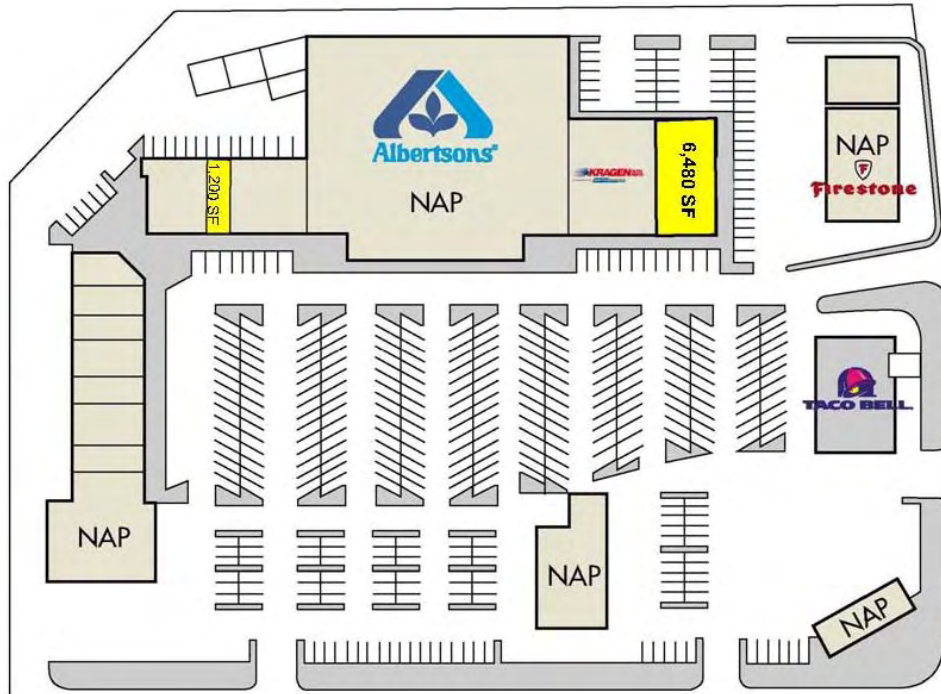


FOR LEASE

WALNUT HILLS PLAZA SEC Nogales Avenue & Amar Road Walnut, California



For Leasing Information Contact:

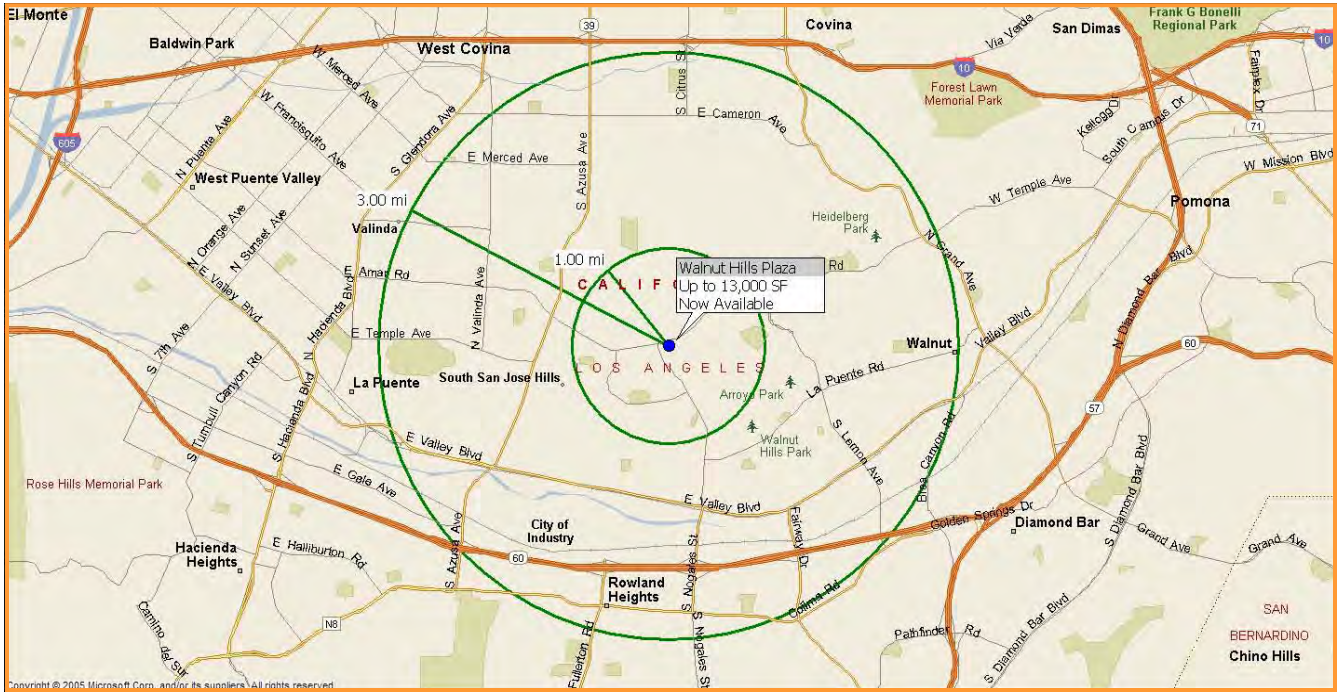
Charlie Cangelosi
310-252-7656 x 156
charlie@rnlp.biz
www.rnlp.biz

- ◆ Only two spaces available 1,200 sq.ft. & 6,480 sq.ft.
- ◆ High Income Walnut Hills area.
- ◆ High traffic Albertson's Center with services and food uses.
- ◆ Retail or Food uses welcome.
- ◆ Excellent parking at 5/1000
- ◆ Co-tenant's include Albertson's, Taco Bell and Fantastic Sam's.

