

WALNUT HILLS VILLAGE

20607-20795 Amar Road
Walnut, CA 91789

Retail For Lease

1,000 - 19,803 SF



For More Information:

Camilo Fabros
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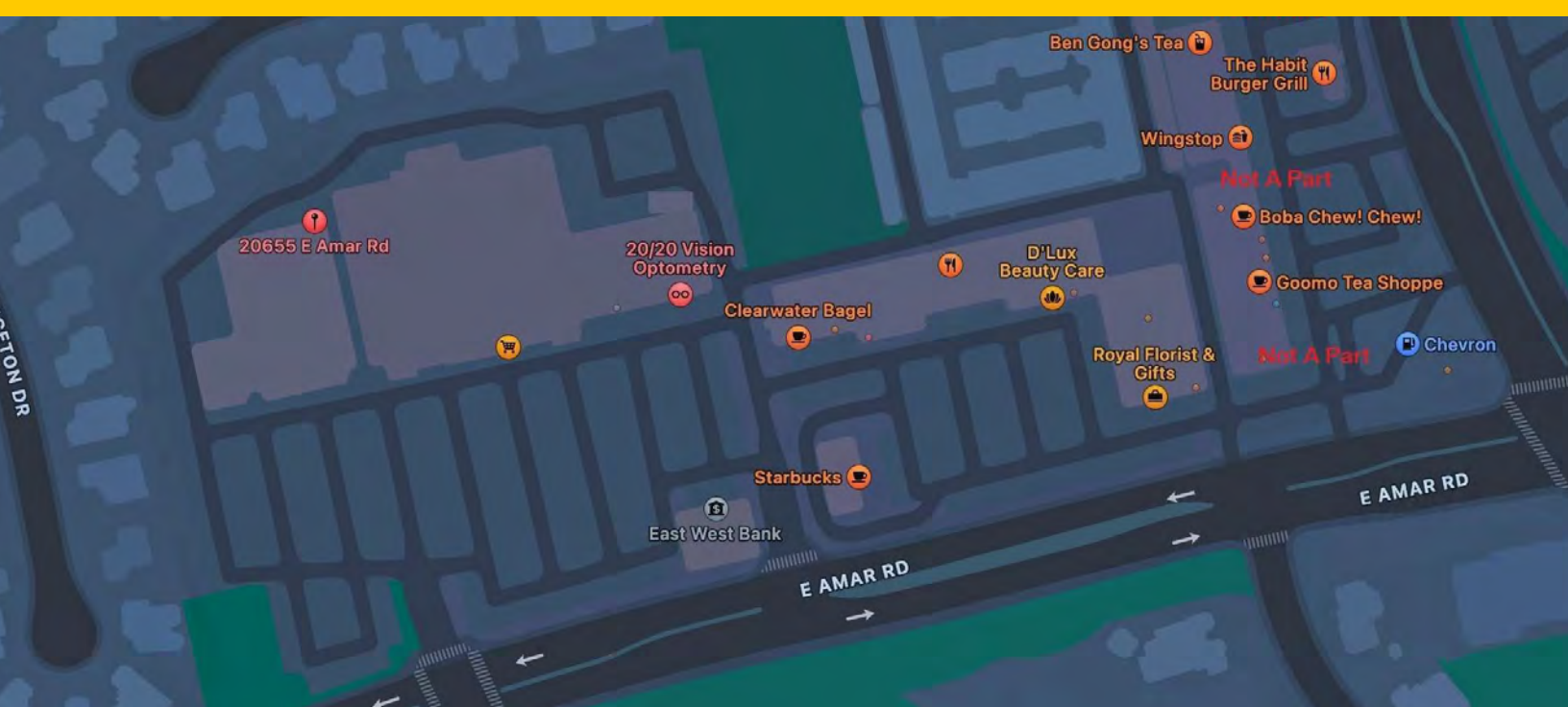
Lincoln Property Company
2392 Morse Avenue Suite 100
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www.lpc.com

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Property Highlights

- 124,264 sq. ft. neighborhood shopping center
- Centrally located – easily accessible and 4 miles from the Santa Monica (10) Freeway and 3 miles from the State Route (60) Highway.
- Near prime signalized corner of Amar Rd and N Grand Ave with excellent signage and visibility.
- Surrounded by excellent demographics and minutes from Mt. San Antonio College, a public community college with approx. 31,200 potential consumers.
- Notable national and regional tenants including: Starbucks Coffee, UPS, Walnut International Montessori School, & East West Bank.
- Call Broker for update on space previously occupied by Stater Bros.

