



THE MARKETPLACE

at GRAND CROSSING

INDUSTRY



THE MARKETPLACE

CITY OF INDUSTRY, CA

The Marketplace at Grand Crossing is a ±273,389 S.F. regional retail center at the S.E.C. and S.W.C. of Grand Avenue and Valley Boulevard in the City of Industry. The project includes ULTA, Michaels, Kohl's, PetSmart, BevMo!, In-n-Out, 24 Hour Fitness, CVS, and several other top-tier tenants. As the retail hub of the trade area, The Marketplace has outstanding access from the Pomona (60) Freeway and signalized entrances from both major streets. Families from the high-income communities of Walnut and Diamond Bar, students from Mt. San Antonio College (62,000 enrollment) and Cal Poly Pomona (26,000 enrollment), along with 15,000+ employees from the many neighboring businesses all shop at The Marketplace on a daily basis.

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THE VILLAGE

Walnut
128,922 SF



Traffic Counts

Grand Avenue: 40,603 ADT
Valley Boulevard: 28,315 ADT
Source: Placerai (2021)

Site Summary

Land Area: 1,810,253 SF
41.56 Acres

Buildout: 402,311 SF

Parking Provided: 2,250 Stalls
Parking Ratio: 5.06/1,000 stalls

TENANT

MARKETPLACE EAST

TENANT	SQ. FT.
KOHL'S	88,408 SF
AVAILABLE SPACE (MAJOR 2)	28,000 SF
PETSMART	27,830 SF
MICHAELS	23,800 SF
ULTA BEAUTY	10,837 SF
BEVMO!	7,000 SF
IN-N-OUT	3,500 SF
WALNUT SMILES	3,200 SF
EL POLLO LOCO	3,000 SF
CHIPOTLE	2,400 SF
T-MOBILE	2,350 SF
RED PERSIMMON NAILS & SPA	1,200 SF
THE FLAME BROILER	1,200 SF
YOGURTLAND	1,100 SF
SUBWAY	1,100 SF

MARKETPLACE WEST

24 HOUR FITNESS	34,356 SF
DOLLAR TREE	13,969 SF
CVS/PHARMACY	12,900 SF
ARCO AM/PM	2,900 SF
CHICK-FIL-A	4,339 SF



COMMUNITY DEMOGRAPHICS

POPULATION

EST. AVERAGE HOUSEHOLD INCOME

3 MILE	86,700	\$113,540
5 MILE	302,000	\$104,430
10 MILE	1,300,000	\$100,980

Source: Placerai (2022)



AVAILABLE FOR LEASE

21640 VALLEY BLVD, CITY OF INDUSTRY, CA - MAJOR 2

28,000 SF



AREA NEIGHBORS

- MT. SAN ANTONIO COLLEGE
- CAL POLY POMONA COLLEGE
- KOHL'S
- MICHAELS
- ULTA
- PETSMART
- CHIPOTLE
- IN-N-OUT
- DOLLAR TREE
- 24HR FITNESS
- CVS PHARMACY
- CHICK-FIL-A
- TESLA
- FEDEX
- HD•SUPPLY
- PRIME
- WILLIAMS SONOMA
- PORT LOGISTICS GROUP
- SYSCO
- APL LOGISTICS
- HIDTECH
- MARTIN BROWER
- JAKKS PACIFIC
- CAMBRO
- NFI
- WET N WILD
- K2 MOTOR

