

2nd Floor Spaces | For Lease

## Santa Fe Springs Promenade

11506 Telegraph Rd, Santa Fe Springs, CA

### Property Details & Highlights

- 2nd Floor renovations include: modern office space, new carpet/flooring, LED lights, freshly painted walls, upgraded restrooms, and updated hallways.
- Several restaurants within walking distance (Yoshinoya, Jersey Mike's, Jack In The Box, Pescado Mojado, Ahi Poke & Roll, Wok Express, Pizza, Starbucks, and Don Pancho's Bakery).
- Adjacent to 605 Freeway with large digital pylon signage available

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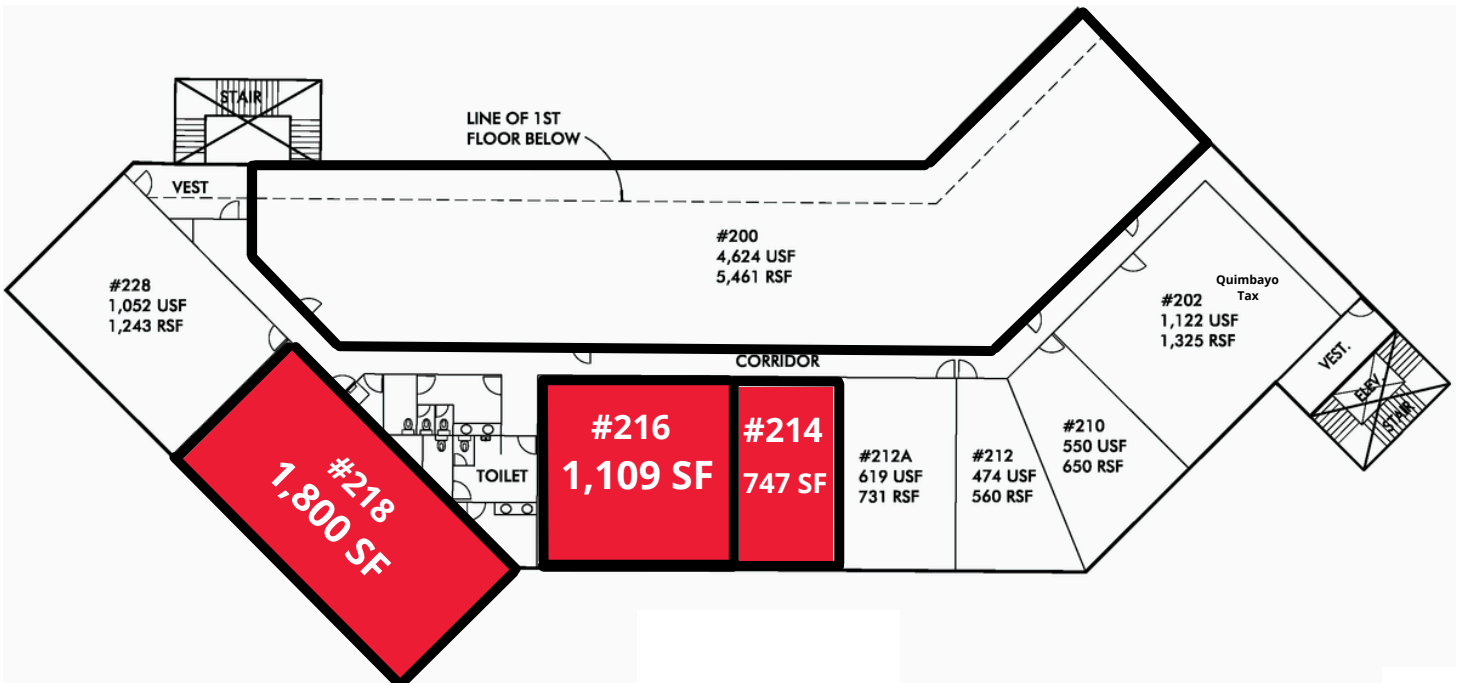


