

WALNUT HILLS VILLAGE

Retail For Lease

20607-20795 Amar Road
Walnut, CA 91789



CA DRE Lic. 01121121

Camilo Fabros

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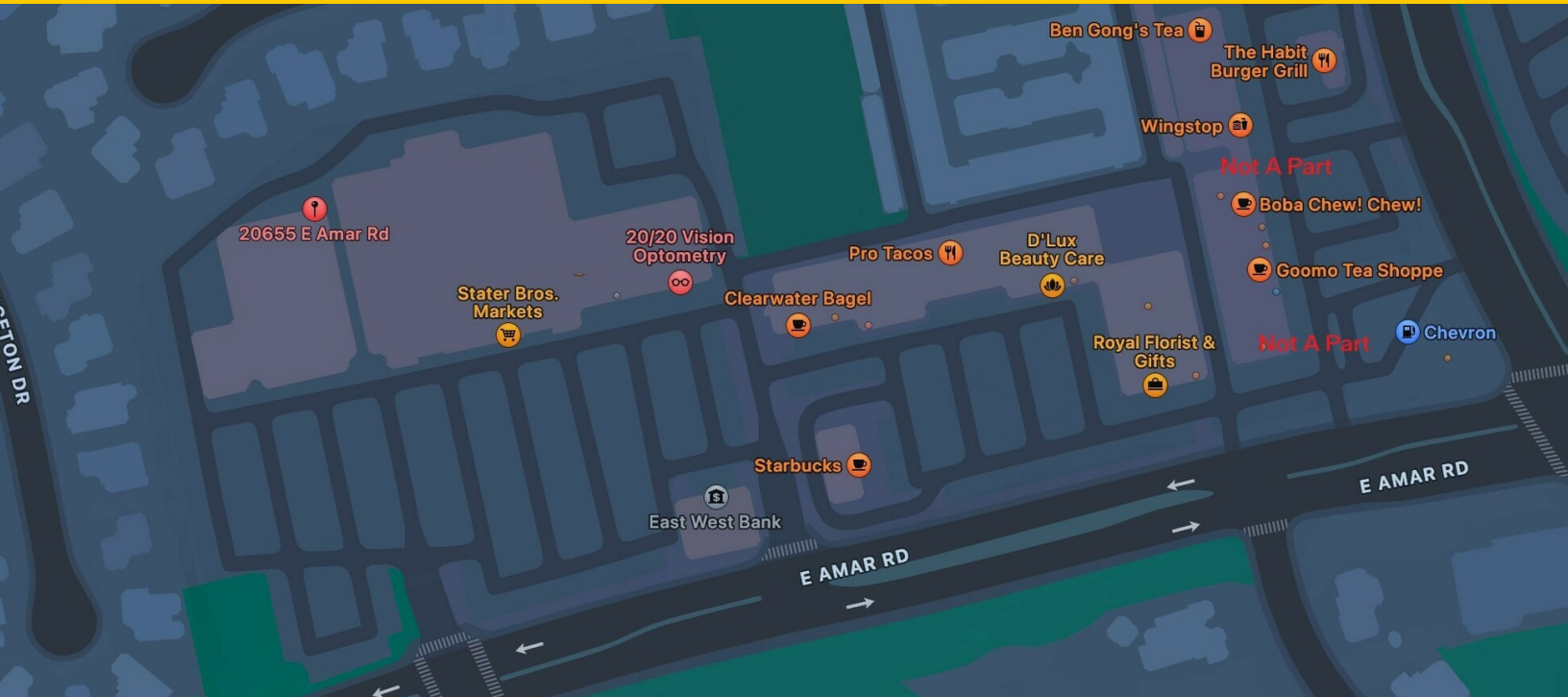
Lincoln Property Company
2392 Morse Avenue
Irvine, CA 92614

www.lpc.com

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Property Highlights

- 124,264 sq. ft. neighborhood shopping center
- Centrally located – easily accessible and 4 miles from the Santa Monica (10) Freeway and 3 miles from the State Route (60) Highway.
- Near prime signalized corner of Amar Rd and N Grand Ave with excellent signage and visibility.
- Surrounded by excellent demographics and minutes from Mt. San Antonio College, a public community college with approx. 31,200 potential consumers.
- Notable national and regional tenants including: Stater Bros Markets, Starbucks Coffee, UPS, Walnut International Montessori School, & East West Bank.