Availabilities

Availabilities	SF	Lease Rate	Date Available
20633 Amar Road - Suite 1&2	2,278 SF	\$1.95 - 2.15 SF/month NNN	Immediately
20655 Amar Road - 1st Floor	8,050 - 19,803 SF	\$1.35 - 1.65 SF/month NNN	Immediately
20747 Amar Road - Suite 8E	1,000 SF	\$2.50 - 2.65 SF/month NNN	Immediately

Other Lease Terms

Estimated Monthly NNN's are \$.68/SF

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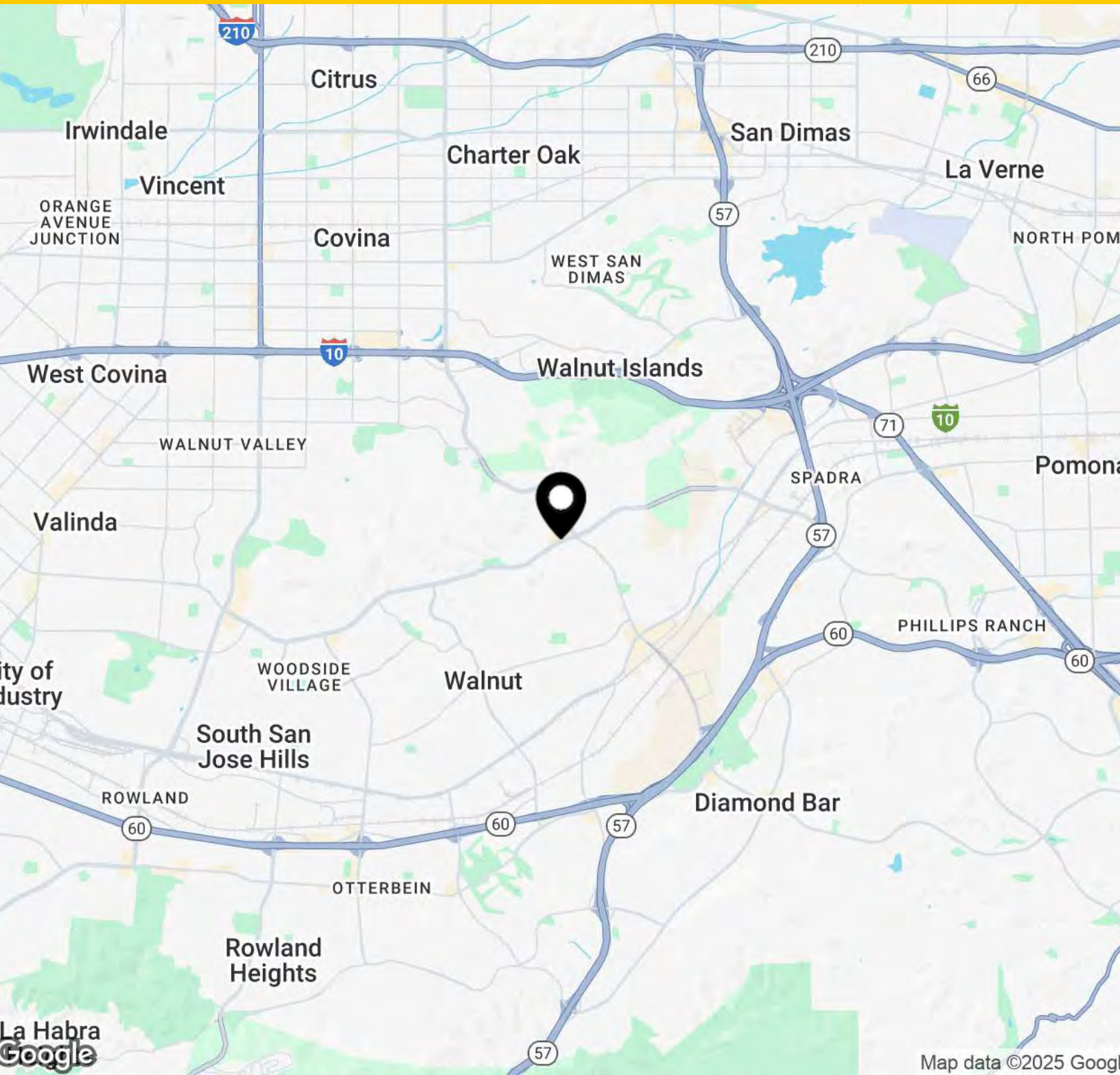
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Location Map