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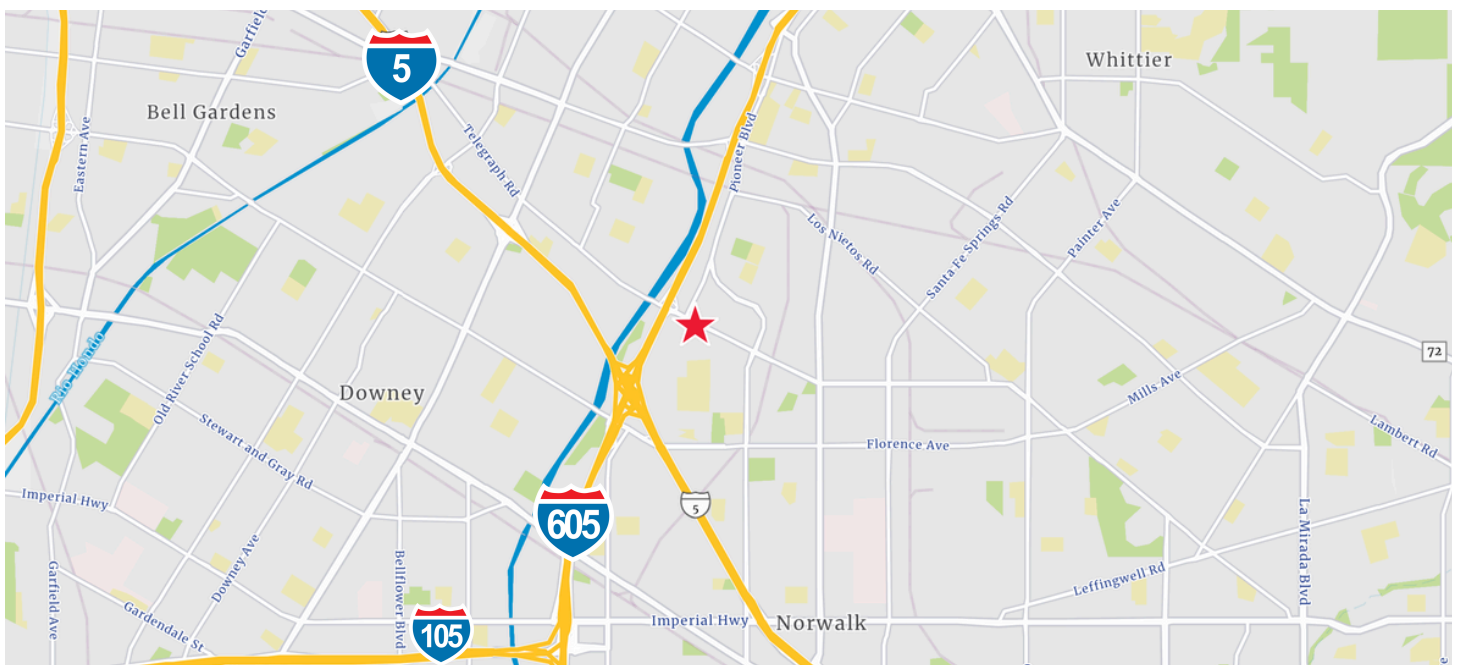
865 S. Figueroa St., Suite 3500

Los Angeles, CA 90017

# 2nd Floor Plan & Location Map



Suite #	Square Feet	Asking Rate PSF (Gross)
214	747	\$1.35
216	1,109	\$1.35
218	1,800	\$1.35



# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
Total Population	21,046	211,904	629,586
Total Households	5,729	58,295	175,624
Total Family Households	4,785	46,643	140,087
Average Household Size	3.66	3.59	3.54
Median Age	36.3	34.6	34.1
Population Age 25+	14,474	140,160	410,613
2010-2021 Population: Annual Growth Rate (CAGR)	0.08%	0.17%	0.11%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
Population	-0.02%	0.03%	0.01%
Households	-0.10%	-0.03%	-0.07%
Families	-0.05%	0.00%	-0.02%
Median Household Income	2.82%	2.20%	2.45%
<b>Current Year Population by Sex</b>			
Male Population	10,261	104,281	309,778
% Male	48.8%	49.2%	49.2%
Female Population	10,785	107,622	319,808
% Female	51.2%	50.8%	50.8%
<b>Current Year Race and Ethnicity</b>			
Total	21,047	211,904	629,585
White Alone	59.6%	55.6%	53.5%
Black Alone	1.4%	2.7%	3.1%
American Indian Alone	1.2%	1.1%	1.1%
Asian Alone	4.5%	6.2%	7.0%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	29.0%	30.2%	30.8%
Two or More Races	4.3%	4.1%	4.3%
Hispanic Origin	83.1%	79.4%	76.8%
Diversity Index	74.3	78.9	81.2
<b>Current Year Educational Attainment</b>			
Total	14,473	140,163	410,616
Less than 9th Grade	9.9%	12.2%	12.8%
9th - 12th Grade, No Diploma	8.8%	9.7%	9.8%
High School Graduate	26.9%	26.3%	26.1%
GED/Alternative Credential	3.4%	2.6%	2.4%
Some College, No Degree	23.4%	22.1%	21.1%
Associate Degree	8.4%	7.4%	7.8%
Bachelor's Degree	13.2%	14.2%	14.1%
Graduate/Professional Degree	6.1%	5.6%	5.9%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$88,774	\$77,268	\$71,269
Average Household Income	\$102,902	\$93,175	\$87,924
Per Capita Income	\$28,315	\$25,622	\$24,519
<b>Current Year Summary Business Data</b>			
Total Businesses	631	8,198	20,100
Total Daytime Population	21,173	222,143	614,267
Daytime Population: Workers	9,521	100,445	248,104
Daytime Population: Residents	11,652	121,698	366,163

## Contact

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