



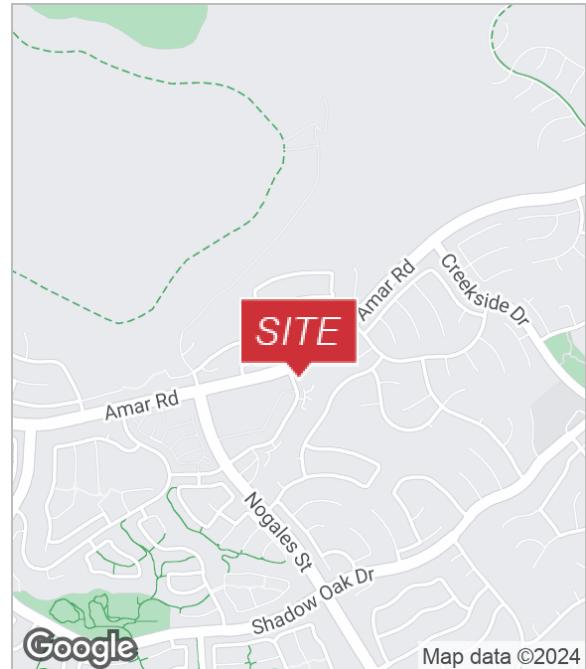
Office and Retail Spaces Available

## Walnut West Plaza

18800 Amar Road  
Walnut, California 91789

### Lease Highlights

- 867 SF to 9,258 SF Available
- Special Move-In Incentive Available Now
- Ample Parking On-Site
- Great Visibility on Amar
- Monument Signage Available
- Well Maintained Center
- Competitive Rates!



For more information

**Steve Liu, Executive Vice President**

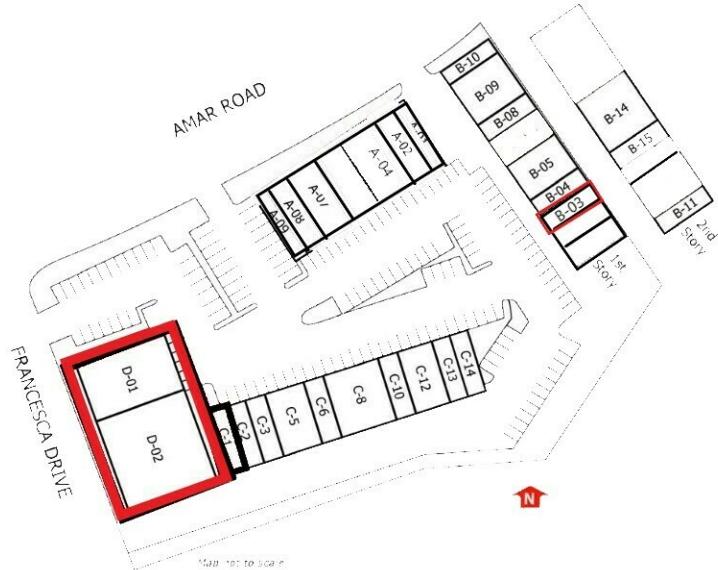
O: 949.468.2385 | C: 714.349.3547  
sliu@naiccapital.com | CalDRE #01323150

**Nikki Liu, Senior Associate**

O: 949.468.2386 | C: 818.744.3398  
nliu@naiccapital.com | CalDRE #02038755

For Lease

# Walnut West Plaza



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	867 - 9,258 SF	Lease Rate:	\$1.50 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
B-03	Available	867 SF	NNN	\$1.50 SF/month	-
D-01, 02, 03	Available	9,258 SF	NNN	\$1.50 SF/month	-