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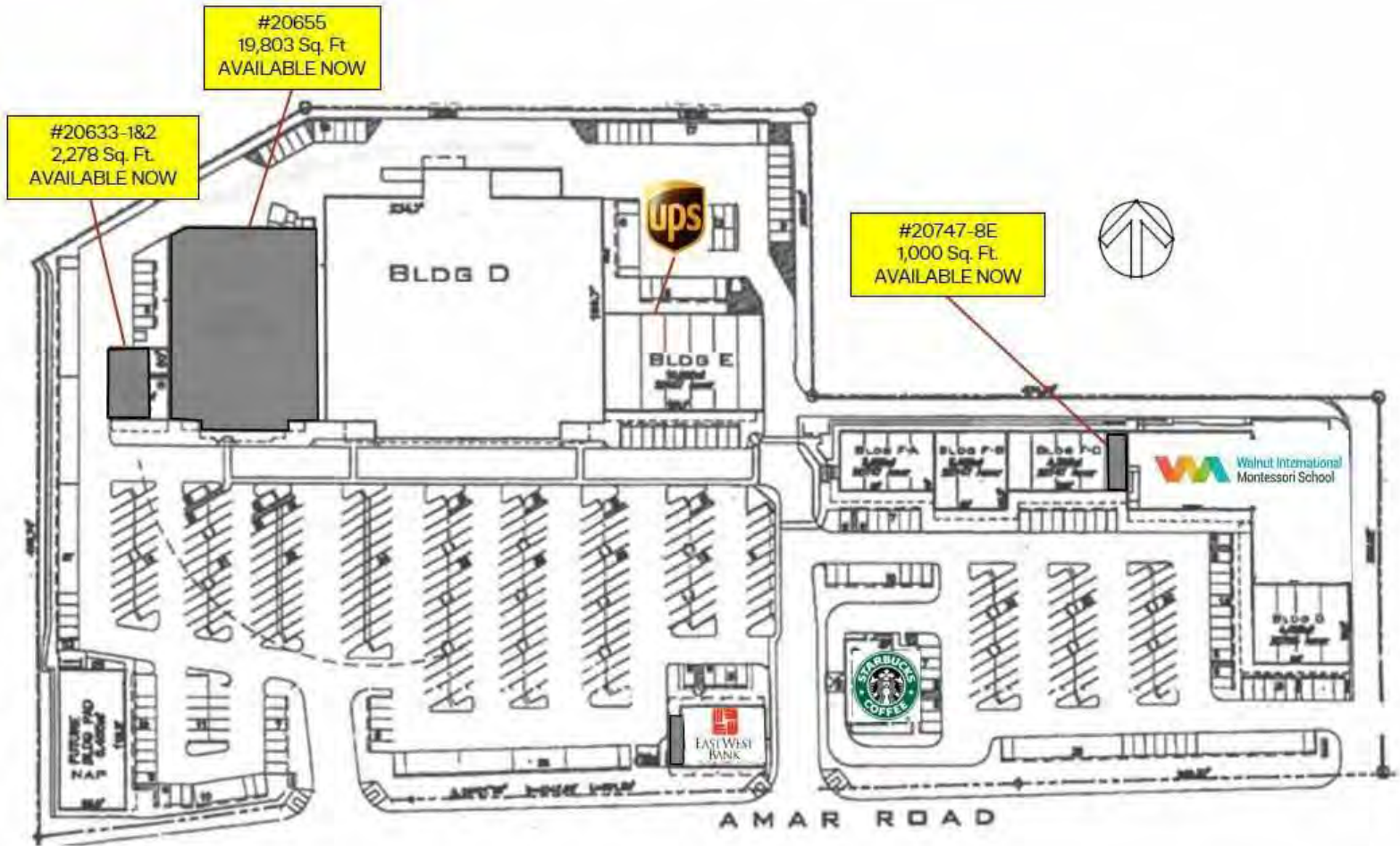
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Site Plan

