

FOR LEASE | RETAIL

LA MIRADA CROSSROADS

14525-14569 Telegraph Road · La Mirada, CA 90638



GM PROPERTIES



18,500 SF JUNIOR ANCHOR FORMER 99 CENTS ONLY

THE OPPORTUNITY

Rare junior-anchor box 18,500 SF former 99 Cents Only — the only big-box vacancy in an otherwise built-out infill trade area.

Expandable to 22,000 SF Adjacent 3,500 SF storage building can be combined with the box for warehouse, staging, or back-of-house.

Signalized hard corner Full signalized intersection of Telegraph Road & Leffingwell Road with dual street frontage.

Excellent visibility 35,000+ cars per day with monument signage on both Telegraph and Leffingwell.

Established coteranancy Anchored by O'Reilly Auto Parts, Mother's Nutritional Center and Papa John's, with a deep daily-needs tenant mix.

Central location Positioned between Los Angeles and Orange Counties; minutes to the I-5 and SR-91 freeways.

Dense, proven demographics 525,000 people within five miles at approximately \$100,000 average household income.

SPACE SUMMARY

AVAILABLE
18,500 SF
COMBINED W/ STORAGE
22,000 SF
LEASE RATE
\$1.15/SF NNN
NNN FEES (EST.)
\$0.63/SF
OCCUPANCY
60 Days
FORMER USE
99 Cents Only Stores
FRONTAGE
Leffingwell Road
PARKING
Ample Surface

IDEAL USES

Specialty grocer • Discount variety • Fitness • Furniture & home goods • Medical & urgent care • Church or private school • Entertainment • Off-price apparel

JOIN THESE COTENANTS

O'Reilly Auto Parts • Mother's Nutritional Center • Papa John's Pizza • California WIC • T & L Tavern • Powerline Dance Studio • and more

EXCLUSIVELY LISTED BY

TYLER PORTMAN

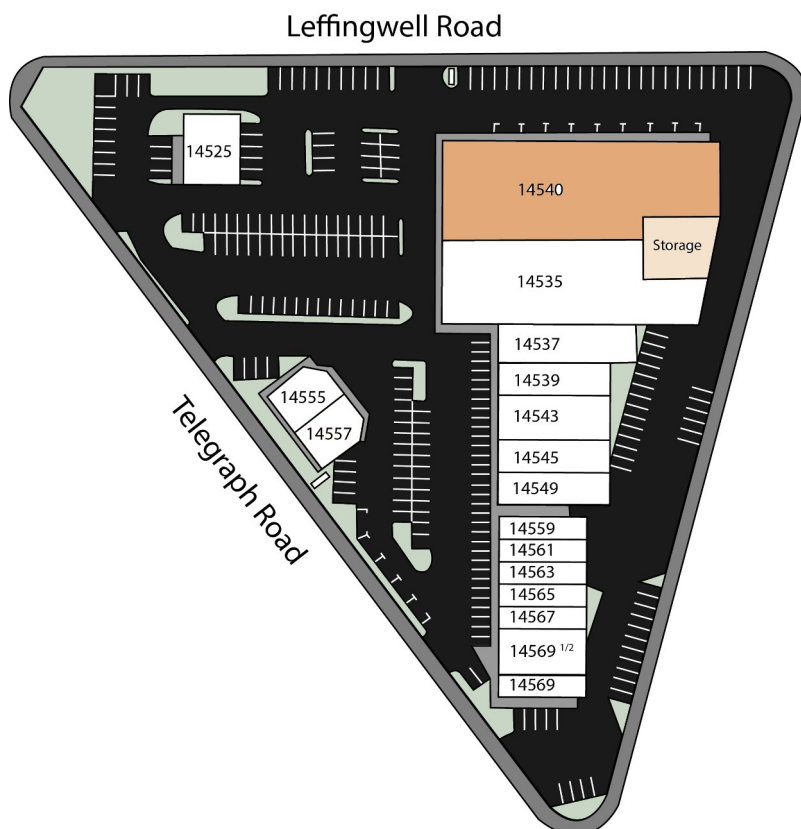
562.762.3152
tyler@gmpropertiesinc.com
Lic. 01919110

DUSTIN WHEELAN

562.762.3120
dustin@gmpropertiesinc.com
Lic. 01444728



SITE PLAN & AVAILABILITY



14540 – 18,500 SF Junior Anchor

Storage – 3,500 SF (combinable)

CURRENT AVAILABILITIES

ADDRESS	DESCRIPTION	SIZE	RATE	AVAILABLE
14540 Leffingwell Road	Junior Anchor – Former 99 Cents Only	18,500 SF	\$1.15/SF NNN	60 Days
14540 + Storage Building	Junior Anchor Combined w/ Storage	22,000 SF	\$1.15/SF NNN	60 Days
14559 Telegraph Road	In-Line Shop Space	1,320 SF	\$2.00/SF Gross	Now

NNN fees estimated at \$0.63/SF/Mo. Rates quoted per square foot, per month.

35,000+

CARS PER DAY

525,000

POPULATION – 5 MILES

\$100K

AVG. HOUSEHOLD INCOME

2

MONUMENT SIGNS

No warranty, expressed or implied, is made as to the accuracy of the information contained herein. It is subject to errors, omissions, change of price or other conditions, and withdrawal without notice. Cooperating brokers and prospective tenants should independently confirm its accuracy. GM Properties, Inc. CalDRE #01238514.

COTENANT ROSTER

- O'Reilly Auto Parts
- Mother's Nutritional Center
- Papa John's Pizza
- California WIC Program
- T & L Tavern
- Powerline Dance Studio
- Fantasia School of Music
- 3D Bella Nails
- CA Eyebrow Threading & Haircut
- La Mirada Water Mart
- Auto International Insurance
- Dental Office
- Mexican Restaurant

Roster current as of August 2026 and subject to change.

EXCLUSIVELY LISTED BY

TYLER PORTMAN

562.762.3152

tyler@gmpropertiesinc.com

Lic. 01919110

DUSTIN WHELAN

562.762.3120

dustin@gmpropertiesinc.com

Lic. 01444728