

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**
- › Shops A Space: ±800 SF - **UNIT 13539 AVAILABLE**
- › Major B: **\$3.00 PSF + ±0.75¢ NNNs - ±1,200 to ±3,002 SF UNITS AVAILABLE**

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

2023 Demographics:

	1-Mile	2-Mile	3-Mile
Population:	28,881	88,299	192,532
Median House Hold Income:	\$87,662	\$89,455	\$85,558
Average House Hold Income:	\$106,134	\$110,630	\$109,617

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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MAJOR B PAD - IN-LINE SHOPS



Unit 150 End Cap



Unit 100 End Cap

AVAILABILITY

Unit 100 - 1,442 SF - Available

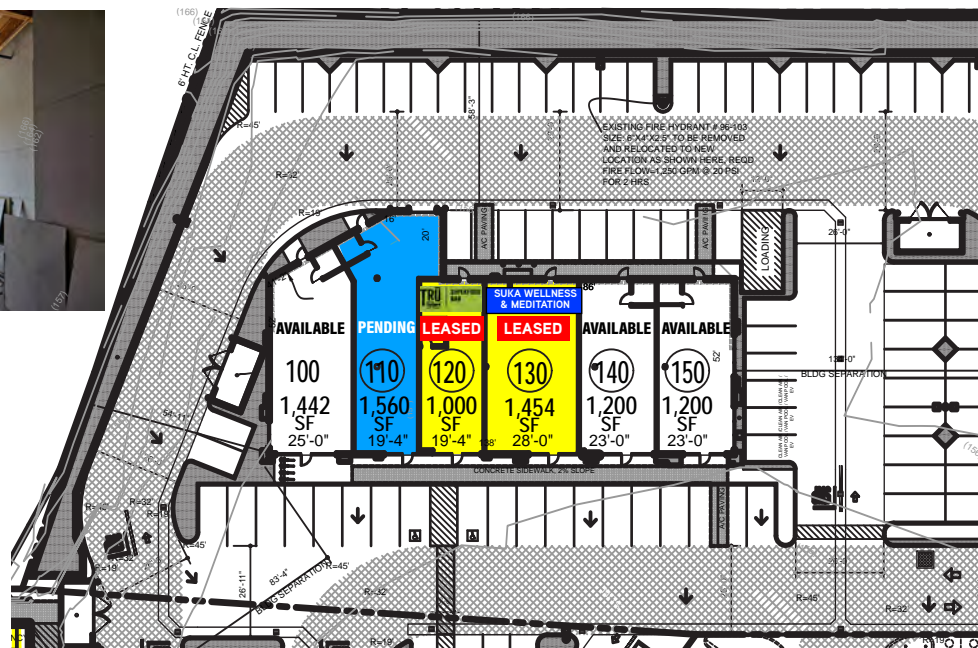
Unit 110 - 1,560 SF - Pending

Unit 120 - 1,000 SF - TRU Bowl

Unit 130 - 1,454 SF - SUKA Wellness

Unit 140 - 1,200 SF - Available

Unit 150 - 1,200 SF - Available



□ Available ■ Pending ■ Leased

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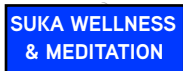
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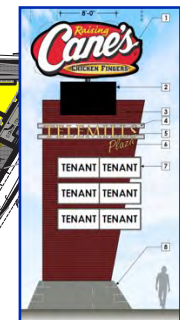
