



# RETAIL SPACE For Lease



NEQ Valley Blvd & Grand Ave  
22019-22039 Valley Blvd  
Walnut, CA 91789



# THE OPPORTUNITY

This marquee shopping center sits at the heart of Los Angeles County's suburban charm, Walnut City. Surrounded by a thriving community, and future entrance to 290 newly-developed homes, this center is in a high-traffic location, catering to the needs of the local residents. Within Walnut alone, there are 8,775 households with an average household size of 3.44 people, making it one of the largest suburban neighborhoods in Los Angeles County.

This shopping center is also uniquely positioned to draw from one of California's largest community colleges, SAC University, with over 60,000 students and is located within a 5 mile radius of 123,000 office, industrial, and retail employees.

With this new mixed use development entering the market, the city is in vital need of retail support with its open courtyard design. This center will satisfy this new retail need by giving the locals access to a collection of quality concepts and encouraging customers to shop, sit, and stay awhile.

The property can accommodate a drive-thru, sit down restaurants, and other shop space that is aimed to be filled with specialty retailers and food and beverage users. In addition, this center has more than enough parking to satisfy the needs of the dense suburban population. This new retail center is built to make the customers as comfortable as possible. This comfort will go hand in hand with the multiple seating areas and patios, giving the customers the ability to catch their breath and socialize with their community.





# THE MARKET



## WALNUT VALLEY

Population: 82,704

Daytime Population: 131,594

Average Household Income: \$152,151

Average Home Value: \$894,945

Annual Food Away From Home Expenditure: \$160,394,022

Entertainment & Recreation Expenditure: \$134,722,897

Apparel & Services Expenditure: \$85,577,898



## DEMOGRAPHICS:



**POPULATION** - 6,425 (1 mile) | 85,464 (3 miles) | 295,196 (5 miles)



**AVG. HH INCOME** - \$196,273 (1 mile) | \$141,862 (3 miles) | \$128,048 (5 miles)



**AVG. HOME VALUE** - \$1,014,524 (1 mile) | \$836,250 (3 miles) | \$764,573 (5 miles)

## WALNUT MARKET OVERVIEW

The greater Walnut Valley is nestled between the San Jose Hills mountain range to the north, and Puente Hills to the south. The area is adjacent to Diamond Bar, Pomona and City of Industry. Walnut City is a relatively affluent suburb with a median income of \$110,441, 66.6 percent higher than the median Los Angeles income. The area is home to two leading academic institutions. Mt. San Antonio has an enrollment of 62,000 students. Cal Poly Pomona is ranked 14 best universities in the West and enrolls 25,000 students. Walnut High School is also a top ranked high-school in California. The area is accessible by Metrolink which connects the region to Los Angeles and the Inland Empire.



# NEIGHBORHOOD AERIAL





# REGIONAL AERIAL





# RETAIL RENDERINGS

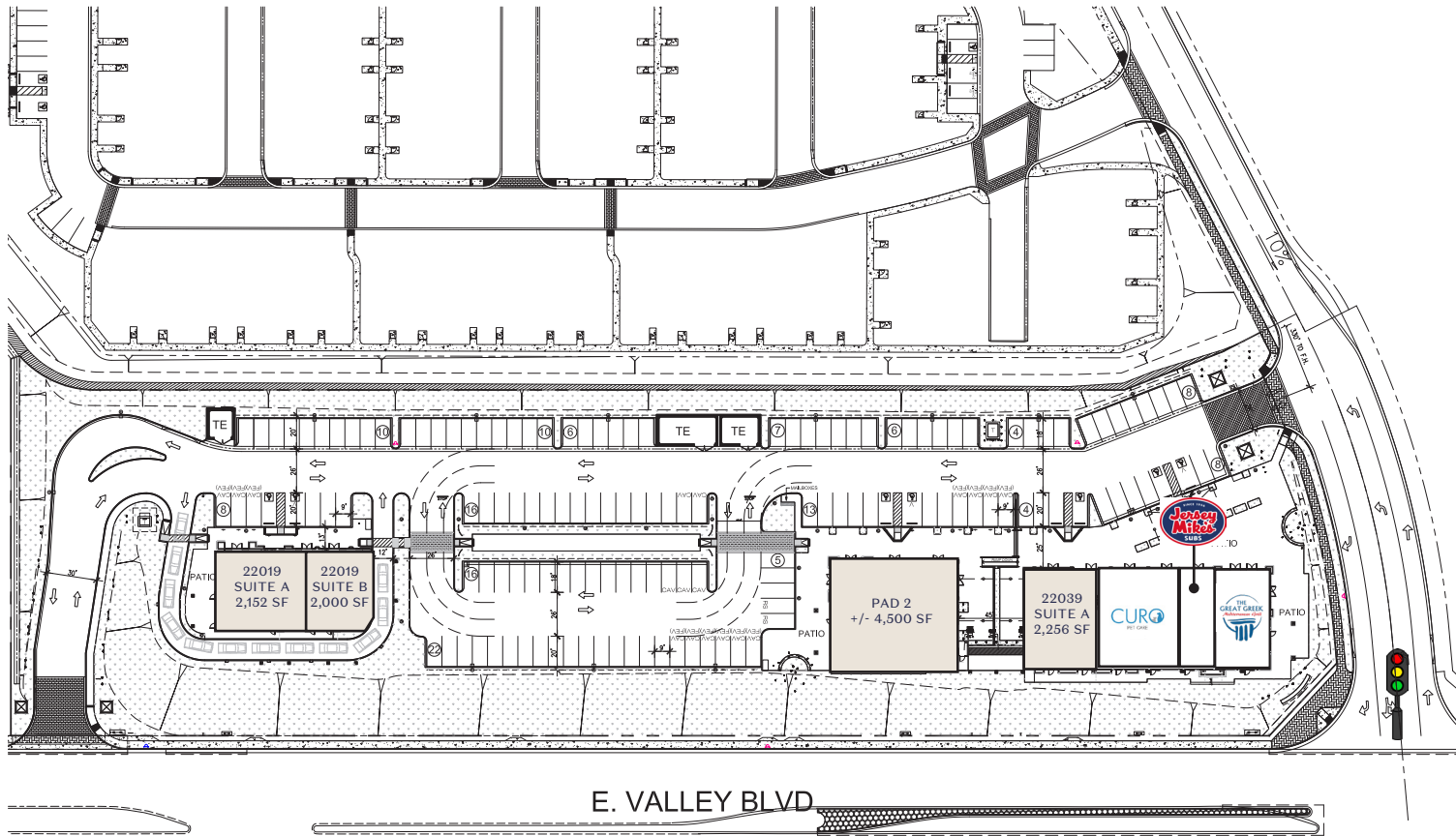




# THE RETAIL - SITE PLAN

## Space Options

Ability to combine suites within each Pad or Shop space as needed



	Suite	SF
22019	A Restaurant	2,152
22019	B Drive-Thru	2,000
22029	Pad 2 Sit Down Restaurant	4,500
22039	A Restaurant	2,256
22039	Curo Pet Care	3,000
22039	Jersey Mike's	1,090
22039	The Great Greek	2,000





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