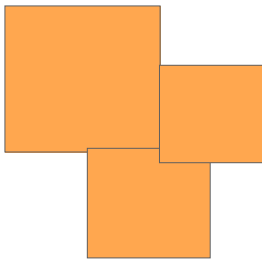


	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Daytime Employment:	3,733	58,394	191,485
Population:	18,467	159,839	415,425
Average Household Income:	\$85,765	\$76,880	\$74,688

This information has been furnished from sources which we believe to be reliable; however, we do not guarantee its accuracy and assume no liability. Do not rely on any of the information contained herein without verifying it yourself



Walnut Hills Plaza Walnut, CA



For Leasing
Information Contact:

Charlie Cangelosi
310-252-7656
x 156



Pop-Facts: Demographic Quick Facts 2006 Report

Radius:NOGALES AVE AT AMAR RD, WALNUT, CA 91789, aggregate

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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius	%	Radius	%	Radius	%
Population						
2011 Projection	21,515		174,721		442,248	
2006 Estimate	20,449		166,324		421,967	
2000 Census	19,326		157,717		401,144	
1990 Census	18,515		145,620		368,057	
Growth 1990 - 2000	4.38%		8.31%		8.99%	
Households						
2011 Projection	5,897		45,440		120,722	
2006 Estimate	5,619		43,492		116,011	
2000 Census	5,345		41,712		111,734	
1990 Census	5,213		39,934		106,701	
Growth 1990 - 2000	2.53%		4.45%		4.72%	
2006 Est. Population by Single Classification Race						
White Alone	5,133	25.10	52,610	31.63	151,341	35.87
Black or African American Alone	1,278	6.25	6,105	3.67	13,797	3.27
American Indian and Alaska Native Alone	78	0.38	1,430	0.86	3,766	0.89
Asian Alone	10,163	49.70	50,063	30.10	121,513	28.80
Native Hawaiian and Other Pacific Islander Alone	46	0.22	433	0.26	988	0.23
Some Other Race Alone	2,889	14.13	48,350	29.07	112,136	26.57
Two or More Races	863	4.22	7,332	4.41	18,427	4.37
2006 Est. Population Hispanic or Latino						
Hispanic or Latino	6,585	32.20	86,485	52.00	210,116	49.79
Not Hispanic or Latino	13,865	67.80	79,838	48.00	211,851	50.21
2006 Tenure of Occupied Housing Units						
Owner Occupied	4,042	71.93	31,152	71.63	81,505	70.26
Renter Occupied	1,576	28.05	12,341	28.38	34,506	29.74
2006 Average Household Size						
	3.63		3.82		3.60	



Pop-Facts: Demographic Quick Facts 2006 Report

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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius	%	Radius	%	Radius	%
2006 Est. Households by Household Income	5,619		43,492		116,011	
Income Less than \$15,000	309	5.50	3,162	7.27	9,996	8.62
Income \$15,000 - \$24,999	275	4.89	3,243	7.46	9,421	8.12
Income \$25,000 - \$34,999	386	6.87	4,058	9.33	10,873	9.37
Income \$35,000 - \$49,999	723	12.87	6,551	15.06	17,093	14.73
Income \$50,000 - \$74,999	1,231	21.91	9,411	21.64	24,477	21.10
Income \$75,000 - \$99,999	1,084	19.29	6,891	15.84	17,778	15.32
Income \$100,000 - \$149,999	1,113	19.81	6,900	15.86	17,598	15.17
Income \$150,000 - \$249,999	365	6.50	2,491	5.73	6,763	5.83
Income \$250,000 - \$499,999	95	1.69	548	1.26	1,507	1.30
Income \$500,000 and over	36	0.64	238	0.55	505	0.44
2006 Est. Average Household Income	\$85,576		\$76,459		\$74,658	
2006 Est. Median Household Income	\$72,646		\$62,572		\$60,850	
2006 Est. Per Capita Income	\$23,682		\$20,111		\$20,701	

*In contrast to Claritas Demographic Estimates, "smoothed" data items are Census 2000 tables made consistent with current year estimated and 5 year projected base counts.



Area Map

Prepared For: RNL
Project Code:

Order #: 965228312
Site: 01

AMAR RD AT NOGALES AVE
WALNUT, CA 91789
Coord: 34.027600, -117.895650
Radius - See Appendix for Details

