

RETAIL PAD & STORES FOR LEASE

TELEMILLS PLAZA

13571 Telegraph Road, Whittier, California, 90605

±32,501 Sq. Ft. Center with New Anchor Store, Drive-Thru Pad & In-Line Stores



13571 Telegraph Road, Whittier, CA, 90605

Retail Availability & Lease Rates:

- > Major A - Anchor: ±12,174 SF | **LEASED to WSS**
- > Drive-Thru Pad A: **GROUND LEASED to RAISING CANE'S**
- > Shops A Space: ±800 SF - **LEASED to EVERYTABLE**
- > Major B: \$3.00 PSF + ±0.75¢ NNNs - **±1,200 to ±3,002 SF UNITS AVAILABLE**
- > Shops A Space: ±800 SF - **UNIT 13539 AVAILABLE**

2022 Demographics:

	1-Mile	3-Mile	5-Mile
Population:	24,226	173,997	313,596
Average House Hold Income:	\$106,956	\$107,188	\$119,890
Median House Hold Income:	\$88,521	\$83,909	\$93,083

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 CPD
- > 407' Ft of Frontage on Telegraph Rd & 410' Ft of Frontage on Mills Ave.
- > 173,997 People in 3-Miles. Average Household Income \$107,188

Join Our Newest Tenants:



Area Retailers:



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

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AVAILABILITY

Unit A-1 - 1,442 SF - Available

Unit A-2 - 1,560 SF - Available

Unit A-3 - 1,000 SF - **TRU Bowl**

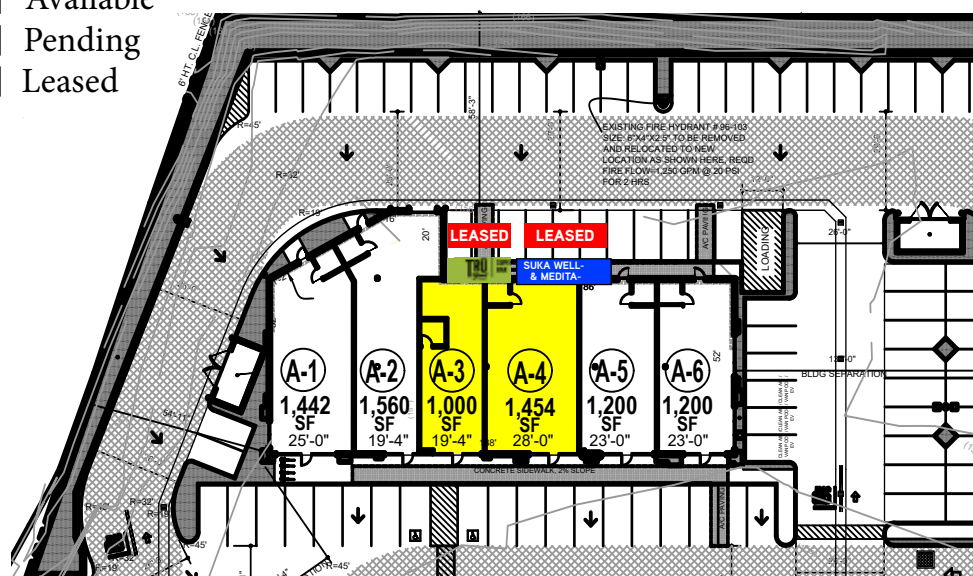
Unit A-4 - 1,454 SF - **SUKA Wellness**

Unit A-5 - 1,200 SF - Available

Unit A-6 - 1,200 SF - Available

- ☐ Available
- ☒ Pending
- ☒ Leased

Major B Pad In-Line Stores Available



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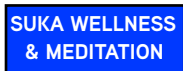
Site Plan

- Available
- Pending
- Leased

TELEMILLS PLAZA WELCOMES:



Shoes. Style. Selection.