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Tenant Roster

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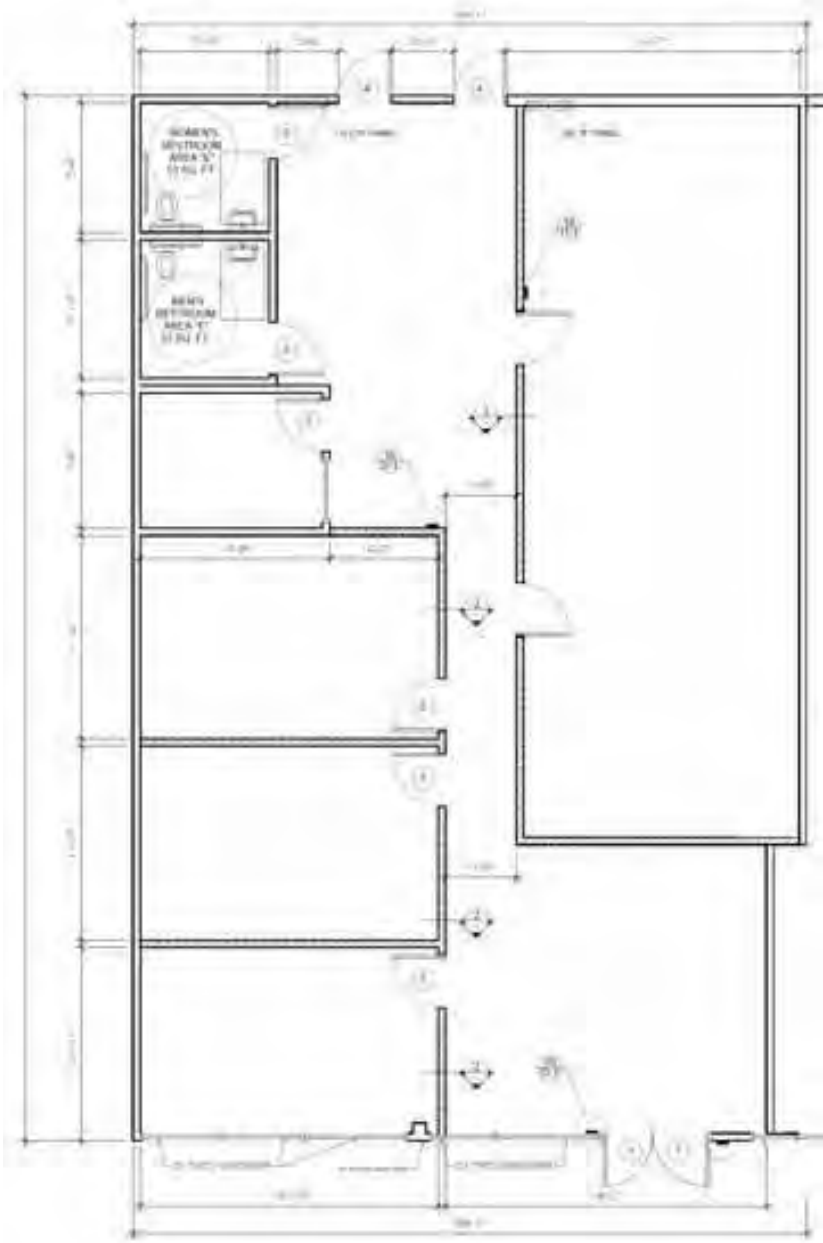


Suite #	Tenant	Square Feet	Suite #	Tenant	Square Feet
20607-1	East West Bank	3,500	20747-5	HillSide Smiles	1,500
20607-2	DL Wellness Center	400	20747-6	Hong Kong Cafe	2,420
20633-1&2	Available Now	2,278	20747-8A	50% Cleaners	1,000
20633-3	Tacadena CPA & Associates	722	20747-8B	YouthFill MD Med Spa	1,000
20655	Available Now (previous Dollar Tree)	19,803	20747-8C	Picnic Time Café	700
20677	(IN NEGOTIATIONS)	47,334	20747-8D	(JUST LEASED)	1,300
20687-1	(JUST LEASED)	1,600	20747-8E	Available Now	1,000
20687-2	The UPS Store	1,600	20781-1	Intl. School of Montessori	6,883
20687-3	Acegolf	2,720	20781-2	Fu Restaurant	1,500
20687-5	Allstate Insurance	1,600	20781-3	D'Lux Beauty	642
20687-6	20/20 Vision Optometry	1,200	20781-5	Learning Tree Walnut Education Center	4,150
20687-7	Purrrfect Paws Grooming	2,000	20781-7	Intl. School of Montessori	4,992
20701	Starbucks	2,905	20795-1	Yoga Me & Beyond	1,220
20747-1	Cleanwater Bagels	1,300	20795-2	Royal Florist	1,000
20747-2	Newen's Beauty Salon	1,200	20795-3	Baby Elephant Thai Cuisine	1,349
20747-3	Art Nails	700	20795-4	Sake Sushi	1,677
20747-4	Smoke Town	800			

