



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



END CAP WITH PATIO SPACE | FORMER COFFEE SHOP

1569 South Fairway Drive, Walnut, CA 91789



ALEYA COOLIDGE
(818) 697-9361 | aleya@illicre.com
DRE#01407539

TODD NATHANSON
(818) 514-2204 | todd@illicre.com
DRE#00923779



END CAP WITH PATIO
WALNUT, CA

EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

1569 South Fairway Drive, Walnut, CA



APPROX. 1,200-2,000 SF

RETAIL AND RESTAURANT SPACE AVAILABLE

- ✓ Ideal for high end tea, boba, coffee or fast food
- ✓ Join other sophisticated tenants in this luxury center
- ✓ Wood paneled lounge available
- ✓ Ideal for cigar connoisseur smoking room, wine/scotch tasting room or other high end retail, food or social use
- ✓ Great for exclusive bridal or haute couture showrooms

AREA AMENITIES

- ✓ Solid high end demographic
- ✓ Awesome street visibility
- ✓ Close proximity to the 60 freeway ramp

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	19,914	107,035	251,591
Avg. HH Income	\$116,546	\$111,556	\$117,597
Daytime Pop	10,896	89,286	208,567
Traffic Count	± 21,572 CPD AT INTERSECTION FAIRWAY DR & BREA CANYON CUT OFF RD		

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INTERIOR PHOTOS

1569 South Fairway Drive, Walnut, CA



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AVAILABLE
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AERIAL MAP



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