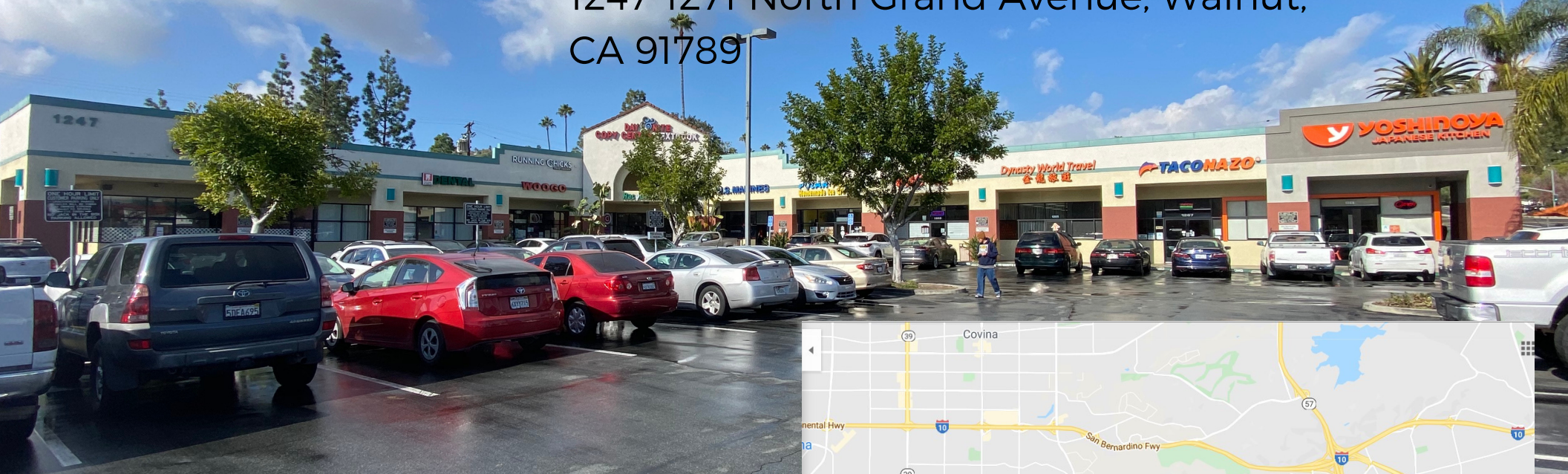


MOUNT SAN ANTONIO CENTER

1247-1271 North Grand Avenue, Walnut,
CA 91789



MAR INVESTMENTS

"Real Estate
Development and
Investment"

MARK LU

Property Manager
Tel: (626) 281-1128
E-Mail: mlu@marinvestments.com



PROPERTY HIGHLIGHTS



EXCELLENT VISIBILITY ON VERY BUSY NORTH GRAND AVENUE AND AMAR ROAD

DIRECTLY ACROSS FROM MT. SAN ANTONIO COLLEGE WITH 40,000+ STUDENTS

NEAR HIGHWAY 10, HIGHWAY 60 AND HIGHWAY 57

EASY ACCESS FROM NORTH GRAND AVENUE AND AMAR ROAD

HIGHLY SOUGHT AFTER TRADE AREA WITH MULTIPLE RESTAURANTS INCLUDING YOSHINOYA, TACO NAZO, X A NOODLE AND RUNNING CHICKS



SUITE 1255



1ST FLOOR SUITE 1255

**SPACE AVAILABLE: 4,422 SF;
DIVISIBLE BY TWO IF NECESSARY.
PLEASE INQUIRE.**

**SERVICE TYPE: TRIPLE NET
SPACE USE: RETAIL
LEASE TERM: NEGOTIABLE**



MAR INVESTMENTS

RENTAL RATE: \$24.00NNN/SF/YR
PROPERTY TYPE: SHOPPING CENTER
CENTER TYPE: STRIP CENTER
FRONTAGE: 240' ON GRAND
GROSS LEASABLE AREA: 19,992 SF
RENTAL RATE MO: \$2.00NNN/SF/MO

PEOPLE

	1 MILE	3 MILE	5 MILE
Population	7,479	78,228	370,644
Households	2,183	22,855	108,767
Families	1,970	19,162	87,798
Avg. HH Size	3.42	3.25	3.35

