

RETAIL PAD & STORES FOR LEASE

TELMILLS PLAZA

13571 Telegraph Road, Whittier, California, 90605

±40,474 Sq. Ft. Center with New Anchor Store, Drive-Thru Pad & In-Line Stores



New Anchor Store & Inline Shops



13571 Telegraph Road, Whittier, CA, 90605

Retail Availability & Lease Rates:

- > Major A - Anchor - ±12,174 SF / \$2.10 PSF + ±0.45¢ NNN Charges - Divisible
- > Major B - Anchor - ±8,800 SF / \$2.25 PSF + ±0.45¢ NNN Charges - Divisible
- > Shops B - ±1,200 SF to ±6,600 SF / \$2.75 PSF + ±0.45¢ NNN Charges
- > Drive-Thru Pad A - ±1,200 SF to ±3,600 SF / \$3.50 PSF + ±0.45¢ NNN Charges
- > ±19,000 SF of New Stores with Parking at 4.69 Per/1,000 SF

2014 Demographics:

	1-Mile	3-Mile	5-Mile
Population:	26,352	87,688	205,211
Average House Hold Income:	\$71,918	\$73,032	\$77,402

Corner Drive-Thru Pad



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Locations & Highlights

- Strong Retail Demand
- Located on Signalized NEC of Telegraph Rd. & Florence Blvd./Mills Ave.
- High Visibility Intersection / Telegraph Rd. & Florence Blvd./Mills Ave.
- Heavy Traffic Count Est. at 60,863 Cars Per Day
- High Density Hispanic Demographics with Strong Retail Demand
- Close Proximity to Industrial Distribution Warehouse Area

Area Retailers



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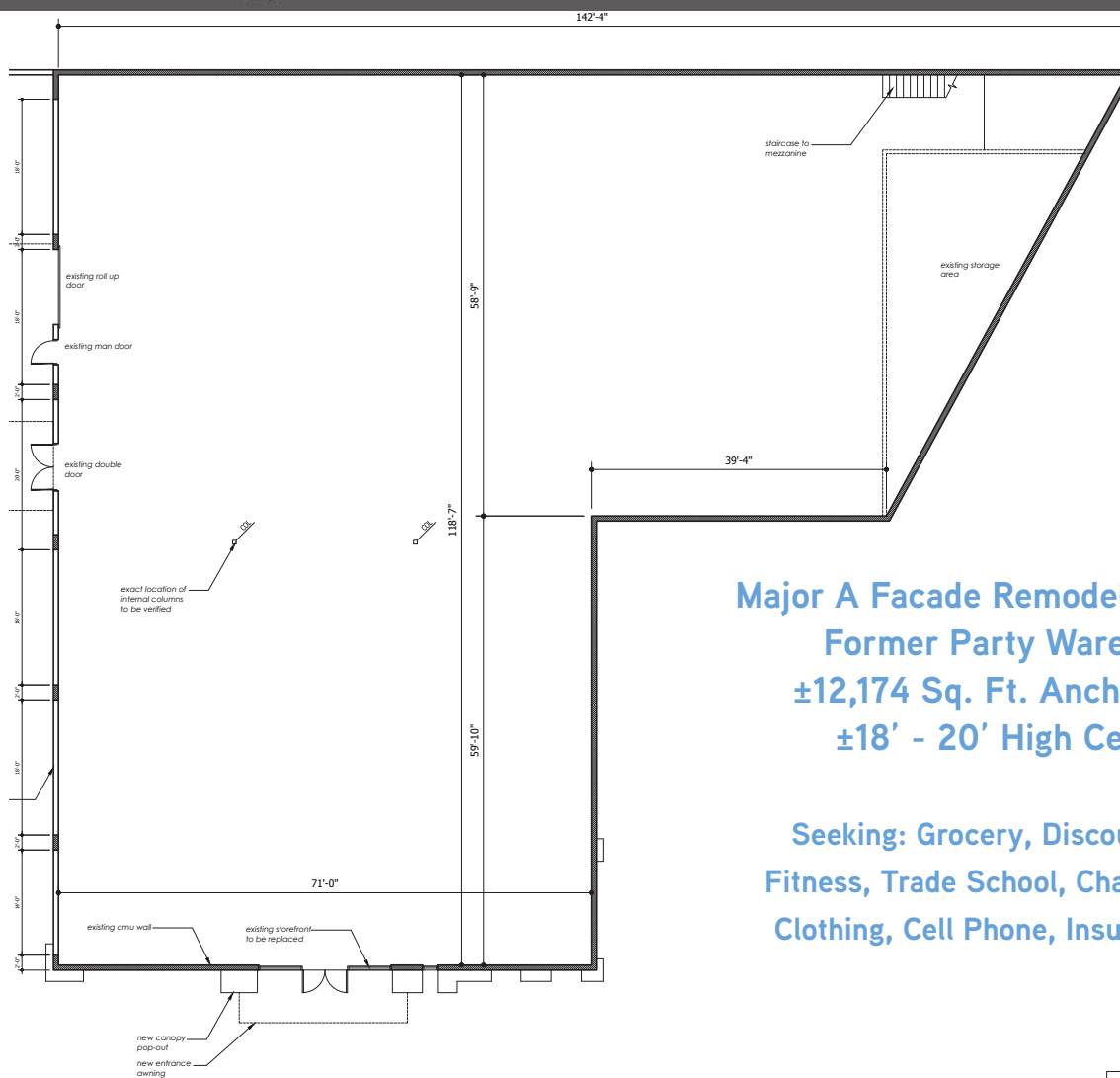
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Major A Facade Remodel - Site Plan
Former Party Warehouse
±12,174 Sq. Ft. Anchor Store
±18' - 20' High Ceilings

