

SUBJECT PROPERTY
TELEMILLS PLAZA SHOPS A
1.001 AC | ZONE: C-3

20,887 VPD

42,988 VPD

WHITTIER, CA (LOS ANGELES MSA)

Retail Entitled Development Opportunity

HIGH VISIBILITY AND HEAVILY
TRAFFICKED INTERSECTION



Listing Team

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Telemills Plaza Shops A

13535-13547 Telegraph Road, Whittier CA 90605 [↗](#)

\$1,100,000

PRICE

C-3

ZONING

APN

8157024033

LOT SIZE (AC)

1.001 AC

LOT SIZE (SF)

43,802 SF

ENTITLED FOR

9,500 SF Retail Strip Center



Entitled Retail Development with Flexible C-3 Zoning Allowing Retail, Auto, and Light Industrial Uses

The subject property is a 1.001 acre developable parcel within the Telemills Plaza shopping center, and is located at the signalized intersection of Telegraph Road and Mills Avenue (62,000+ VPD). The offering is **currently entitled for a 9,500 SF retail strip center, and also offers the flexibility to construct a project within the C-3 zoning guidelines.**

Rare Commercial Development Site | Infill LA Submarket

- The offering presents a rare opportunity to acquire a fully entitled retail development site in the heart of Whittier, CA, allowing for the construction of a ±9,500 SF neighborhood shopping center
- The site is currently demoed and provides a clean slate for development with approved plans already in place, significantly reducing entitlement risk and time to construction
- The property is being offered at \$25.11/SF on the land, representing an attractive basis
- C-3 (Commercial-Manufacturing) zoning allows for a broad range of uses, including retail, restaurant, auto-oriented, and light industrial uses – offering developers flexibility to tailor the project to current tenant demand

Signalized Intersection Location | High Traffic Corridor

- The subject property is located along Telegraph Road, a primary commercial artery serving the Whittier trade area, with traffic counts exceeding 62,000 vehicles per day at the intersection
- The site benefits from excellent visibility and accessibility, with multiple points of ingress and egress and proximity to a signalized intersection
- Directly adjacent to the property is a newly constructed Raising Cane's, featuring a double drive-thru, and serving as a strong traffic driver to the immediate area
- Telemills Plaza also includes a newly constructed retail strip center that features a mix of regional and national daily needs users, along with a freestanding WSS building

Dense Demographics

- Whittier is located approximately 16 miles southeast of Downtown Los Angeles, providing convenient access to major employment hubs throughout L.A. County
- The property is situated within a dense and established infill trade area, with approximately 512,000 residents within a 5-mile radius and average household incomes exceeding \$117,000
- Limited availability of developable land in the area creates a supply-constrained environment, enhancing long-term value and leasing fundamentals



LEGEND



Property Boundary

9,500

Building Size (SF)

1.001

Land Area (AC)

