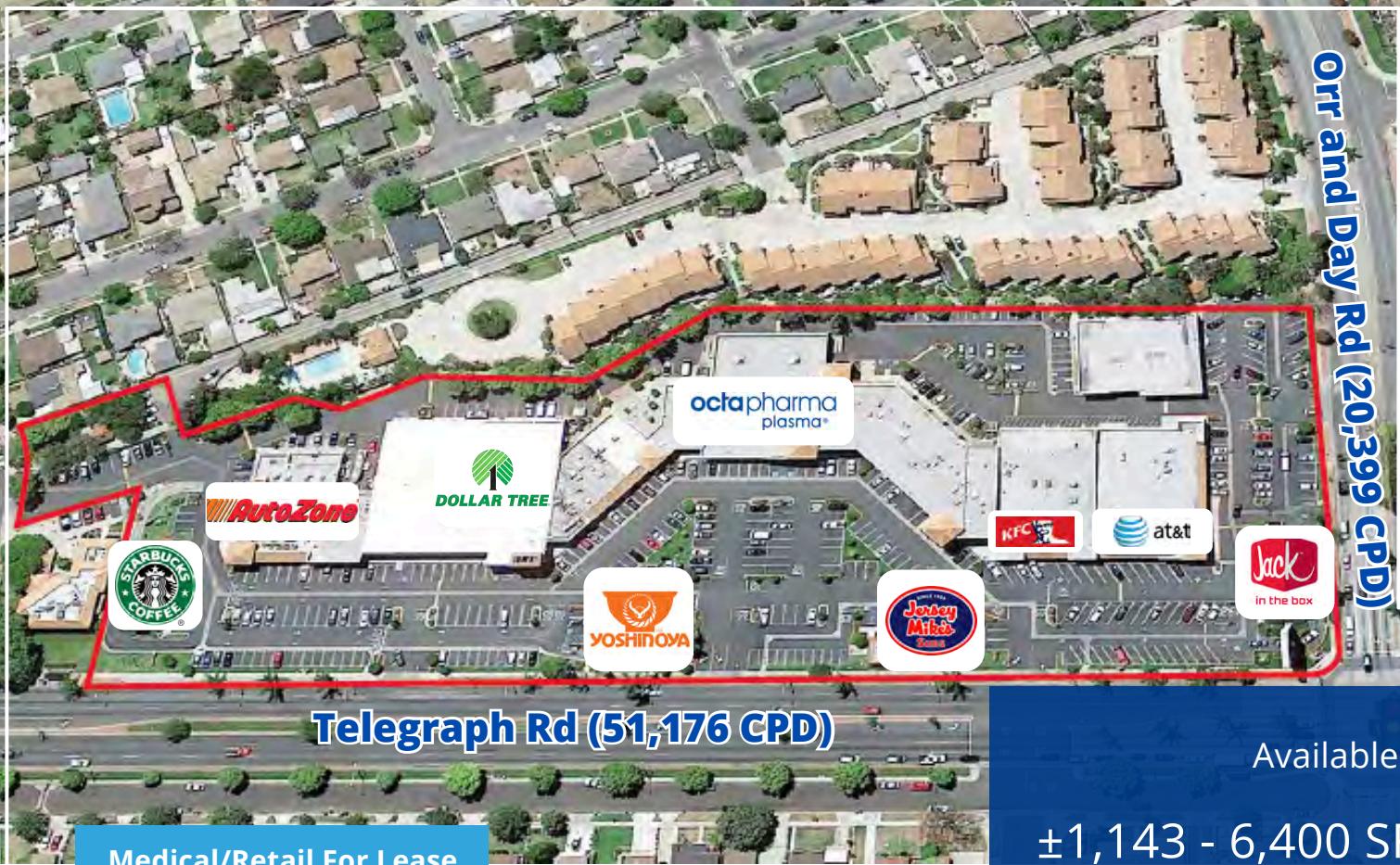


Orr and Day Rd (20,399 CPD)



Medical/Retail For Lease

Telegraph Rd (51,176 CPD)

Available:

±1,143 - 6,400 SF

Santa Fe Springs Promenade

11442 Telegraph Rd
Santa Fe Springs, CA, 90670

Property Highlights

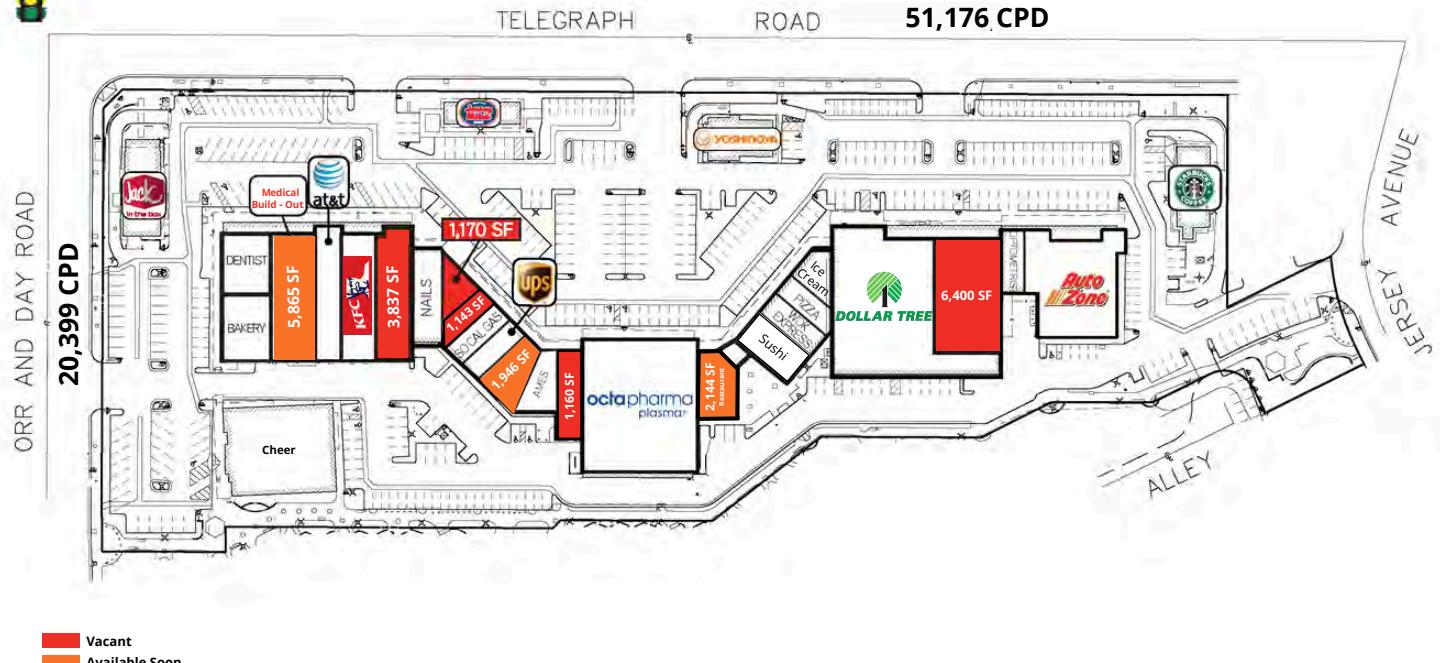
- Located at a signalized intersection with traffic counts exceeding 71,000 cars per day
- Adjacent to 605 Freeway with large digital pylon signage available
- Tenants include Starbucks, Auto Zone, Dollar Tree, Yoshinoya, Jersey Mike's, AT&T, Jack in the Box, and KFC.
- Strong three-mile demographics with over 211,000 residents, 58,000 households, a daytime population of 100,000, and average household income over \$93,000