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Suite	Size	Lease Rate	Description
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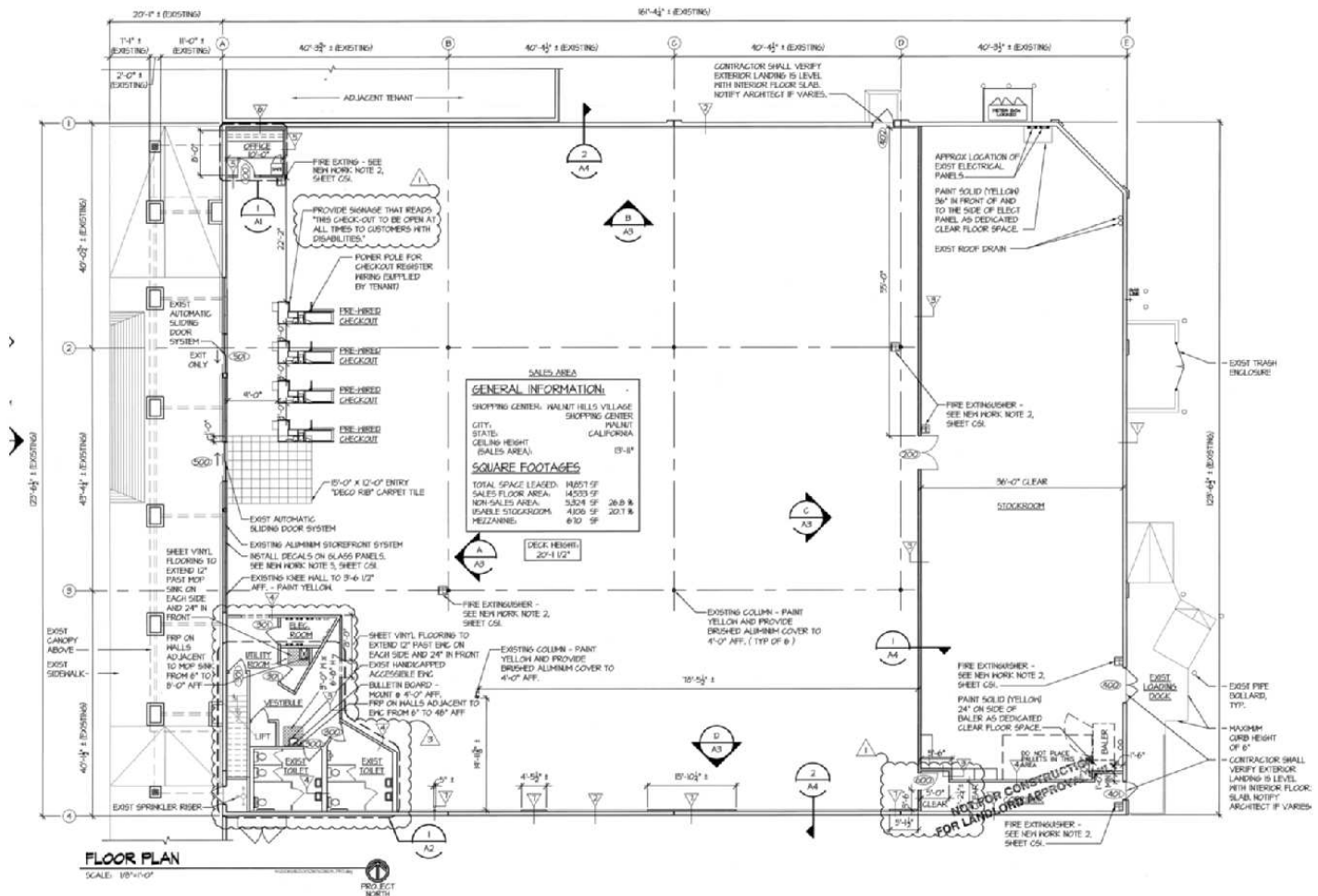
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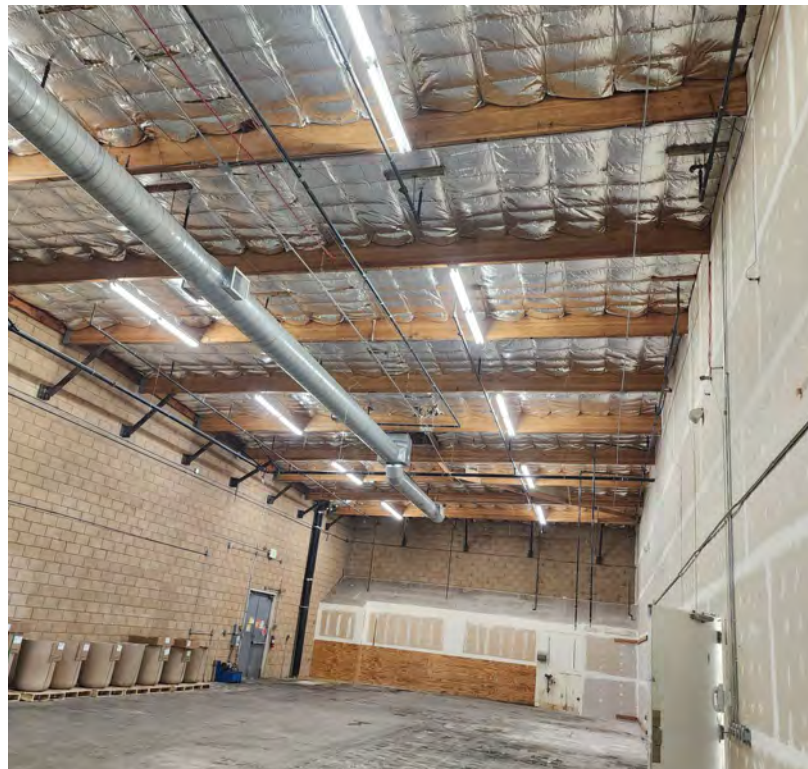