C-3

Zoning

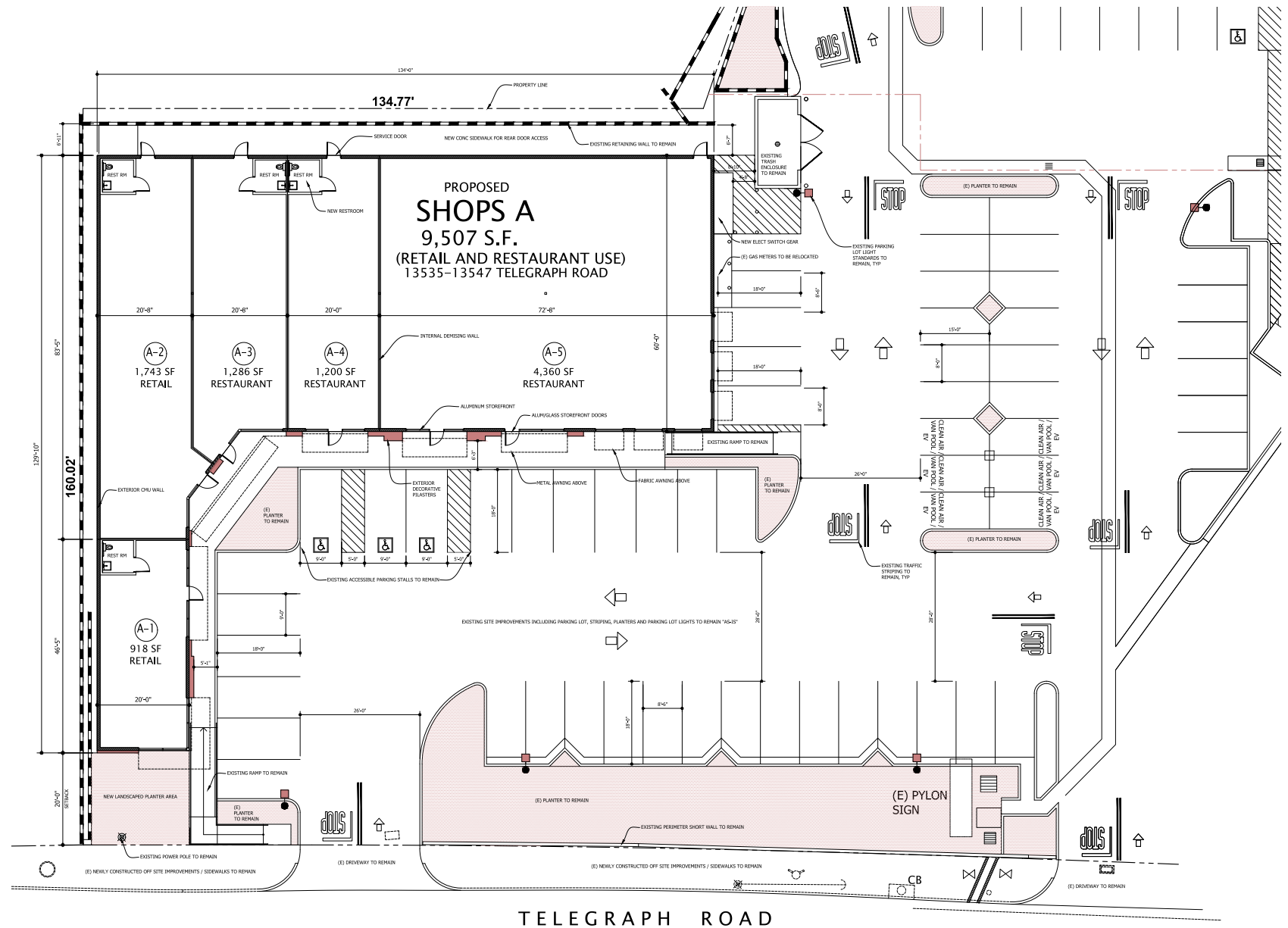


Egress



Site Plan Rendering

(Approved by LA County Dept. of Regional Planning)



TELEGRAPH ROAD



↑ DOWNTOWN LOS ANGELES
16.6 MILES

DOWNTOWN LOS ANGELES



Target
ROSS DRESS FOR LESS
McDonald's
TACO BELL
IN-N-OUT BURGER
Jockey Mats

Walmart Supercenter
ALDI

Carl's Jr.

Chick-fil-E

LOWE'S
Walmart Supercenter
Marshall's
PET SMART
fIVE BEL'W
ALDI
ROSS DRESS FOR LESS

Food 4 Less
PIC 'N SAVE
O'Reilly AUTO PARTS
SHERWIN WILLIAMS

Target
O'Reilly AUTO PARTS
FOOD 4 LESS
FITNESS 19

SUPERIOR GROCERS
Burlington
dd's DISCOUNTS
ROSS DRESS FOR LESS
DOLLAR TREE

THE HOME DEPOT

RICHARD L. GRAVES MIDDLE SCHOOL

Planet Fitness
CVS pharmacy
DOLLAR TREE
Pop-Boys

enterprise

U-HAUL

usbank

DOLLAR TREE
SUBWAY
metro by T-Mobile
cricket

Pizza Hut
Herbalife

Food 4 Less
planet fitness
dd's DISCOUNTS
FIVE GUYS
CHASE
T Mobile
Baskin Robbins
BANK OF AMERICA
O'Reilly AUTO PARTS
jamba

