

NEW SHOPS A BUILDING - UNDER CONSTRUCTION! NOW PRE-LEASING!

TELEMILLS PLAZA

13571 Telegraph Road, Whittier, California, 90605

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



NEW SHOPS A BUILDING - 3 INLINE STORES AVAILABLE (Now Under Construction!)



Shops A - Side Facing Telegraph Road

13571 Telegraph Road, Whittier, CA, 90605

RETAIL AVAILABILITY & LEASE RATES:

- › New Shops A Building: 3 Inline Stores Available (Now Under Construction!)
- › Rental Rates: \$3.00 PSF + ±0.75¢ NNNs
- › Store Size Availability: ±918 SF, ±1,200 SF & 1,286 SF
- › Major B - SHOPS: FULLY LEASED
- › Major A - Anchor: ±12,174 SF | LEASED to WSS

LOCATION & HIGHLIGHTS

- › Join Raising Cane's Drive-Thru & WSS Shoe Anchors
- › 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 ±63,875 CPD
- › 407' Ft of Frontage on Telegraph Rd & 410' Ft of Frontage on Mills Ave.
- › 195,861 People in 3-Miles. Average Household Income \$116,538

2024 Demographics:	1-Mile	3-Mile	5-Mile
Population:	24,440	195,861	516,259
Median House Hold Income:	\$101,289	\$92,732	\$98,342
Average House Hold Income:	\$118,047	\$116,538	\$125,231

JOIN OUR NEWEST TENANTS:



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Now Under Construction!

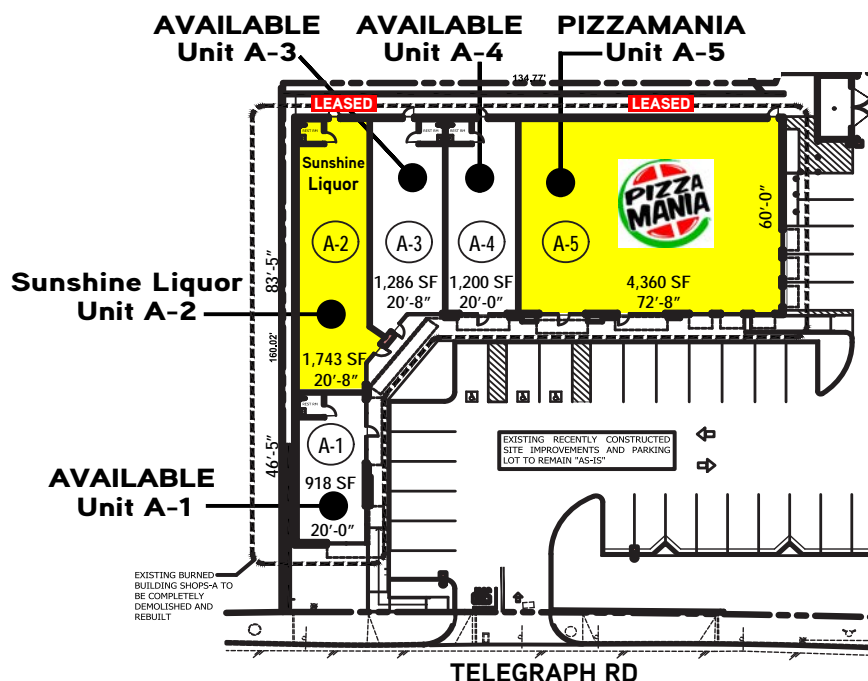


Shops A - Front Facade - (Side facing Telegraph Road)



Shops A - Side Facade - (Side facing Raising Cane's)

(\$3.00 PSF + .75¢ NNN) - SHOPS A AVAILABILITY



> UNIT A-1 - AVAILABLE

(\$3.00 PSF + 75¢ NNN PSF Mo)

> UNIT A-2 - SUNSHINE LIQUOR STORE

> UNIT A-3 - AVAILABLE

(\$3.00 PSF + 75¢ NNN PSF Mo)

> UNIT A-4 - AVAILABLE

(\$3.00 PSF + 75¢ NNN PSF Mo)