Suite	Size	Lease Rate	Description
20655 Amar Road - 1st Floor	8,050 - 19,803 SF	\$1.35 - 1.65 SF/month NNN	Available Now

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20655 - 1st Floor



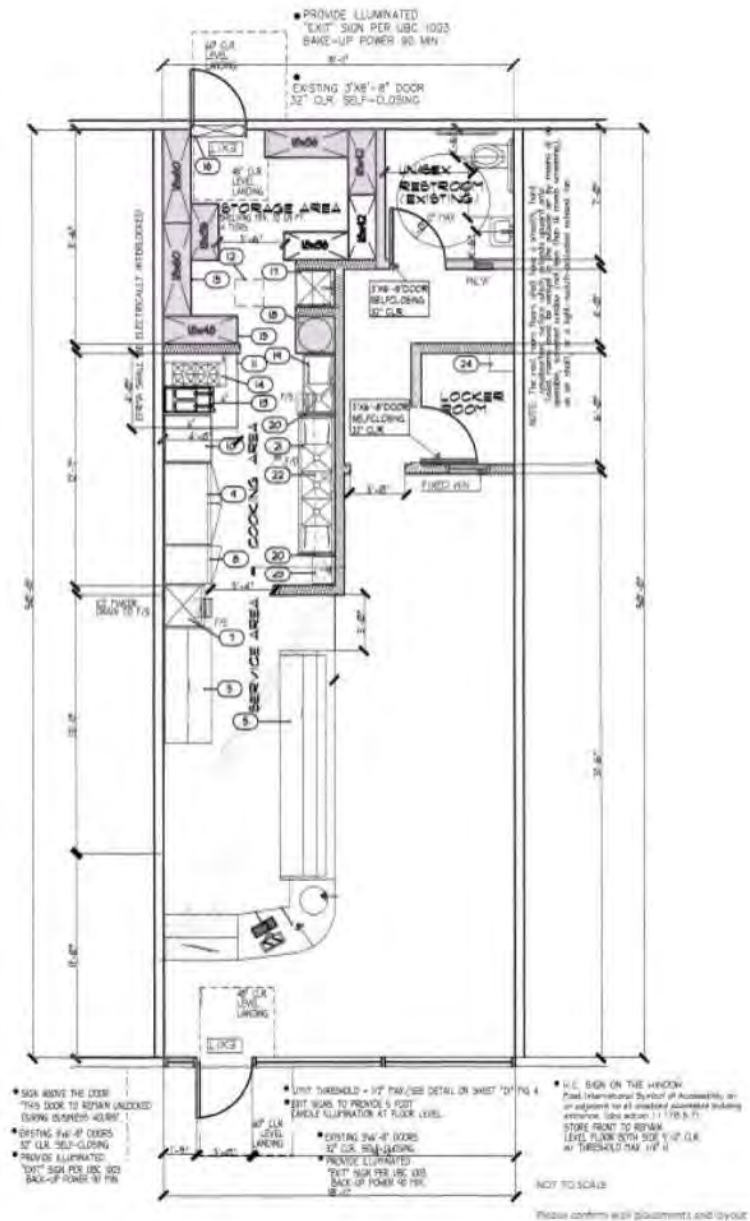
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20747 - Suite 8E

