

An aerial photograph showing a large commercial plaza with multiple buildings and a vast parking lot filled with cars. The plaza is surrounded by residential neighborhoods with houses and trees. A road with a stop sign is visible in the foreground.

WALNUT HILLS PLAZA

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TWO ±1,040 SF SPACES AVAILABLE FOR LEASE

18736 & 18754 Amar Road, Walnut, CA 91789

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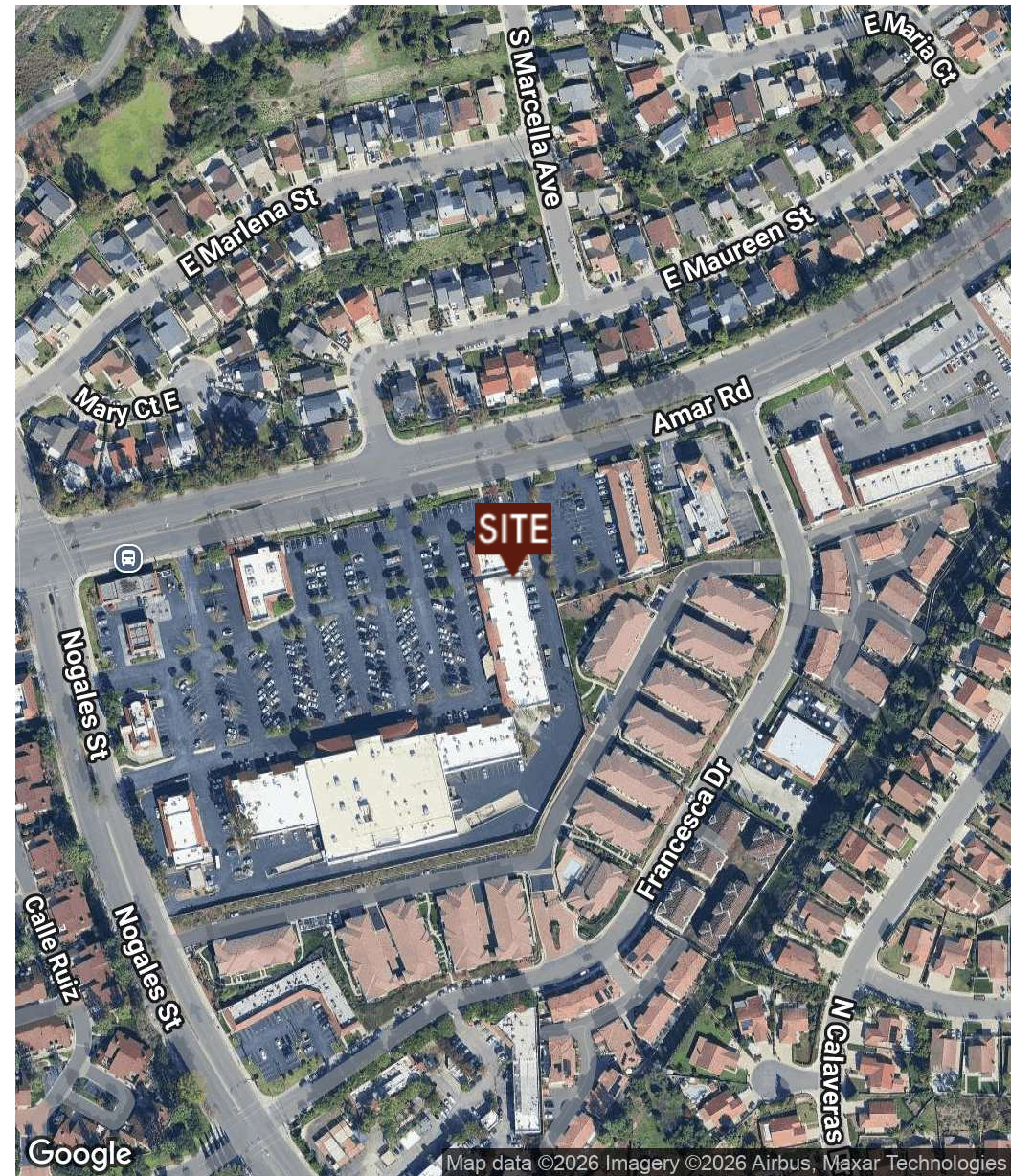
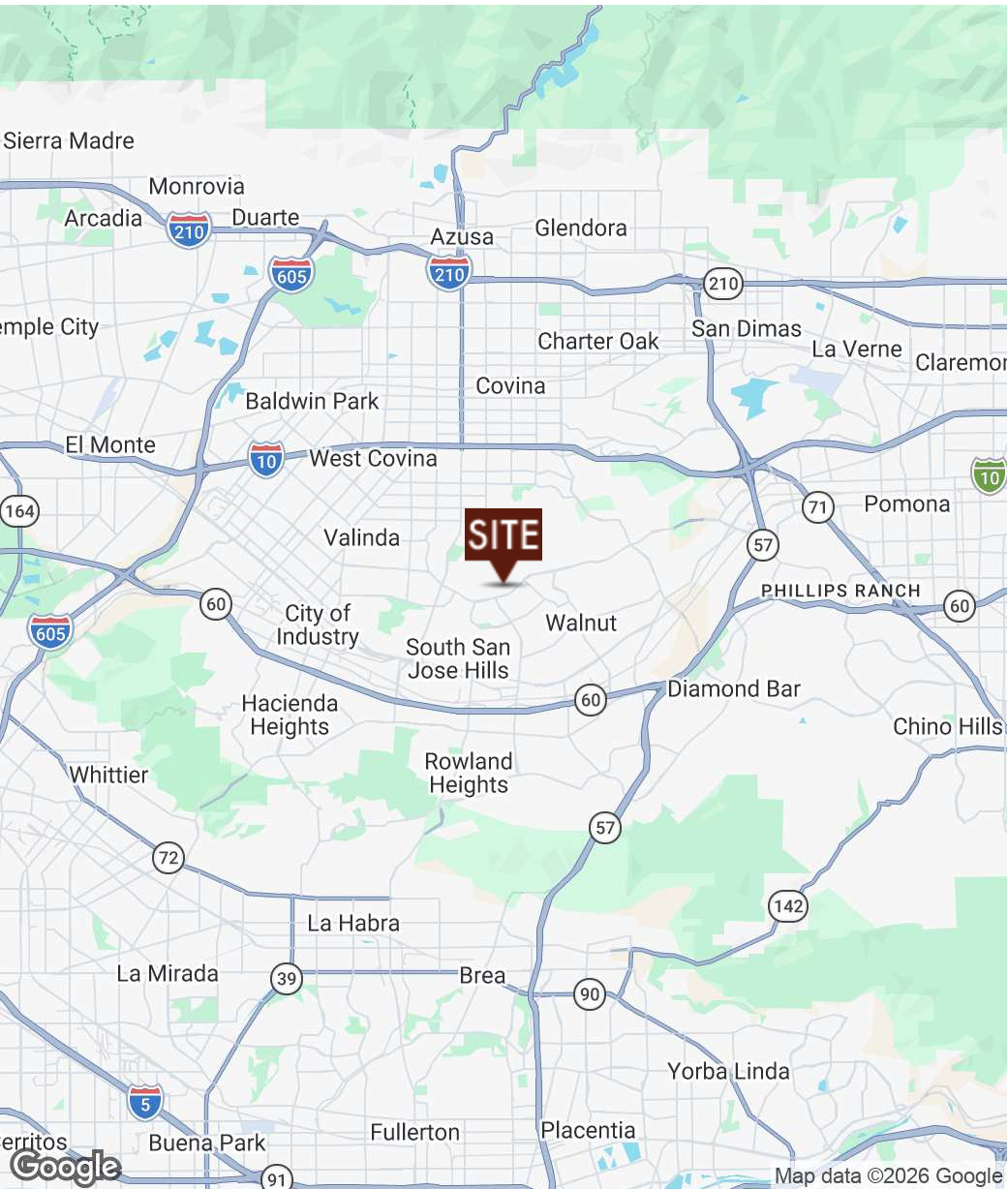
PROPERTY OVERVIEW



