

WALNUT HILLS PLAZA

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TWO  $\pm$ 1,040 SF SPACES AVAILABLE FOR LEASE

18736 & 18754 Amar Road, Walnut, CA 91789



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DRE #01264392

PROGRESSIVE  
REAL ESTATE PARTNERS

## Presented By



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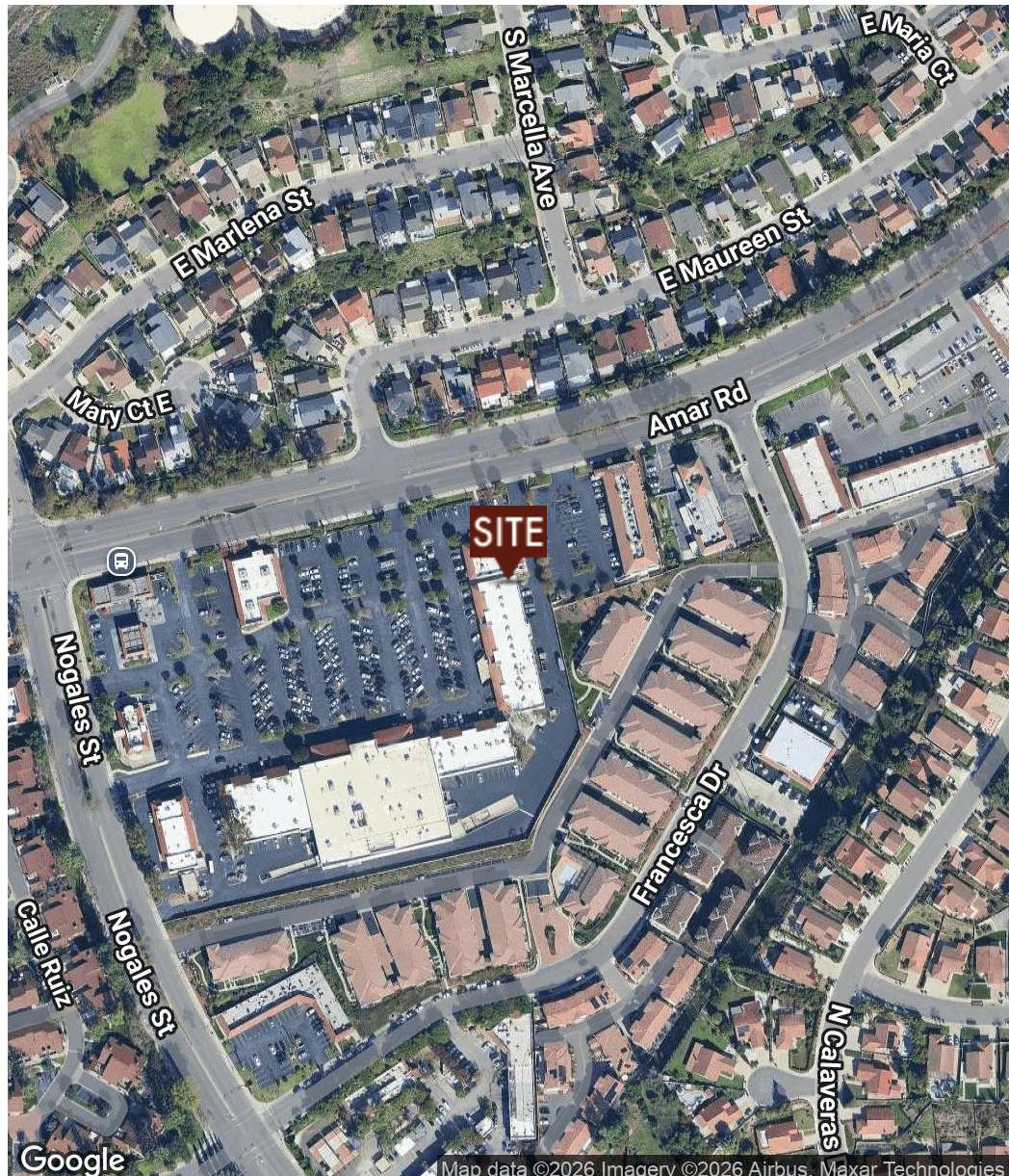
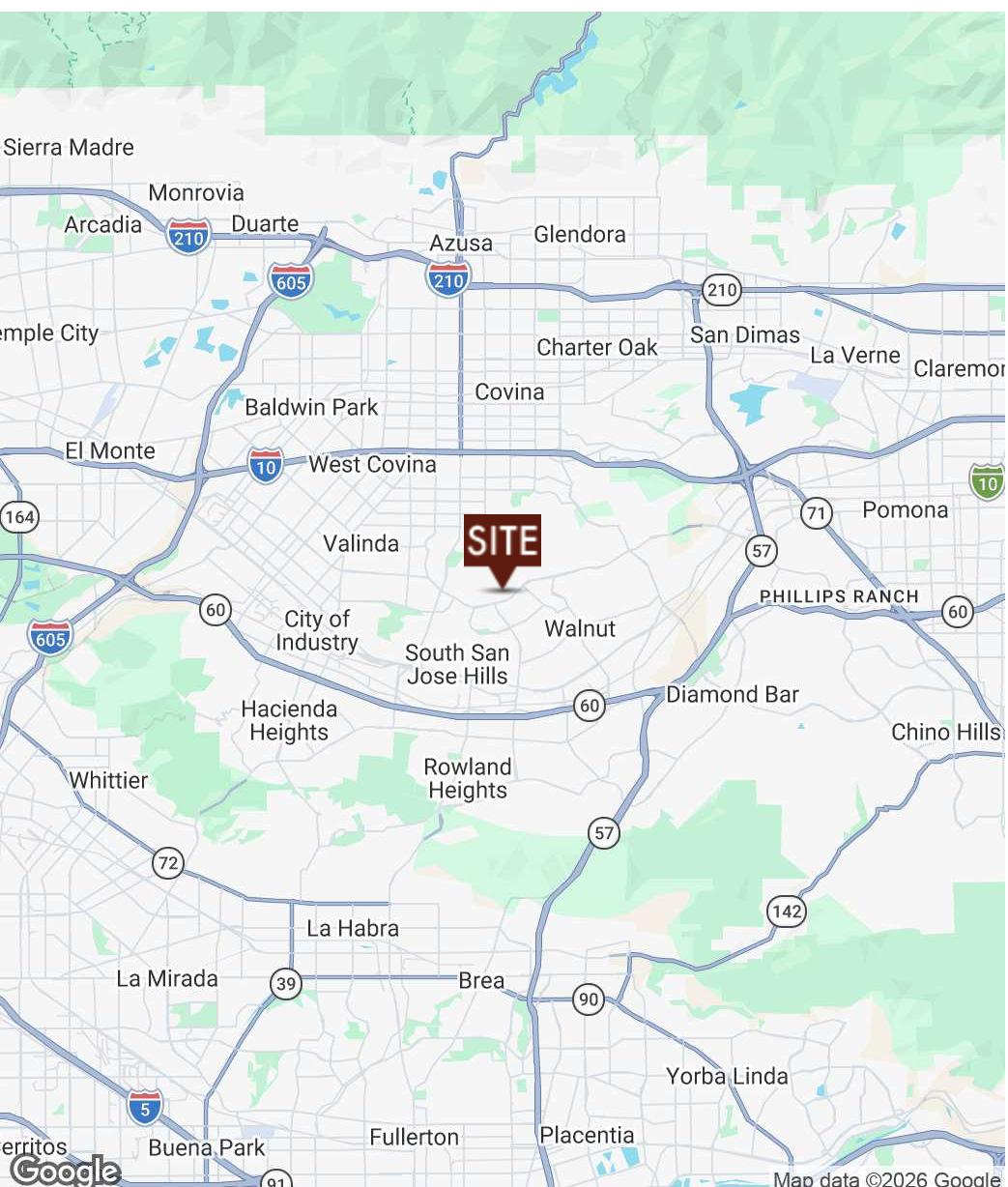
# PROPERTY OVERVIEW



## HIGHLIGHTS

- Walnut Hills Plaza is anchored by 24 Hour Fitness, with other key tenants including O'Reilly Auto Parts, Little Elephant, Taco Bell, Papa John's, XLB Dumpling Bar, Bank of America ATM, and Firestone.
- 24 Hour Fitness ranks in the top 12% of locations nationwide, generating ±853,000 annual visits, nearly matching the nearby Vons at ±860,000 visits (Placer.ai). Currently undergoing remodel.
- Two ±1,040 SF spaces available for lease located in a prime position in the shopping center.
- Population of ±142,018 within a 3-mile radius and average household income of \$144,872 within a 1-mile radius.
- Walnut Hills Plaza has excellent access, with three points of ingress and egress, abundant parking, and monument signage opportunities on both Amar Rd and Nogales St.

