

Santa Fe Springs Promenade

11460 Telegraph Rd | Santa Fe Springs, CA 90670



Turnkey Urgent Care Opportunity

5,865 SF

Available: Term though 1/31/2028

DESCRIPTION

- Highly improved medical space for sublease with potential for extension or termination/new lease
- Excellent traffic exposure with over 60k CPD along Telegraph Rd & Orr and Day Rd + immediate proximity to 605 Freeway (267k CPD!)
- Join national and regional retail co-tenants including Dollar Tree, AutoZone, Starbucks, KFC & more
- Perfect demographics blend of nearby dense residential, industrial warehouse and Santa Fe High School
- Dedicated convenient parking field with multiple ingress/egress locations

CONTACT

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2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	27,023	163,275	390,020
Avg Household Income	\$98,431	\$91,983	\$90,545
Daytime Population	2,977	21,887	89,541

Source: Esri

TRAFFIC COUNTS

Telegraph Rd	approx. 47,600 cpd
Orr and Day Rd	approx. 13,900 cpd
I-605 Fwy	approx. 267,900 cpd

Source: Costar

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The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

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