

Regional Map



RETAIL FOR LEASE

THE MARKETPLACE AT GRAND CROSSING - WEST

City of Industry, California

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The MarketPlace at Grand Crossing - West is a ±69,000 S.F. promotional retail center located at the S.W.C. of Grand Avenue and Valley Boulevard in the City of Industry, California. Located at the retail hub of the trade area, the site has outstanding access from the Pomona (60) Freeway and is less than 2 miles from Mt. San Antonio College with an enrollment of more than 40,000 students.



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THE MARKETPLACE AT GRAND CROSSING - WEST

City of Industry, California

SITE SUMMARY

Land Area	384,099 SF
	8.82 Acres
Parking Provided	471 Stalls
Parking Ratio	7.0/1,000

REPRESENTATIVE TENANTS

24 Hour Fitness	33,000 SF
AVAILABLE	13,969 SF
CVS/pharmacy	12,900 SF
ARCO ampm	3,026 SF
Chick-fil-A	4,339 SF
Total	67,234



THE VILLAGE
128,332 SF

**THE MARKETPLACE
at GRAND CROSSING
WEST**
68,464 SF



Traffic Counts

Grand Avenue: 34,000 ADT
Valley Boulevard: 27,000 ADT

Site Summary

Land Area: 810,216 SF
18.6 Acres

Parking Provided: 1,044 Stalls
Parking Ratio: 5.06/1,000 stalls

TRAFFIC COUNTS

Grand Avenue	38,000 ADT
Valley Boulevard	29,000 ADT

Source: SitesUSA (2015)

DEMOGRAPHICS

Estimated Population (2017)	
1 Mile	6,902
3 Mile	90,154
5 Mile	307,117
Est. Average H.H. Income (2017)	
1 Mile	\$163,521
3 Mile	\$118,427
5 Mile	\$105,458
Est. Median H.H. Income (2017)	
1 Mile	\$129,166
3 Mile	\$96,530
5 Mile	\$85,206

Source: SitesUSA

Valley Boulevard & Grand Avenue
City of Industry & Walnut, CA

**THE MARKETPLACE
at GRAND CROSSING
EAST**
204,624 SF