> UNIT A-5 - PIZZAMANIA

- ☐ Available
- ☐ Pending
- ☒ Leased

SHOPS A BUILDING NEW STORES AVAILABLE - UNDER CONSTRUCTION / MAJOR B BUILDING

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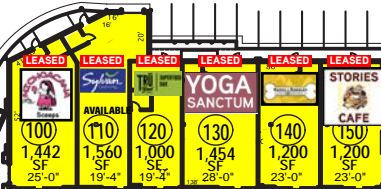


TELEMILLS PLAZA WELCOMES:



Major B Building- FULLY LEASED

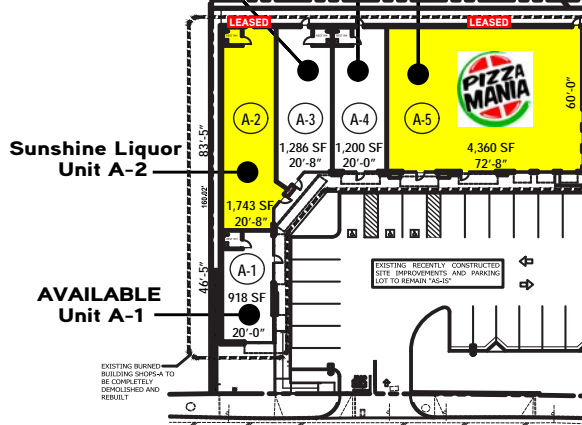
(\$3.00 PSF + 75¢ NNN PSF Mo)



New Mills Street Pylon

Shops A - 3 In-Line Stores Available

AVAILABLE Unit A-3 AVAILABLE Unit A-4 PIZZAMANIA Unit A-5



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
21.87%
0.22
(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 - 12x20' TYPE "A" LOADING SPACES
8 PROVIDED (7 REQUIRED @ 1/5000 SF)
PARKING PROVIDED:
LANDSCAPING PROVIDED:
LOADING PROVIDED:
SHORT TERM BICYCLE PARKING REQUIRED:
LONG TERM BICYCLE PARKING REQUIRED:

Area Retailers:



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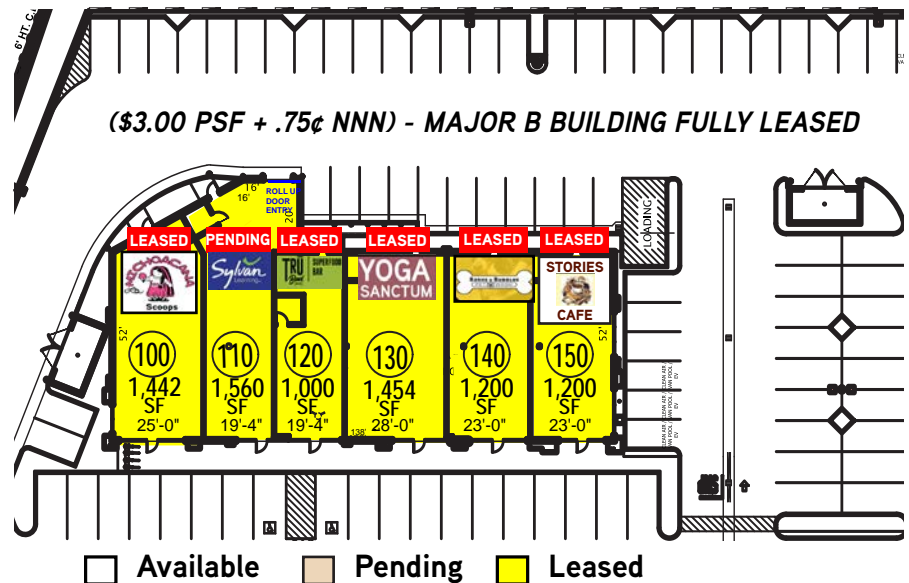
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MAJOR B - TENANT ROSTER:

- > UNIT 100 - LA MICHOCACANA SCOOPS
- > UNIT 110 - SYLVAN LEARNING CENTER
- > UNIT 120 - TRUBOWL
- > UNIT 130 - SUKA WELNESS
- > UNIT 140 - BARKS & BUBBLES
(Dog Wash & Pet Supply)
- > UNIT 150 - STORIES CAFE & COFFEE



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CENTER PHOTOS



MAJOR B BUILDING - IN-LINE SHOPS - FULLY LEASED



NEW SHOPS A BUILDING - IN-LINE SHOPS / UNDER CONSTRUCTION



Shops A - Front Facade - (Side facing Telegraph Road)