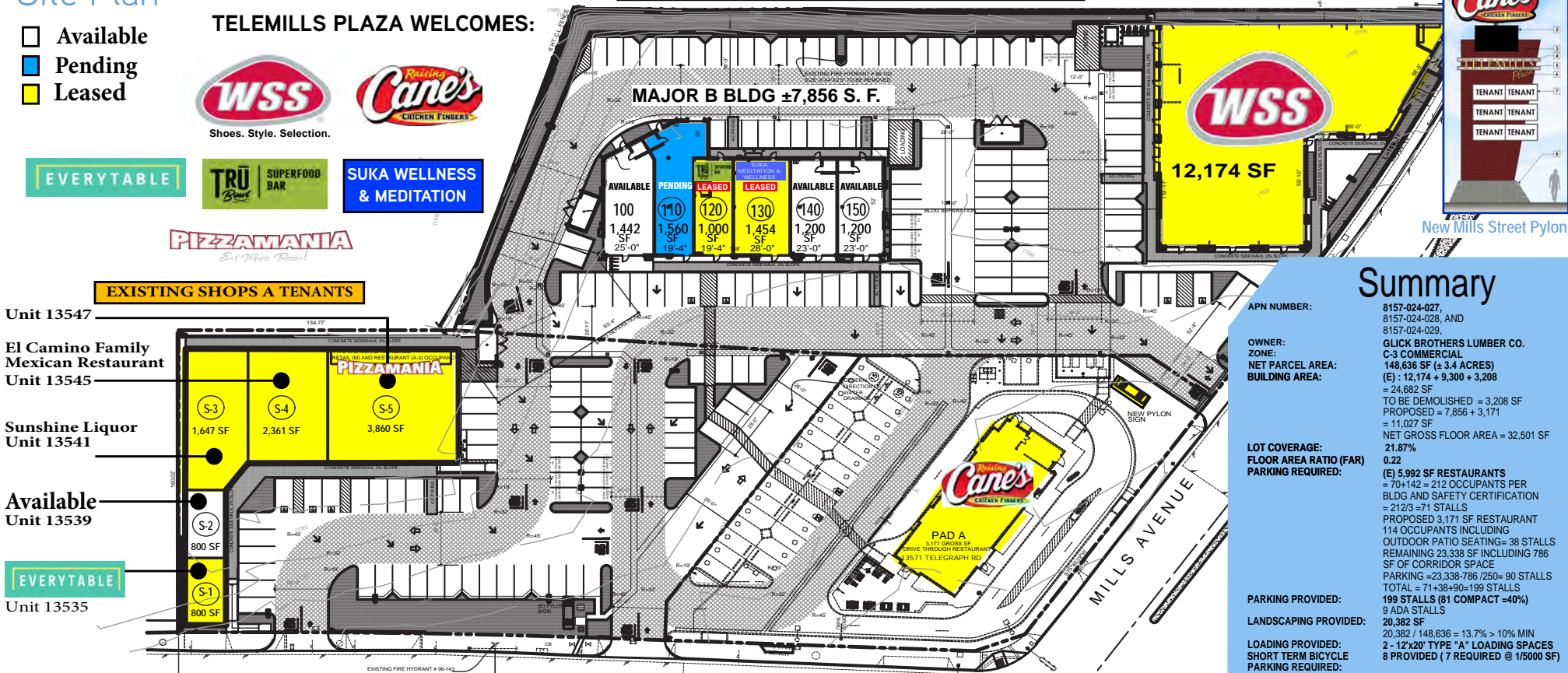
Site Plan

- Available
- Pending
- Leased

TELEMILLS PLAZA WELCOMES:



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.

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
9 ADA STALLS
199 STALLS (81 COMPACT = 40%)

PARKING PROVIDED: 20,382 SF

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

LOADING PROVIDED: 2 - 12'x20' TYPE "A" LOADING SPACES

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

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

- Unit 13547
- El Camino Family Mexican Restaurant
- Unit 13545
- Sunshine Liquor
- Unit 13541
- Available
- Unit 13539
- Unit 13535

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Aerial View



SANTA FE SPRINGS PLAZA

Food 4 Less, planet fitness, FIVE GUYS, Bank of America, Starbucks, BR, CHASE, SUBWAY, Little Caesars, dds DISCOUNTS

TELEMILLS PLAZA

WSS, Cane's, TRU, SUPERFOOD BAR, EVERY TABLE, SUKA WELLNESS & MEDITATION

SUBJECT

GATEWAY PLAZA

TARGET, Walmart Supercenter, Marshalls, GIGANTE, T-Mobile, LAFITNESS, IN-N-OUT BURGER, Starbucks



