



2,000 SF
RETAIL/RESTAURANT



2,256 SF
RETAIL/RESTAURANT

4,500 SF
SIT DOWN RESTAURANT

1,752 SF
RETAIL/RESTAURANT



Terraces at Walnut

22019-22039 VALLEY BLVD | WALNUT, CA

[VIEW VIDEO TOUR](#)

For Lease | Restaurant and Shop Space

CBRE

Highlights



Prime retail location in a thriving affluent trade area



Exceptional built-in demand from Major Educational institutions



High traffic intersection with superior visibility



Surrounded by dense retail and national co-tenants



Strong local population & workforce density



Future growth with 290 new residential units adjacent to the property



4500 SF Restaurant Space Available

Site Plan

UNIT	TENANT	SF
22019	Suite A Retail / Restaurant	1,752
22019	Starbucks	2,400
22029	Pad 2 Sit Down Restaurant	4,500
22039	Suite A Retail / Restaurant	2,256
22039	Curo Pet Care	3,000
22039	Jersey Mike's	1,090
22039	Suite D Retail / Restaurant	2,000





THE MARKETPLACE

- IN-N-OUT BURGER
- Michael's
- FLAME BROILER
- PET SMART
- ULTA BEAUTY

- Chick-fil-A
- 24 FITNESS
- DOLLAR TREE
- CVS pharmacy

- THE VILLAGE
- L&L Hawaiian Barbecue
 - Starbucks
 - KRISTIN BROS BAKERY
 - TJX
 - HomeGoods

- McDonald's
- Applebee's GRILL + BAR
- Panera BREAD
- PANDA EXPRESS CHINESE KITCHEN

VALLEY BLVD 16,470 VPD

GRAND AVE 34,454 VPD

Welcome to Walnut



The City of Walnut is an affluent, business friendly community nestled in the San Gabriel Valley region of Greater Los Angeles, known for its suburban charm, exceptional schools, and strong economic profile. Walnut offers a serene, family-oriented environment supported by picturesque parks, walkable neighborhoods, and a thriving commercial scene with convenient access to major retail, dining, and entertainment destinations. Its strategic position between the San Jose Hills and the Puente Hills places it within minutes of neighboring hubs such as Diamond Bar, Pomona, and the City of Industry, enhancing both connectivity and commerce. With two major academic institutions nearby including Mt. San Antonio College and Cal Poly Pomona the area benefits from a substantial student population and steady daily traffic, contributing to a vibrant customer base for businesses. Walnut continues to grow through residential development, strong household incomes, and excellent transportation access via the 60 and 57 freeways, making it an ideal setting for successful retail, dining, and service concepts.

Quick Facts



Over 27,000 residents live within one mile.



Average household income reaches \$167,800 within one mile.



Median home values exceed \$950,000 within one mile.



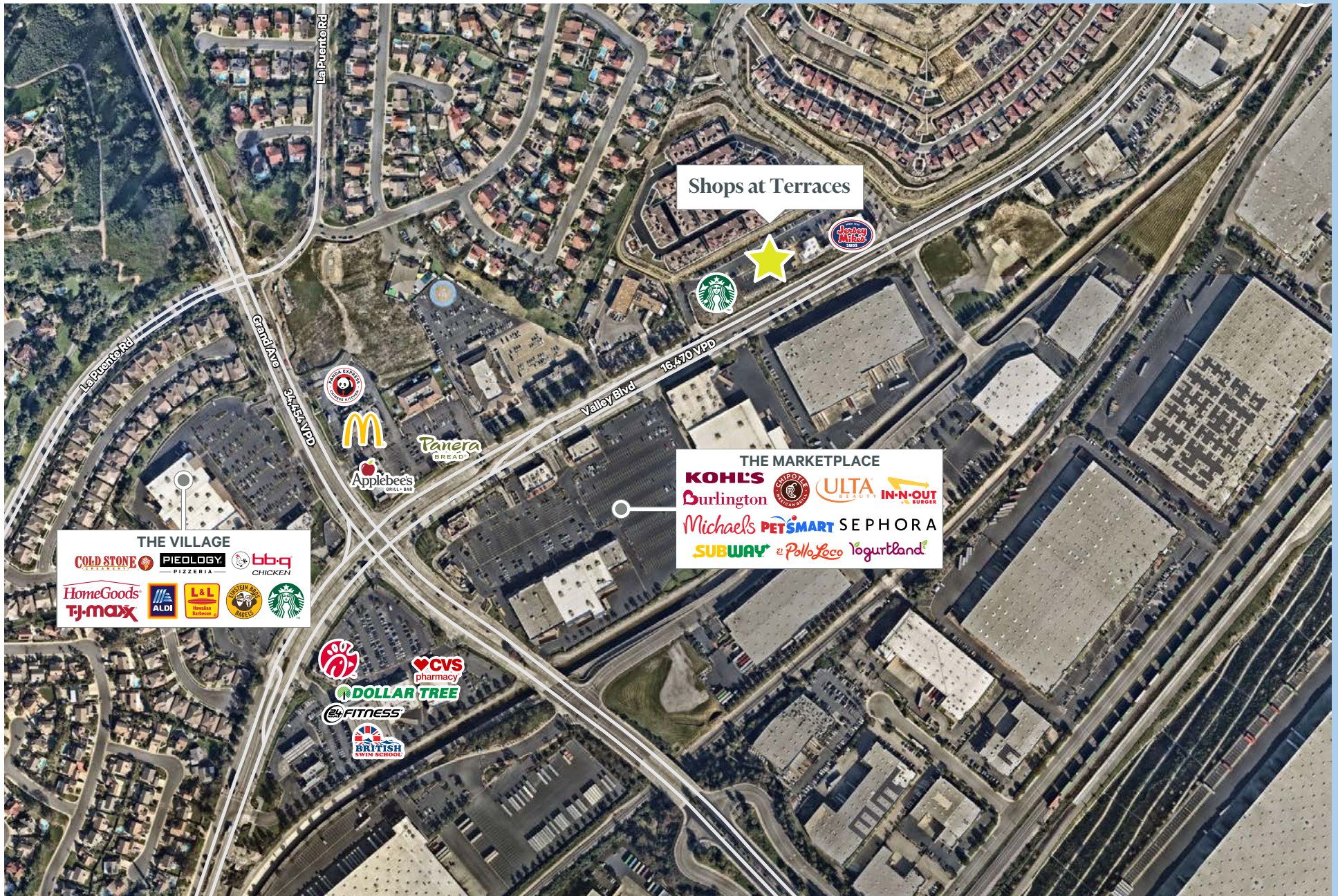
Workforce includes over 94,000 employees within five miles.



Local colleges enroll more than 87,000 combined students.



Local Retailers





FOR MORE INFORMATION, PLEASE CONTACT:

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