

AVAILABLE



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



✓ **HIGH-VOLUME
TRAFFIC(±57,000 CPD)**

✓ **SIGNALIZED
CORNER**

✓ **DIVERSE MIX OF
LOCAL BUSINESSES**

2ND GENERATION RESTAURANT SPACE FOR LEASE /±1,500SF / SANTA FE SPRINGS

13345 Telegraph Rd, Santa Fe Springs, CA 90605



JASON BRIGGS
(818) 697-9365 | jbriggs@illicre.com
DRE#02204046

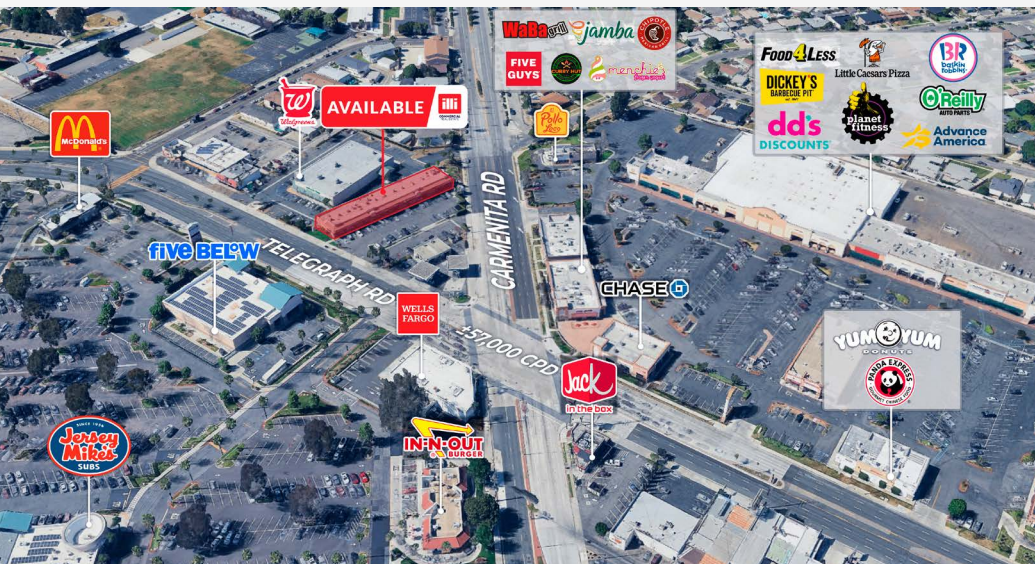
TODD NATHANSON
(818) 514-2204 | todd@illicre.com
DRE#00923779



RESTAURANT SPACE
SANTA FE SPRINGS, CA

PROPERTY FEATURES

13345 Telegraph Rd, Santa Fe Springs, CA 90605







APPROX. 1,584 SF

RESTAURANT SPACE AVAILABLE

- ✓ Space has 2 separate bathrooms
- ✓ Positioned along busy Telegraph Road
- ✓ Offers tenants substantial exposure to steady
- ✓ High-volume traffic
- ✓ There's a lot of goodwill associated with the space due to it being operated as a Mexican restaurant for the last 30 years

