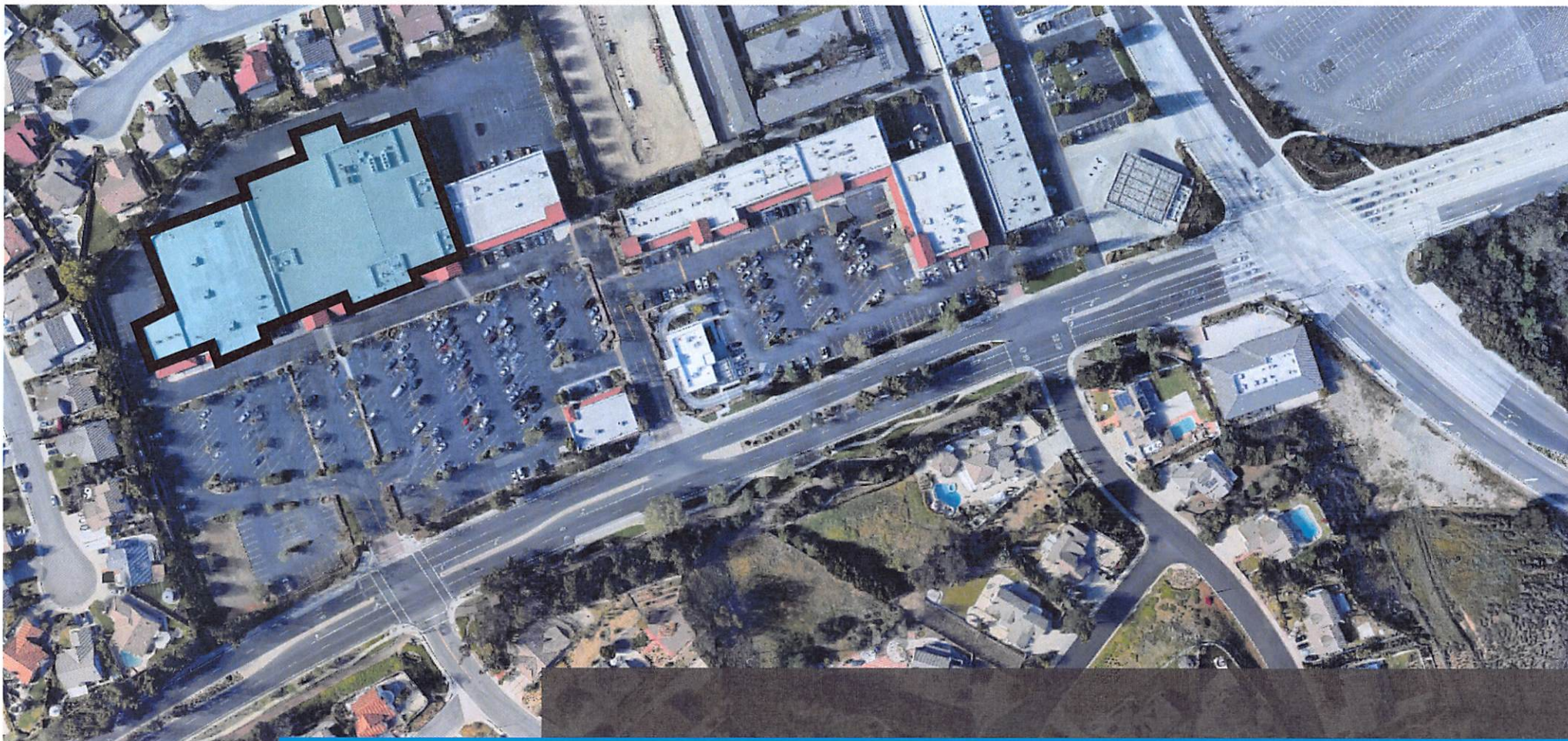




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FOR LEASE

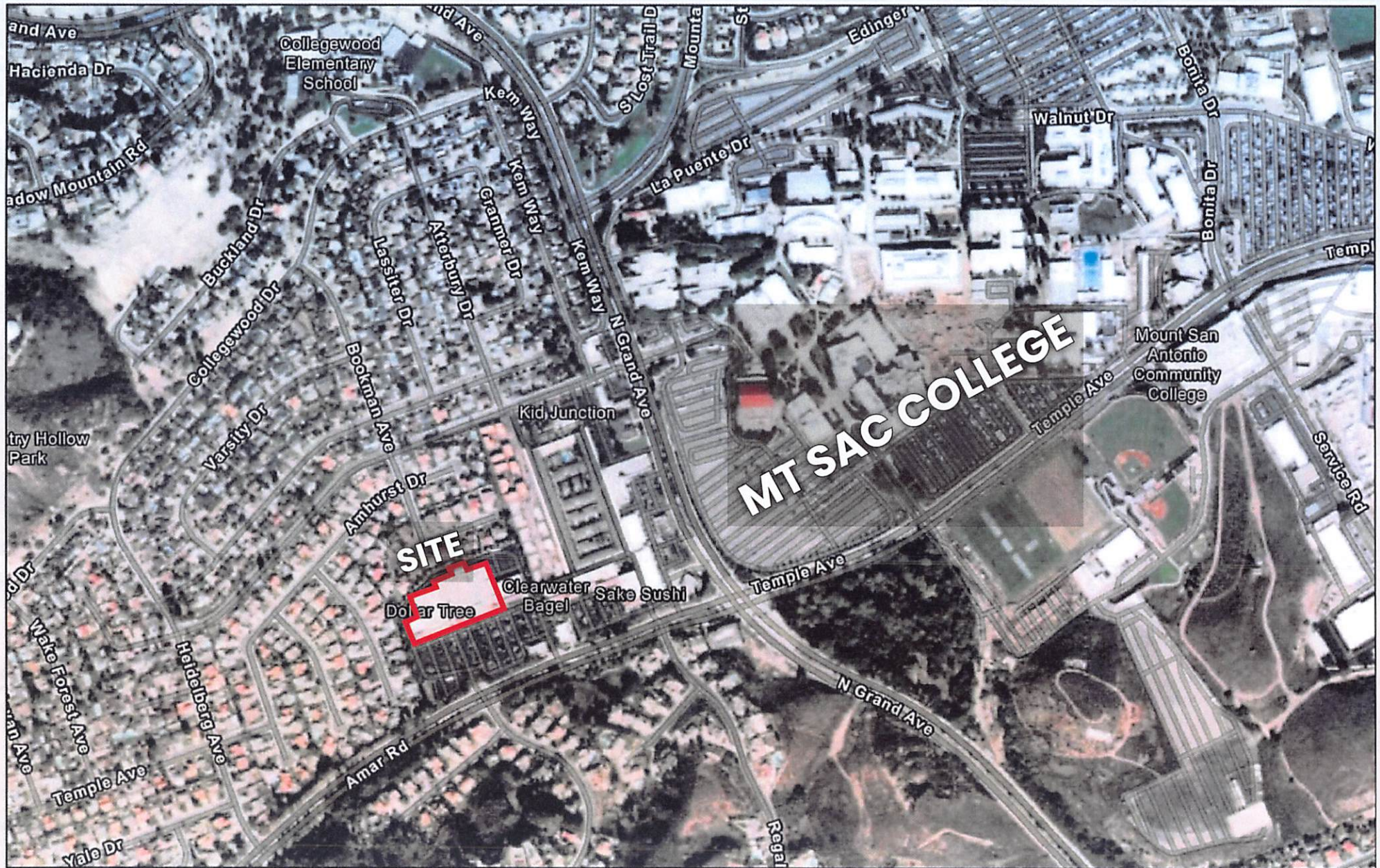
Established Supermarket "Big Box" Retail
Walnut Hills Village

47,334' up to 70,137'

20607-20747 Amar Road,
Walnut, CA 91789

Beitler Commercial Realty Services (Responsible Broker Identity, DRE # 00808850, "Broker"), exclusive marketing representative ("Owner"), is solely authorized to present this property for lease.

