

AVAILABLE FOR LEASE

RETAIL LEASING OPPORTUNITY



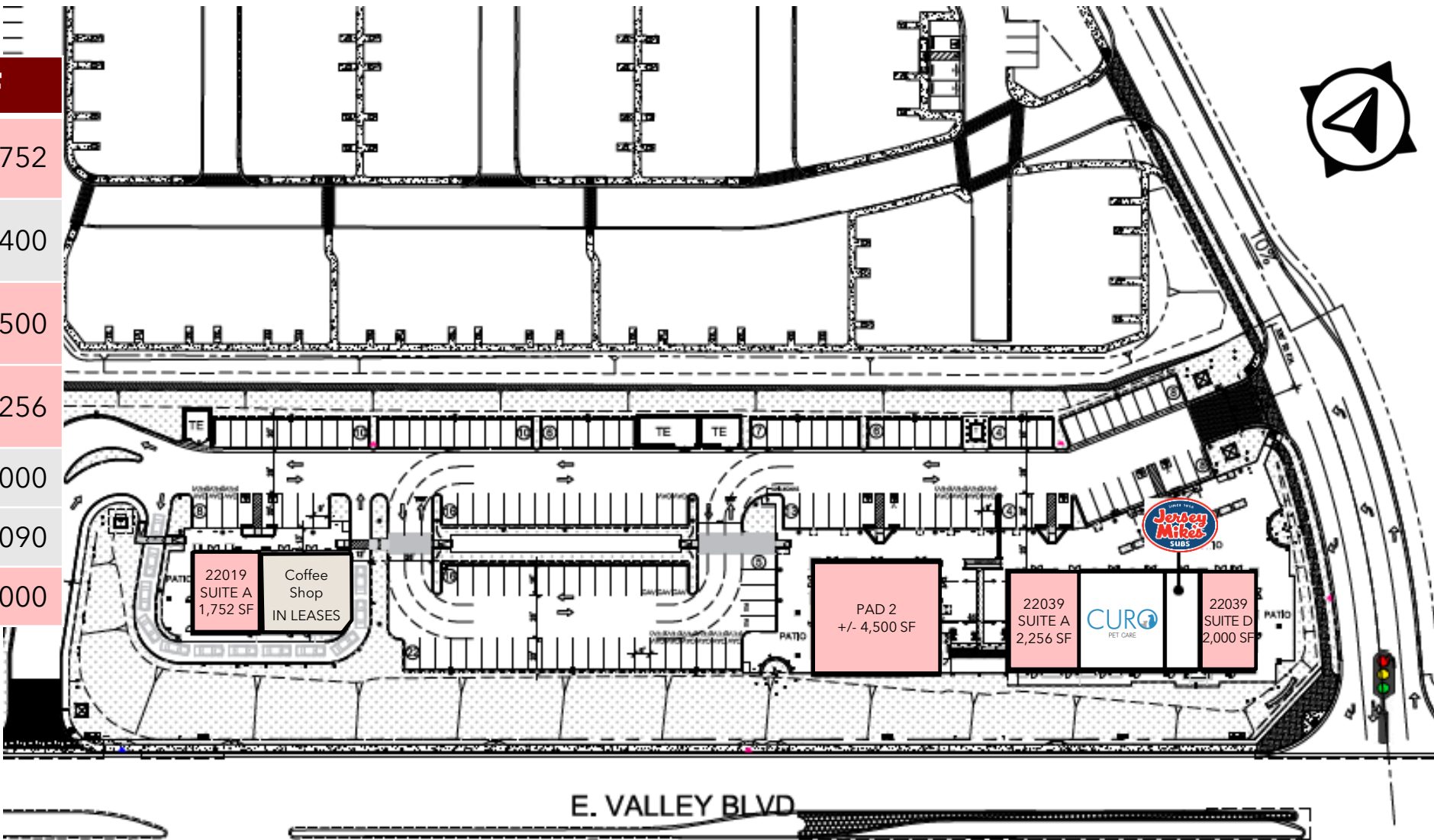
22019 - 22039 Valley Blvd
Walnut, CA



PROPERTY PROFILE

RETAIL SITE PLAN

	Suite	SF
22019	A Restaurant	1,752
22019	Coffee Shop (in leases)	2,400
22029	Pad 2 Sit Down Restaurant	4,500
22039	A Restaurant	2,256
22039	Curo Pet Care	3,000
22039	Jersey Mike's	1,090
22039	Suite D	2,000