**Seeking: Grocery, Discount Store,
Fitness, Trade School, Charter School,
Clothing, Cell Phone, Insurance, Etc.**

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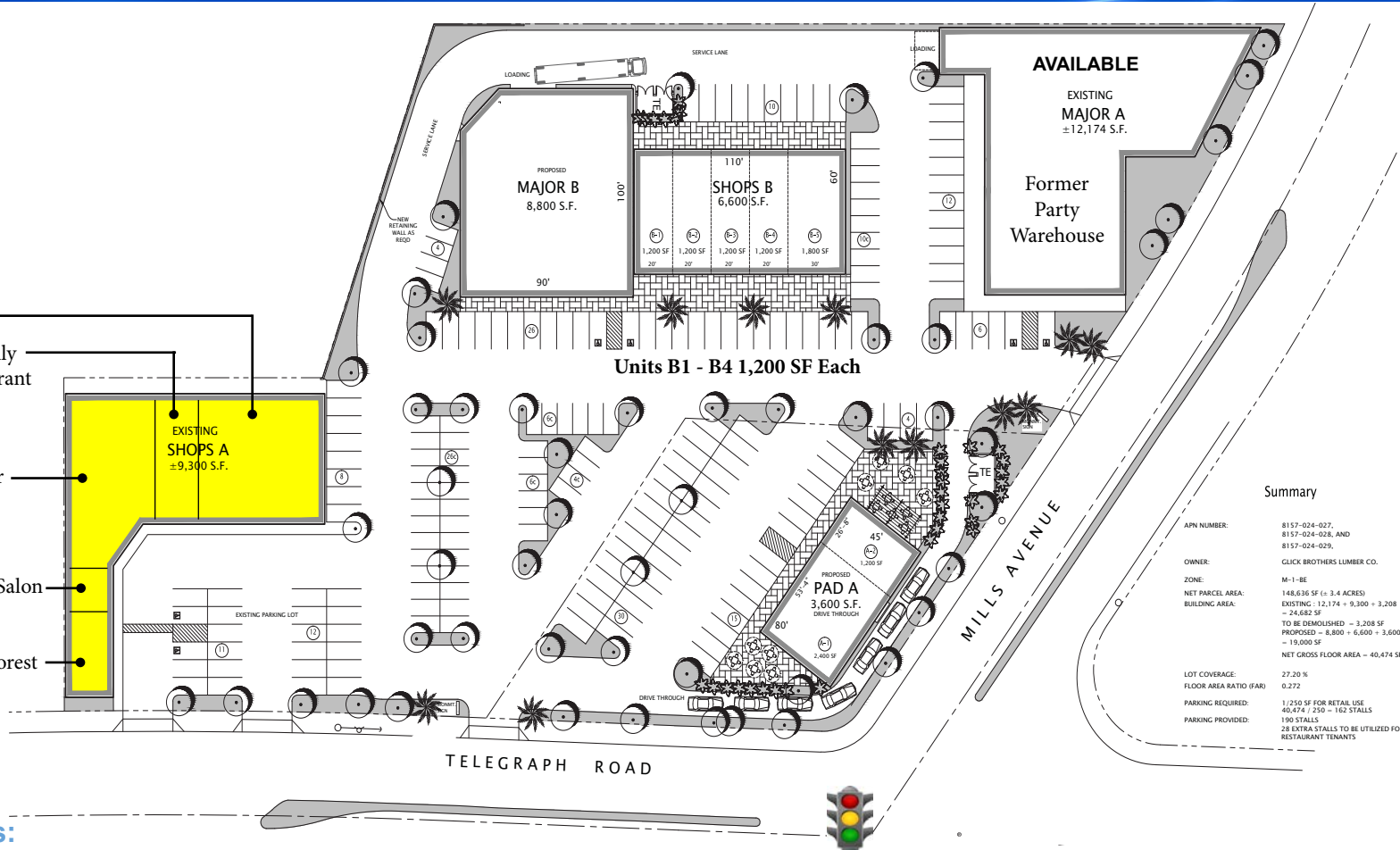
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Site Plan