Auto Zone

WEST COAST WIC AUTO EXCHANGE

Jack in the box

SPEEDY CASH

Casa Martines

Cane's CHICKEN FINGERES

Stories Cafe
TRU BREAD
WSS
Sylvan

42,988 VPD

20,887 VPD

FLORENCE AVENUE

TELEGRAPH ROAD

MILLS AVENUE

Densely populated retail and industrial node

6,859

HOUSEHOLDS WITHIN A 1-MILE RADIUS

62,126

VEHICLES PER DAY AT THE INTERSECTION OF TELEGRAPH RD AND MILLS AVE

16.6 miles

TO DOWNTOWN LOS ANGELES



DOWNTOWN LOS ANGELES 16.6 MILES

LAX LOS ANGELES INTERNATIONAL AIRPORT
75 Million Passangers in 2023

UCLA 46,000+ Students

CAL STATE LA
24,000+ Students

CSUDH
14,000+ Students

USC University of Southern California
47,000+ Students



Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2023	26,163	195,372	511,909

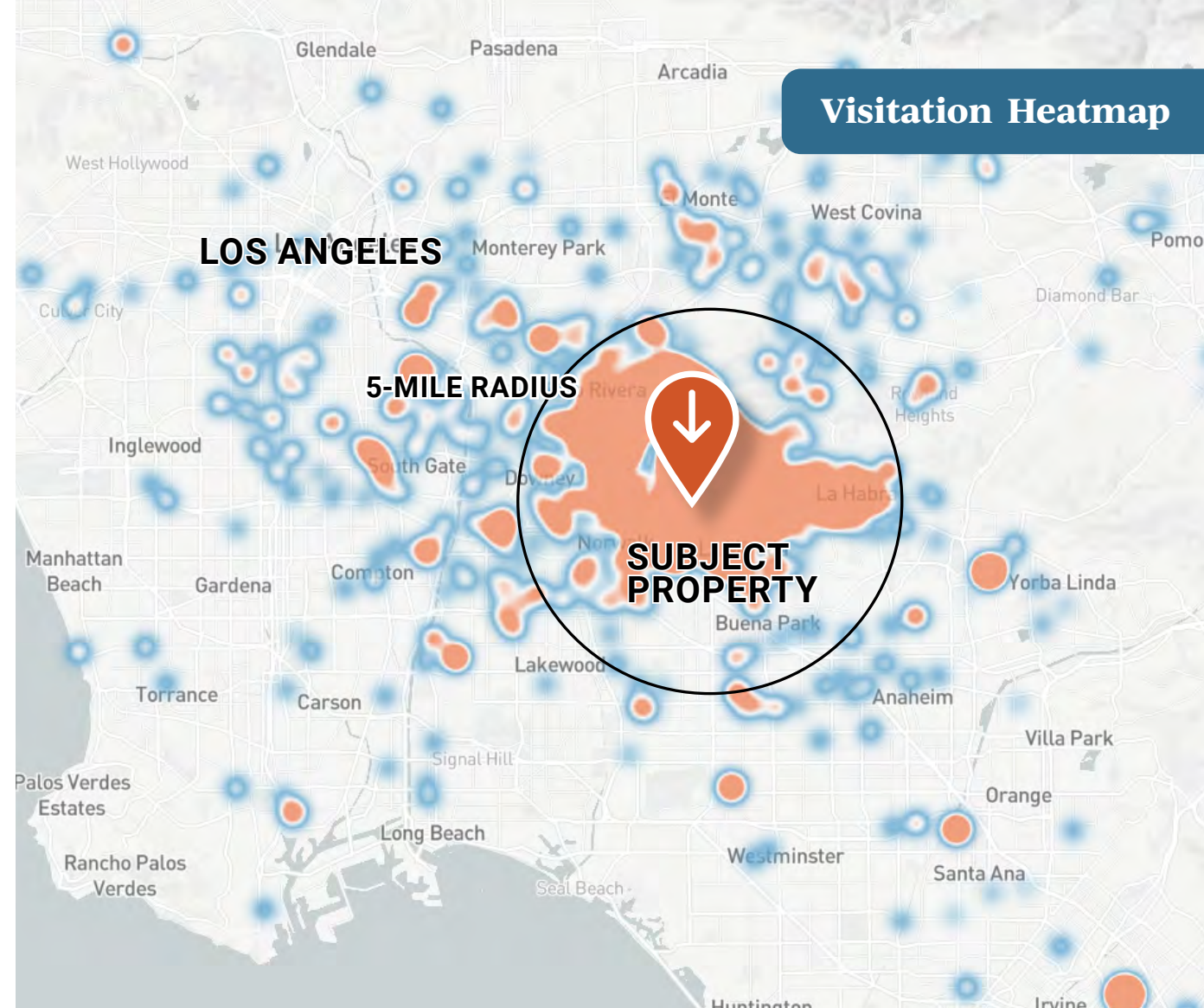
Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$114,237	\$109,184	\$117,573
Median	\$103,922	\$89,588	\$95,129

The typical visitor persona for individuals who visited the subject property in the last 12 months are households with **annual incomes of \$50k-100k**

84.8K Visits

TO WSS SINCE STORE OPENING



The shading on the map above shows the **home location of people who visited the subject property since store opening**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Whittier, CA

A SMALL-TOWN FEEL, IN DENSE LOS ANGELES COUNTY

Located Minutes from Downtown L.A.

- Whittier is located in Los Angeles County, about 12 miles southeast of the City of Los Angeles
- The city is home to approximately 87,300 residents

A Gateway City

- Whittier is part of Los Angeles County's Gateway Cities Region - a diverse collection of 27 cities and communities along the southeast edge of the County
- These 27 cities and communities represent neighborhoods, as well as, many thriving industrial and manufacturing areas
- The region is best known for its international trade facilitated by the Ports of Long Beach and Los Angeles where millions of containers of cargo are transported monthly
- Manufacturing is also a key economic driver in the region

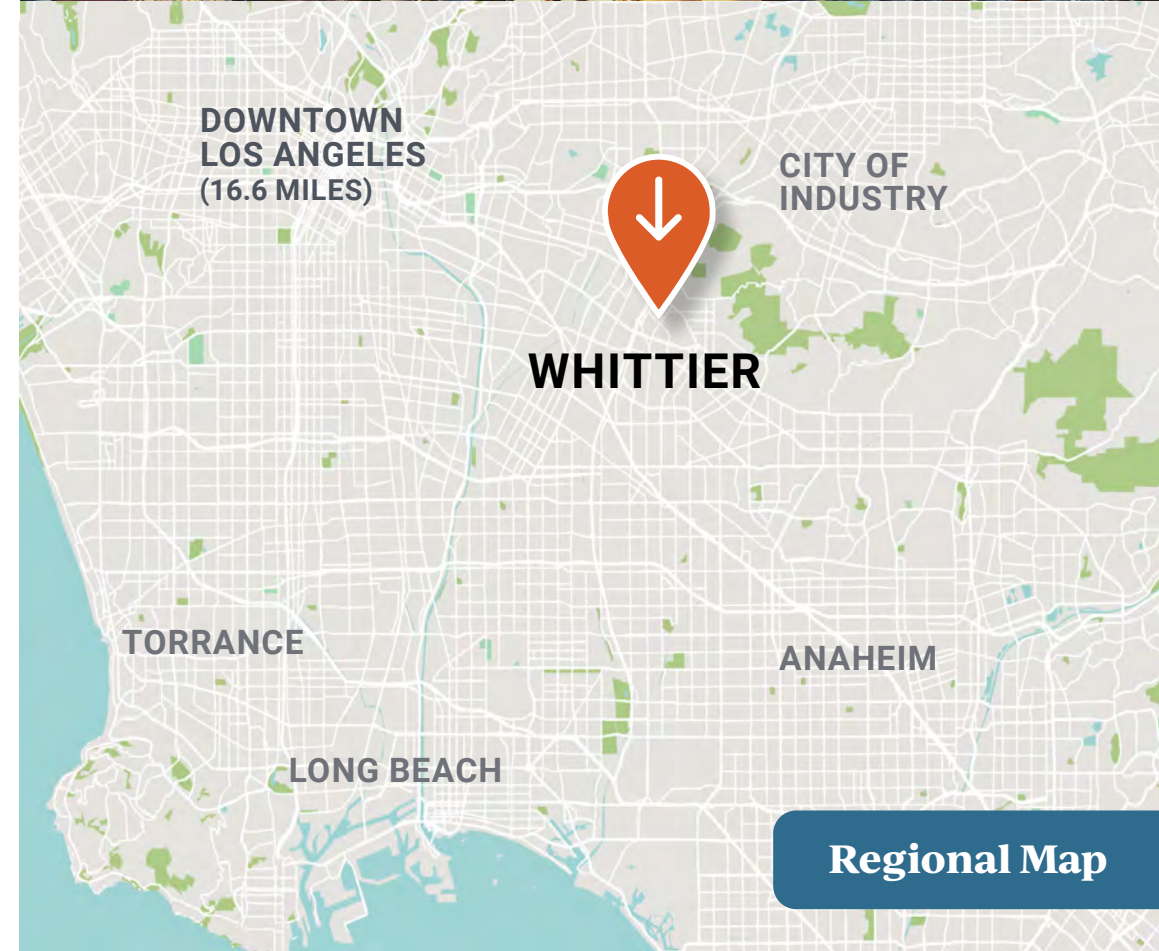
Los Angeles Metro

- The Los Angeles metro area is the second largest in the U.S. with a population of over 12.9 million residents
- The Los Angeles region is home to world-class institutes of higher education, including UCLA, USC, the California State University system and more than 22 community colleges, and dozens more colleges and universities
- More than 40% of American imports travel through the Ports of Los Angeles and Long Beach (the San Pedro Port Complex)
- L.A. County is the entertainment, manufacturing, and international trade capital of the U.S. and has fast growing high-tech and digital media industries



12.9 Million

LOS ANGELES-LONG BEACH - ANAHEIM MSA POPULATION ESTIMATED POPULATION



Regional Map



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