Availabilities

Availabilities	SF	Lease Rate	Date Available
20633 Amar Road - Suite 3	722 SF	\$1.95 - 2.15 SF/month NNN	Immediately
20655 Amar Road - 1st Floor	8,050 - 19,803 SF	\$1.35 - 1.65 SF/month NNN	Immediately
20687 Amar Road - Suite 1	1,600 SF	\$2.05 - 2.25 SF/month NNN	Immediately

Other Lease Terms

Estimated Monthly NNN's are \$.68/SF

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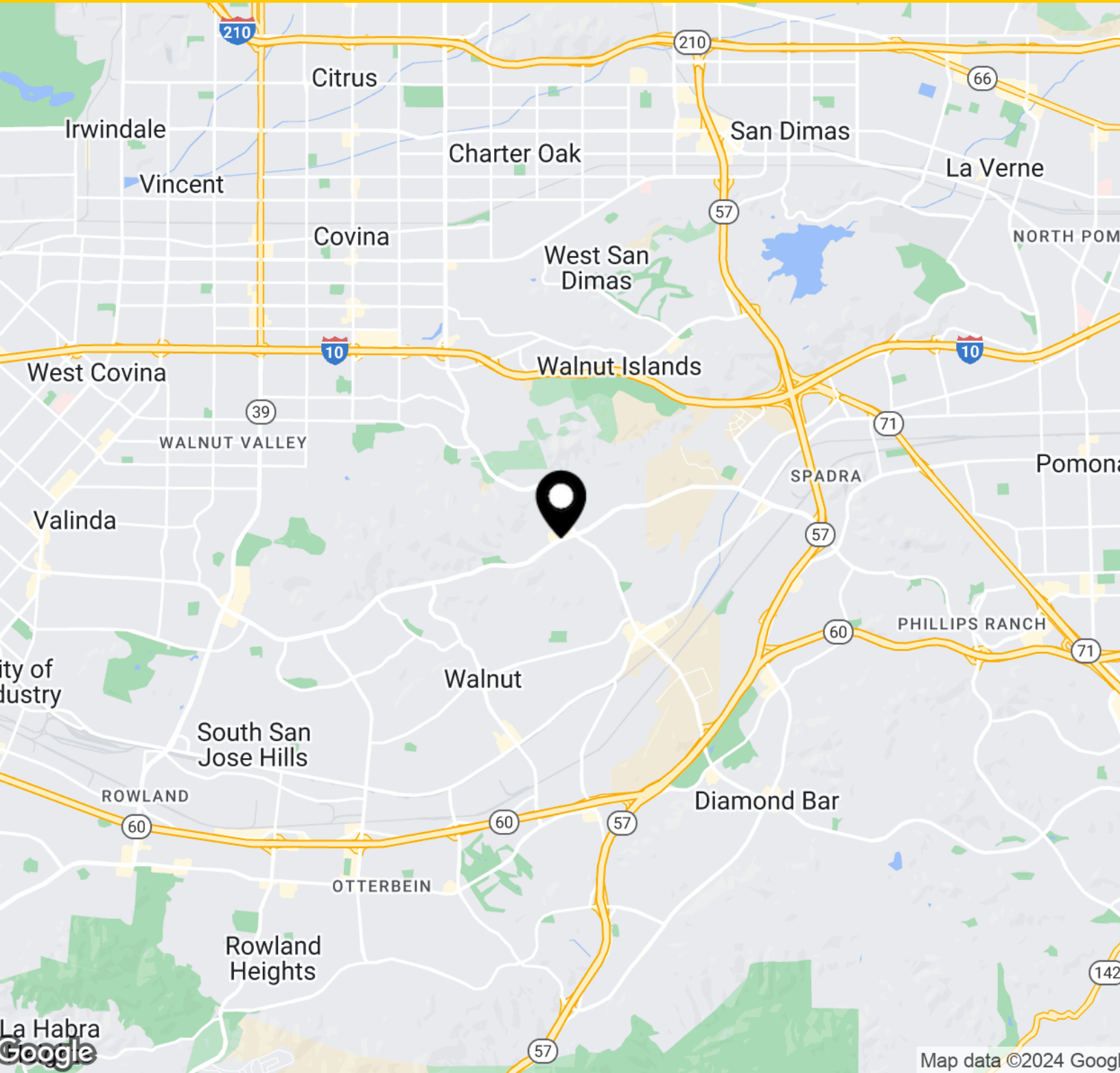
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Location Map

