

FOR LEASE



NECESSITY RETAIL · SAN GABRIEL VALLEY

Walnut Hills Plaza

18718-18766 Amar Road · Walnut, California 91789

Two ±1,040 SF retail suites now available in a well leased neighborhood center, under new ownership.

OWNED & OPERATED BY

PORTOLA
REAL ESTATE PARTNERS

EXCLUSIVELY LISTED BY

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

■ PROPERTY OVERVIEW

A neighborhood center, repositioned under new ownership

Walnut Hills Plaza is a 104,000-square-foot, necessity-based retail center on Amar Road in the heart of Walnut. Anchored by a high-performing 24-Hour Fitness and a deep roster of daily-needs and service tenants, the Plaza is a fixture of the community.

Under new ownership, the Plaza is undergoing a program of cosmetic and operational improvements, enhancing its image and making it a better place to do business. Two **±1,040 SF retail suites** are now available — a rare opening in an established center.



Aerial view of Walnut Hills Plaza along the Amar Road corridor



Improvements in process – Building paint, landscaping, signage (image rendering)

103,833

Gross Leasable Area

387,544

5 Mile Population

±54,000

VPD on Amar Road

459

Shared Parking Spaces

Center layout & available suites



Site plan not to scale. Tenant roster subject to change.

SUITE	TENANT	SQ FT
18718	Little Elephants	6,480
18724	O'Reilly Auto Parts	6,520
18732	Wallace Chicken	1,560
18734	Papa John's Pizza	1,800
18736	Imperial Massage	1,040
18738	Bank of America (ATMs)	1,040
18740	AVAILABLE - SEPT. 2026	1,040
18742	Pediatric Dentistry	2,312
18746	Osuna's Mexican Restaurant	2,763
18748	Sky Nails	1,040

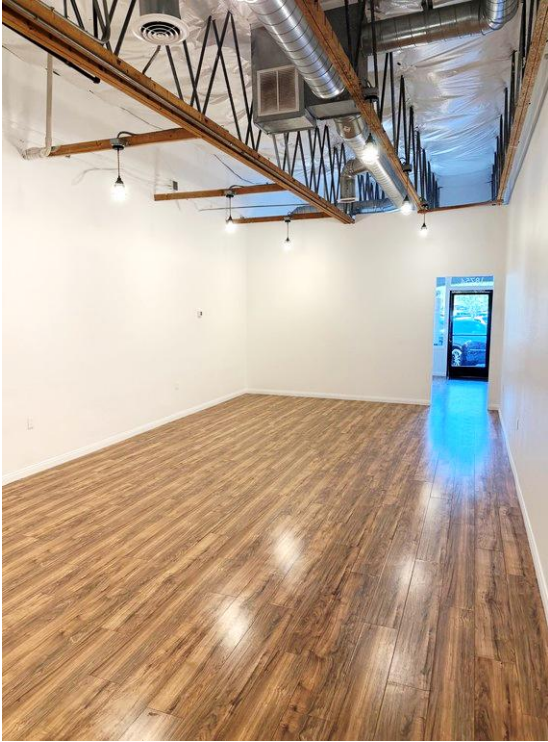
SUITE	TENANT	SQ FT
18750-52	Native Fields	2,367
18754	VACANT	1,040
18756	KIN Unified Healing Institute	1,040
18758	Walnut Hills Family Dentistry	1,327
18760	Princess Lash	1,040
18762	Lam's Beauty Salon	1,300
18764	Eastcultivital	1,040
18766	Daily Donut	1,560
856	Oilmen Lube	864
TOTAL		37,173



