

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 SF, 1,560 SF, or ±2,400 SF

### 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

### Locations & Highlights:

- › Part of Whittier Retail Corridor with Strong Retail Demand
- › 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  
Founder | Corporate Broker  
License No. 01245842  
213.926.5595  
armando.aguirre@legendarycre.com



Sheretta Morris  
Leasing Specialist  
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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

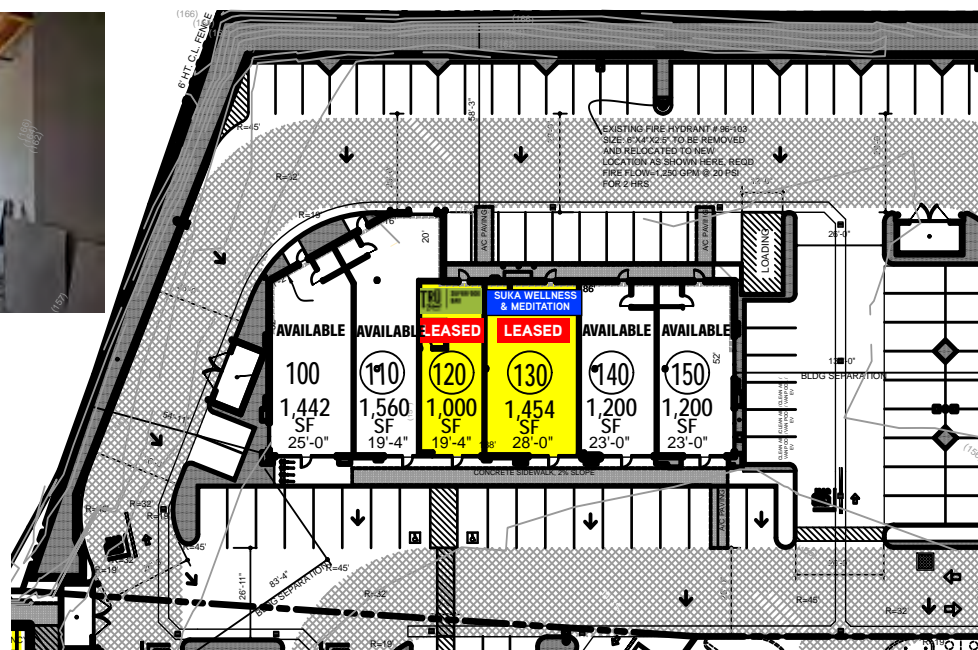
Unit 110 - 1,560 SF - Available

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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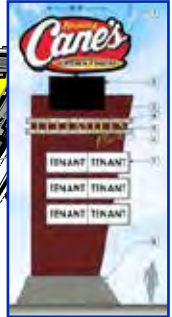
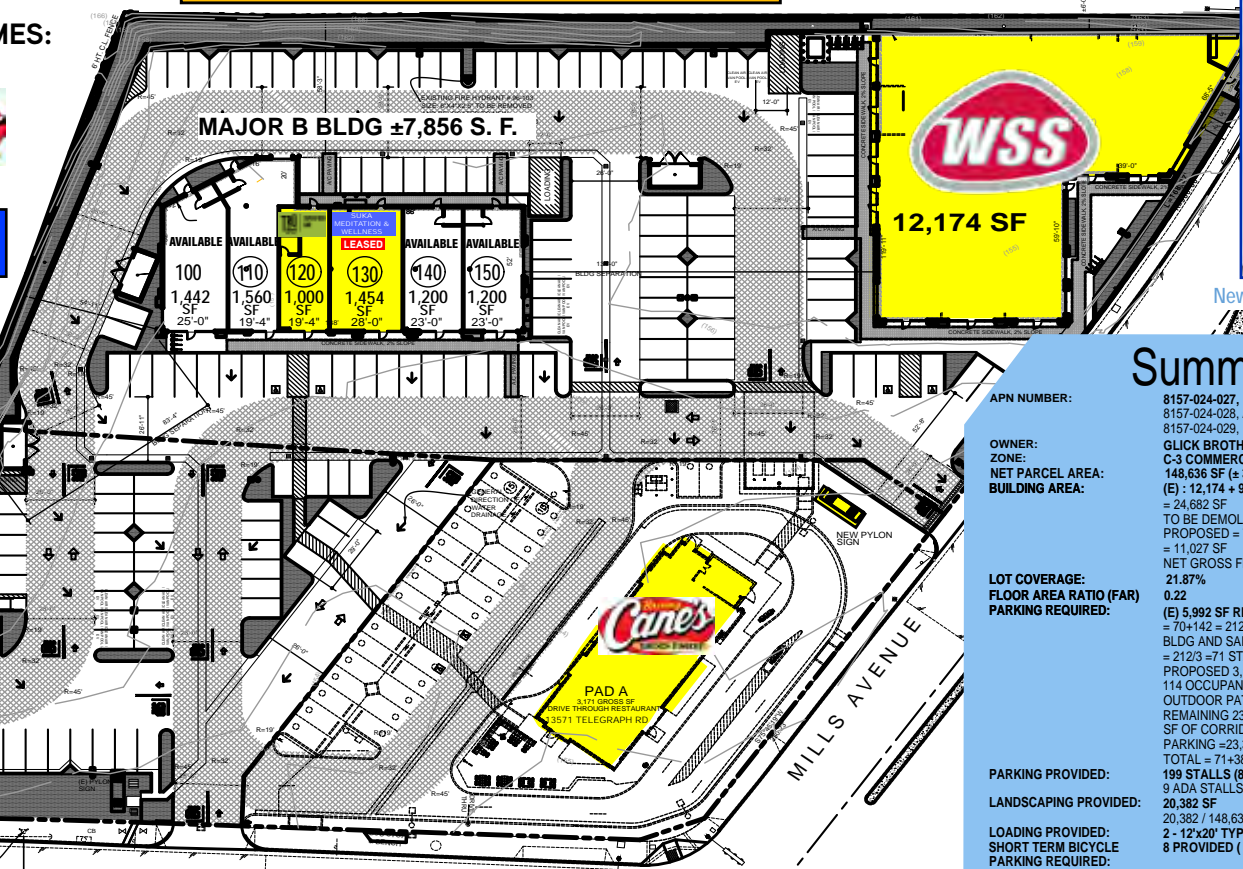
## Site Plan

- Available
- Pending
- Leased

TELEMILLS PLAZA WELCOMES:

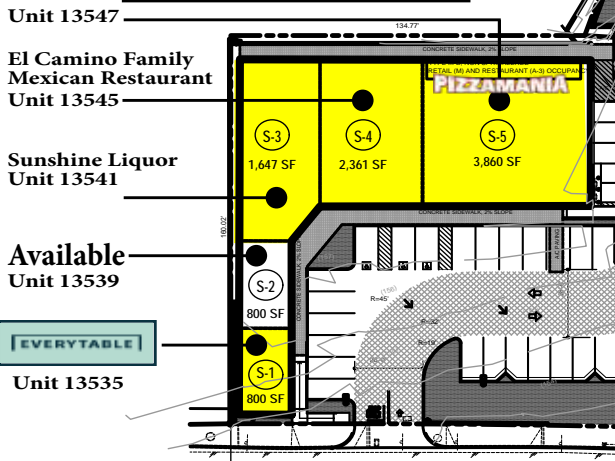


## Major B In-Line Stores Available



New Mills Street Pylon

## EXISTING SHOPS A TENANTS



## Area Retailers:



## 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 PROVIDED: (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

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)

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Aerial View



**SANTA FE SPRINGS PLAZA**

Four Seasons, planet fitness, FIVE GUYS, Bank of America, CHASE, SUBWAY, Latin Concessions pizza/pizza, dds DISCOUNTS

**TELEMILLS PLAZA**

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

**GATEWAY PLAZA**

TARGET, Walmart, Marshalls, GIGANTE, T-Mobile, LAFITNESS, IN-N-OUT, 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
<b>Census 2020 Summary</b>			
Population	28,949	89,029	192,974
Households	7,776	25,241	56,702
Average Household Size	3.69	3.50	3.33
<b>2023 Summary</b>			
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
<b>2028 Summary</b>			
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
<b>Trends: 2023-2028 Annual Rate</b>			
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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