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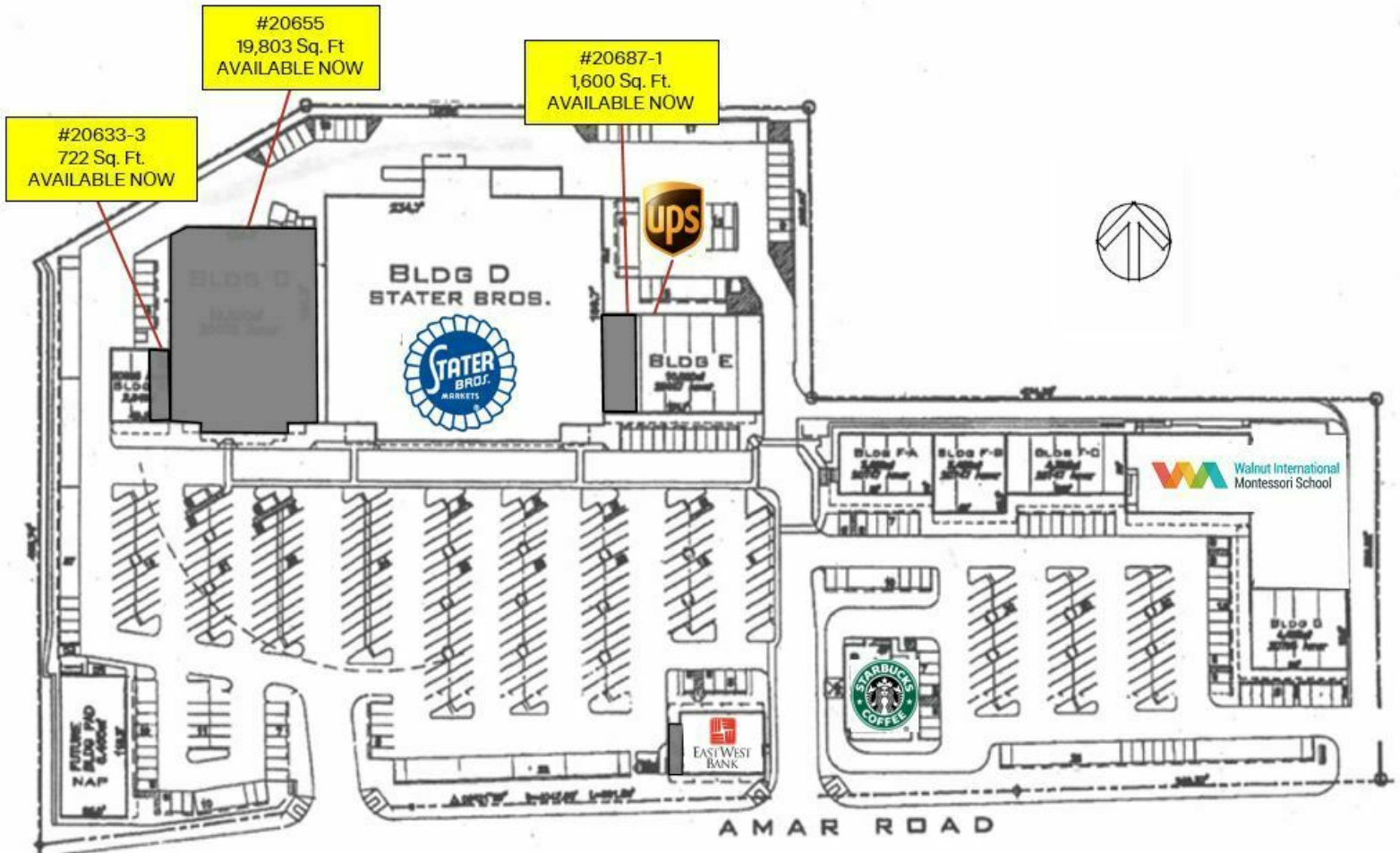
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Site Plan