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Demographic and Income Comparison Profile

13751 Telegraph Rd, Whittier, CA, 90604, USA
Rings: 1, 2, 3 mile radii

Latitude: 33.9352
Longitude: -118.0390

	1 mile	2 mile	3 mile
Census 2020 Summary			
Population	28,949	89,029	192,974
Households	7,776	25,241	56,702
Average Household Size	3.69	3.50	3.33
2023 Summary			
Population	28,881	88,299	192,532
Households	7,770	25,077	57,039
Families	6,456	20,300	44,597
Average Household Size	3.69	3.49	3.30
Owner Occupied Housing Units	5,016	16,839	35,502
Renter Occupied Housing Units	2,754	8,238	21,537
Median Age	33.7	35.2	35.5
Median Household Income	\$87,662	\$89,455	\$85,558
Average Household Income	\$106,134	\$110,630	\$109,617
2028 Summary			
Population	28,474	87,040	190,692
Households	7,718	24,911	56,982
Families	6,423	20,196	44,586
Average Household Size	3.66	3.46	3.27
Owner Occupied Housing Units	5,034	16,952	35,698
Renter Occupied Housing Units	2,685	7,959	21,284
Median Age	35.8	37.3	37.5
Median Household Income	\$99,656	\$102,247	\$99,389
Average Household Income	\$121,770	\$127,045	\$125,864
Trends: 2023-2028 Annual Rate			
Population	-0.28%	-0.29%	-0.19%
Households	-0.13%	-0.13%	-0.02%
Families	-0.10%	-0.10%	0.00%
Owner Households	0.07%	0.13%	0.11%
Median Household Income	2.60%	2.71%	3.04%

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2023 Households by Income	1 mile		2 mile		3 mile	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	528	6.8%	1,700	6.8%	4,447	7.8%
\$15,000 - \$24,999	323	4.2%	1,192	4.8%	3,269	5.7%
\$25,000 - \$34,999	497	6.4%	1,365	5.4%	3,312	5.8%
\$35,000 - \$49,999	739	9.5%	2,350	9.4%	5,204	9.1%
\$50,000 - \$74,999	1,077	13.9%	3,688	14.7%	8,594	15.1%
\$75,000 - \$99,999	1,241	16.0%	3,482	13.9%	7,521	13.2%
\$100,000 - \$149,999	1,784	23.0%	5,602	22.3%	12,026	21.1%
\$150,000 - \$199,999	1,032	13.3%	3,514	14.0%	7,435	13.0%
\$200,000+	549	7.1%	2,183	8.7%	5,228	9.2%
Median Household Income	\$87,662		\$89,455		\$85,558	
Average Household Income	\$106,134		\$110,630		\$109,617	
Per Capita Income	\$28,469		\$31,505		\$32,632	

2028 Households by Income	1 mile		2 mile		3 mile	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	458	5.9%	1,507	6.0%	4,024	7.1%
\$15,000 - \$24,999	239	3.1%	896	3.6%	2,432	4.3%
\$25,000 - \$34,999	372	4.8%	1,053	4.2%	2,607	4.6%
\$35,000 - \$49,999	571	7.4%	1,855	7.4%	4,376	7.7%
\$50,000 - \$74,999	982	12.7%	3,336	13.4%	7,957	14.0%
\$75,000 - \$99,999	1,250	16.2%	3,371	13.5%	7,232	12.7%
\$100,000 - \$149,999	1,934	25.1%	6,025	24.2%	12,947	22.7%
\$150,000 - \$199,999	1,214	15.7%	4,111	16.5%	8,882	15.6%
\$200,000+	698	9.0%	2,757	11.1%	6,524	11.4%
Median Household Income	\$99,656		\$102,247		\$99,389	
Average Household Income	\$121,770		\$127,045		\$125,864	
Per Capita Income	\$32,901		\$36,443		\$37,779	

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