

SANTA FE SPRINGS PROMENADE | ±5,865 RSF

Turnkey Medical Sublease in High-Visibility Power Center

11460 TELEGRAPH ROAD, SANTA FE SPRINGS, CA



NEWMARK

ZACHARY CAINE

Associate Director
t 310-491-2089
zachary.caine@nrmk.com
CA RE Lic. #02062263

GEOFF LUDWIG

Exec. Managing Director
t 310-491-2077
geoff.ludwig@nrmk.com
CA RE Lic. #01232244

ERIC LASTITION

Exec. Managing Director
t 310-491-2047
eric.lastition@nrmk.com
CA RE Lic. #01119647

11460 TELEGRAPH ROAD, SANTA FE SPRINGS, CA



Prime Visibility — Signalized intersection at Telegraph Rd and Orr and Day Rd with an amazing digital signage opportunity



Anchored Synergy — Strong mix of national credit tenants including Starbucks, AutoZone, Dollar Tree, Bank of America, and KFC



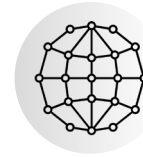
Daytime Population Surge — Strong demand from dense residential, a massive industrial/manufacturing base, and Santa Fe High School



Unrivaled Freeway Exposure — Strategically positioned directly off of I-605, capturing a portion of the 267,000+ cars passing by daily



Move-In Ready Advantage — Significant TI savings with a turnkey medical build-out and established customer base



Regional Connectivity — Situated in the heart of the Gateway Cities, providing easy access to both Los Angeles and Orange Counties



11460 TELEGRAPH ROAD, SANTA FE SPRINGS, CA

PROPERTY DETAILS

RENTABLE SQUARE FEET

±5,865 RSF

SUBLEASE TERM

Through September 30, 2028

SUBLEASE RENTAL RATE

\$2.25 per RSF, NNN

YEAR BUILT

1953, Renovated 1993

PARKING

3.84/1,000

ZONING

CG

NEWMARK



11460 TELEGRAPH ROAD, SANTA FE SPRINGS, CA

AMENITY MAP



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

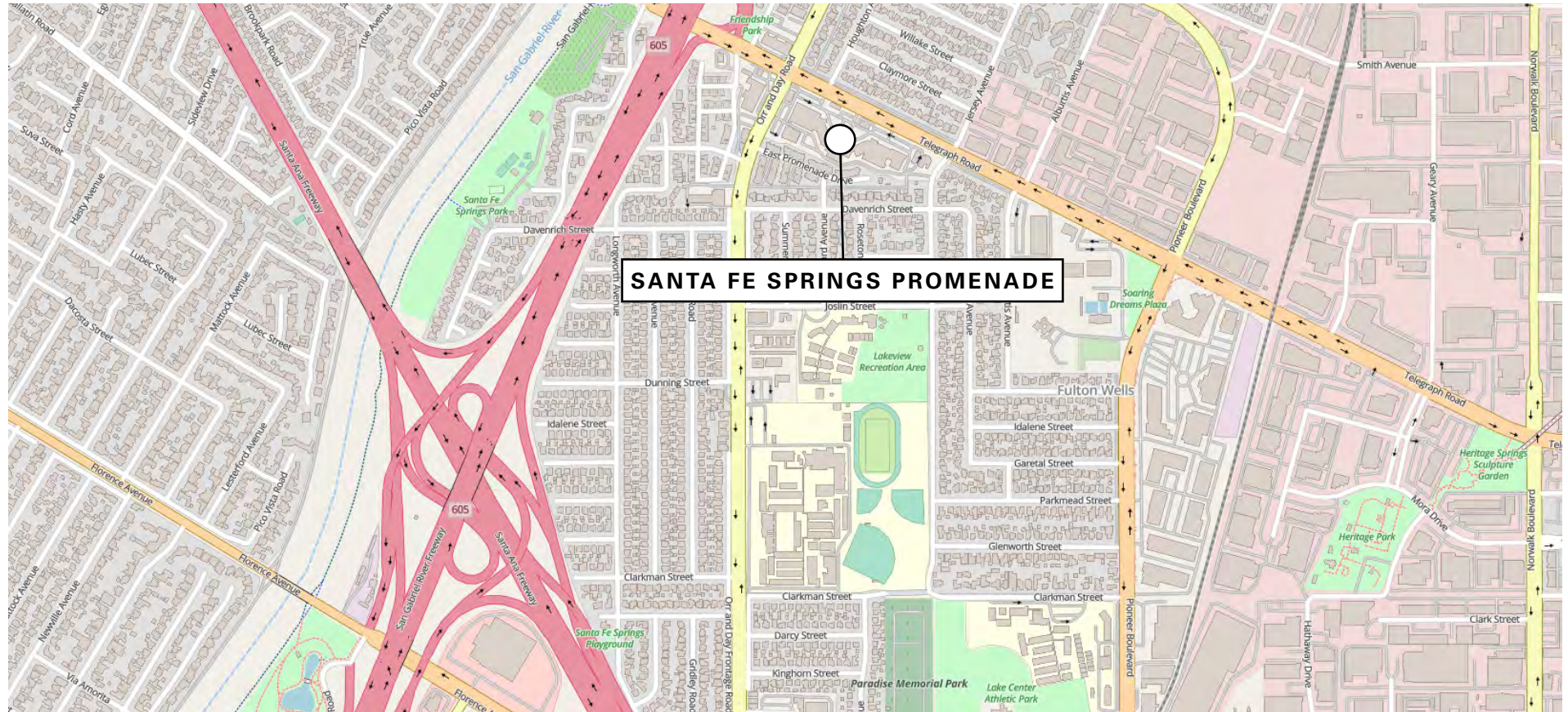
TRAFFIC COUNTS

Telegraph Rd	approx 47,600 cars per day
Orr and Day Rd	approx 13,900 cars per day
I-605 Fwy	approx 267,900 cars per day

Source: Costar

11460 TELEGRAPH ROAD, SANTA FE SPRINGS, CA

LOCATION MAP



FOR MORE INFORMATION:

ZACHARY CAINE

Associate Director
t 310-491-2089
zachary.caine@nmrk.com
CA RE Lic. #02062263

GEOFF LUDWIG

Exec. Managing Director
t 310-491-2077
geoff.ludwig@nmrk.com
CA RE Lic. #01232244

ERIC LASTITION

Exec. Managing Director
t 310-491-2047
eric.lastition@nmrk.com
CA RE Lic. #01119647

Corporate License #01355491

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.