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Tenant Roster

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Suite #	Tenant	Square Feet
20607-1	East West Bank	3,500
20607-2	DL Wellness Center	400
20633-1&2	ASG Security	2,278
20633-3	Available Now	722
20655	Available Now (previous Dollar Tree)	19,803
20677	Stater Brothers	47,334
20687-1	Available Now	1,600
20687-2	The UPS Store	1,600
20687-3	Acegolf	2,720
20687-5	Allstate Insurance	1,600
20687-6	20/20 Vision Optometry	1,200
20687-7	Purrrfect Paws Grooming	2,000
20701	Starbucks	2,905
20747-1	Cleanwater Bagels	1,300
20747-2	Newen's Beauty Salon	1,200
20747-3	Art Nails	700
20747-4	Smoke Town	800

Suite #	Tenant	Square Feet
20747-5	Skyline Dental	1,500
20747-6	MJ Café & Teahouse	2,420
20747-8A	50% Cleaners	1,000
20747-8B	YouthFill MD Med Spa	1,000
20747-8C	Mist Tea	700
20747-8D	Pro Tacos	1,300
20747-8E	Pro Tacos	1,000
20781-1	Intl. School of Montessori	6,883
20781-2	Fu Restaurant	1,500
20781-3	D'Lux Beauty	642
20781-5	School Connection	4,150
20781-7	Intl. School of Montessori	4,992
20795-1	Le Festin Wine and Spirits	1,220
20795-2	Royal Florist	1,000
20795-3	Baby Elephant Thai Cuisine	1,349
20795-4	Sake Sushi	1,677

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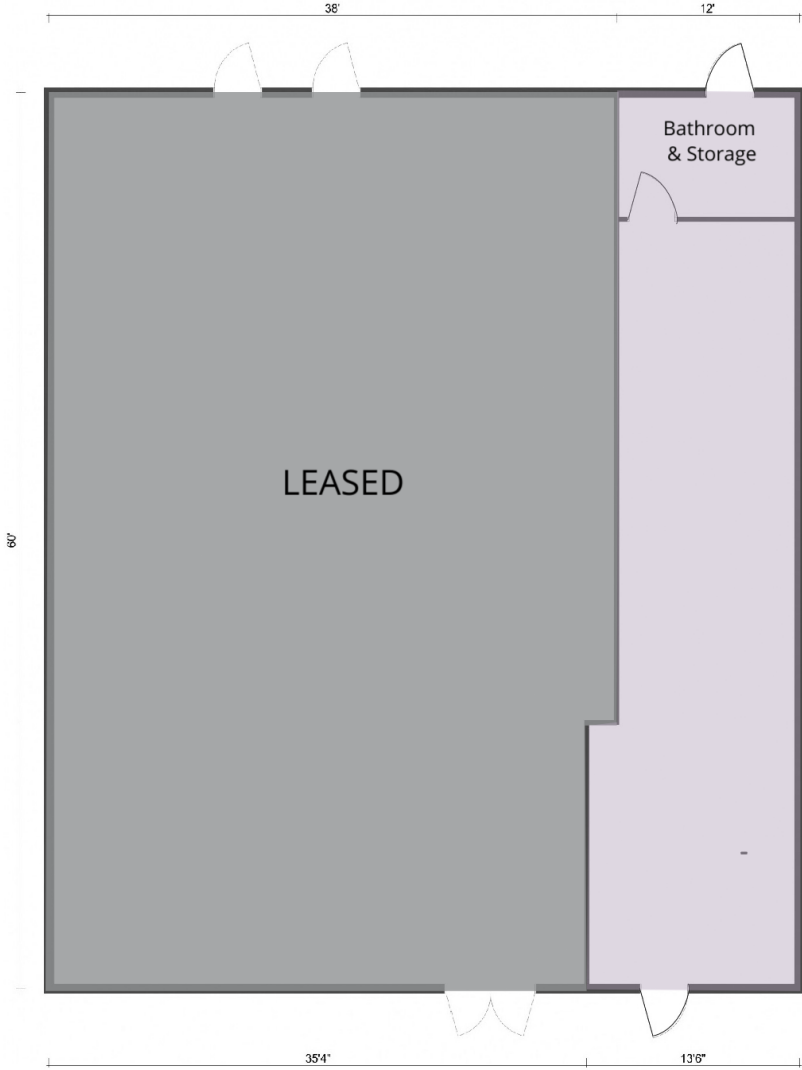
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20633 - Suite 3

