



COMMERCIAL
REAL ESTATE
the sign of a profitable property



PRIME SIGNALIZED INTERSECTION ON FREEWAY ACCESS ROAD

19811 West Colima Road, Walnut, CA 91789



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OFFICE SPACES
WALNUT, CA

EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

19811 West Colima Road, Walnut, CA 91789



APPROX. 722-2,170 SF

OFFICE SPACES AVAILABLE

- ✓ Ideal for sole proprietorships like CPA, attorney, or insurance offices
- ✓ Mortgage broker or real estate offices
- ✓ Perfect demographic for educational, tutoring, dance studio and more
- ✓ Ample free parking

AREA AMENITIES

- ✓ Solid high end demographic
- ✓ Awesome street visibility
- ✓ Close proximity to the 60 freeway ramp
- ✓ Across the street from affluent luxury Hing Wa Lee Plaza I

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	19,914	107,035	251,591
Avg. HH Income	\$116,546	\$111,556	\$117,597
Daytime Pop	10,896	89,286	208,567
Traffic Count	± 47,496 CPD AT INTERSECTION COLIMA RD & FAIRWAY DR		

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INTERIOR PHOTOS

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SUITE 210

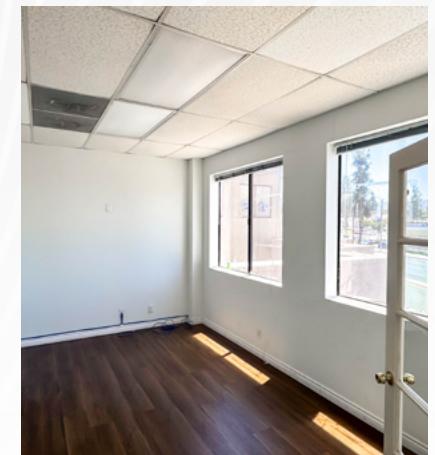


SUITE 250

OFFICE SPACES
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INTERIOR PHOTOS

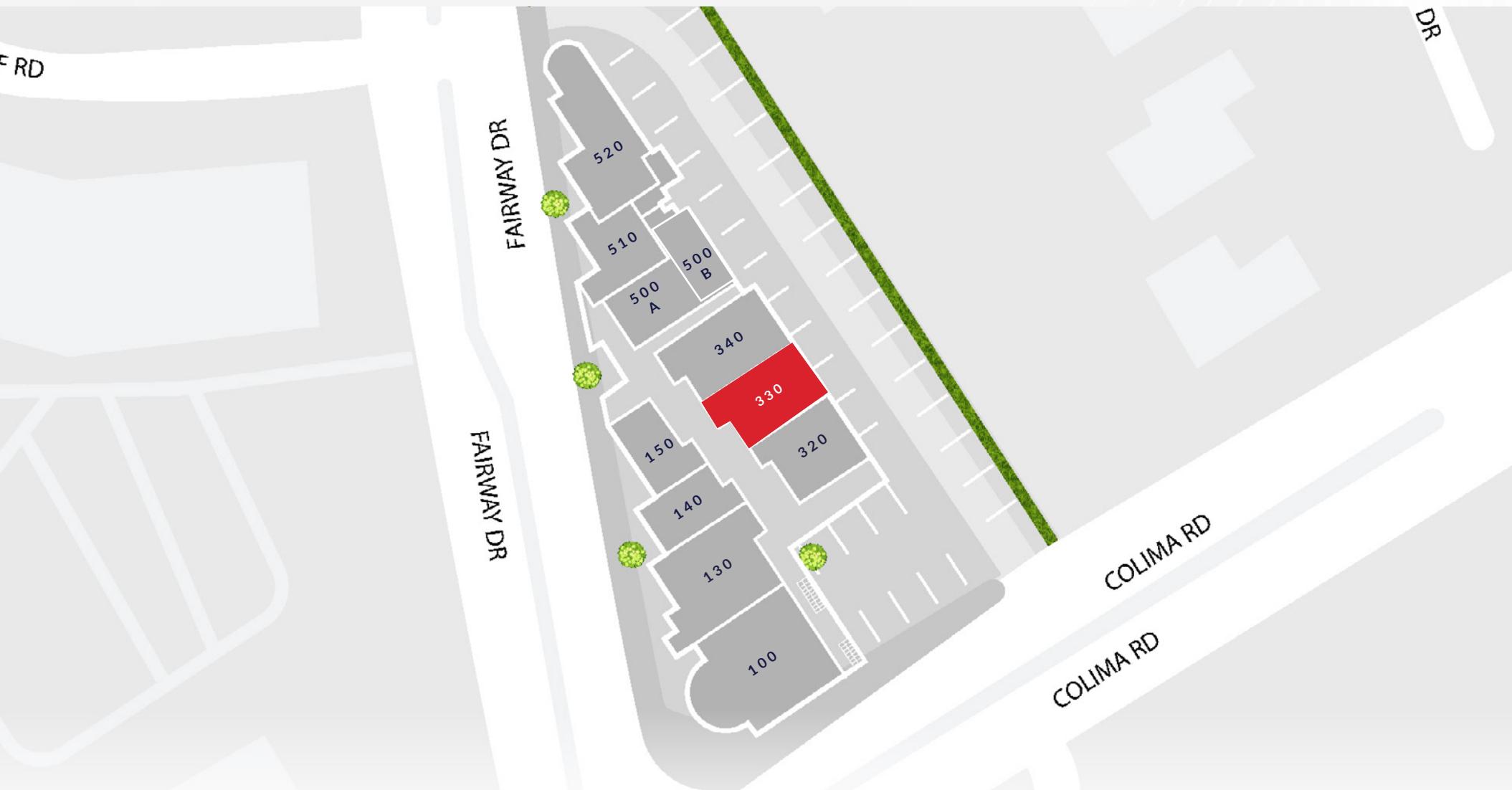
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SITE PLAN | 1ST FLOOR

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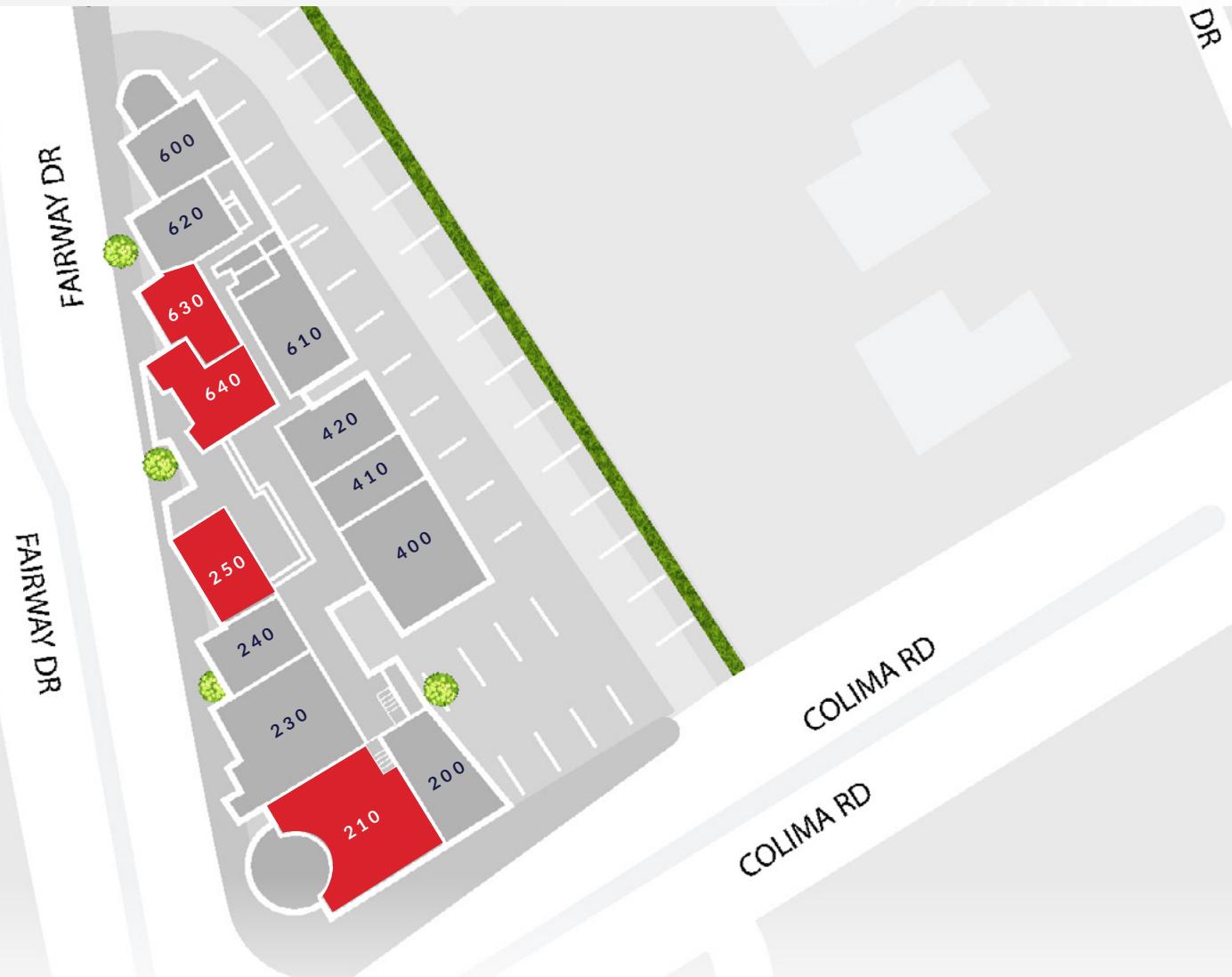


Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

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SITE PLAN | 2ND FLOOR

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AERIAL MAP



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