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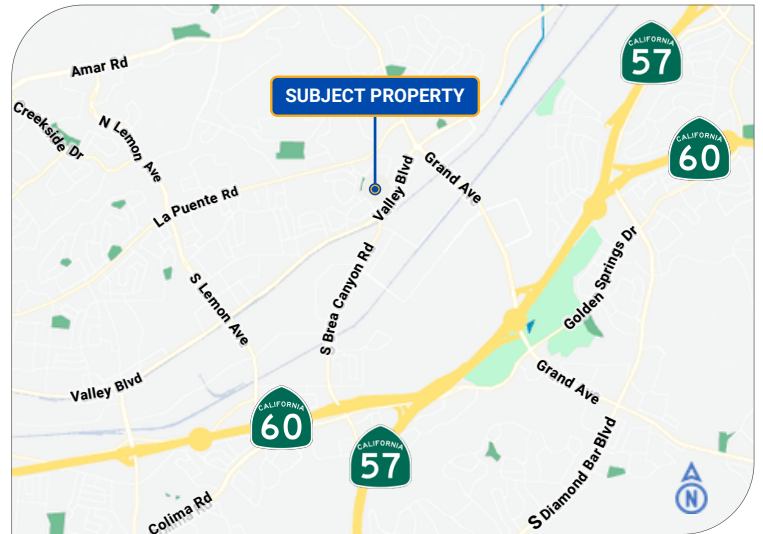
WALNUT BUSINESS CENTER

20635 Valley Blvd., Suite D, Walnut CA 91789



PROPERTY HIGHLIGHTS

- Strong frontage along Valley Blvd with excellent visibility
- Strong daytime population and consistent local traffic flow
- Average \$120k Household Income
- Surrounded by schools, Parks, residential neighborhoods, and Businesses
- Excellent access to CA-60 & CA-57
- Flexible M-1 zone allows a wide variety of commercial, office, and Professional uses to serve residents, employees, and visitors.
- Ideal for: Medical / Tutoring / Beauty / Wellness services / Central Kitchen / Trade School / Music school / Art school / Professional office
- 1 Reception, 5 offices, 1 Conference room, 1 Lunch room, and 1 bathroom



RENTAL DETAILS

Available Size: **± 1,557 SF** Pylon Sign: **Available**
Lease Term: **3 - 5 Years** Shared Parking: **97**

ASKING RATE INFO

Rent: **\$2.00 PSF /Month**

FOR MORE INFORMATION, PLEASE CONTACT



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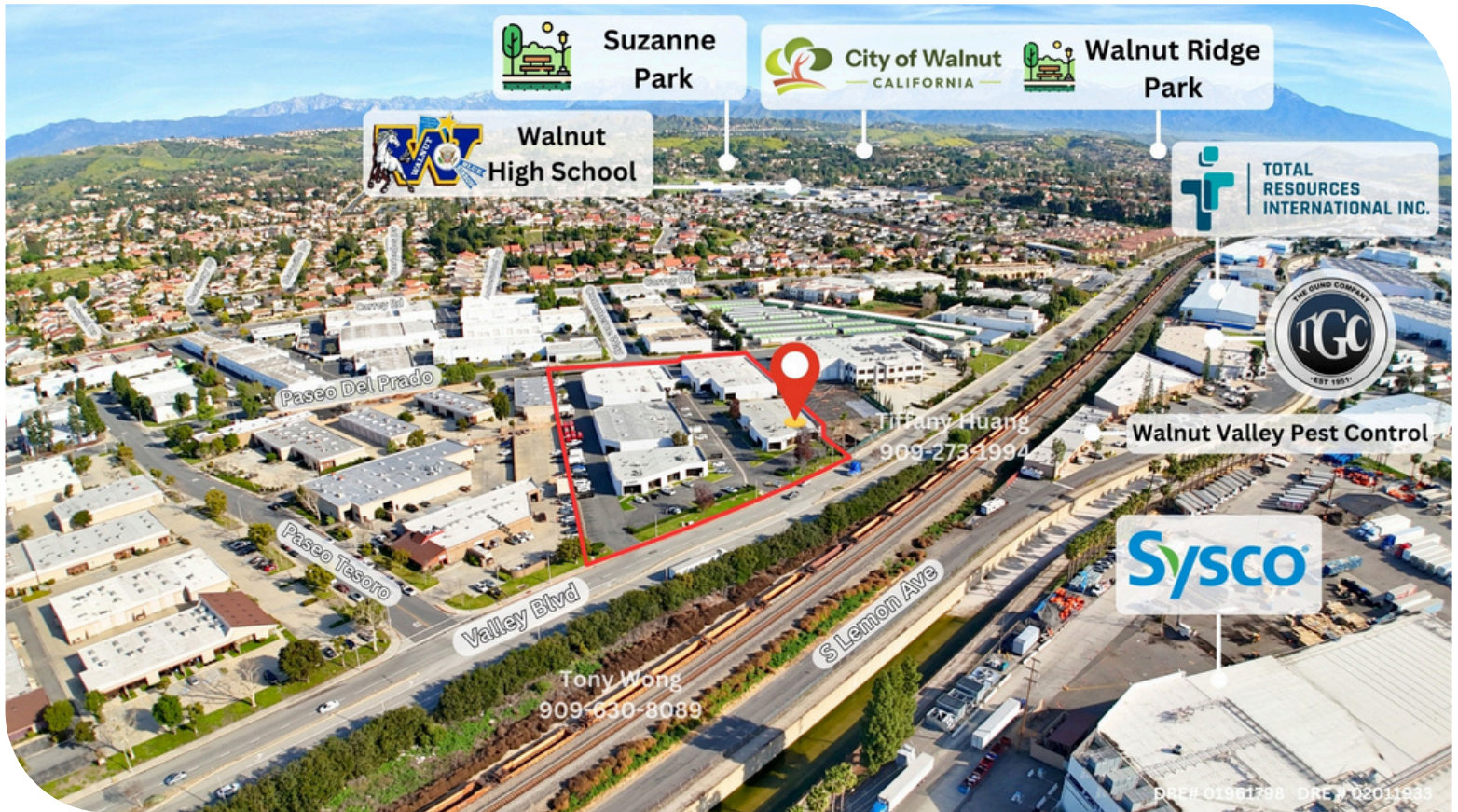
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2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population Average	10,857	102,232	253,305
Household Income	\$124,324	\$124,131	\$119,644
Daytime Population	11,322	45,437	99,735

