



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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5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

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		

OFFICE SPACES
WALNUT, CA

INTERIOR PHOTOS

19811 West Colima Road, Walnut, CA 91789



SUITE 330



OFFICE SPACES
WALNUT, CA

INTERIOR PHOTOS

19811 West Colima Road, Walnut, CA 91789



SUITE 210



SUITE 250

OFFICE SPACES
WALNUT, CA

INTERIOR PHOTOS

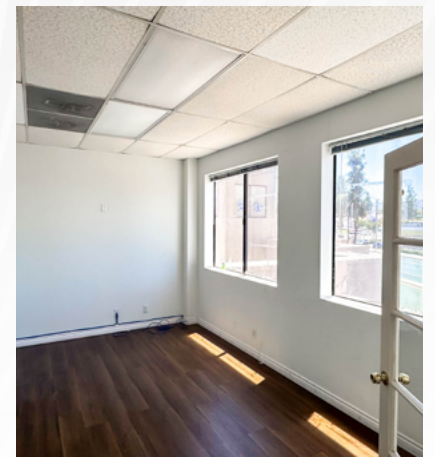
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SUITE 630



SUITE 640



OFFICE SPACES
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SITE PLAN | 1ST FLOOR

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OFFICE SPACES
WALNUT, CA

SITE PLAN | 2ND FLOOR

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AVAILABLE



AERIAL MAP



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