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Suite	Size	Lease Rate	Description
■ 20633 Amar Road - Suite 3	722 SF	\$1.95 - 2.15 SF/month NNN	Available Now

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20633 - Suite 3



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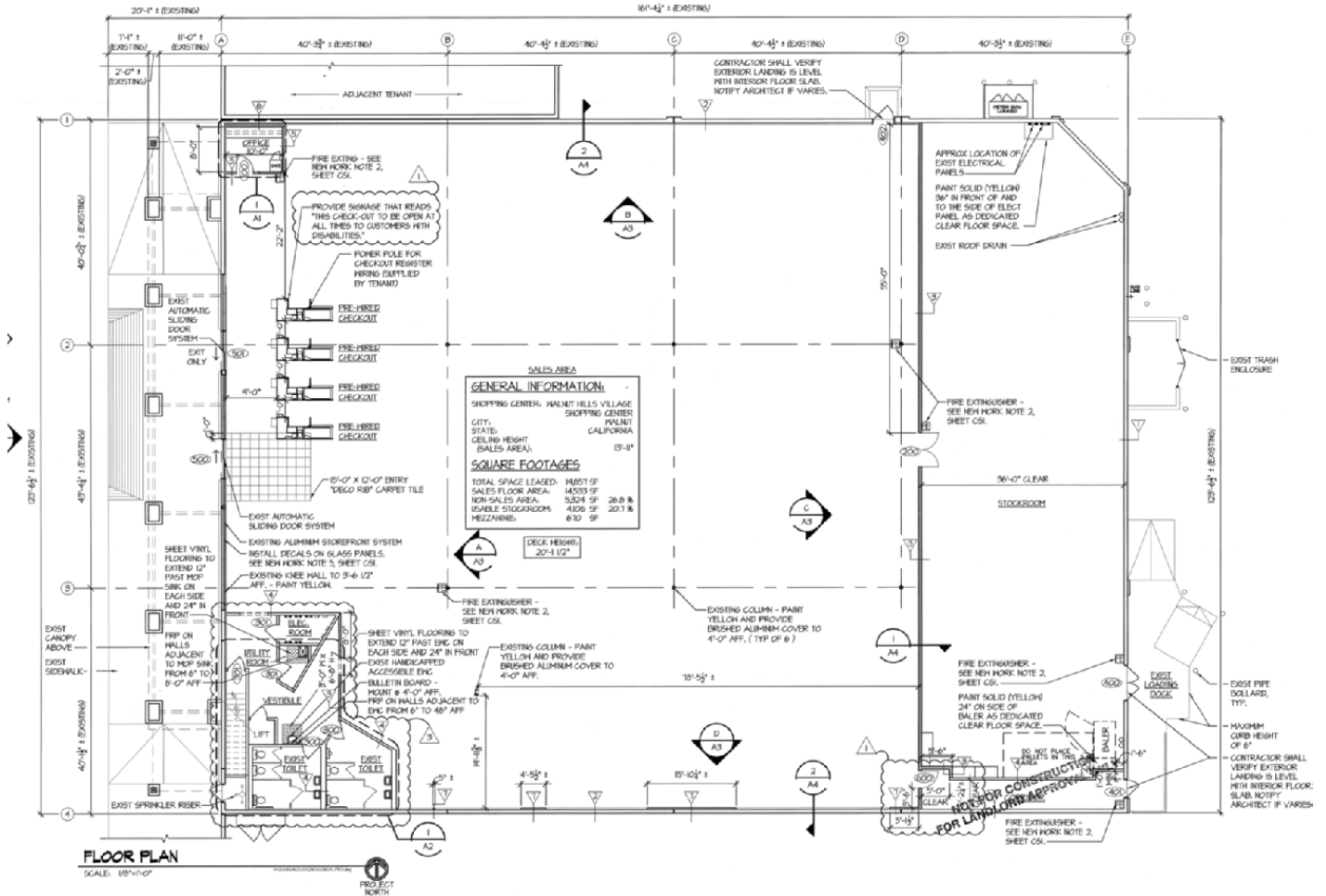
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20655 - 1st Floor

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Suite	Size	Lease Rate	Description
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20655 - 1st Floor



