

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 |

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



THE MARKETPLACE
at GRAND CROSSING
WEST
68,464 SF

THE MARKETPLACE
at GRAND CROSSING
EAST
204,624 SF

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

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