AREA AMENITIES

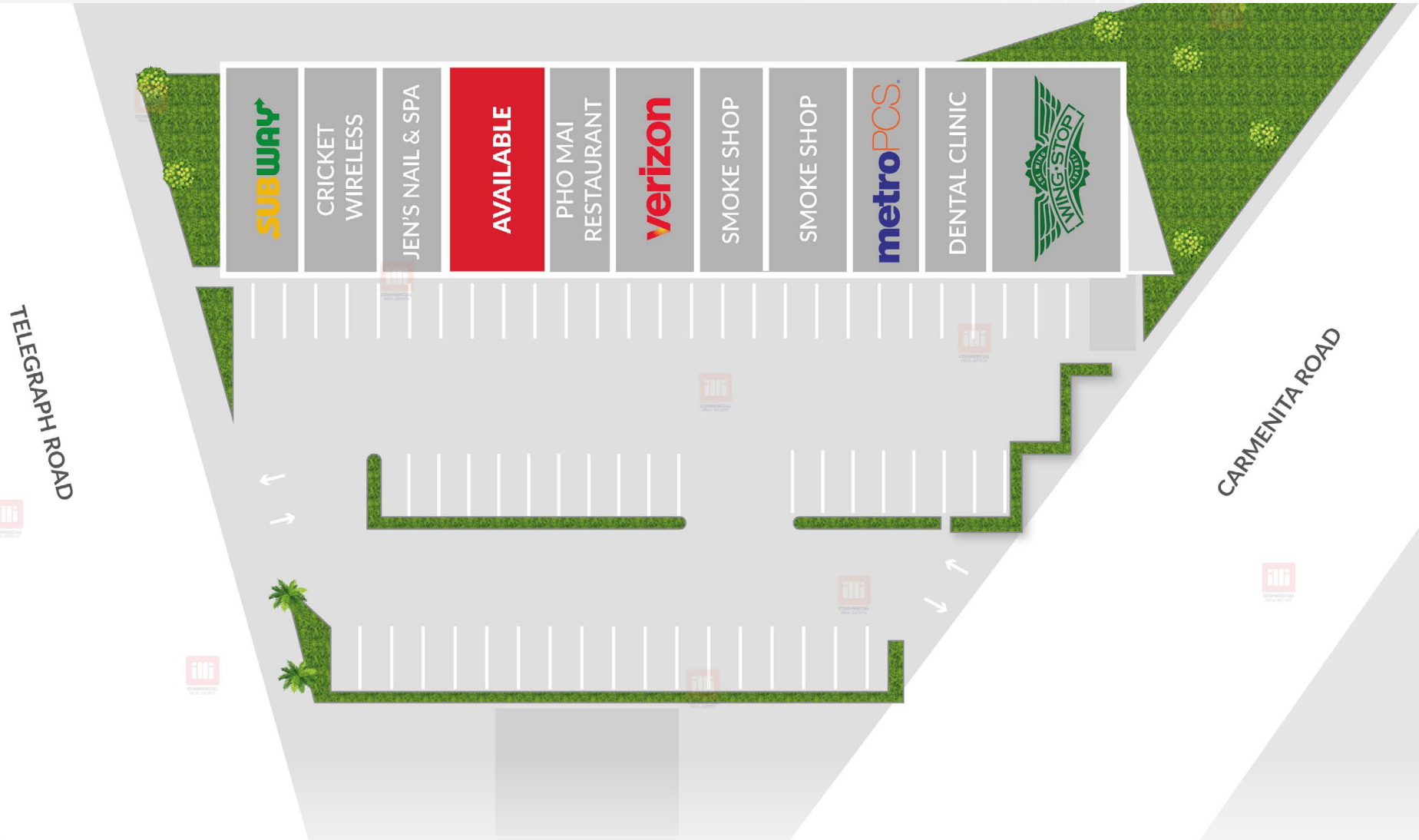
- ✓ Surrounded by a diverse mix of local businesses, service providers, and community amenities
- ✓ Co-tenants at the center include: Wingstop, Subway & cricket wireless
- ✓ In addition to major name-brand tenants nearby, the property is directly across the street from a **Walmart Supercenter** and is surrounded by nationally recognized retailers such as Target, Aldi, El Super, In-N-Out, Dave's Hot Chicken, Sonic Drive-In, Taco Bell, ARCO, Food for Less, McDonald's, and others

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	17,877	192,643	485,792
 Avg. HH Income	\$99,079	\$102,462	\$109,020
 Daytime Pop	16,204	176,564	450,953
 Traffic Count	± 59,975 CPD ON TELEGRAPH RD & CARMENITA RD		

RESTAURANT SPACE
SANTA FE SPRINGS, CA

SITE PLAN

13345 Telegraph Rd, Santa Fe Springs, CA 90605



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AERIAL MAP



COMMERCIAL
REAL ESTATE

JASON BRIGGS
ASSOCIATE

(818) 697-9365 | jbriggs@illicre.com
DRE#02204046

TODD NATHANSON
PRESIDENT

(818) 514-2204 | todd@illicre.com
DRE#00923779



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.