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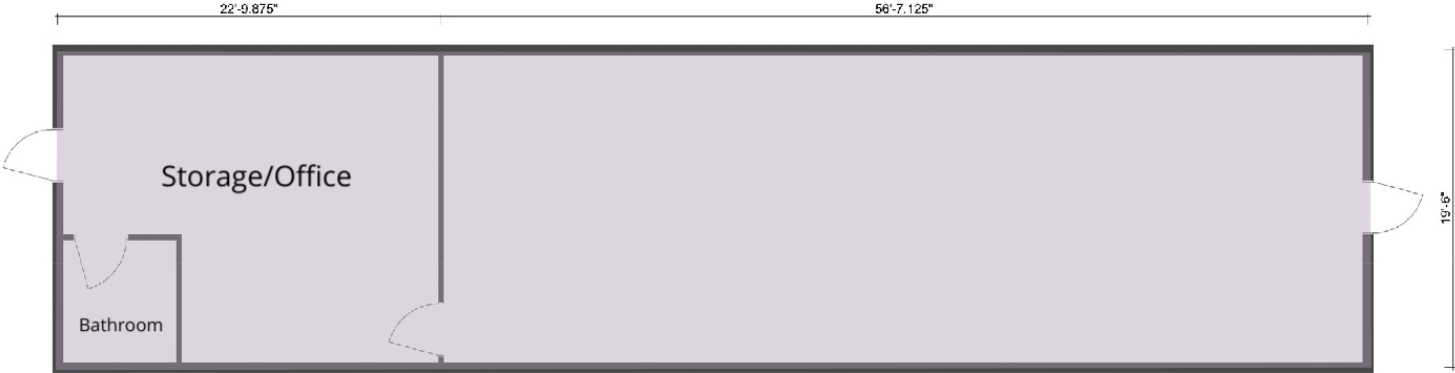
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WALNUT HILLS VILLAGE

20687 - Suite 1

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Suite	Size	Lease Rate	Description
■ 20687 Amar Road - Suite 1	1,600 SF	\$2.05 - 2.25 SF/month NNN	Available Now

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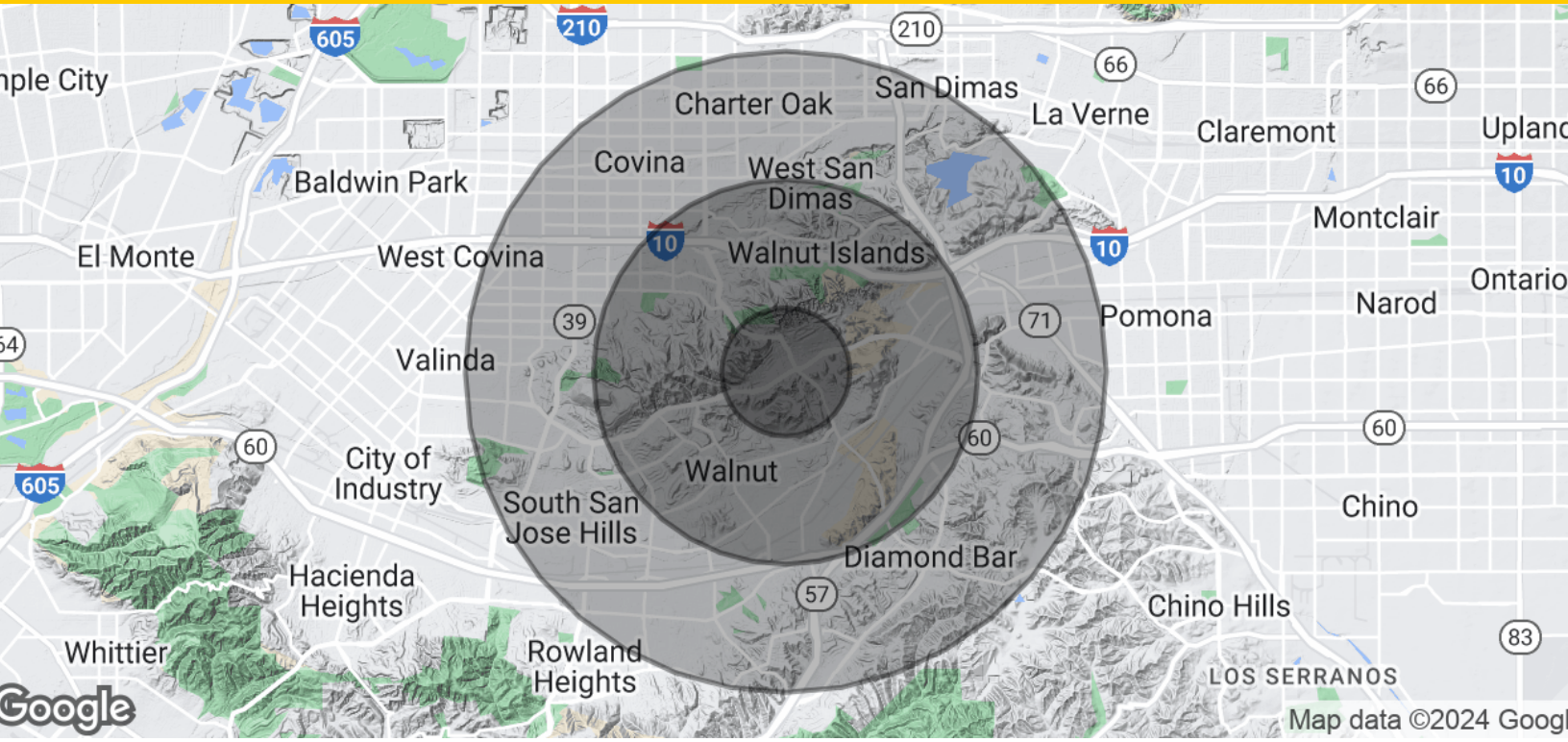
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WALNUT HILLS VILLAGE