■ CURRENT AVAILABILITIES

Suite 18740 · ±1,040 SF

Suite 18754 · ±1,040 SF



Suite 18754 — current condition

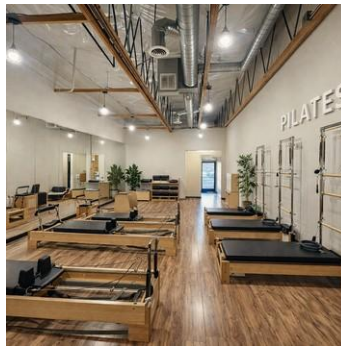
SUITE SPECIFICATIONS

Suite	18736 & 18754
Size	±1,040 SF
Asking Rent	Contact Broker
TI Allowance	Available, to be negotiated
Term	Five (5) years
Condition	Vacant — delivered as-is
Availability	Immediate
Signage	Monument signage on Amar Rd & Nogales St

IDEAL USES



Medical / Wellness



Fitness / Pilates



Beauty & Personal Services



Service

Delivered as a clean shell — ready for a wide range of retail, service, and wellness uses.

■ DEMOGRAPHICS & TRADE AREA

A dense, affluent trade area

145,226

Population (3-mi)

\$126,688

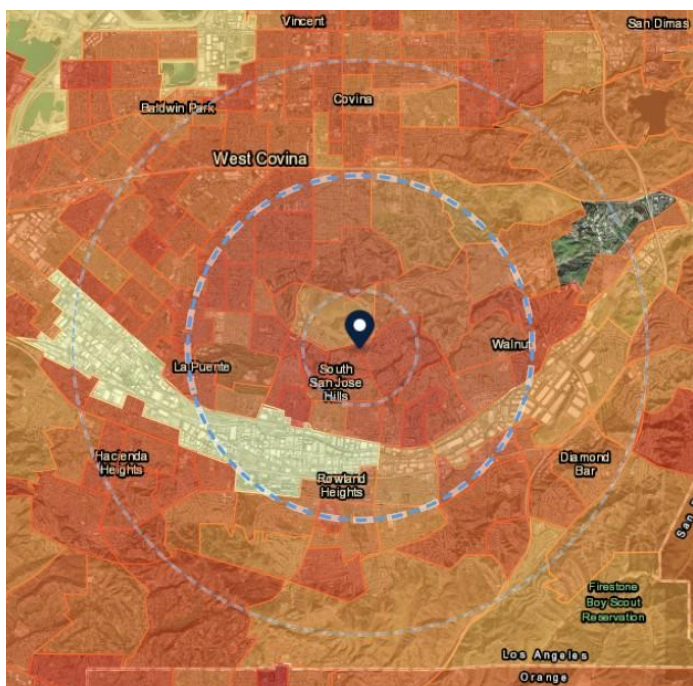
Avg. HH Income (3-mi)

40,980

Households (3-mi)

5,161

Pop / Sq Mi (3-mi)



TRADE AREA	1 Mi	3 Mi	5 Mi
Population	17,859	145,226	387,544
Households	5,430	40,980	113,090
Avg HH Income	\$126,332	\$126,688	\$122,418
Pop / Sq Mi	5,684	5,161	4,960
Bachelor's Degree +	40%	30%	31%
Family Households	82%	84%	81%
5-Yr Income Growth	29%	34%	29%

Source: U.S. Census Bureau, ACS 2023 5-Year Estimates (area-weighted).

Trade-area strength — combined household income and population density (darker = stronger).



Strategically positioned on the Amar Road corridor in the eastern San Gabriel Valley



Direct frontage on Amar Road carrying $\pm 54,000$ vehicles per day, with six points of ingress/egress, monument signage, and ample parking.

Minutes from the I-10, SR-60, and SR-57 freeways — at the convergence of Los Angeles, Orange, and San Bernardino counties.

Anchored by a high-performing 24-Hour Fitness; near Cal Poly Pomona, Mt. San Antonio College, and the City of Industry's ~78M SF industrial base.



FOR LEASING INQUIRIES

Schedule a tour of Walnut Hills Plaza

Two ±1,040 SF retail suites now available in a high-performing neighborhood center under new ownership. Contact the exclusive listing agent to discuss terms.

EXCLUSIVELY LISTED BY



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