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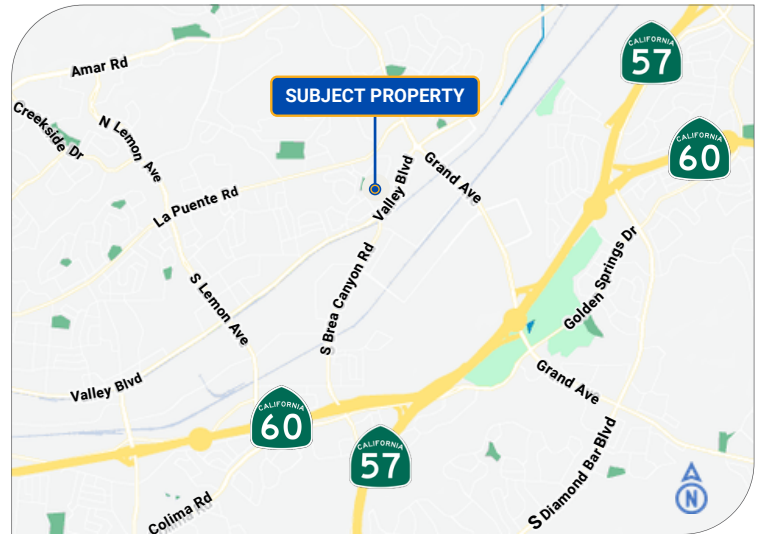
# WALNUT BUSINESS CENTER

20657 Valley Blvd., Suite 201, 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 / Trade School / Music school / Art school / Professional office / Live Stream
- x1 Reception, x1 Executive, x1 Conference room, 1 Sales Office, x1 IT room



RENTAL DETAILS

Available Size: **± 3,284 SF**      Ceiling Height: **12 ft**  
Lease Term: **3 Years**      Shared Parking: **94**

ASKING RATE INFO

Base Rent: **\$2.50 PSF /Month**  
+ NNN: **\$0.50 PSF /Month**

FOR MORE INFORMATION, PLEASE CONTACT



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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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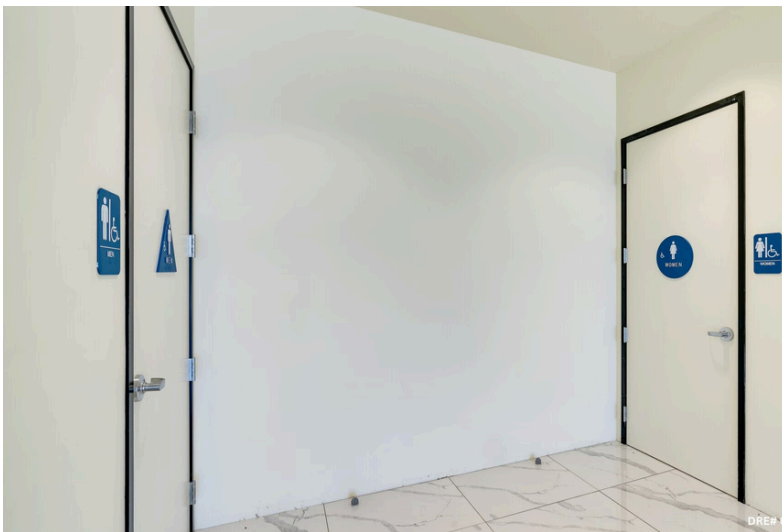
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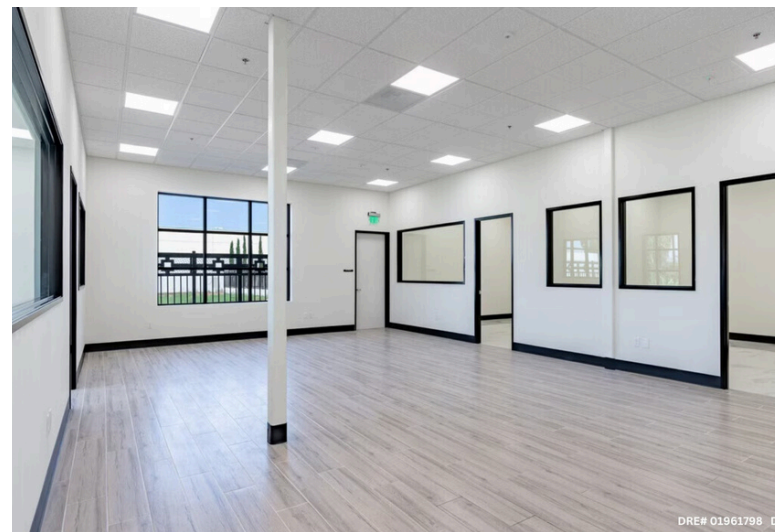
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