

RETAIL PAD & STORES FOR LEASE

TELEMILLS PLAZA

13571 Telegraph Road, Whittier, California, 90605

±32,816 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 to \$3.00 PSF Mo + ±0.45¢ NNN Charges
- Major B - Shops - ±7,856 SF / \$3.00 PSF + ±0.50¢ NNN Charges - Divisible
- Shops A Space - ±800 SF / **LEASED to EVERYTABLE**
- Drive-Thru Pad A / **GROUND LEASED to RAISING CANE'S**

2020 Demographics:

	1-Mile	3-Mile	5-Mile
Population:	25,705	202,262	524,085
Average House Hold Income:	\$88,963	\$92,368	\$98,470
Median House Hold Income:	\$78,041	\$75,750	\$78,986

Locations & Highlights:

- Part of Whittier Retail Corridor with Strong Retail Demand
- Located on Signalized NEC of Telegraph Rd. & Mills Ave. / Florence Blvd.
- High Visibility Intersection with Heavy Traffic Count Est. at 60,863 Cars Per Day
- 407' Ft of Frontage on Telegraph Rd & 410' Ft of Frontage on Mills Ave.
- 202,262 People in 3-Miles. Average Household Income \$92,368

Welcome Our Newest Tenants:



Area Retailers:



Armando Aguirre
 Founder | Corporate Broker
 License No. 01245842
 213.926.5595
 armando.aguirre@legendarycre.com



Sheretta Morris
 Leasing Specialist
 License No. 01739452
 213.842.2670
 smorris@legendarycre.com

Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.LegendaryCRE.com

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

RETAIL PAD & STORES FOR LEASE

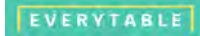
TELEMILLS PLAZA

13571 Telegraph Road, Whittier, California, 90605
 ±32,816 Sq. Ft. Center with New Anchor Store, Drive-Thru Pad & In-Line Stores



Site Plan

- Available
- Pending
- Leased



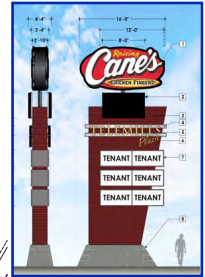
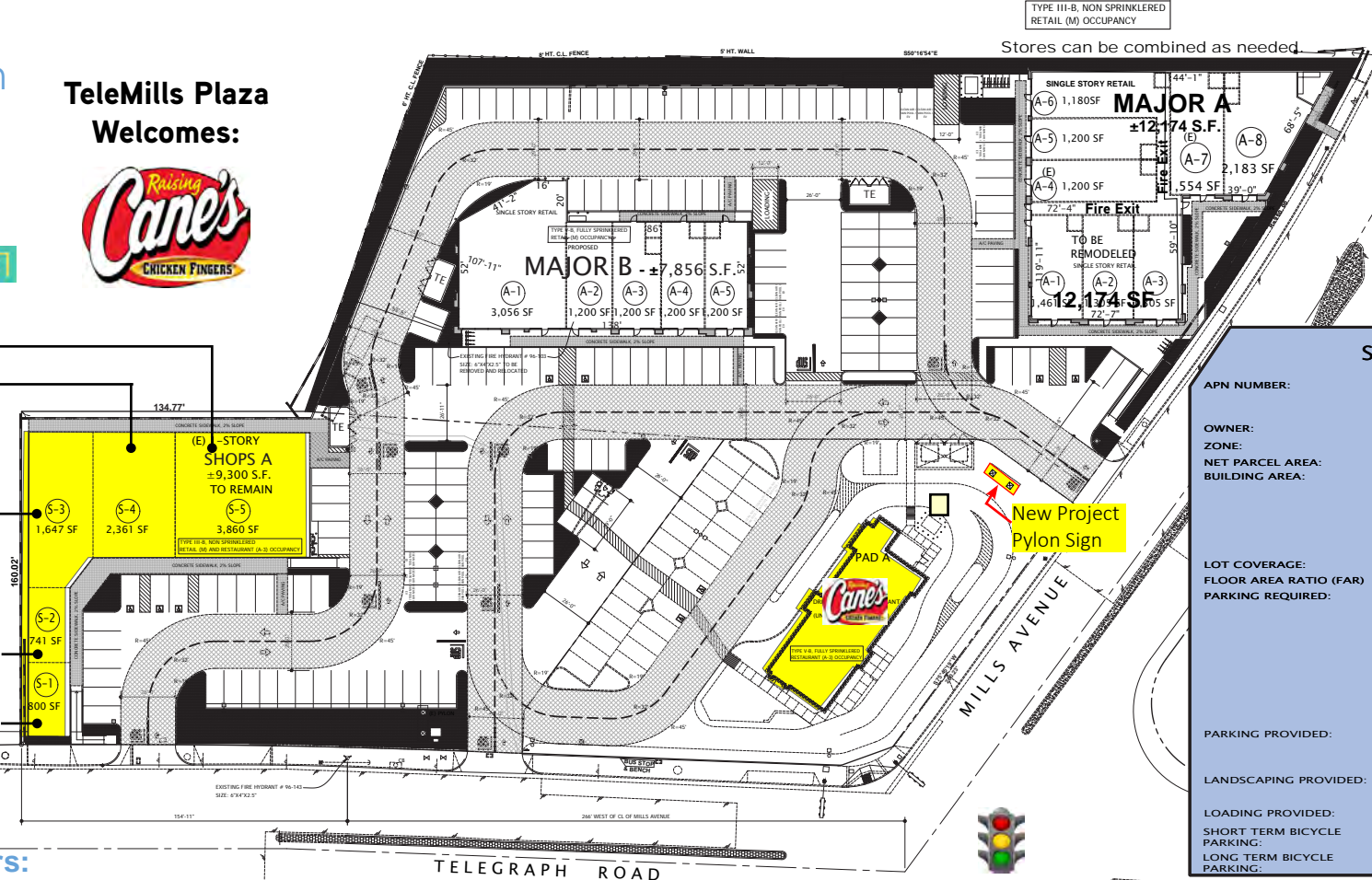
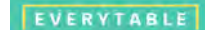
TeleMills Plaza Welcomes:



Pizzamania
 El Camino Family Mexican Restaurant

Sunshine Liquor

Blanca's Beauty Salon



New Mills Street Pylon

Summary

APN NUMBER:	81 57-024-027, 81 57-024-028, AND 81 57-024-029.
OWNER:	GLICK BROTHERS LUMBER CO.
ZONE:	C-3 COMMERCIAL
NET PARCEL AREA:	148,636 SF (± 3.4 ACRES)
BUILDING AREA:	(E) : 12,174 + 9,300 + 3,208 = 24,682 SF TO BE DEMOLISHED = 3,208 SF PROPOSED = 7,856 + 3,171 = 11,027 SF NET GROSS FLOOR AREA = 32,501 SF
LOT COVERAGE:	21.87%
FLOOR AREA RATIO (FAR)	0.22
PARKING REQUIRED:	(E) 5,992 SF RESTAURANTS = 70 + 142 = 212 OCCUPANTS PER BLDG AND SAFETY CERTIFICATION = 212/3 = 71 STALLS PROPOSED 3,171 SF RESTAURANT 114 OCCUPANTS INCLUDING OUTDOOR PATIO SEATING = 38 STALLS REMAINING 23,338 SF INCLUDING 786 SF OF CORRIDOR SPACE PARKING = 23,338-786 / 250 = 90 STALLS TOTAL = 71+38+90=199 STALLS
PARKING PROVIDED:	199 STALLS (81 COMPACT -40%) 9 ADA STALLS
LANDSCAPING PROVIDED:	20,382 SF 20,382 / 148,636 = 13.7% > 10% MIN
LOADING PROVIDED:	2 - 12'x20' TYPE "A" LOADING SPACES
SHORT TERM BICYCLE PARKING:	8 PROVIDED (7 REQUIRED @ 1 / 5000 SF)
LONG TERM BICYCLE PARKING:	8 PROVIDED (7 REQUIRED @ 1 / 5000 SF)

Area Retailers:



Armando Aguirre
 Founder | Corporate Broker
 License No. 01245842
 213.926.5595
 armando.aguirre@legendarycre.com



Sheretta Morris
 Leasing Specialist
 License No. 01739452
 213.842.2670
 smorris@legendarycre.com

