

RETAIL / OFFICE
for
LEASE

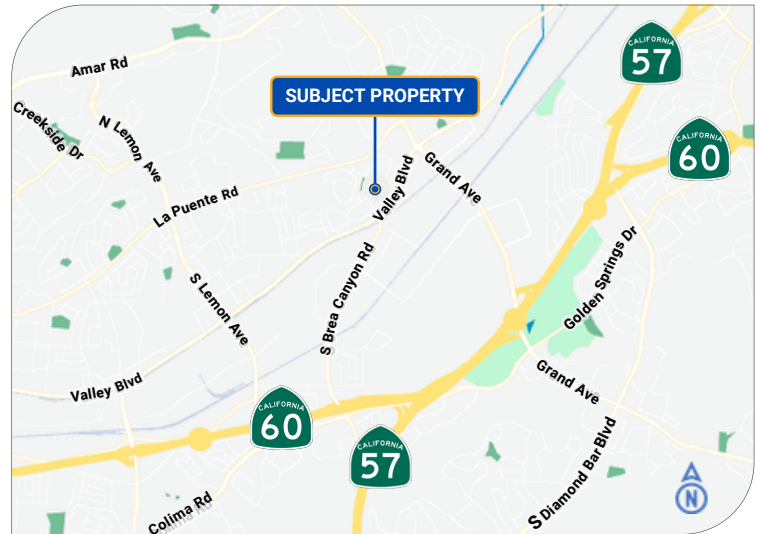
WALNUT BUSINESS CENTER

20657 Valley Blvd., Suite 201, Walnut CA 91789



PROPERTY HIGHLIGHTS

- Strong frontage along Valley Blvd with excellent visibility
- Strong daytime population and consistent local traffic flow
- Average \$120k Household Income
- Surrounded by schools, Parks, residential neighborhoods, and Businesses
- Excellent access to CA-60 & CA-57
- Flexible M-1 zone allows a wide variety of commercial, office, and Professional uses to serve residents, employees, and visitors.
- Ideal for: Medical / Tutoring / Beauty / Wellness services / Central Kitchen / Trade School / Music school / Art school / Professional office / Live Stream
- x1 Reception, x1 Executive, x1 Conference room, 1 Sales Office, x1 IT room



RENTAL DETAILS

Available Size: **± 3,284 SF** Ceiling Height: **12 ft**
Lease Term: **3 Years** Shared Parking: **20**

ASKING RATE INFO

Base Rent: **\$2.50 PSF /Month**
+ NNN: **\$0.50 PSF /Month**

FOR MORE INFORMATION, PLEASE CONTACT



Tiffany Huang 黃珊珊

Senior Commercial Associate
Cell: 909-273-1994
Email: Tiffany@tiffushomes.com
DRE#: 01961798



Tony Wong 黃德宇

Senior Commercial Associate
Cell: 909-630-8089
Email: Agenttonywong@gmail.com
DRE#: 02011933



RETAIL / OFFICE
for
LEASE

WALNUT BUSINESS CENTER

20657 Valley Blvd., Suite 201, Walnut CA 91789



2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population Average	10,857	102,232	253,305
Household Income	\$124,324	\$124,131	\$119,644
Daytime Population	11,322	45,437	99,735

Source: Esri

2025 TRAFFIC COUNTS (Source: Caltrans)

Valley Blvd: **± 15,223 AADT** (Annual Average Daily Traffic)
 South Lemon Ave **± 24,352 AADT** (Annual Average Daily Traffic)

FOR MORE INFORMATION, PLEASE CONTACT



Tiffany Huang 黃珊珊

Senior Commercial Associate
 Cell: 909-273-1994
 Email: Tiffany@tiffushomes.com
 DRE#: 01961798



Tony Wong 黃德宇

Senior Commercial Associate
 Cell: 909-630-8089
 Email: Agenttonywong@gmail.com
 DRE#: 02011933