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



SUITE	TENANT	SF
18718	Little Elephants	6,480
18724	O'Reilly Auto Parts	6,520
18732	Wallace Chicken	1,560
18734	Papa John's Pizza	1,800
18736	AVAILABLE	1,040
18738	Bank of America (ATMs)	1,040
18740	Water Gourmet	1,040
18742-44	Pediatric Dentistry	2,312
18746	Osuna's Mexican Restaurant	2,763
18748	Sky Nails	1,040
18750-52	Native Fields Restaurant	2,367
18754	AVAILABLE	1,040
18756	Kin Unified Healing Institute	1,040
18758	Walnut Hills Family Dentistry	1,327
18760	Princess Lash	1,040
18762	Lam's Beauty Salon	1,300
18764	Clothing Boutique	1,040
18766	Daily Donut	1,560
856	Oilmen Lube	864

RETAILER MAP

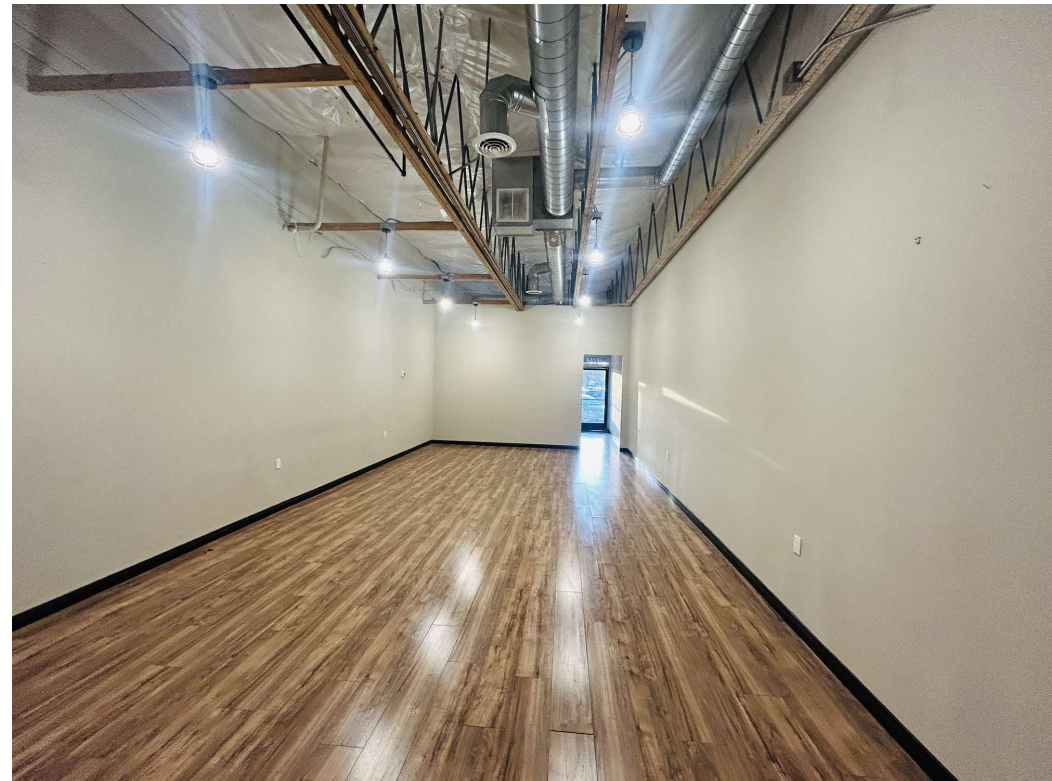


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INTERIOR PHOTOS



18736 Amar Road, Walnut, CA 91789



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ADDITIONAL SHOPPING CENTER PHOTOS



DEMOGRAPHICS

	1 mi	3 mi	5 mi
<u>POPULATION</u>			
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
<u>INCOME</u>			
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
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	533	7,062	19,291
2025 Total Employees	2,609	60,599	164,406