EXISTING SHOPS & TENANTS

Unit 13547

El Camino Family
Mexican Restaurant
Unit 13545

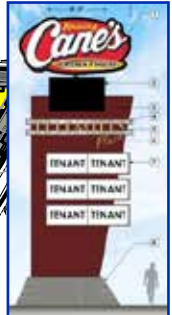
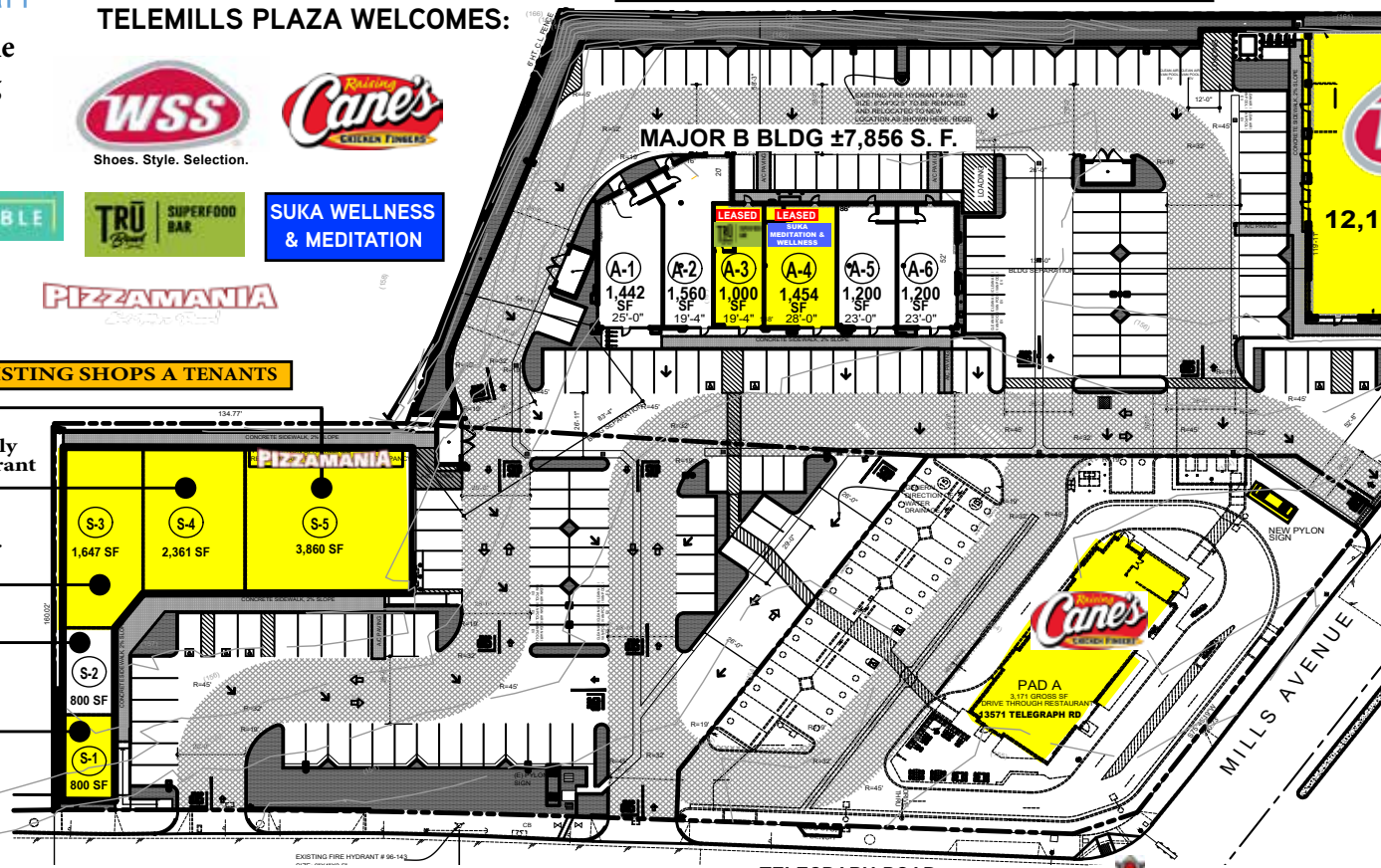
Sunshine Liquor
Unit 13541

Available
Unit 13539



Unit 13535

Major B In-Line Stores Available



New Mills Street Pylon

Summary

APN NUMBER: 8157-024-027, 8157-024-028, AND 8157-024-029.

OWNER: GLICK BROTHERS LUMBER CO. 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
199 STALLS (81 COMPACT = 40%)
9 ADA STALLS
20,382 SF
20,382 / 148,636 = 13.7% > 10% MIN
2 - 12'x20' TYPE "A" LOADING SPACES
8 PROVIDED (7 REQUIRED @ 1/5000 SF)

PARKING PROVIDED: 8 PROVIDED (7 REQUIRED @ 1/5000 SF)

LANDSCAPING PROVIDED: 20,382 SF

LOADING PROVIDED: 20,382 / 148,636 = 13.7% > 10% MIN

SHORT TERM BICYCLE PARKING REQUIRED: 8 PROVIDED (7 REQUIRED @ 1/5000 SF)

