



SHOP SPACE FOR LEASE

1,040 Square Feet

THE VILLAGE

THE VILLAGE EAST & WEST

Walnut, California



Contact Us

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The Village is a ±128,000 S.F. community retail center located at the N.E.C. and N.W.C. of Grand Avenue and Valley Boulevard in the City of Walnut, California. Located at the retail hub of the trade area, the site has outstanding access from the Pomona (60) Freeway, signalized entrances, and is less than 2 miles from Mt. San Antonio College with an enrollment of more than 40,000 students.

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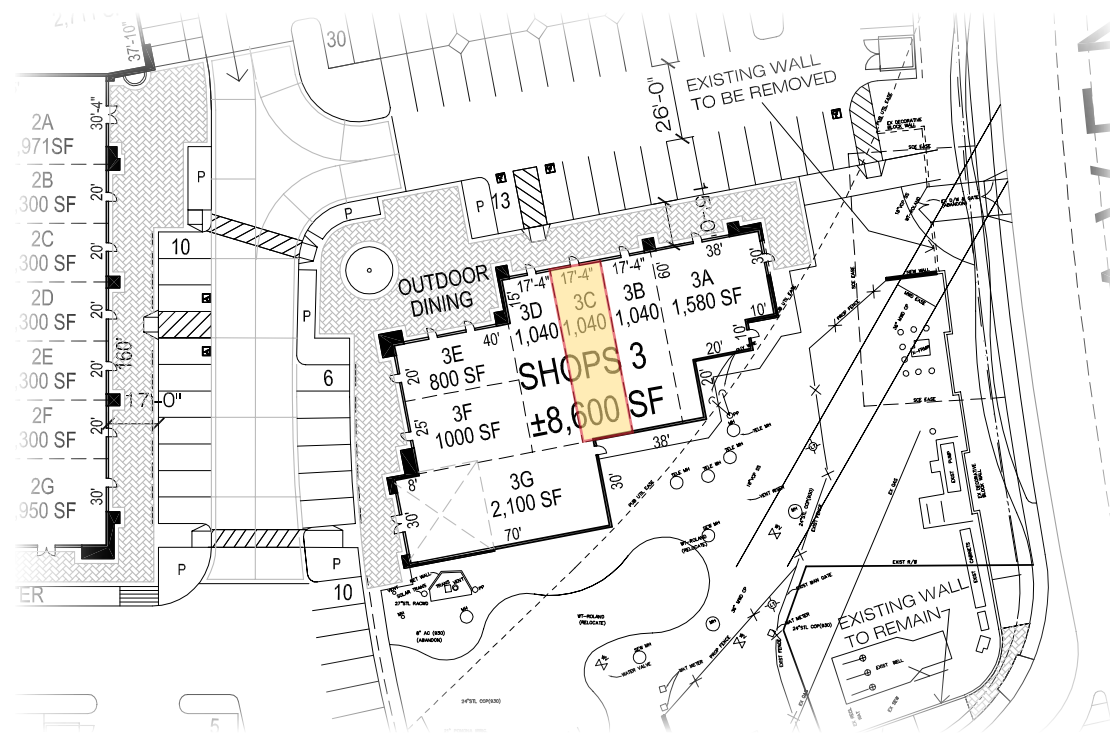
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THE VILLAGE

NWC of Valley Blvd. & Grand Ave.
Walnut, California



- ### HIGHLIGHTS
- Signalized entrances
 - Less than 2 mi. from Mt. San Antonio College w/ enrollment of more than 40,000 students
 - Other tenants at the intersection include: Kohl's, PetSmart, Bed Bath & Beyond, Michael's, Famous Footwear, & In-N-Out Burger
 - Outstanding access from Pomona (60) Freeway
 - Average Household Income over \$104,000 within 1 mile
 - Monument signage available on Valley Boulevard

SITE SUMMARY

Snow Creek Village West	
Land Area	406,850 SF
	9.34 Acres
Parking Provided	498 Stalls
Parking Ratio	5.00/1,000
Snow Creek Village East	
Land Area	209,088 SF
	4.80 Acres
Parking Provided	237 Stalls
Parking Ratio	8.27/1,000



REPRESENTATIVE TENANTS

Snow Creek Village West	
HomeGoods	25,000 SF
T.J. Maxx	30,000 SF
Staples	20,400 SF
Styles for Less	2,380 SF
Schools First Federal Credit Union	2,711 SF
L&L Hawaiian Barbecue	1,971 SF
Rubio's	2,600 SF
Ten Ren's Tea Time	1,300 SF
Cool Cuts 4 Kids	1,300 SF
HSBC Bank	3,250 SF
Akasaka Sushi	2,100 SF
Bella Napoli	1,800 SF
Cold Stone Creamery	1,040 SF
AVAILABLE	1,040 SF
Robek's	1,040 SF
Starbucks	1,580 SF
Total	99,512
Snow Creek Village East	
Applebee's	6,360 SF
McDonald's	3,503 SF
Panda Express	3,139 SF
Tutor Time	10,674 SF
Millie's	4,987 SF
Total	28,663

TRAFFIC COUNTS

Grand Avenue	36,340 ADT
Valley Boulevard	34,454 ADT
<i>Source: City of Walnut</i>	

DEMOGRAPHICS

Estimated Population (2008)	
1 Mile	8,976
3 Mile	93,988
5 Mile	317,009
Est. Average H.H. Income (2008)	
1 Mile	\$104,110
3 Mile	\$93,381
5 Mile	\$85,791
Est. Median H.H. Income (2008)	
1 Mile	\$102,640
3 Mile	\$84,668
5 Mile	\$75,735
<i>Source: SitesUSA</i>	