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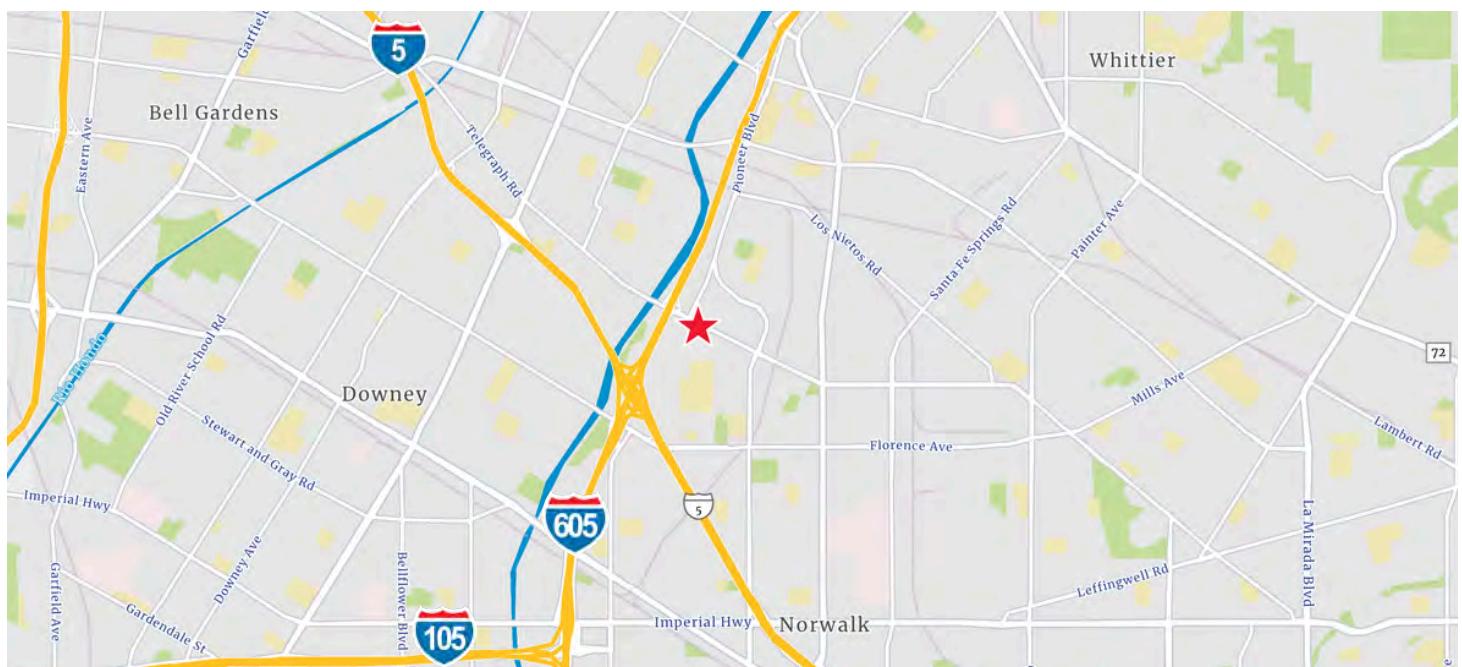
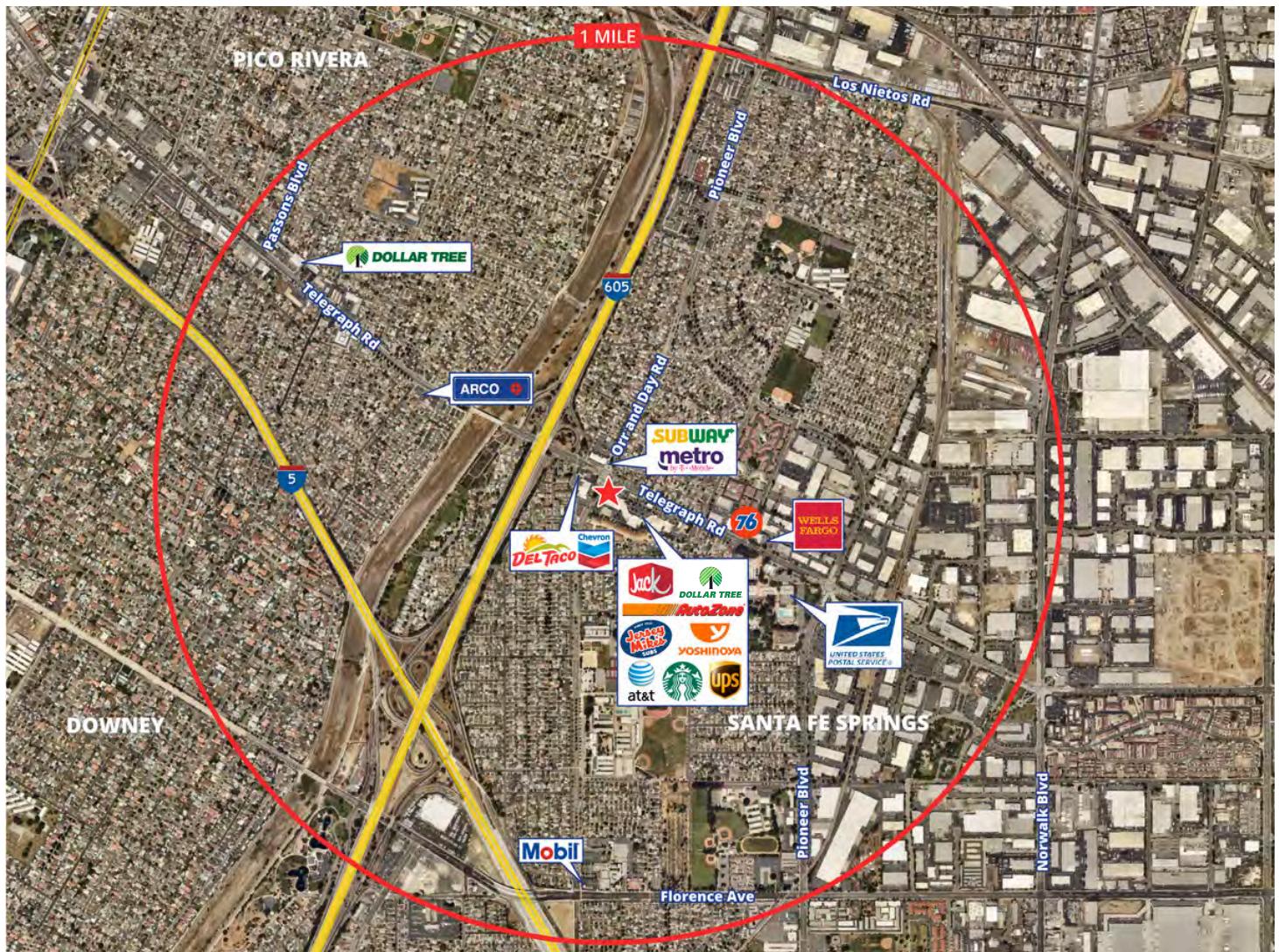
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Colliers International
865 S. Figueroa St., Suite 3500
Los Angeles, CA 90017

