

For Lease: Drive-Thru Restaurant Opportunity

14362 TELEGRAPH RD

WHITTIER, CA 90604



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COMPASS
COMMERCIAL

Executive Summary

Compass Commercial is pleased to present 14362 Telegraph Rd — a ±1,500 SF freestanding restaurant building with a drive-thru, positioned within a high trafficked retail center. The property offers exceptional visibility, strong frontage exposure, high traffic, and on-site parking.

This turnkey restaurant opportunity is ideal for a franchise/local operator, featuring a complete kitchen, 12-foot hood, a ±5.5' x 12.5' walk-in refrigerator, upgraded electrical and HVAC systems, and a newly installed drive-thru with new a speaker and sensor. Newly installed monument signage enhances visibility, and operators can benefit from full flexibility with no restrictions on operating hours, menu offerings, or alcohol sales (subject to ABC licensing). Additionally, no grease trap is required, as the property has been grandfathered in since the early 1970's.

The City of Whittier is a vibrant, well-established, and culturally diverse community that supports strong demand for food and beverage operators. With excellent access and a prime suburban trade area, the property is well-positioned for quick-service concepts (QSR), casual dining, and other restaurant concepts. This represents a one-of-a-kind opportunity to acquire a turnkey restaurant with strong infrastructure, drive-thru convenience, and exceptional positioning in a proven Los Angeles submarket. This opportunity is an asset sale with Fixtures, Furniture, and Equipment (FF&E), and key money is required.



Space Overview

RESTAURANT SPECIFICATIONS

±1,500 SF

RESTAURANT SIZE

\$2.40/SF

CURRENT LEASE RATE

±22,713

LOT SQ FT

DRIVE THRU

NEW TECHNOLOGY

UPON REQUEST

LEASE & SALE TERMS

NO GREASE TRAP REQUIRED

GRANDFATHERED SINCE THE 1970'S

±25,500 CPD

TRAFFIC COUNT

DEDICATED

PARKING

*BUYER/LESSEE TO VERIFY ANY AND ALL ACCURACY OF INFORMATION.

14362 Telegraph Road | Whittier



Space Highlights

- / Fully-Equipped $\pm 1,500$ SF 2nd-Generation Restaurant with Drive-Thru
- / Dedicated Drive-Thru with New and Upgraded Tech
- / On-Site Parking, Easy Accessibility, Monument Signage
- / High-Traffic Location in Whittier
- / Operational Flexibility – Tenant May Operate Late-Night or 24-Hour Concepts
- / Complete Kitchen Including Hood, Walk-In Refrigerator, and No Grease Trap Requirement



Area & Market Overview

The City of Whittier is a vibrant, well-established, and culturally diverse community that supports strong demand for food and beverage operators. With excellent access and a prime suburban trade area, the property is well-positioned for quick-service concepts (QSR), casual dining, and other restaurant concepts.



Demographics

POPULATION	2 MILE	5 MILES	10 MILES
2020 Population	96,900	517,026	2,269,061
2024 Population	92,221	489,994	2,145,242

HOUSEHOLDS	2 MILE	5 MILES	10 MILES
2020 Households	27,556	156,223	674,870
2024 Households	25,987	146,699	633,574
Avg. Household Size	3.4	3.2	3.3
Total Consumer Spending	\$1.1B	\$5.9B	\$24.1B
Owner Occupied Households	17,354	88,501	337,926
Renter Occupied Households	7,684	53,284	275,481

HOUSING INCOME	2 MILE	5 MILES	10 MILES
Avg. Household Income	\$110,942	\$112,519	\$105,018
Median Household Income	\$93,210	\$90,828	\$83,388
< \$25,000	3,070	16,892	85,503
\$75,000 - \$100,000	3,603	19,778	88,156
\$125,000 - \$150,000	2,506	12,722	51,277
\$200,000+	2,571	17,442	65,695

POPULATION BY RACE	2 MILE	5 MILES	10 MILES
Hispanic/ Latino	65,294	303,611	1,294,227
Black	1,535	12,085	71,877
American Indian/ Alaskan	1,784	7,943	33,164
Asian	7,106	90,757	397,758
Hawaiian & Pacific Islander	239	1,464	8,427
White	24,366	111,109	475,975



OPEN
DRIVE THRU

TAQUERIA CARNITAS
SAHUAYO
HANDMADE TORTILLAS SINCE 1992

DRIVE-THRU

Handmade Tortillas Since 1992
Tacos & Carnitas SAHUAYO
NOW OPEN
BYO TACOS IN HAWAIIAN CARNITAS

NOW OPEN

SAHUAYO
TACOS & CARNITAS
Business Hours:
Monday - 11am - 8pm

OPEN

copy cats

SUBWAY
SUPER S

shin Dry







RESERVAS BREAKFAST

- Quesadilla \$4.00
- Tostitos \$3.50
- Chilaquiles \$4.00
- Breakfast Burrito \$4.50

ESPECIALIDADES SPECIALTIES

- 1. 2 Soft Tacos \$7.50
- 2. 3 Tacos \$10.00
- 3. 4 Soft Small Tacos \$10.25
- 4. Pasaquito & 3 Tacos \$12.50

CALDOS SOUPS

- Caldo de Res \$4.50
- Caldo de Pollo \$4.50
- Caldo de Pasaquito \$4.50

ESPECIALIDADES SPECIALTIES

- 11. Costillas de Puerco Rice & Beans 13.25
- 12. Fajitas de Pollo Rice & Beans 11.75
- 13. Fajitas de Res Rice & Beans 13.75
- 14. Chili Relleno Rice & Beans 12.50
- 15. Enchiladas Verdes Rice & Beans 11.75
- 16. Carne de Res con Papas Rice & Beans 13.25
- 17. Tec Ranchero Rice & Beans 12.75



Carne de Res con Papas
Enchiladas
Fajitas
Chile Rellenos
Pollo con Mole
Bistec Ranchero
Milanesa
Guacamole y Queso
Gorditas y Memeles





FOR MORE INFORMATION REGARDING
THIS OPPORTUNITY, PLEASE CONTACT:

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