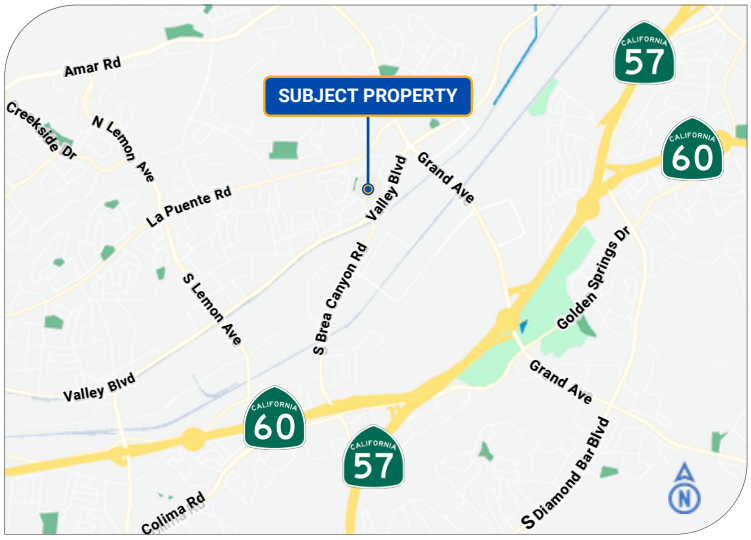
RETAIL / OFFICE for LEASE

WALNUT BUSINESS CENTER

20635 Valley Blvd., Suite D, 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 / Central Kitchen / Trade School / Music school / Art school / Professional office
- 1 Reception, 5 offices, 1 Conference room, 1 Lunch room, and 1 bathroom



RENTAL DETAILS

Available Size:	± 1,557 SF	Pylon Sign:	Available
Lease Term:	3 - 5 Years	Shared Parking:	97

ASKING RATE INFO

Rent:	$2.00 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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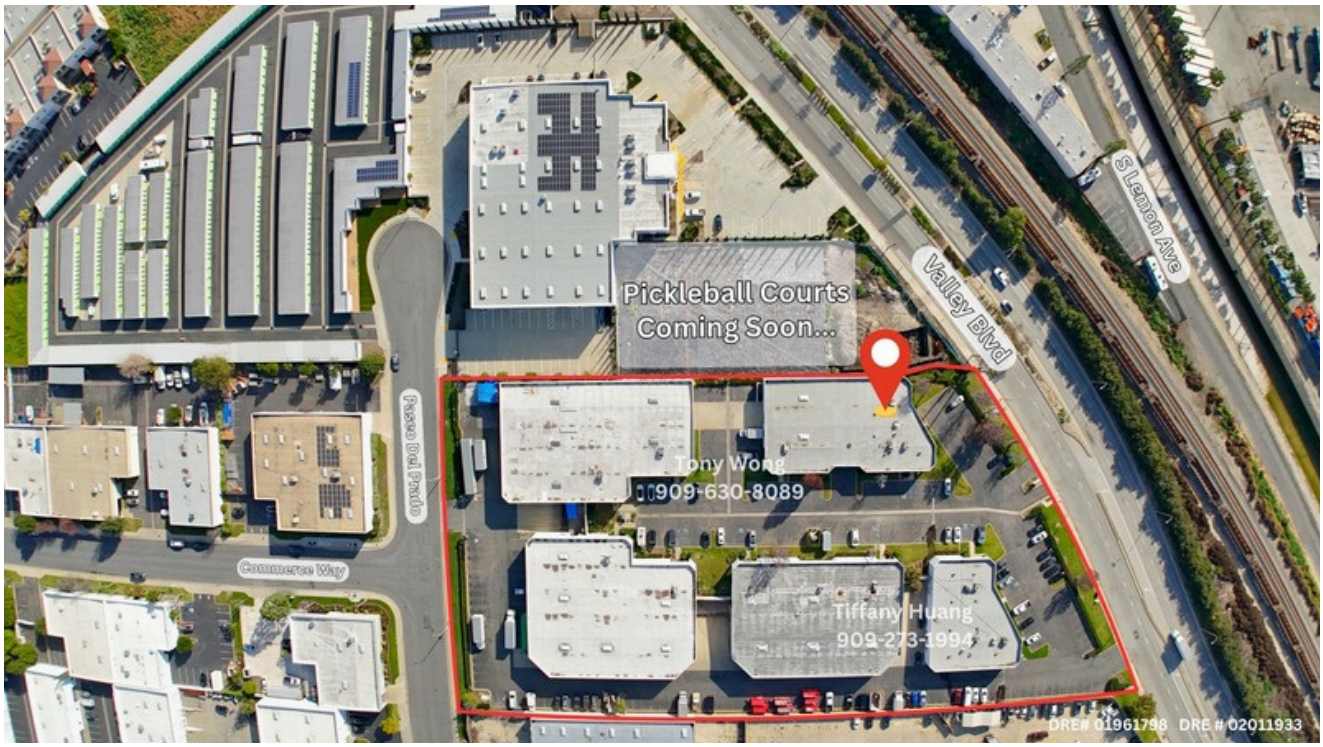

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