Source: Esri

2025 TRAFFIC COUNTS (Source: Caltrans)

Valley Blvd: **± 15,223 AADT** (Annual Average Daily Traffic)
 South Lemon Ave **± 24,352 AADT** (Annual Average Daily Traffic)

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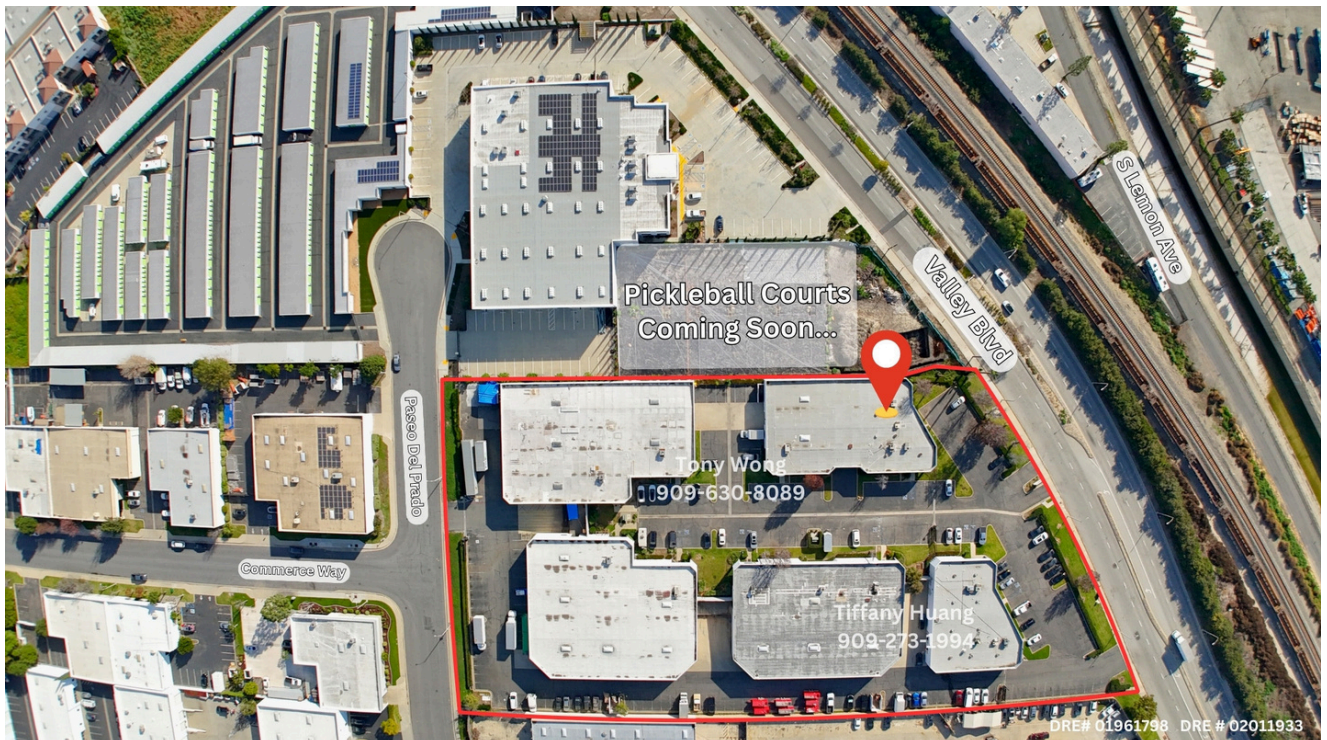
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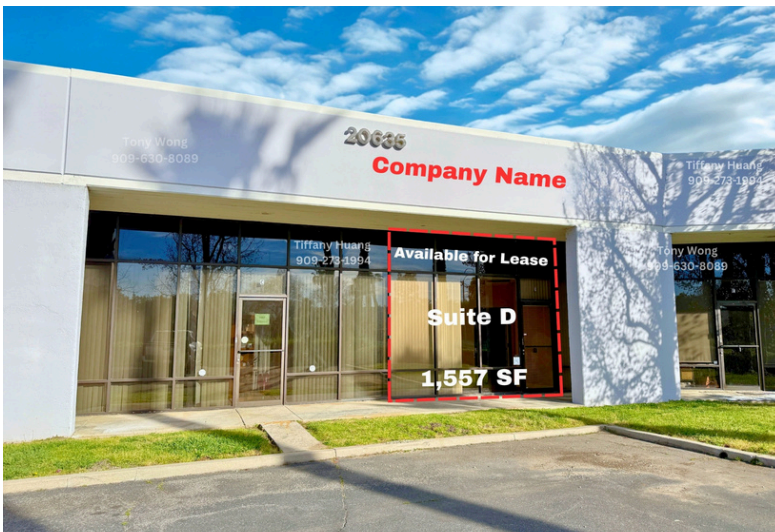
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