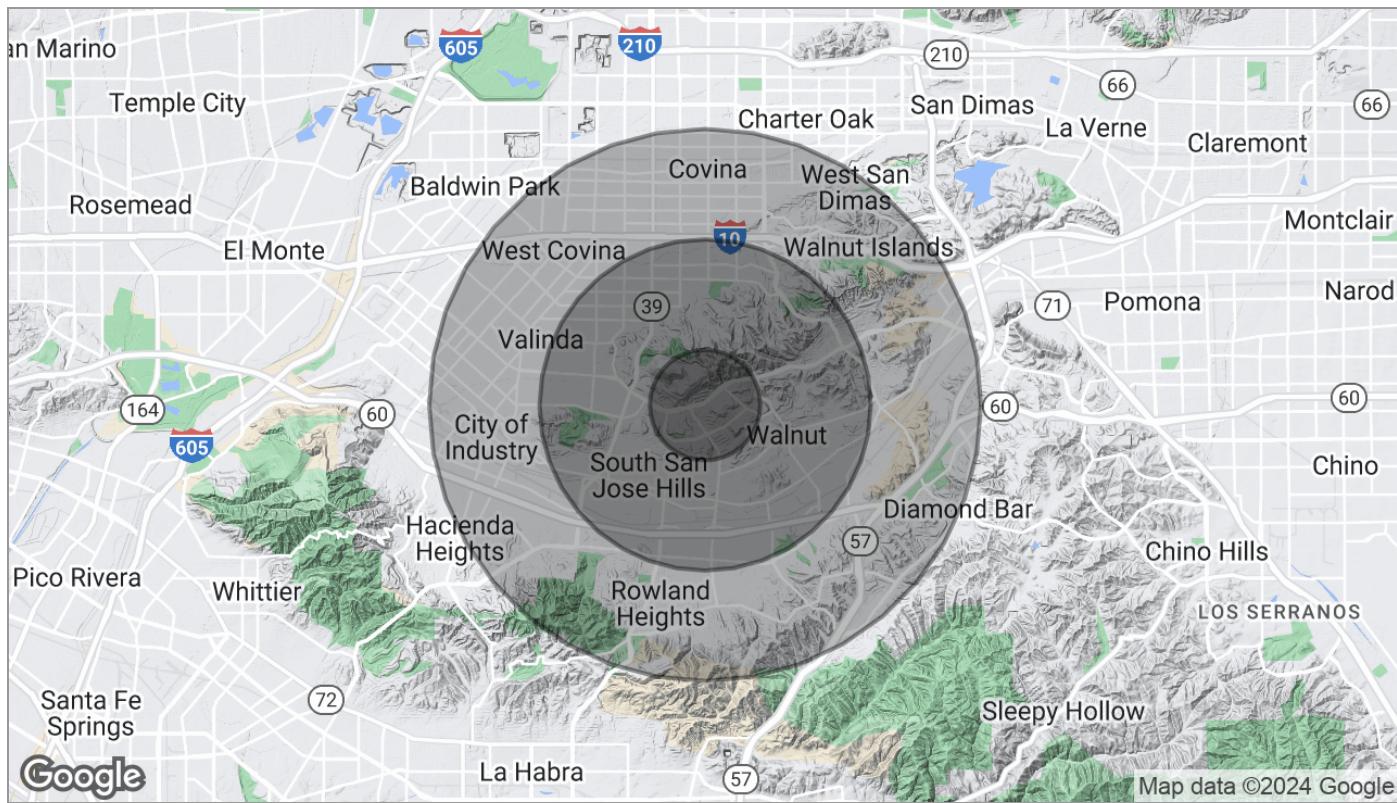
**Steve Liu**  
Executive Vice President  
949.468.2385  
C: 714.349.3547  
sliu@naicapital.com  
CalDRE #01323150

**Nikki Liu**  
Senior Associate  
949.468.2386  
C: 818.744.3398  
nliu@naicapital.com  
CalDRE #02038755

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Lease

# Walnut West Plaza



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	14,804	148,652	392,932
MEDIAN AGE	38.9	35.2	35.9
MEDIAN AGE (MALE)	36.1	33.5	34.2
MEDIAN AGE (FEMALE)	41.2	36.4	37.1
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,322	40,281	110,965
# OF PERSONS PER HH	3.4	3.7	3.5
AVERAGE HH INCOME	\$93,261	\$84,512	\$81,204
AVERAGE HOUSE VALUE	\$557,058	\$530,482	\$515,460
Race	1 Mile	3 Miles	5 Miles
% WHITE	17.2%	38.6%	41.1%
% BLACK	5.9%	3.1%	2.7%
% ASIAN	55.2%	33.1%	30.1%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.1%	0.3%	0.3%
% OTHER	17.6%	21.4%	22.5%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	29.2%	50.9%	50.5%

\* Demographic data derived from 2020 ACS - US Census

Steve Liu

Executive Vice President  
949.468.2385  
C: 714.349.3547  
sliu@naicapital.com  
CalDRE #01323150

Nikki Liu

Senior Associate  
949.468.2386  
C: 818.744.3398  
nliu@naicapital.com  
CalDRE #02038755

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE