

FOR LEASE

OFFICE / RETAIL

HERITAGE SPRINGS



12215 TELEGRAPH RD | SANTA FE SPRINGS, CA 90670

HIGHLIGHTS

- Heritage Springs Business Complex is comprised of two high-identity office buildings and ground floor food retailers
- Located at signalized corner of Norwalk Blvd. & Telegraph Road (±41,121 daily traffic count)
- Efficient office suites available
- In-line Restaurant unit available facing East with Building and Marquee Signage
- Ample free on-site parking
- Ground floor food court plaza includes inviting outdoor seating in large courtyard and water fountain feature
- Electronic Directory Board
- Complex has a unique bridge that connects to Serene City Park and sculpture garden

OFFICE RENT	\$2.15 PSF / FSG / Mo.
RETAIL RENT*	Withheld

SUITE	RSF	USE	BUILDING
103*	1,672	Retail	South
107	3,560	Office	South
112	5,326	Office/Medical	North
202	1,081	Office	South



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LEE & ASSOCIATES-PASADENA
 155 N. Lake Avenue, Suite 430
 Pasadena CA 91101
 Corporate ID 02059558

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PROPERTY DETAILS

Building Size	±40,050 SF
Year Built	2000
Parking	4/1,000
Elevator	Yes
Class	B
On-site Amenities	Water Feature, Outdoor Seating, Food Retailers, Courtyard, Bridge

DEMOGRAPHICS

2019 Total Population



1 Mile	3 Miles	5 Miles
9,367	227,484	609,190

2019 Total Households



1 Mile	3 Miles	5 Miles
3,042	62,065	171,371

2019 Average Household Income



1 Mile	3 Miles	5 Miles
\$73,773	\$77,471	\$82,453

Daily Traffic Counts



Street	Count
Norwalk Blvd.	20,696
Telegraph Rd.	42,121
TOTAL	±62,817

Source: CoStar, ESRI



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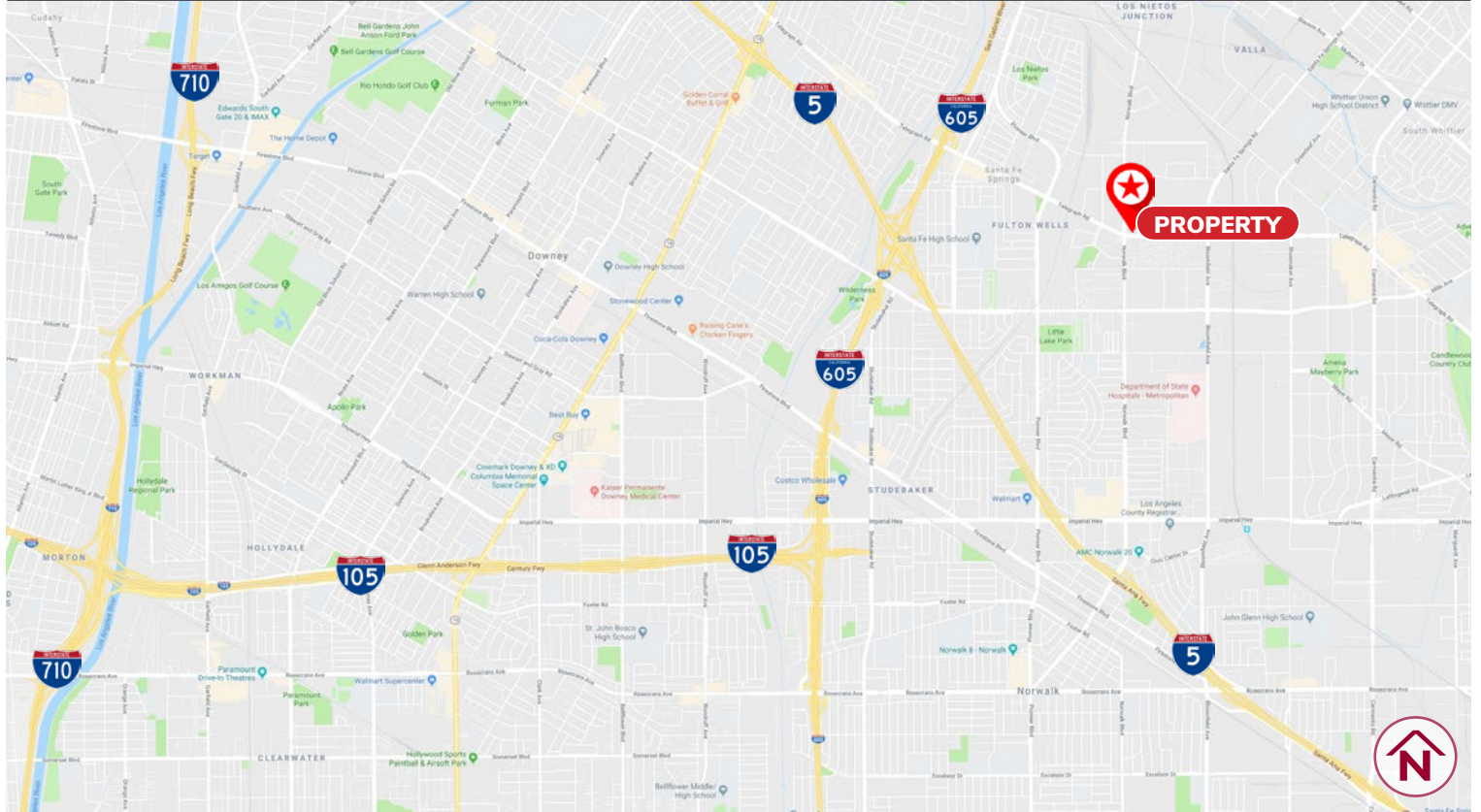
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MAP LOCATION



AERIAL



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LEE & ASSOCIATES
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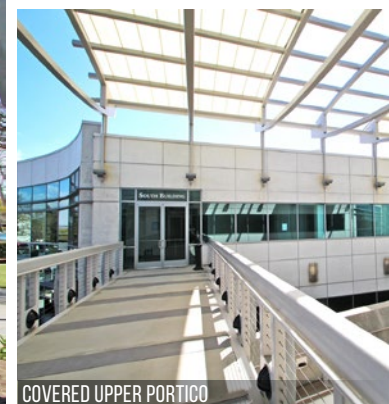
LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.

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PROPERTY PHOTOS



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