



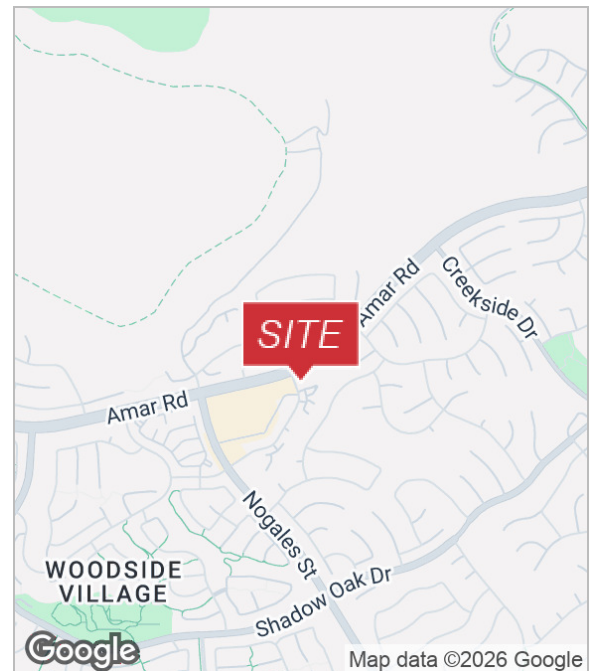
Office and Retail Spaces Available

Walnut West Plaza

18800 Amar Road
Walnut, California 91789

Lease Highlights

- 867 SF to 9,258 SF Available
- 2,167 SF Former Gym
- Ample Parking On-Site
- Great Visibility on Amar Road
- Monument Signage Available
- Well Maintained Center
- Competitive Rates!



For more information

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For Lease

Walnut West Plaza



AVAILABLE SPACES

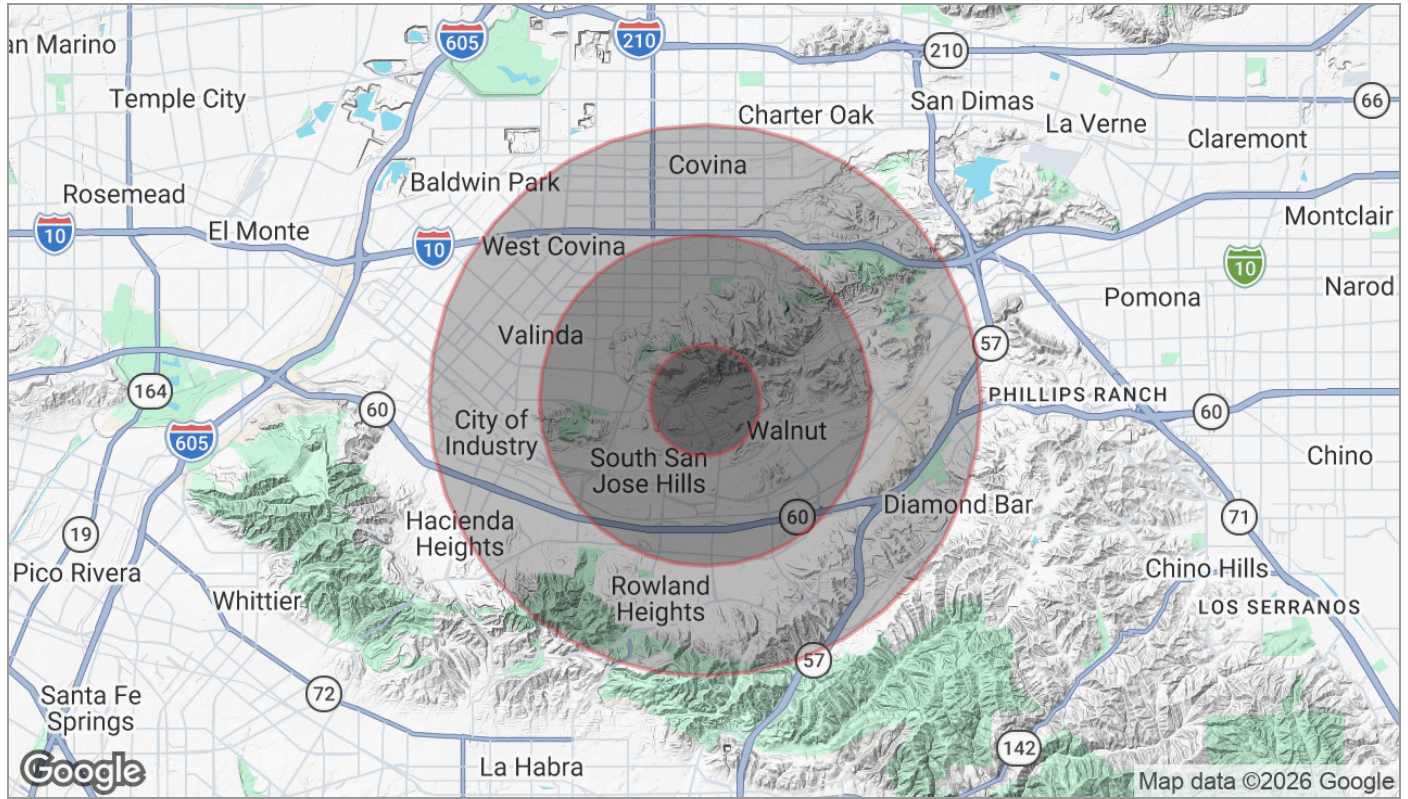
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
B-08	867 SF	NNN (\$0.56)	\$1.75 SF/month
B-09 (Gym)	2,167 SF	NNN (\$0.56)	\$1.75 SF/month
B-15	867 SF	NNN (\$0.56)	\$1.75 SF/month
B-16	867 SF	NNN (\$0.56)	\$1.75 SF/month
D-01, 02, 03	867 - 9,258 SF	NNN (\$0.56)	\$1.75 SF/month

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	1 Mile	3 Miles	5 Miles
Population			
TOTAL POPULATION	14,804	148,652	392,932
MEDIAN AGE	38.9	35.2	35.9
MEDIAN AGE (MALE)	36.1	33.5	34.2
MEDIAN AGE (FEMALE)	41.2	36.4	37.1
Households & Income			
TOTAL HOUSEHOLDS	4,322	40,281	110,965
# OF PERSONS PER HH	3.4	3.7	3.5
AVERAGE HH INCOME	\$93,261	\$84,512	\$81,204
AVERAGE HOUSE VALUE	\$557,058	\$530,482	\$515,460
Race			
% WHITE	17.2%	38.6%	41.1%
% BLACK	5.9%	3.1%	2.7%
% ASIAN	55.2%	33.1%	30.1%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.1%	0.3%	0.3%
% OTHER	17.6%	21.4%	22.5%
Ethnicity			
% HISPANIC	29.2%	50.9%	50.5%

* Demographic data derived from 2020 ACS - US Census

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