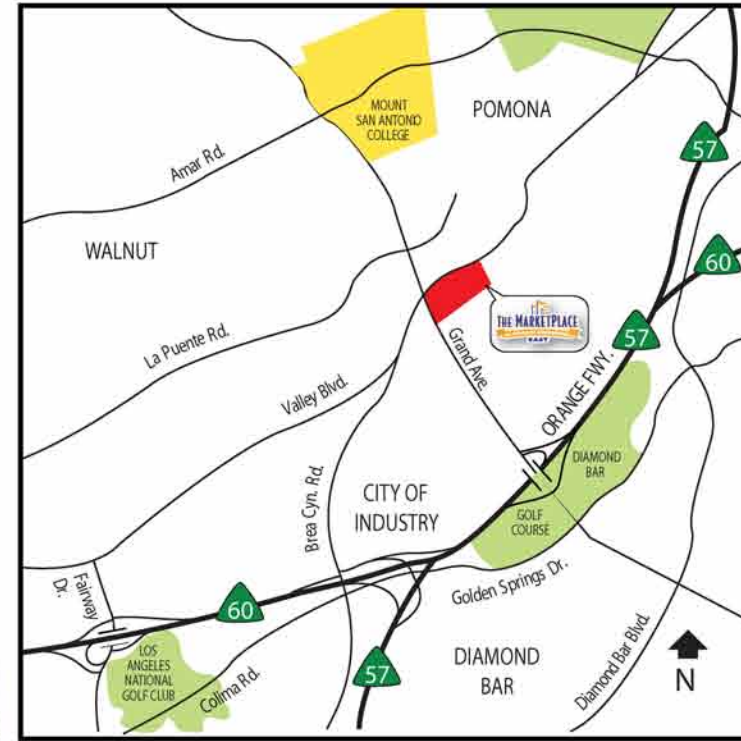


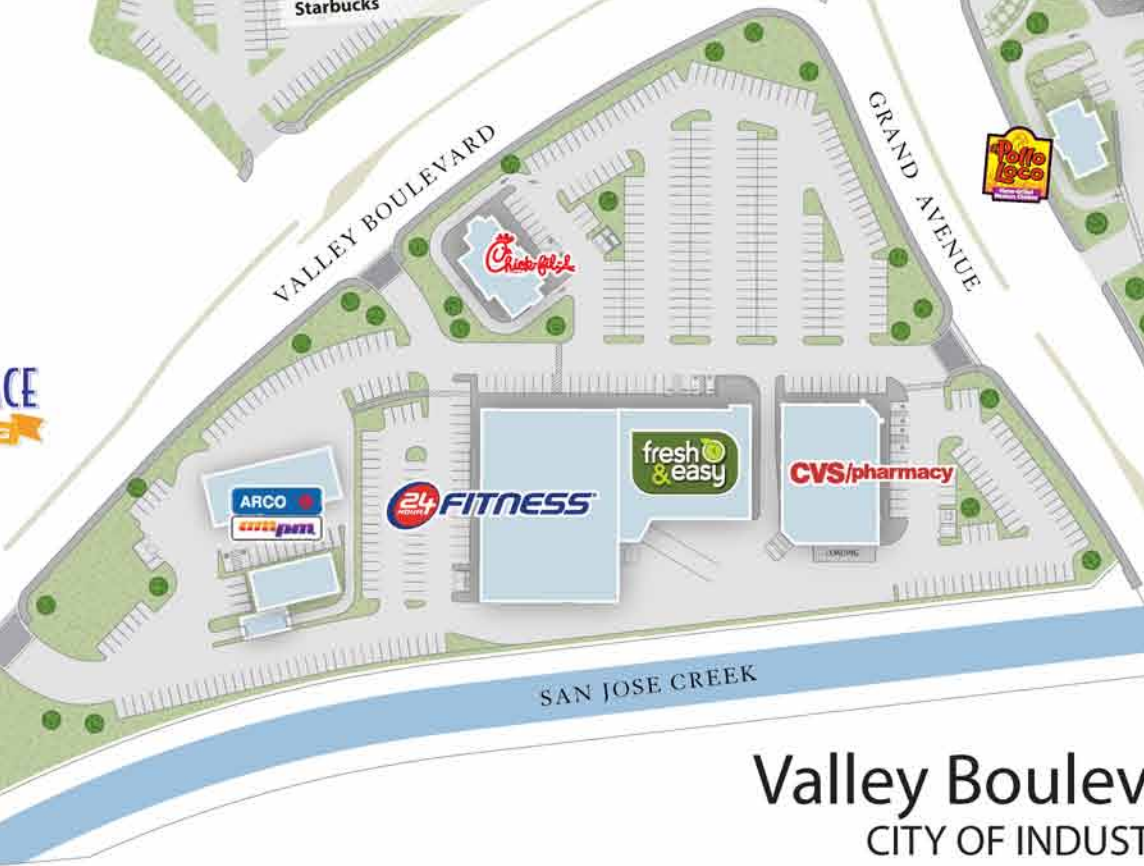
**THE VILLAGE**  
±128,175 SF



**Traffic Counts**  
Grand Avenue: 36,340 ADT  
Valley Boulevard: 34,454 ADT  
Source: City of Walnut

**Site Summary**  
Land Area: 810,216 SF  
18.6 Acres  
Parking Provided: 1,044 Stalls  
Parking Ratio: 5.06/1,000 stalls

**THE MARKETPLACE**  
at GRAND CROSSING  
WEST  
±67,234 SF



**THE MARKETPLACE**  
at GRAND CROSSING  
EAST  
±205,000 SF

**Valley Boulevard & Grand Avenue**  
CITY OF INDUSTRY & WALNUT, CALIFORNIA