20607-20747 AMAR ROAD





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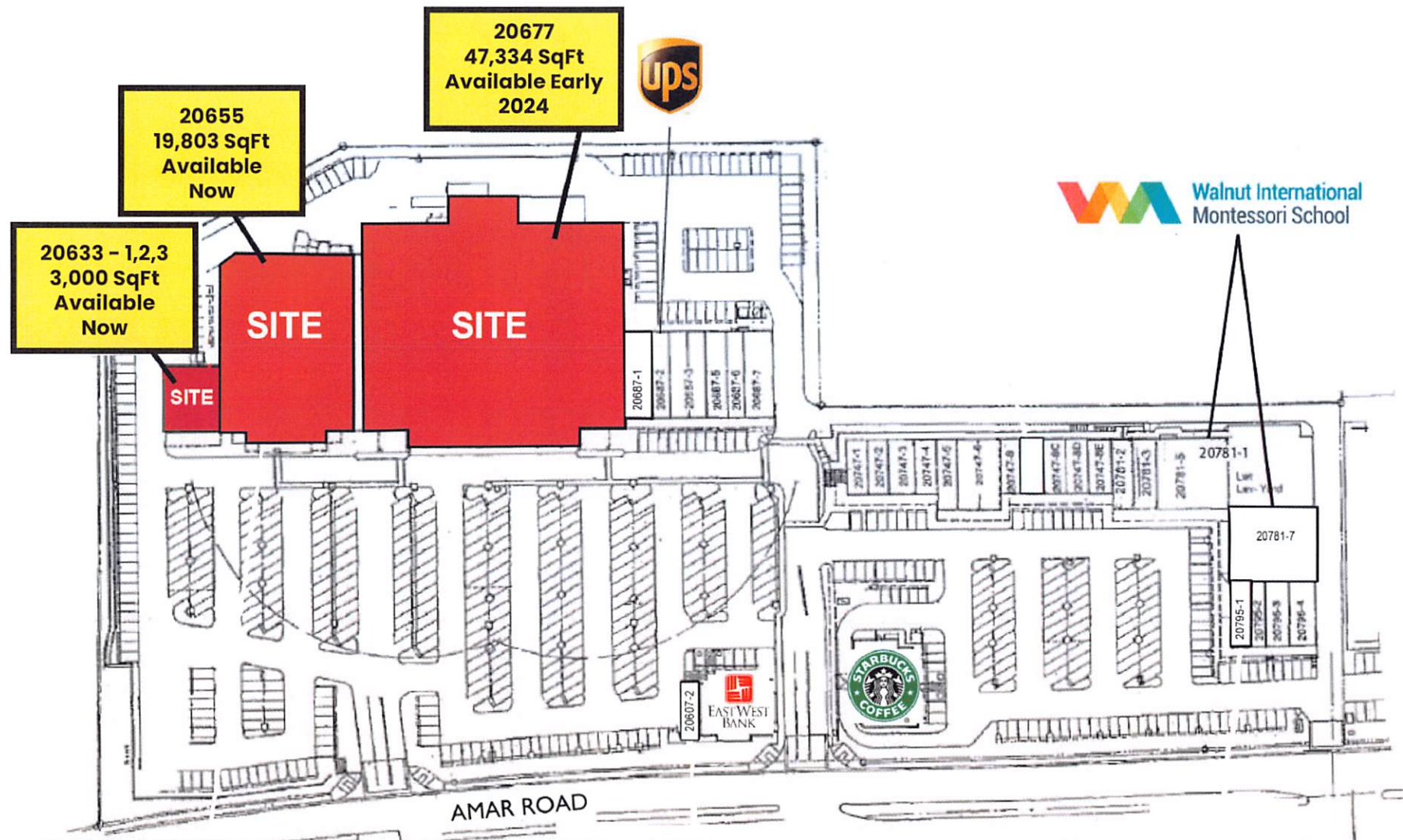
PROPERTY INFO

AVAILABLE SF:	47,334-70,137 SF
PROPERTY TYPE:	Retail
PROPERTY SUBTYPE:	Supermarket
YEAR BUILT:	1993
DOCKS:	2 ext
PARKING:	405 Surface Parking
PRICE:	TBD

PROPERTY OVERVIEW

- Walnut Hills Village is an exceptionally located regional shopping center of 124,264' directly across from Mt. Sac College
- Situated on 11 acres with a well established supermarket with strong sales history
- Strong demographics. See attached 1-3-5 mile

AVAILABILITIES & SITE PLAN



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LEASE AVAILABILITY REPORT

20677 Amar Rd – Walnut Hills Village
Walnut, CA 91789 – Eastern SGV Submarket



TRANSPORTATION

PARKING:	405 Surface spaces are available; Ratio of 2.53/1,000 SF
COMMUTER RAIL:	7 min drive to Industry Commuter Rail
AIRPORT:	27 min drive to Ontario International Airport
WALK SCORE®:	Somewhat walkable (68)
TRANSIT SCORE®:	Some transit (45)

BUILDING

TYPE:	Retail
SUBTYPE:	Supermarket
TENANCY:	Multiple
YEAR BUILT:	1993
GLA:	47,334 SF
FLOORS:	1
TYPICAL FLOOR SIZE:	47,334 SF
DOCKS:	2 ext

EXPENSES

TAXES:	\$7.21 (2021)
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AMENITIES

Bus Line, Signalized Intersection

KEY TENANTS

Stater Bros Markets	47,334 SF
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TRAFFIC & FRONTAGE

TRAFFIC VOLUME:	32,398 on N Grand Ave & E Amar Rd (2018)
FRONTAGE:	339' on Amar Rd (with 1 curb cut)

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DEMOGRAPHICS

20677 Amar Rd - Walnut Hills Village

Walnut Hills Village	47,334	236,966	1993	Multi
Supermarket (Neighborhood Center) -	SF GLA	SF Lot	Built	Tenancy
Eastern SGV Submarket				
Walnut, CA 91789				

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	7,302	78,560	360,938
2023 Population	6,975	76,783	349,798
2028 Population Projection	6,772	74,920	340,650
Annual Growth 2010-2023	-0.3%	-0.2%	-0.2%
Annual Growth 2023-2028	-0.6%	-0.5%	-0.5%
Median Age	42.4	40.6	39.1
Bachelor's Degree or Higher	51%	41%	31%
US Armed Forces	17	25	127

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	1,296	37,186	213,686
Black	119	3,036	14,016
American Indian / Alaskan	23	692	5,013
Native			
Asian	4,677	33,179	105,952
Hawaiian / Pacific Islander	19	192	1,003
Two or More Races	212	2,498	10,128
Hispanic Origin	1,241	25,498	169,003

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	2,135	23,141	106,324
2023 Households	2,020	22,486	102,696
2028 Household Projection	1,956	21,890	99,835
Annual Growth 2010-2023	0%	0.2%	0.3%
Annual Growth 2023-2028	-0.6%	-0.5%	-0.6%
Owner Occupied Households	1,646	17,895	69,938
Renter Occupied Households	310	3,995	29,852
Avg Household Size	3.4	3.2	3.3
Avg Household Vehicles	3	3	2
Total Specified Consumer Spend	\$98M	\$1B	\$4.3B

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$143,235	\$126,043	\$110,402
Median Household Income	\$115,624	\$103,410	\$90,149
<\$25,000	187	2,385	12,350
\$25,000-50,000	227	2,679	15,296
\$50,000-75,000	251	2,892	15,374
\$75,000-100,000	225	2,947	13,745

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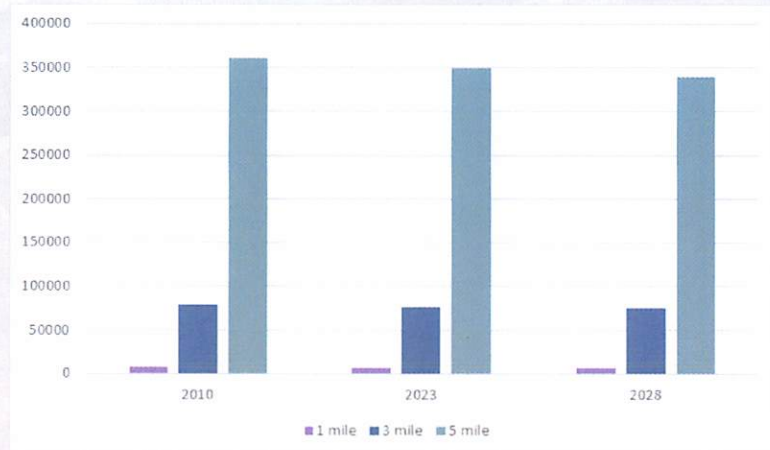
DEMOGRAPHICS

20677 Amar Rd - Walnut Hills Village

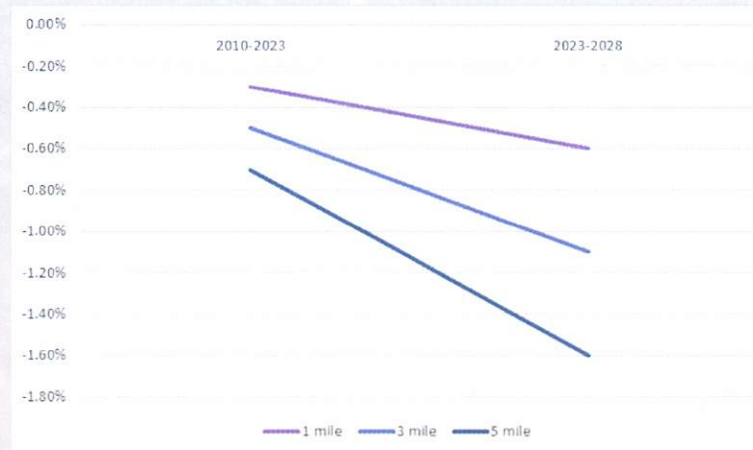
Walnut Hills Village	47,334	236,966	1993	Multi
Supermarket (Neighborhood Center) -	SF GLA	SF Lot	Built	Tenancy
Eastern SGV Submarket				
Walnut, CA 91789				

HOUSING	1 MILE	3 MILE	5 MILE	HOUSING (CON'T)	1 MILE	3 MILE	5 MILE
Median Home Value	\$992,288	\$779,171	\$693,228	\$125,000-150,000	199	2,569	10,170
Median Year Built	1982	1976	1972	\$150,000-200,000	262	2,920	12,464
\$100,000-125,000	192	2,485	12,029	\$200,000+	477	3,607	11,271

POPULATION



ANNUAL POPULATION GROWTH



TRAFFIC COUNTS

Average Daily Traffic on street bordering Walnut Hills Village:

Collection St & Cross St

E Amar Rd & N Grand Ave - 27,474 ADT (2018)

N Grand Ave & E Amar Rd - 32,398 ADT (2018)

W Temple & E Amar Rd - 26,724 ADT (2018)

N Grand Ave & San Jose Hills Rd - 32,941 ADT (2018)

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