# LOCATION MAPS



# SITE PLAN



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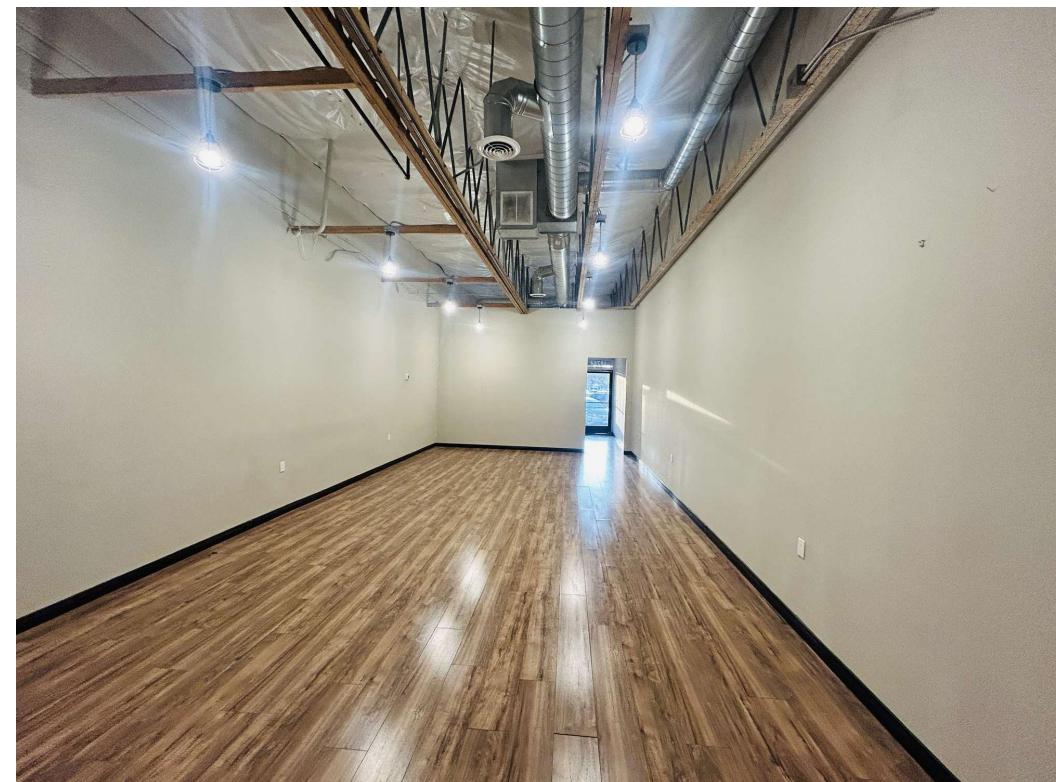
# RETAILER MAP



# INTERIOR PHOTOS



18736 Amar Road, Walnut, CA 91789



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## ADDITIONAL SHOPPING CENTER PHOTOS



# DEMOGRAPHICS

	1 mi	3 mi	5 mi
<b>POPULATION</b>			
2025 Total Population	16,804	142,018	377,271
2025 Median Age	43.8	40.0	40.1
2025 Total Households	5,293	42,139	114,720
2025 Average Household Size	3.2	3.4	3.2

## INCOME

2025 Average Household Income	\$144,872	\$139,054	\$135,422
2025 Median Household Income	\$116,545	\$106,373	\$104,091
2025 Per Capita Income	\$45,734	\$41,308	\$41,307

## BUSINESS SUMMARY

2025 Total Businesses	533	7,062	19,291
2025 Total Employees	2,609	60,599	164,406