THE OPPORTUNITY



SITE AERIAL & LOCAL RETAIL AMENITIES



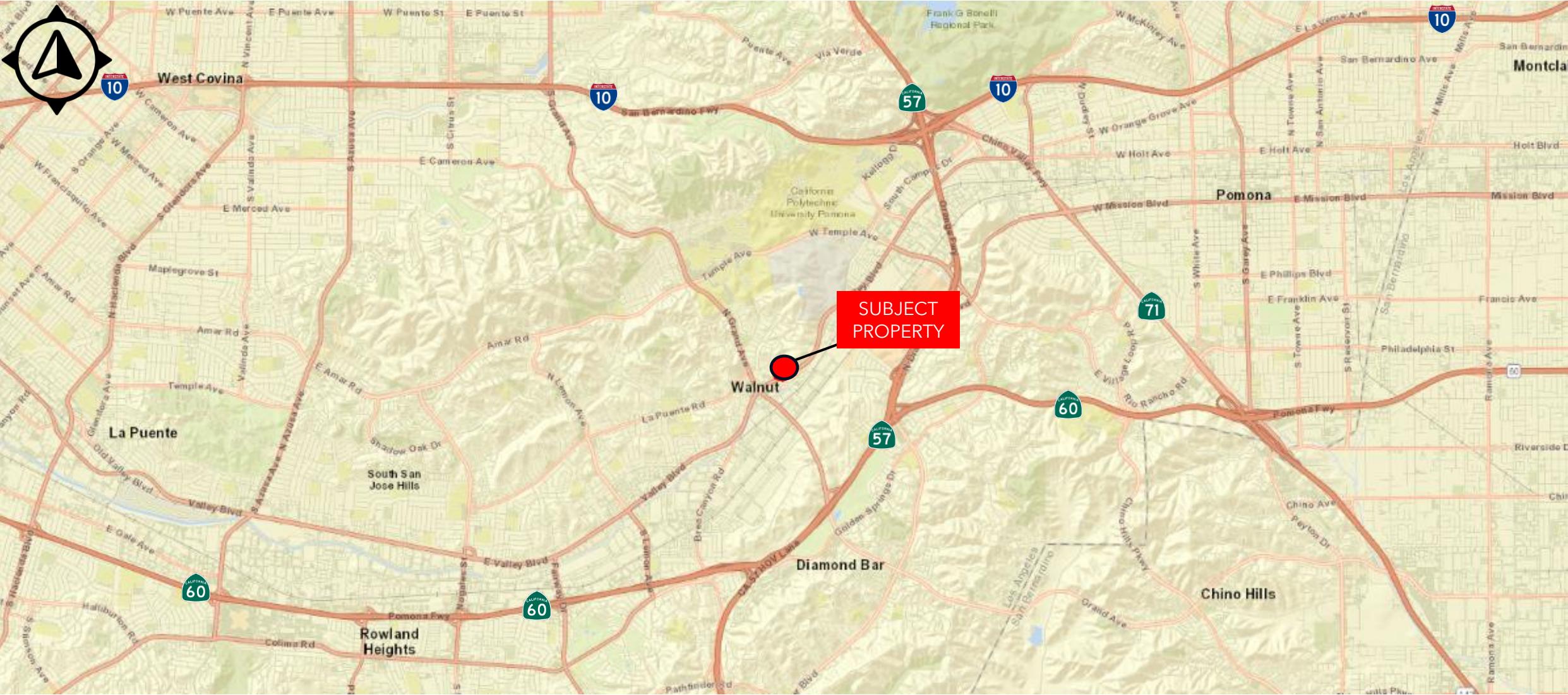
Four major retail centers within ~0.5 mile of the Subject Property:

1. Marketplace at Grand Crossing East:
Kohl's, PetSmart, Michaels, ULTA Beauty, BevMo!, Pacific Dental Services, Red Persimmon Nails & Spa, Flame Broiler, Chipotle, Yogurtland, T-Mobile, Subway, In-N-Out, El Pollo Loco

2. Strip Center:
Panera Bread, Applebee's, McDonald's, Panda Express, Tutor Time

3. The Village:
T.J. Maxx, HomeGoods, ALDI, AT&T Wireless, HSBC, L&L Hawaiian Barbecue, Green Shaker by Ten Ren, Supercuts, Schools First FCU, Pieology, Natures Juice, BBQ Chicken Walnut, Mr. Pho California Kitchen, Starbucks, Cold Stone Creamery

4. Marketplace at Grand Crossing West:
CVS, Dollar Tree, Chick-Fil-A, 24 Hour Fitness, ARCO



LOCAL MARKET AREA



The City of Walnut, located in the San Gabriel Valley region of the Greater Los Angeles Area, is an affluent and business-friendly community known for its high quality of life, excellent schools, and strategic location just 20 miles east of downtown Los Angeles. Walnut offers a serene suburban environment complemented by robust commercial activity and convenient access to major employment and retail hubs.

Walnut is a thriving, well-rounded community celebrated for its picturesque parks and trails, community-focused amenities (such as the Walnut Gymnasium & Teen Center), and proximity to shopping, dining, and entertainment venues. Popular nearby destinations include Marketplace at Grand Crossing, The Village, and the Brea Mall, ensuring access to premier retail experiences.

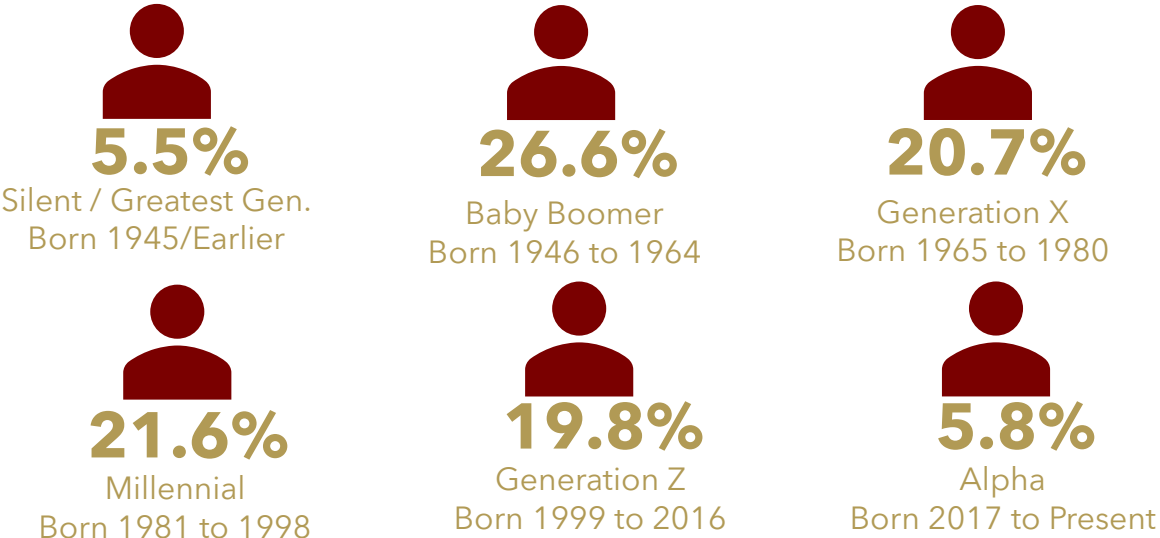
The city also boasts strong trade area demographics, excellent access to major highways (60 and 57 Freeways), and future growth opportunities with nearby residential developments. Nearby educational institutions include Mt. San Antonio College (28,400 student enrollment) and Cal Poly Pomona (24,500 student enrollment), one of the top universities in the western United States. Its location within a short drive of major economic and transportation centers further enhances its appeal.