- Available
- Pending
- Leased

- Pizzamania
- El Camino Family Mexican Restaurant
- Sunshine Liquor
- Blanca's Beauty Salon
- Rosemontico Florest



Summary

APN NUMBER: 8157-024-027, 8157-024-028, AND 8157-024-029.
 OWNER: GLICK BROTHERS LUMBER CO.
 ZONE: M-1-BE
 NET PARCEL AREA: 148,636 SF (± 3.4 ACRES)
 BUILDING AREA: EXISTING: 12,174 + 9,300 + 3,208 = 24,682 SF
 TO BE DEMOLISHED: 3,208 SF
 PROPOSED: 8,800 + 6,600 + 3,600 = 19,000 SF
 NET GROSS FLOOR AREA: 40,474 SF
 LOT COVERAGE: 27.20 %
 FLOOR AREA RATIO (FAR): 0.272
 PARKING REQUIRED: 1/250 SF FOR RETAIL USE
 PARKING PROVIDED: 190 STALLS
 28 EXTRA STALLS TO BE UTILIZED FOR RESTAURANT TENANTS

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Aerials



SANTA FE SPRINGS PLAZA



GATEWAY PLAZA

- > Strong Retail Demand
- > Tremendous Residential Density with 519,000 people in 5-miles
- > Close proximity to Industrial Distribution Parks & Warehouses
- > Signalized Corner location with ±410' of frontage on Telegraph Rd and ±410' of frontage on Mills Ave

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Pop-Facts: Demographic Snapshot 2014 Report