Site Plan & Aerial



Location Maps



Demographics

| | 1 mile radius | 3 mile radius | 5 mile radius |
|---|---------------|---------------|---------------|
| Current Year Summary | | | |
| Total Population | 21,043 | 210,636 | 629,765 |
| Total Households | 5,723 | 57,945 | 175,526 |
| Total Family Households | 4,774 | 46,359 | 140,079 |
| Average Household Size | 3.66 | 3.59 | 3.55 |
| Median Age | 36.3 | 34.6 | 34.1 |
| Population Age 25+ | 14,457 | 139,381 | 410,923 |
| 2010-2021 Population: Annual Growth Rate (CAGR) | 0.07% | 0.17% | 0.11% |
| Five Year Projected Trends: Annual Rate (CAGR) | | | |
| Population | -0.02% | 0.04% | 0.01% |
| Households | -0.10% | -0.03% | -0.07% |
| Families | -0.06% | 0.00% | -0.02% |
| Median Household Income | 2.85% | 2.21% | 2.46% |
| Current Year Population by Sex | | | |
| Male Population | 10,247 | 103,689 | 309,940 |
| % Male | 48.7% | 49.2% | 49.2% |
| Female Population | 10,796 | 106,947 | 319,825 |
| % Female | 51.3% | 50.8% | 50.8% |
| Current Year Race and Ethnicity | | | |
| Total | 21,043 | 210,637 | 629,765 |
| White Alone | 59.5% | 55.6% | 53.5% |
| Black Alone | 1.4% | 2.7% | 3.1% |
| American Indian Alone | 1.2% | 1.1% | 1.1% |
| Asian Alone | 4.6% | 6.1% | 6.9% |
| Pacific Islander Alone | 0.1% | 0.2% | 0.2% |
| Some Other Race Alone | 29.0% | 30.2% | 31.0% |
| Two or More Races | 4.3% | 4.1% | 4.3% |
| Hispanic Origin | 83.2% | 79.5% | 77.1% |
| Diversity Index | 74.3 | 78.8 | 81.1 |
| Current Year Educational Attainment | | | |
| Total | 14,461 | 139,381 | 410,925 |
| Less than 9th Grade | 9.9% | 12.1% | 12.9% |
| 9th - 12th Grade, No Diploma | 8.9% | 9.7% | 9.8% |
| High School Graduate | 26.3% | 26.2% | 26.2% |
| GED/Alternative Credential | 3.4% | 2.6% | 2.4% |
| Some College, No Degree | 23.6% | 22.0% | 21.0% |
| Associate Degree | 8.4% | 7.4% | 7.7% |
| Bachelor's Degree | 13.2% | 14.3% | 14.0% |
| Graduate/Professional Degree | 6.2% | 5.7% | 5.9% |
| Current Year Income and Households Summary | | | |
| Median Household Income | \$88,635 | \$77,363 | \$71,059 |
| Average Household Income | \$103,263 | \$93,219 | \$87,689 |
| Per Capita Income | \$28,381 | \$25,664 | \$24,474 |
| Current Year Summary Business Data | | | |
| Total Businesses | 611 | 8,249 | 20,193 |
| Total Daytime Population | 21,060 | 222,985 | 614,588 |
| Daytime Population: Workers | 9,401 | 102,089 | 248,330 |
| Daytime Population: Residents | 11,659 | 120,896 | 366,258 |

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