48,404	\$57,540	\$57,614
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### 2012 Median HH Inc by Single Race Class or Ethn

White Alone	46,768	55,187	55,766
Black or African American Alone	84,656	57,568	54,922
American Indian and Alaska Native Alone	52,788	51,580	49,731
Asian Alone	22,224	65,478	71,512
Native Hawaiian and Other Pacific Islander Alone	28,097	52,878	57,730
Some Other Race Alone	54,880	61,387	57,995
Two or More Races	36,140	57,281	58,855
Hispanic or Latino	48,295	57,885	55,969
Not Hispanic or Latino	48,896	56,560	61,228

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