Radius 1: 13571 TELEGRAPH RD, WHITTIER, CA 90605-3438, aggregate

Radius 2: 13571 TELEGRAPH RD, WHITTIER, CA 90605-3438, aggregate

Radius 3: 13571 TELEGRAPH RD, WHITTIER, CA 90605-3438, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2019 Projection	26,704		207,872		533,481	
2014 Estimate	25,942		202,853		519,404	
2010 Census	25,476		199,961		510,963	
2000 Census	24,273		196,672		501,007	
Growth 2014-2019	2.94%		2.47%		2.71%	
Growth 2010-2014	1.83%		1.45%		1.65%	
Growth 2000-2010	4.95%		1.67%		1.99%	
2014 Est. Pop by Single Race Class						
White Alone	14,640	56.43	121,220	59.76	286,134	55.09
Black or African American Alone	395	1.52	4,781	2.36	15,083	2.90
Amer. Indian and Alaska Native Alone	370	1.43	2,508	1.24	5,929	1.14
Asian Alone	1,053	4.06	11,342	5.59	60,929	11.73
Native Hawaiian and Other Pac. Isl. Alone	64	0.25	530	0.26	1,350	0.26
Some Other Race Alone	8,403	32.39	53,695	26.47	128,000	24.64
Two or More Races	1,015	3.91	8,777	4.33	21,979	4.23
2014 Est. Pop Hisp or Latino by Origin						
Not Hispanic or Latino	4,485	17.29	55,581	27.40	172,953	33.30
Hispanic or Latino:	21,457	82.71	147,272	72.60	346,451	66.70
Mexican	19,049	88.78	127,162	86.34	296,111	85.47
Puerto Rican	127	0.59	1,276	0.87	2,997	0.87
Cuban	74	0.34	1,075	0.73	3,222	0.93
All Other Hispanic or Latino	2,208	10.29	17,759	12.06	44,121	12.74
2014 Est. Hisp or Latino by Single Race Class						
White Alone	11,746	54.74	83,766	56.88	195,189	56.34
Black or African American Alone	112	0.52	809	0.55	1,970	0.57
American Indian and Alaska Native Alone	308	1.44	1,938	1.32	4,602	1.33
Asian Alone	78	0.36	564	0.38	1,519	0.44
Native Hawaiian and Other Pacific Islander Alone	30	0.14	158	0.11	318	0.09
Some Other Race Alone	8,375	39.03	53,356	36.23	127,141	36.70
Two or More Races	808	3.77	6,681	4.54	15,712	4.54

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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	%
2014 Est. Households by Household Type	6,434		57,394		151,115	
Family Households	5,403	83.98	45,190	78.74	119,849	79.31
Nonfamily Households	1,031	16.02	12,204	21.26	31,266	20.69
2014 Est. Group Quarters Population	186		5,521		8,017	
2014 HHs by Ethnicity, Hispanic/Latino	4,759	73.97	36,731	64.00	87,221	57.72
2014 Est. HHs by HH Income	6,434		57,394		151,115	
CY HHs, Inc < \$15,000	450	6.99	5,496	9.58	13,728	9.08
CY HHs, Inc \$15,000 - \$24,999	562	8.73	5,202	9.06	13,521	8.95
CY HHs, Inc \$25,000 - \$34,999	570	8.86	5,693	9.92	13,331	8.82
CY HHs, Inc \$35,000 - \$49,999	868	13.49	7,630	13.29	20,430	13.52
CY HHs, Inc \$50,000 - \$74,999	1,289	20.03	11,202	19.52	28,826	19.08
CY HHs, Inc \$75,000 - \$99,999	1,228	19.09	8,126	14.16	21,242	14.06
CY HHs, Inc \$100,000 - \$124,999	653	10.15	6,020	10.49	16,480	10.91
CY HHs, Inc \$125,000 - \$149,999	420	6.53	3,400	5.92	9,178	6.07
CY HHs, Inc \$150,000 - \$199,999	310	4.82	3,014	5.25	8,410	5.57
CY HHs, Inc \$200,000 - \$249,999	62	0.96	798	1.39	2,524	1.67
CY HHs, Inc \$250,000 - \$499,999	20	0.31	691	1.20	2,847	1.88
CY HHs, Inc \$500,000+	2	0.03	121	0.21	596	0.39
2014 Est. Average Household Income	\$71,918		\$73,032		\$77,402	
2014 Est. Median Household Income	\$64,892		\$60,436		\$62,617	
2014 Median HH Inc by Single Race Class. or Ethn						
White Alone	62,533		61,017		61,581	
Black or African American Alone	34,333		57,964		63,148	
American Indian and Alaska Native Alone	30,315		40,886		50,558	
Asian Alone	78,095		65,391		73,741	
Native Hawaiian and Other Pacific Islander Alone	33,702		49,320		53,047	
Some Other Race Alone	75,856		59,553		60,322	
Two or More Races	60,975		56,257		61,098	
Hispanic or Latino	67,404		60,127		60,148	
Not Hispanic or Latino	57,328		61,035		66,615	

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