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Suite	Size	Lease Rate	Description
20747 Amar Road - Suite 8E	1,000 SF	\$2.50 - 2.65 SF/month NNN	Available Now

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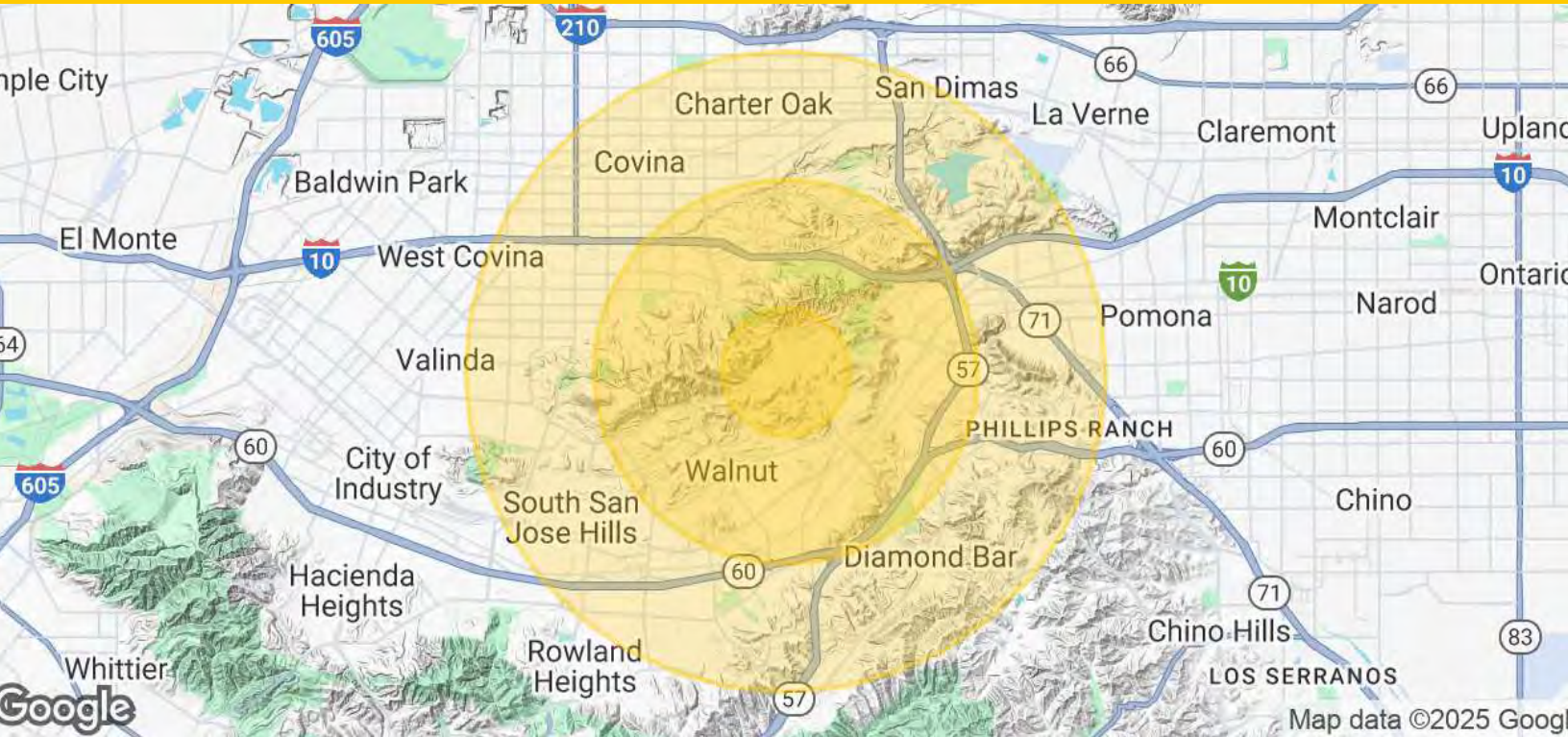
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Demographics Map & Report

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Population	1 Mile	3 Miles	5 Miles
Total Population	7,491	82,324	352,769
Average Age	45.7	42.4	40.1
Average Age (Male)	45.2	40.4	38.1
Average Age (Female)	45.6	43.6	41.7
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,417	25,291	107,384
# of Persons per HH	3.1	3.3	3.3
Average HH Income	\$133,035	\$114,074	\$100,406
Average House Value	\$911,355	\$713,813	\$580,211

