



# THE MARKETPLACE

at GRAND CROSSING

INDUSTRY





# THE MARKETPLACE

CITY OF INDUSTRY, CA

*The Marketplace at Grand Crossing is a ±273,389 S.F. regional retail center at the S.E.C. and S.W.C. of Grand Avenue and Valley Boulevard in the City of Industry. The project includes ULTA, Michaels, Kohl's, PetSmart, BevMo!, In-n-Out, 24 Hour Fitness, CVS, and several other top-tier tenants. As the retail hub of the trade area, The Marketplace has outstanding access from the Pomona (60) Freeway and signalized entrances from both major streets. Families from the high-income communities of Walnut and Diamond Bar, students from Mt. San Antonio College (62,000 enrollment) and Cal Poly Pomona (26,000 enrollment), along with 15,000+ employees from the many neighboring businesses all shop at The Marketplace on a daily basis.*

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# THE VILLAGE

Walnut  
128,922 SF



## Traffic Counts

Grand Avenue: 40,603 ADT  
Valley Boulevard: 28,315 ADT  
Source: Placer.ai (2021)

## Site Summary

Land Area: 1,810,253 SF  
41.56 Acres  
  
Buildout: 402,311 SF  
  
Parking Provided: 2,250 Stalls  
Parking Ratio: 5.06/1,000 stalls

## TENANT

### MARKETPLACE EAST

TENANT	SQ. FT.
KOHL'S	88,408 SF
AVAILABLE SPACE (MAJOR 2)	28,000 SF
PETSMART	27,830 SF
MICHAELS	23,800 SF
ULTA BEAUTY	10,837 SF
BEVMO!	7,000 SF
IN-N-OUT	3,500 SF
WALNUT SMILES	3,200 SF
EL POLLO LOCO	3,000 SF
CHIPOTLE	2,400 SF
T-MOBILE	2,350 SF
RED PERSIMMON NAILS & SPA	1,200 SF
THE FLAME BROILER	1,200 SF
YOGURTLAND	1,100 SF
SUBWAY	1,100 SF

### MARKETPLACE WEST

24 HOUR FITNESS	34,356 SF
DOLLAR TREE	13,969 SF
CVS/PHARMACY	12,900 SF
ARCO AM/PM	2,900 SF
CHICK-FIL-A	4,339 SF





## COMMUNITY DEMOGRAPHICS

### POPULATION

### EST. AVERAGE HOUSEHOLD INCOME

3 MILE

86,700

\$113,540

5 MILE

302,000

\$104,430

10 MILE

1,300,000

\$100,980

Source: Placer.ai (2022)







# AVAILABLE FOR LEASE

21640 VALLEY BLVD, CITY OF INDUSTRY, CA - MAJOR 2

## 28,000 SF





## AREA NEIGHBORS

MT. SAN ANTONIO COLLEGE  
CAL POLY POMONA COLLEGE  
KOHL'S  
MICHAELS  
ULTA  
PETSMART  
CHIPOTLE  
IN-N-OUT  
DOLLAR TREE  
24HR FITNESS  
CVS PHARMACY  
CHICK-FIL-A  
TESLA  
FEDEX  
HD•SUPPLY  
PRIME  
WILLIAMS SONOMA  
PORT LOGISTICS GROUP  
SYSCO  
APL LOGISTICS  
HIDTECH  
MARTIN BROWER  
JAKKS PACIFIC  
CAMBRO  
NFI  
WET N WILD  
K2 MOTOR