RETAIL PAD & STORES FOR LEASE

TELEMILLS PLAZA

13571 Telegraph Road, Whittier, California, 90605

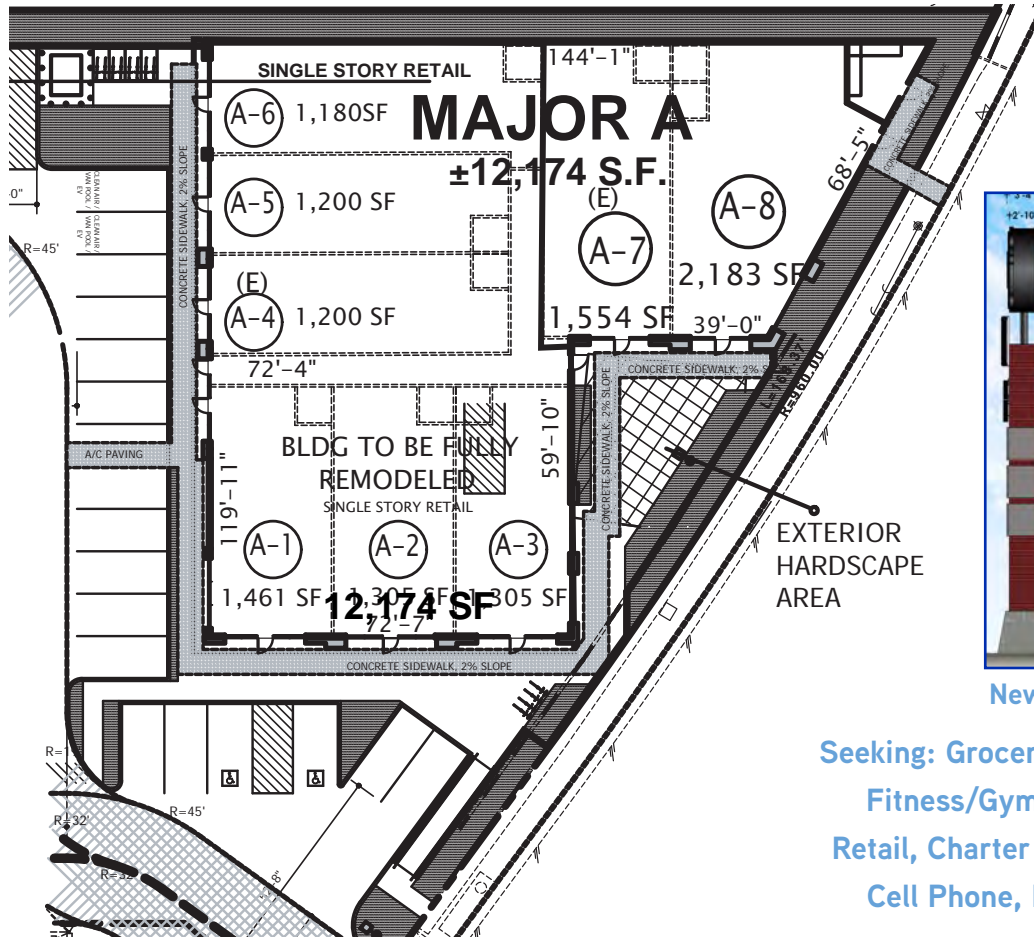
±32,816 Sq. Ft. Center with New Anchor Store, Drive-Thru Pad & In-Line Stores



Major A - Remodel

Single Tenant or MultiTenant Building

±12,174 Sq. Ft. Anchor Store / ±18' - 20' High Ceilings



New Mills Street Pylon

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

- Available
- Pending
- Leased

Major A - Remodeled Facade - Facing Telegraph Rd.

Major A - Side Facing Mills



Armando Aguirre
 Founder | Corporate Broker
 License No. 01245842
 213.926.5595
 armando.aguirre@legendarycre.com



Sheretta Morris
 Leasing Specialist
 License No. 01739452
 213.842.2670
 smorris@legendarycre.com

Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.LegendaryCRE.com

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

RETAIL PAD & STORES FOR LEASE

TELEMILLS PLAZA

13571 Telegraph Road, Whittier, California, 90605

±32,816 Sq. Ft. Center with New Anchor Store, Drive-Thru Pad & In-Line Stores



Corner Drive-Thru Pad (Conceptual Elevation Only)



Coming! High Volume
National Brand Chicken Concept

Armando Aguirre
Founder | Corporate Broker
License No. 01245842
213.926.5595
armando.aguirre@legendarycre.com



Sheretta Morris
Leasing Specialist
License No. 01739452
213.842.2670
smorris@legendarycre.com

Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.LegendaryCRE.com

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

RETAIL PAD & STORES FOR LEASE

TELEMILLS PLAZA

13571 Telegraph Road, Whittier, California, 90605

±32,816 Sq. Ft. Center with New Anchor Store, Drive-Thru Pad & In-Line Stores



Aerials



SANTA FE SPRINGS PLAZA



GATEWAY PLAZA

- › Strong Retail Demand
- › Tremendous Residential Density with 524,085 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

Area Retailers:



Armando Aguirre
 Founder | Corporate Broker
 License No. 01245842
 213.926.5595
 armando.aguirre@legendarycre.com



Sheretta Morris
 Leasing Specialist
 License No. 01739452
 213.842.2670
 smorris@legendarycre.com

Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.LegendaryCRE.com

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

RETAIL PAD & STORES FOR LEASE

TELEMILLS PLAZA

13571 Telegraph Road, Whittier, California, 90605

±32,816 Sq. Ft. Center with New Anchor Store, Drive-Thru Pad & In-Line Stores



Demographic and Income Comparison Profile

13571 Telegraph Rd, Whittier, California, 90605

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 33.93734

Longitude: -118.04160

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	25,478	198,221	511,013
Households	6,317	55,898	148,969
Families	5,297	44,041	118,226
Average Household Size	4.00	3.45	3.38
Owner Occupied Housing Units	4,223	34,501	96,798
Renter Occupied Housing Units	2,094	21,397	52,171
Median Age	32.1	33.3	34.6
2020 Summary			
Population	25,705	202,262	524,085
Households	6,315	56,654	151,259
Families	5,307	44,564	120,133
Average Household Size	4.04	3.47	3.41
Owner Occupied Housing Units	4,024	33,532	94,201
Renter Occupied Housing Units	2,291	23,122	57,057
Median Age	33.6	34.6	35.8
Median Household Income	\$78,041	\$75,750	\$78,986
Average Household Income	\$88,963	\$92,368	\$98,470
2025 Summary			
Population	25,661	203,141	526,972
Households	6,273	56,654	151,327
Families	5,284	44,667	120,451
Average Household Size	4.06	3.49	3.43
Owner Occupied Housing Units	4,048	33,808	95,158
Renter Occupied Housing Units	2,225	22,846	56,168
Median Age	35.7	36.5	37.6
Median Household Income	\$84,633	\$81,976	\$86,377
Average Household Income	\$100,057	\$103,918	\$111,648
Trends: 2020-2025 Annual Rate			
Population	-0.03%	0.09%	0.11%
Households	-0.13%	0.00%	0.01%
Families	-0.09%	0.05%	0.05%
Owner Households	0.12%	0.16%	0.20%
Median Household Income	1.64%	1.59%	1.81%

Armando Aguirre
 Founder | Corporate Broker
 License No. 01245842
 213.926.5595
 armando.aguirre@legendarycre.com



Sheretta Morris
 Leasing Specialist
 License No. 01739452
 213.842.2670
 smorris@legendarycre.com

Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.LegendaryCRE.com

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

RETAIL PAD & STORES FOR LEASE

TELEMILLS PLAZA

13571 Telegraph Road, Whittier, California, 90605

±32,816 Sq. Ft. Center with New Anchor Store, Drive-Thru Pad & In-Line Stores



Demographic and Income Comparison Profile

13571 Telegraph Rd, Whittier, California, 90605

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 33.93734

Longitude: -118.04160

2020 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	387	6.1%	4,077	7.2%	9,865	6.5%
\$15,000 - \$24,999	452	7.2%	3,774	6.7%	8,974	5.9%
\$25,000 - \$34,999	454	7.2%	3,780	6.7%	9,333	6.2%
\$35,000 - \$49,999	545	8.6%	6,098	10.8%	15,675	10.4%
\$50,000 - \$74,999	1,157	18.3%	10,241	18.1%	27,017	17.9%
\$75,000 - \$99,999	1,014	16.1%	8,661	15.3%	23,129	15.3%
\$100,000 - \$149,999	1,518	24.0%	11,494	20.3%	31,155	20.6%
\$150,000 - \$199,999	531	8.4%	5,109	9.0%	14,309	9.5%
\$200,000+	258	4.1%	3,415	6.0%	11,795	7.8%
Median Household Income	\$78,041		\$75,750		\$78,986	
Average Household Income	\$88,963		\$92,368		\$98,470	
Per Capita Income	\$22,054		\$26,060		\$28,420	

2025 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	329	5.2%	3,556	6.3%	8,525	5.6%
\$15,000 - \$24,999	384	6.1%	3,293	5.8%	7,696	5.1%
\$25,000 - \$34,999	382	6.1%	3,271	5.8%	8,060	5.3%
\$35,000 - \$49,999	486	7.7%	5,519	9.7%	14,008	9.3%
\$50,000 - \$74,999	1,090	17.4%	9,712	17.1%	25,337	16.7%
\$75,000 - \$99,999	1,012	16.1%	8,638	15.2%	22,770	15.0%
\$100,000 - \$149,999	1,616	25.8%	12,326	21.8%	33,042	21.8%
\$150,000 - \$199,999	642	10.2%	6,101	10.8%	17,011	11.2%
\$200,000+	333	5.3%	4,234	7.5%	14,869	9.8%
Median Household Income	\$84,633		\$81,976		\$86,377	
Average Household Income	\$100,057		\$103,918		\$111,648	
Per Capita Income	\$24,683		\$29,189		\$32,056	

Armando Aguirre
 Founder | Corporate Broker
 License No. 01245842
 213.926.5595
 armando.aguirre@legendarycre.com



Sheretta Morris
 Leasing Specialist
 License No. 01739452
 213.842.2670
 smorris@legendarycre.com

Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.LegendaryCRE.com

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