Walnut is ideally positioned to support businesses with a growing customer base, steady economic development, and strong connectivity, making it an attractive choice for new retail and restaurant ventures.

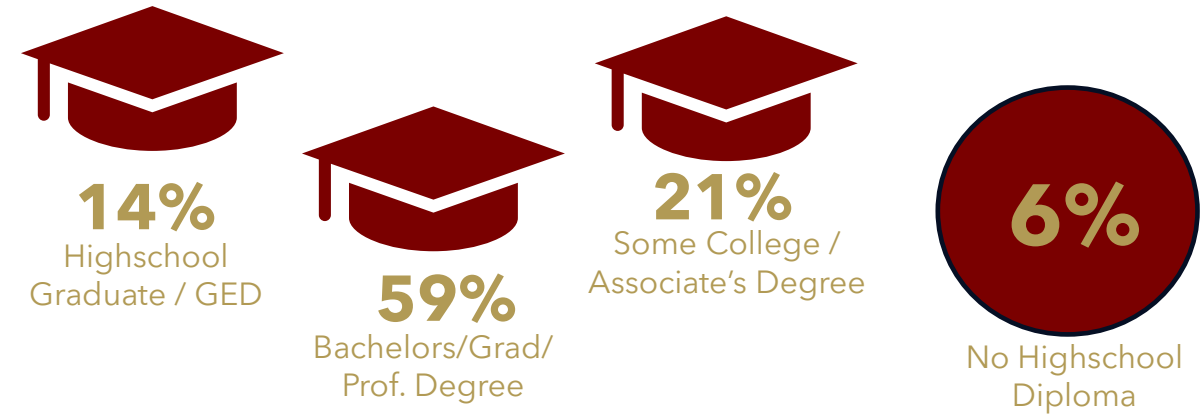
DEMOGRAPHICS

	CITY	1 MILE	3 MILES	5 MILES
Population	27,240	5,210	85,250	288,600
Households	8,760	1,720	26,220	89,180
Median Age	46.4	48.4	42.2	40.6
Income and Home Values				
Avg. HH Income	\$167,800	\$188,300	\$145,700	\$132,900
Med. Home Value	\$0.95m	\$1.07m	\$0.90m	\$0.82m

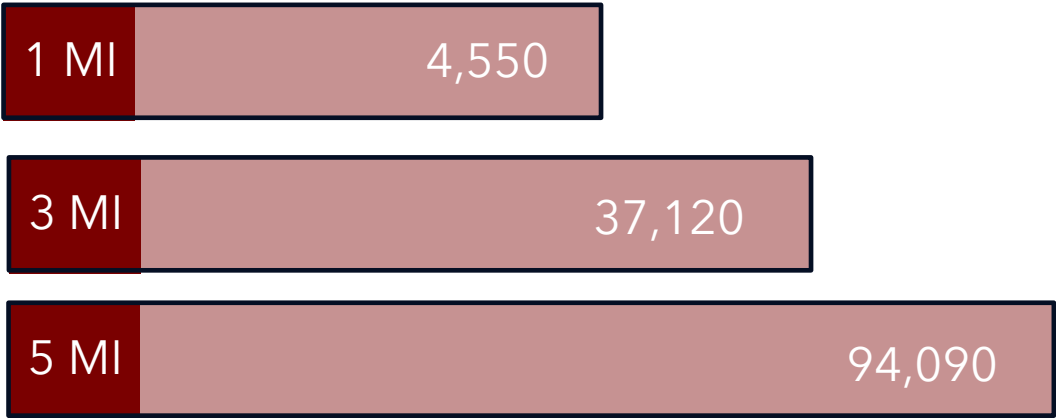
POPULATION BY GENERATION (CITY)



EDUCATION (CITY)



EMPLOYEES



Source: ESRI Business Analyst (2024); Radius centered on Valley Blvd & Grand Ave

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