LONG TERM BICYCLE PARKING REQUIRED: 8 PROVIDED (7 REQUIRED @ 1/5000 SF)

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Aerial View



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Executive Summary

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Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri

Latitude: 33.93723

Longitude: -118.04155

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	25,220	172,693	313,556
2020 Population	24,508	174,198	317,732
2022 Population	24,226	173,997	313,596
2027 Population	23,828	170,124	305,541
2010-2020 Annual Rate	-0.29%	0.09%	0.13%
2020-2022 Annual Rate	-0.51%	-0.05%	-0.58%
2022-2027 Annual Rate	-0.33%	-0.45%	-0.52%
2022 Male Population	49.9%	49.2%	49.0%
2022 Female Population	50.1%	50.8%	51.0%
2022 Median Age	33.8	35.4	37.0

In the identified area, the current year population is 313,596. In 2020, the Census count in the area was 317,732. The rate of change since 2020 was -0.58% annually. The five-year projection for the population in the area is 305,541 representing a change of -0.52% annually from 2022 to 2027. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 37.0, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	22.6%	28.4%	24.6%
2022 Black Alone	1.5%	2.3%	2.9%
2022 American Indian/Alaska Native Alone	2.9%	2.4%	2.0%
2022 Asian Alone	5.3%	8.0%	17.9%
2022 Pacific Islander Alone	0.3%	0.3%	0.3%
2022 Other Race	43.7%	34.6%	31.1%
2022 Two or More Races	23.9%	24.0%	21.2%
2022 Hispanic Origin (Any Race)	82.2%	72.0%	62.7%

Persons of Hispanic origin represent 62.7% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 87.5 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	87	93	115
2010 Households	6,252	49,668	93,153
2020 Households	6,416	51,814	96,733
2022 Households	6,366	52,046	96,215
2027 Households	6,275	51,092	94,095
2010-2020 Annual Rate	0.26%	0.42%	0.38%
2020-2022 Annual Rate	-0.35%	0.20%	-0.24%
2022-2027 Annual Rate	-0.29%	-0.37%	-0.44%
2022 Average Household Size	3.76	3.27	3.23

The household count in this area has changed from 96,733 in 2020 to 96,215 in the current year, a change of -0.24% annually. The five-year projection of households is 94,095, a change of -0.44% annually from the current year total. Average household size is currently 3.23, compared to 3.26 in the year 2020. The number of families in the current year is 76,637 in the specified area.

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Mortgage Income			
2022 Percent of Income for Mortgage	33.7%	37.6%	36.1%
Median Household Income			
2022 Median Household Income	\$88,521	\$83,909	\$93,083
2027 Median Household Income	\$101,440	\$101,104	\$107,889
2022-2027 Annual Rate	2.76%	3.80%	3.00%
Average Household Income			
2022 Average Household Income	\$106,956	\$107,188	\$119,890
2027 Average Household Income	\$126,966	\$127,456	\$142,622
2022-2027 Annual Rate	3.49%	3.52%	3.53%
Per Capita Income			
2022 Per Capita Income	\$28,134	\$32,253	\$36,664
2027 Per Capita Income	\$33,469	\$38,496	\$43,775
2022-2027 Annual Rate	3.53%	3.60%	3.61%

Households by Income

Current median household income is \$93,083 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$107,889 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$119,890 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$142,622 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$36,664 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$43,775 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	74	66	68
2010 Total Housing Units	6,468	51,688	96,547
2010 Owner Occupied Housing Units	4,145	30,305	62,446
2010 Renter Occupied Housing Units	2,107	19,363	30,706
2010 Vacant Housing Units	216	2,020	3,394
2020 Total Housing Units	6,576	53,245	99,261
2020 Vacant Housing Units	160	1,431	2,528
2022 Total Housing Units	6,536	53,562	98,921
2022 Owner Occupied Housing Units	4,444	32,104	63,424
2022 Renter Occupied Housing Units	1,922	19,942	32,791
2022 Vacant Housing Units	170	1,516	2,706
2027 Total Housing Units	6,613	53,744	99,087
2027 Owner Occupied Housing Units	4,357	31,540	62,249
2027 Renter Occupied Housing Units	1,918	19,552	31,847
2027 Vacant Housing Units	338	2,652	4,992

Currently, 64.1% of the 98,921 housing units in the area are owner occupied; 33.1%, renter occupied; and 2.7% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 99,261 housing units in the area and 2.5% vacant housing units. The annual rate of change in housing units since 2020 is -0.15%. Median home value in the area is \$637,154, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.57% annually to \$688,674.

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