Shops A - Side Facade - (Side facing Parking Lot)



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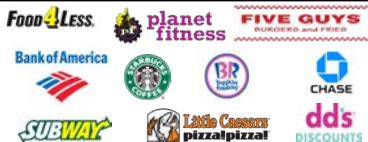
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Aerial View



SANTA FE SPRINGS PLAZA



TELEMILLS PLAZA



SUBJECT

GATEWAY PLAZA



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Demographic and Income Comparison Profile

13571 Telegraph Rd, Whittier, CA, 90605, USA

Rings: 1, 3, 5 mile radii

Latitude: 33.9372
Longitude: -118.0415

	1 mile	3 mile	5 mile
Census 2020 Summary			
Population	24,943	200,443	516,259
Households	6,522	58,816	154,899
Average Household Size	3.78	3.34	3.29
2024 Summary			
Population	24,440	195,861	499,735
Households	6,562	59,214	154,517
Families	5,411	45,731	120,440
Average Household Size	3.68	3.24	3.19
Owner Occupied Housing Units	4,366	36,516	98,552
Renter Occupied Housing Units	2,196	22,698	55,965
Median Age	36.9	38.3	39.3
Median Household Income	\$101,289	\$92,732	\$98,342
Average Household Income	\$118,047	\$116,538	\$125,231
2029 Summary			
Population	23,631	190,749	486,279
Households	6,531	59,294	154,633
Families	5,395	45,880	120,735
Average Household Size	3.58	3.15	3.10
Owner Occupied Housing Units	4,421	37,189	99,889
Renter Occupied Housing Units	2,110	22,105	54,744
Median Age	37.6	39.1	40.1
Median Household Income	\$114,424	\$108,578	\$113,032
Average Household Income	\$141,339	\$138,505	\$148,009
Trends: 2024-2029 Annual Rate			
Population	-0.67%	-0.53%	-0.54%
Households	-0.09%	0.03%	0.02%
Families	-0.06%	0.07%	0.05%
Owner Households	0.25%	0.37%	0.27%
Median Household Income	2.47%	3.21%	2.82%

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	1 mile		3 mile		5 mile	
2024 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	384	5.9%	4,130	7.0%	9,198	6.0%
\$15,000 - \$24,999	256	3.9%	2,926	4.9%	6,888	4.5%
\$25,000 - \$34,999	334	5.1%	3,153	5.3%	7,628	4.9%
\$35,000 - \$49,999	574	8.7%	5,035	8.5%	12,212	7.9%
\$50,000 - \$74,999	783	11.9%	8,584	14.5%	21,983	14.2%
\$75,000 - \$99,999	880	13.4%	7,597	12.8%	20,404	13.2%
\$100,000 - \$149,999	1,642	25.0%	12,247	20.7%	32,025	20.7%
\$150,000 - \$199,999	959	14.6%	8,278	14.0%	20,996	13.6%
\$200,000+	751	11.4%	7,263	12.3%	23,176	15.0%
Median Household Income	\$101,289		\$92,732		\$98,342	
Average Household Income	\$118,047		\$116,538		\$125,231	
Per Capita Income	\$31,810		\$35,391		\$38,706	
2029 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	303	4.6%	3,487	5.9%	7,770	5.0%
\$15,000 - \$24,999	170	2.6%	2,085	3.5%	4,903	3.2%
\$25,000 - \$34,999	241	3.7%	2,369	4.0%	5,758	3.7%
\$35,000 - \$49,999	440	6.7%	3,941	6.6%	9,426	6.1%
\$50,000 - \$74,999	632	9.7%	7,539	12.7%	18,846	12.2%
\$75,000 - \$99,999	803	12.3%	7,107	12.0%	18,921	12.2%
\$100,000 - \$149,999	1,705	26.1%	12,746	21.5%	33,153	21.4%
\$150,000 - \$199,999	1,199	18.4%	10,288	17.4%	25,649	16.6%
\$200,000+	1,038	15.9%	9,730	16.4%	30,200	19.5%
Median Household Income	\$114,424		\$108,578		\$113,032	
Average Household Income	\$141,339		\$138,505		\$148,009	
Per Capita Income	\$39,193		\$43,232		\$47,042	

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