

# THE VILLAGE

Walnut

CITY OF WALNUT

THE VILLAGE

at SNOW CREEK





THE  
**VILLAGE**  
 WALNUT, CA

*The Village is a ±129,000 S.F. regional retail center at the N.E.C. and N.W.C. of Grand Avenue and Valley Boulevard in the City of Walnut. The project includes TJ Maxx, Home Goods, Aldi, McDonald's, Applebee's, Panera Bread, and several other top-tier tenants. As the retail hub of the trade area, The Village has outstanding access from the Pomona (60) Freeway and signalized entrances from both major streets. Families from the high income Walnut community, students from Mt. San Antonio College (62,000 enrollment) and Cal Poly Pomona (26,000 enrollment), along with 15,000+ employees from the many neighboring businesses all shop at The Village on a daily basis.*

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THE VILLAGE Walnut

128,922 SF



Traffic Counts

Grand Avenue: 40,603 ADT  
 Valley Boulevard: 28,315 ADT  
 Source: Placerai (2021)

Site Summary

Land Area: 1,810,253 SF  
 41.56 Acres  
 Buildout: 402,311 SF  
 Parking Provided: 2,250 Stalls  
 Parking Ratio: 5.06/1,000 stalls

TENANT

SQ. FT.

SNOW CREEK VILLAGE WEST

T.J. MAXX	30,600 SF
HOMEGOODS	25,600 SF
ALDI	20,300 SF
CTBC BANK	3,250 SF
SCHOOLS FIRST FEDERAL CREDIT UNION	2,711 SF
<b>AVAILABLE SPACE (SHOP 2B)</b>	<b>2,600 SF</b>
AT&T	2,380 SF
MR. PHO	2,100 SF
L&L HAWAIIAN BARBECUE	1,971 SF
PIEOLOGY	1,800 SF
STARBUCKS	1,580 SF
TEN REN'S TEA TIME	1,300 SF
SUPERCUTS	1,300 SF
COLD STONE CREAMERY	1,040 SF
BBQ CHICKEN	1,040 SF
NATURE'S JUICE	1,040 SF

SNOW CREEK VILLAGE EAST

TUTOR TIME	10,600 SF
APPLEBEE'S	5,950 SF
PANERA BREAD	5,090 SF
MCDONALD'S	3,530 SF
PANDA EXPRESS	3,140 SF



INDUSTRY

273,389 SF





## COMMUNITY DEMOGRAPHICS

POPULATION

EST. AVERAGE HOUSEHOLD INCOME

3 MILE	86,700	\$113,540
5 MILE	302,000	\$104,430
10 MILE	1,300,000	\$100,980

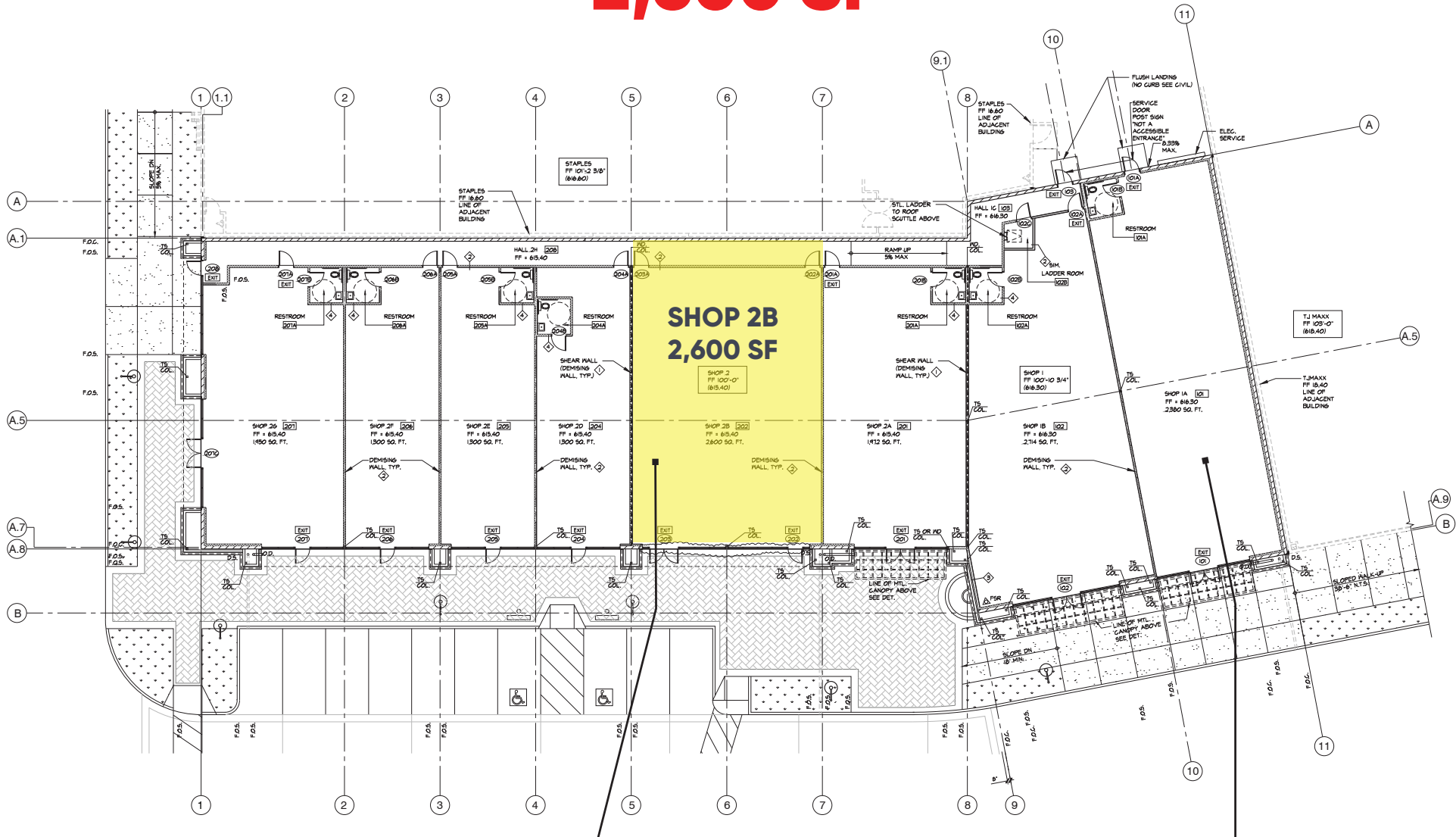
Source: Placerai (2022)





# AVAILABLE FOR LEASE

## 2,600 SF



515 N. GRAND AVE., WALNUT, CA - SHOP 2B



**AREA NEIGHBORS**

- MT. SAN ANTONIO COLLEGE
- CAL POLY POMONA COLLEGE
- KOHL'S
- MICHAELS
- ULTA
- PETSMART
- CHIPOTLE
- IN-N-OUT
- DOLLAR TREE
- 24HR FITNESS
- CVS PHARMACY
- CHICK-FIL-A
- TESLA
- FEDEX
- HD-SUPPLY
- PRIME
- WILLIAMS SONOMA
- PORT LOGISTICS GROUP
- SYSCO
- APL LOGISTICS
- HIDTECH
- MARTIN BROWER
- JAKKS PACIFIC
- CAMBRO
- NFI
- WET N WILD
- K2 MOTOR