INCOME

	1 MILE	3 MILE	5 MILE
Median HH Income	\$116,455	\$102,396	\$81,364
Avg. HH Income	\$153,188	\$127,570	\$103,251

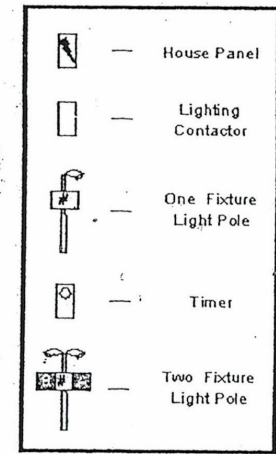
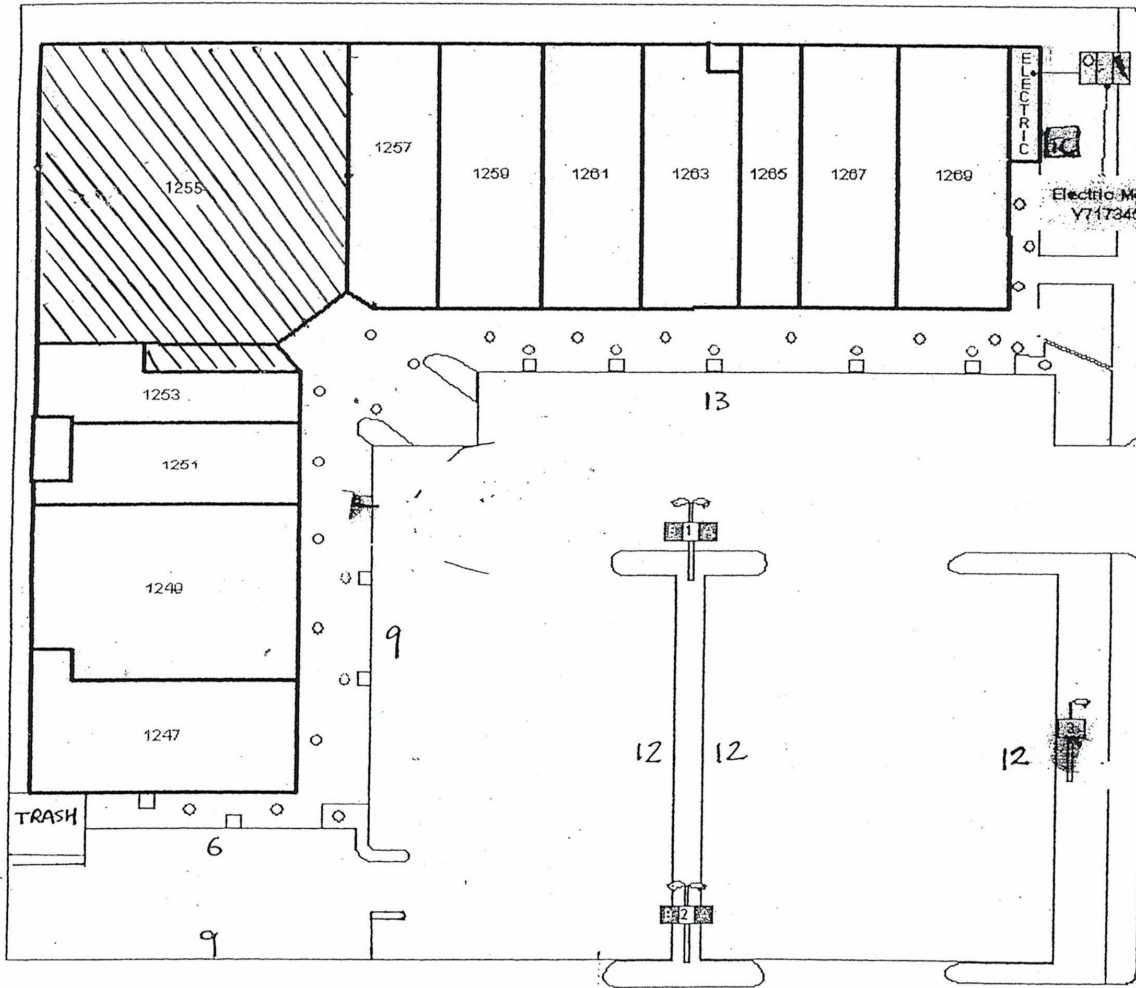
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Caucasian	22.3%	39.2%	43.4%
African American	1.6%	3.6%	3.8%
American Indian	0.1%	0.4%	0.7%
Asian	66.9%	42.1%	29.4%
Pacific Islander	0.2%	0.2%	0.2%
Some Other Race	4.9%	10.0%	18.1%
Two or More Races	3.9%	4.5%	4.5%
Hispanic Origin	16.1%	30.8%	47.0%

SITE PLAN

Site Plan

Mount San Antonio College Center



MT. SAC
 1247-1269 N. GRAND AV
 WALNUT, CA 91789

Lighting Fixture	Symbol	Lighting Type	Line Voltage
		MH	
		MH	

GRAND AVENUE