2020 American Community Survey (ACS)

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Traffic Counts & Trade Area

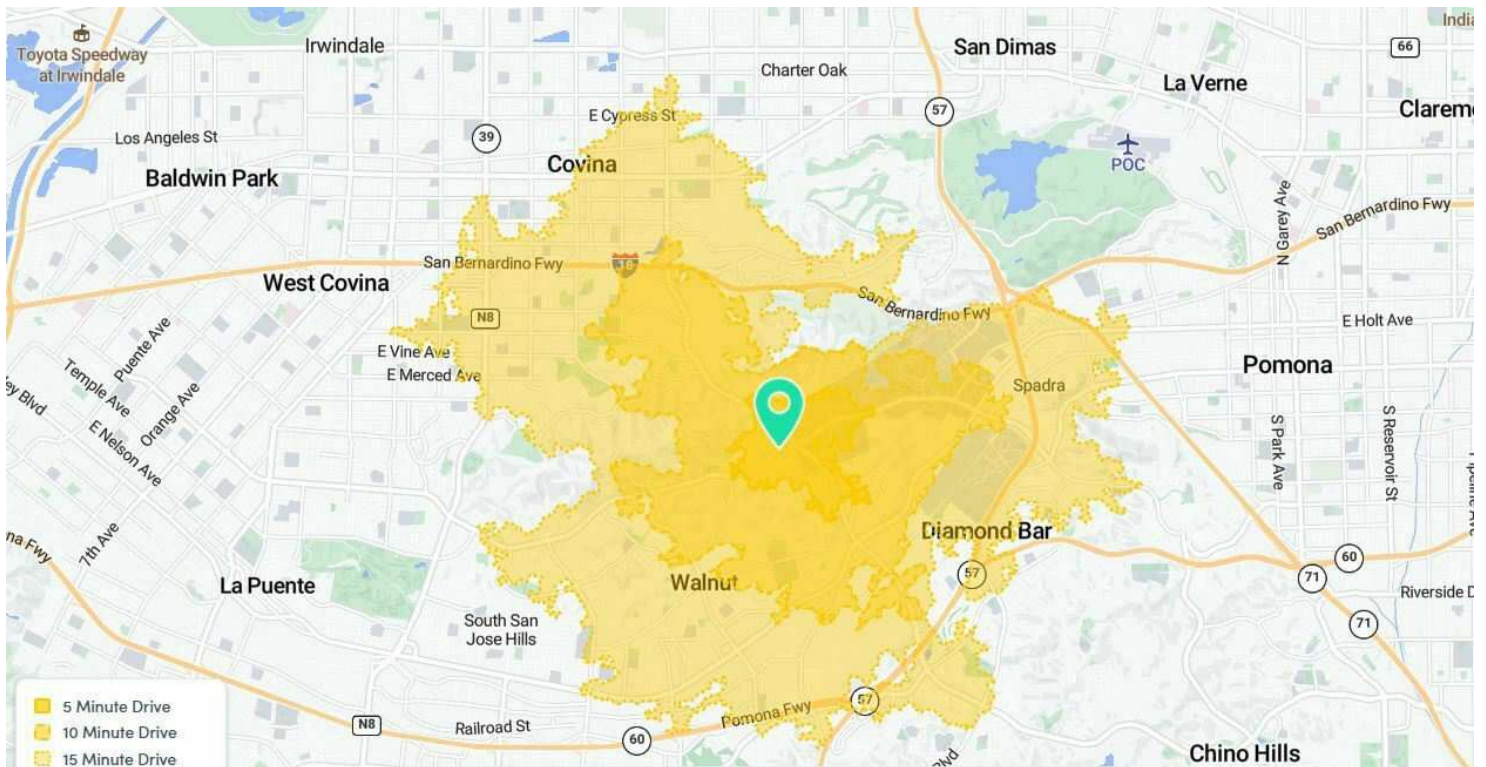
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Average Daily Traffic on streets bordering Walnut Hills Village:

Collection Street & Cross Street

- 1 - E Amar Rd & N Grand Ave – 27,474 ADT (2018)
- 2 - N Grand Ave & E Amar Rd – 32,398 ADT (2018)
- 3 - W Temple & E Amar Rd – 26,724 ADT (2018)
- 4 - N Grand Ave & San Jose Hills Rd – 32,941 ADT (2018)

(Source: Loopnet)



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