RETAIL / OFFICE
for
LEASE

WALNUT BUSINESS CENTER

20657 Valley Blvd., Suite 201, Walnut CA 91789



FOR MORE INFORMATION, PLEASE CONTACT



Tiffany Huang 黃珊珊

Senior Commercial Associate
Cell: 909-273-1994
Email: Tiffany@tiffushomes.com
DRE#: 01961798



Tony Wong 黃德宇

Senior Commercial Associate
Cell: 909-630-8089
Email: Agenttonywong@gmail.com
DRE#: 02011933



RETAIL / OFFICE
for
LEASE

WALNUT BUSINESS CENTER

20657 Valley Blvd., Suite 201, Walnut CA 91789



FOR MORE INFORMATION, PLEASE CONTACT



Tiffany Huang 黃珊珊

Senior Commercial Associate
Cell: 909-273-1994
Email: Tiffany@tiffushomes.com
DRE#: 01961798



Tony Wong 黃德宇

Senior Commercial Associate
Cell: 909-630-8089
Email: Agenttonywong@gmail.com
DRE#: 02011933



RETAIL / OFFICE
for
LEASE

WALNUT BUSINESS CENTER

20657 Valley Blvd., Suite 201, Walnut CA 91789



FOR MORE INFORMATION, PLEASE CONTACT



Tiffany Huang 黃珊珊

Senior Commercial Associate
Cell: 909-273-1994
Email: Tiffany@tiffushomes.com
DRE#: 01961798



Tony Wong 黃德宇

Senior Commercial Associate
Cell: 909-630-8089
Email: Agenttonywong@gmail.com
DRE#: 02011933



RETAIL / OFFICE
for
LEASE

WALNUT BUSINESS CENTER

20657 Valley Blvd., Suite 201, Walnut CA 91789



FOR MORE INFORMATION, PLEASE CONTACT



Tiffany Huang 黃珊珊

Senior Commercial Associate
Cell: 909-273-1994
Email: Tiffany@tiffushomes.com
DRE#: 01961798



Tony Wong 黃德宇

Senior Commercial Associate
Cell: 909-630-8089
Email: Agenttonywong@gmail.com
DRE#: 02011933



RETAIL / OFFICE
for
LEASE

WALNUT BUSINESS CENTER

20657 Valley Blvd., Suite 201, Walnut CA 91789



FOR MORE INFORMATION, PLEASE CONTACT



Tiffany Huang 黃珊珊

Senior Commercial Associate
Cell: 909-273-1994
Email: Tiffany@tiffushomes.com
DRE#: 01961798



Tony Wong 黃德宇

Senior Commercial Associate
Cell: 909-630-8089
Email: Agenttonywong@gmail.com
DRE#: 02011933



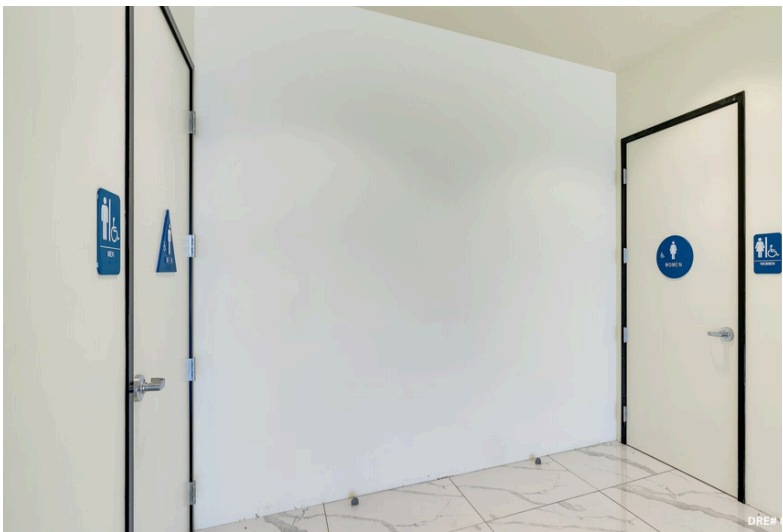
RETAIL / OFFICE
for
LEASE

WALNUT BUSINESS CENTER

20657 Valley Blvd., Suite 201, Walnut CA 91789



DRE# 01961798 DRE# 02011933



FOR MORE INFORMATION, PLEASE CONTACT



Tiffany Huang 黃珊珊

Senior Commercial Associate
Cell: 909-273-1994
Email: Tiffany@tiffushomes.com
DRE#: 01961798



Tony Wong 黃德宇

Senior Commercial Associate
Cell: 909-630-8089
Email: Agenttonywong@gmail.com
DRE#: 02011933



RETAIL / OFFICE
for
LEASE

WALNUT BUSINESS CENTER

20657 Valley Blvd., Suite 201, Walnut CA 91789



DRE# 01961798 DRE# 0201



DRE# 01961798



DRE# 01961798 DR

FOR MORE INFORMATION, PLEASE CONTACT



Tiffany Huang 黃珊珊

Senior Commercial Associate
Cell: 909-273-1994
Email: Tiffany@tiffushomes.com
DRE#: 01961798



Tony Wong 黃德宇

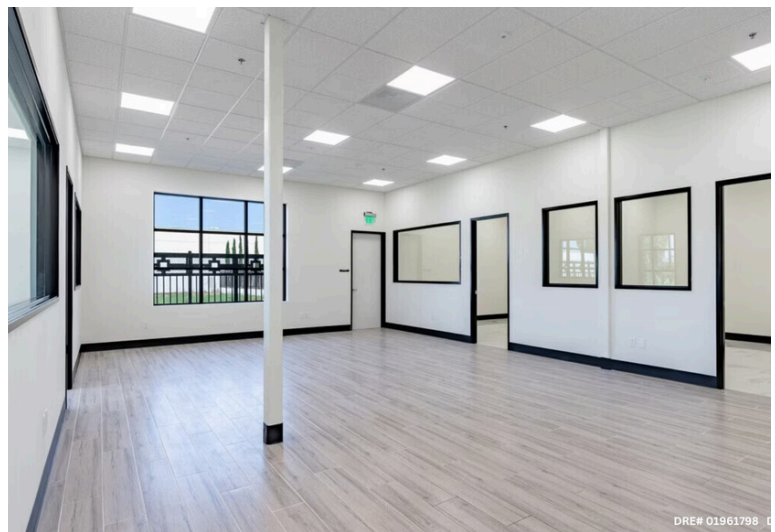
Senior Commercial Associate
Cell: 909-630-8089
Email: Agenttonywong@gmail.com
DRE#: 02011933



RETAIL / OFFICE
for
LEASE

WALNUT BUSINESS CENTER

20657 Valley Blvd., Suite 201, Walnut CA 91789



FOR MORE INFORMATION, PLEASE CONTACT



Tiffany Huang 黃珊珊

Senior Commercial Associate
Cell: 909-273-1994
Email: Tiffany@tiffushomes.com
DRE#: 01961798



Tony Wong 黃德宇

Senior Commercial Associate
Cell: 909-630-8089
Email: Agenttonywong@gmail.com
DRE#: 02011933



10

EASE CRE Powered by TNG Real Estate Consultants DRE# 01886242

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

RETAIL / OFFICE
for
LEASE

WALNUT BUSINESS CENTER

20657 Valley Blvd., Suite 201, Walnut CA 91789



FOR MORE INFORMATION, PLEASE CONTACT



Tiffany Huang 黃珊珊

Senior Commercial Associate
Cell: 909-273-1994
Email: Tiffany@tiffushomes.com
DRE#: 01961798



Tony Wong 黃德宇

Senior Commercial Associate
Cell: 909-630-8089
Email: Agenttonywong@gmail.com
DRE#: 02011933