Demographics Map & Report

20607-20795 Amar Road | Walnut, CA 91789



Population	1 Mile	3 Miles	5 Miles
Total Population	7,491	82,324	352,769
Average Age	45.7	42.4	40.1
Average Age (Male)	45.2	40.4	38.1
Average Age (Female)	45.6	43.6	41.7
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,417	25,291	107,384
# of Persons per HH	3.1	3.3	3.3
Average HH Income	\$133,035	\$114,074	\$100,406
Average House Value	\$911,355	\$713,813	\$580,211

* Demographic data derived from 2020 ACS - US Census

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Traffic Counts & Trade Area

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Average Daily Traffic on streets bordering Walnut Hills Village:

Collection Street & Cross Street

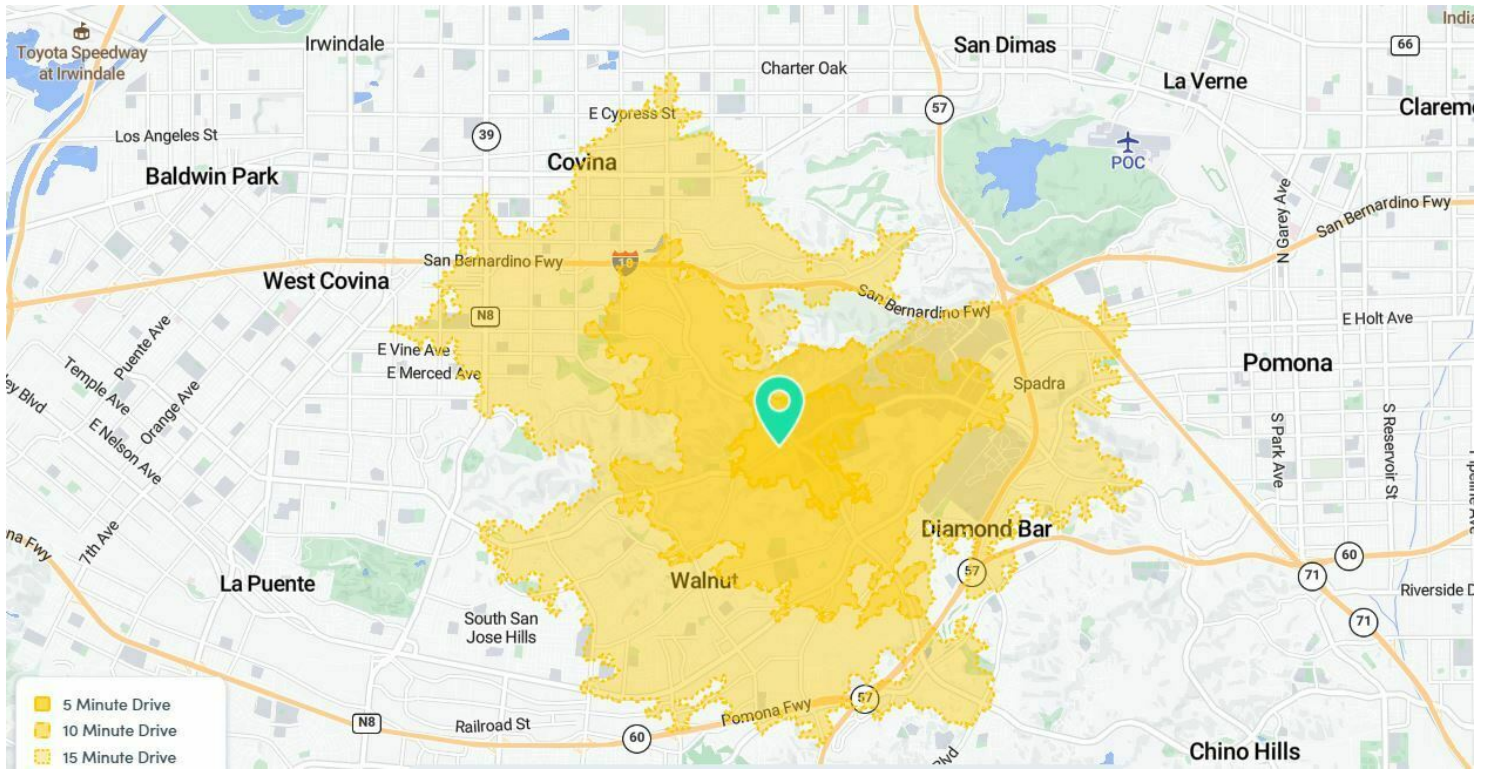
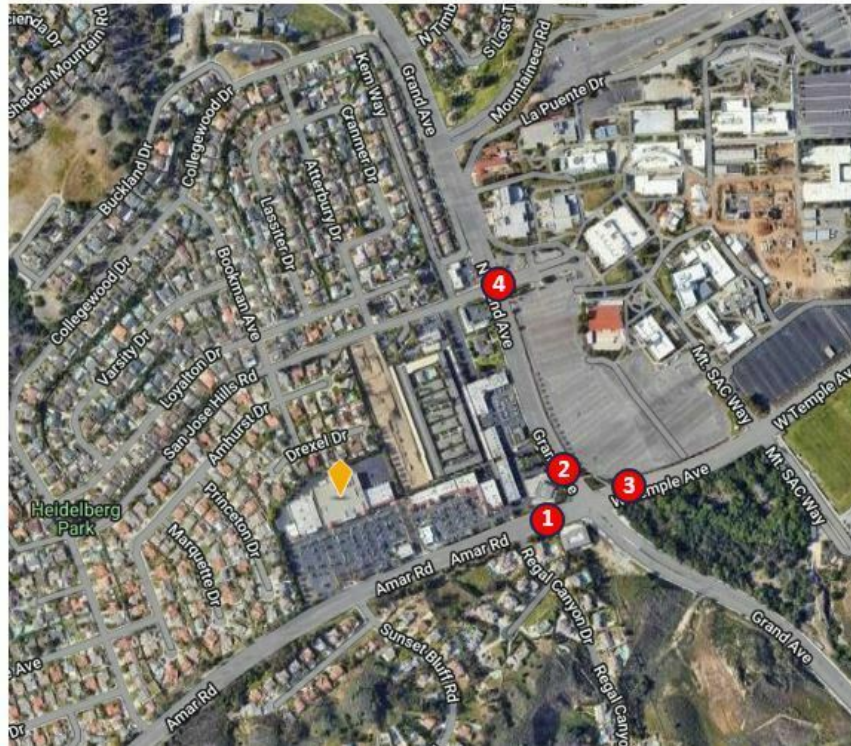
1 - E Amar Rd & N Grand Ave – 27,474 ADT (2018)

2 - N Grand Ave & E Amar Rd – 32,398 ADT (2018)

3 - W Temple & E Amar Rd – 26,724 ADT (2018)

4 - N Grand Ave & San Jose Hills Rd – 32,941 ADT (2018)

(Source: Loopnet)



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