



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



## PRIME SIGNALIZED INTERSECTION ON FREEWAY ACCESS ROAD

19811 Colima Rd., Walnut, CA 91789



**JASON BRIGGS**

(818) 697-9365 | jason@illicre.com  
DRE#02204046

**JAMES HEERDEGEN**

(818) 697-9379 | james@illicre.com  
DRE#02197482

**TODD NATHANSON**

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



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124

OFFICE SPACES  
WALNUT, CA

## ***EXCLUSIVELY LISTED BY***

**JASON BRIGGS**

ASSOCIATE

(818) 697-9365 | [jason@illicre.com](mailto:jason@illicre.com)  
DRE#02204046

**JAMES HEERDEGEN**

SENIOR ASSOCIATE

(818) 697-9379 | [james@illicre.com](mailto:james@illicre.com)  
DRE#02197482

**TODD NATHANSON**

PRESIDENT

(818) 514-2204 | [todd@illicre.com](mailto:todd@illicre.com)  
DRE#00923779

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.

5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - [www.illicre.com](http://www.illicre.com) - DRE #01834124

# PROPERTY FEATURES

19811 Colima Rd., Walnut, CA 91789



## APPROX. 920 - 2,170 SF

### OFFICE SPACES AVAILABLE

- ✓ Ideal for sole proprietorships like CPA, attorney, or insurance offices
- ✓ Mortgage broker or real estate offices
- ✓ Perfect demographic for educational, tutoring, dance studio and more
- ✓ Ample free parking

## AREA AMENITIES

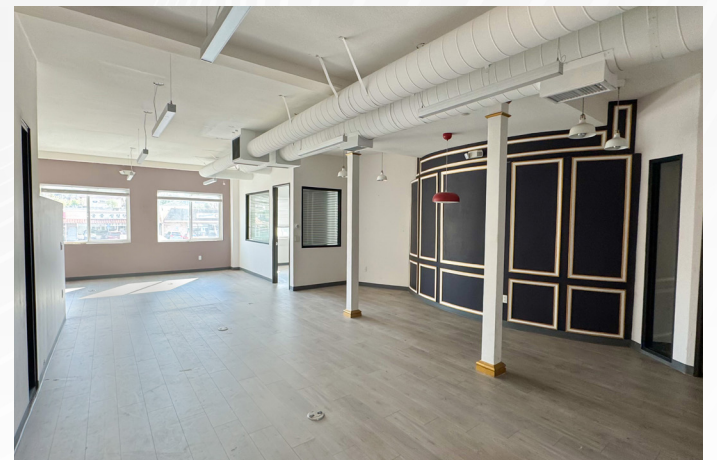
- ✓ Solid high end demographic
- ✓ Awesome street visibility
- ✓ Close proximity to the 60 freeway ramp
- ✓ Across the street from affluent luxury Hing Wa Lee Plaza I

| 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  | ± 47,496 CPD AT INTERSECTION<br>COLIMA RD & FAIRWAY DR |           |           |

OFFICE SPACES  
WALNUT, CA

# UNIT 210

19811 Colima Rd., Walnut, CA 91789



OFFICE SPACES  
WALNUT, CA

# UNIT 240

19811 Colima Rd., Walnut, CA 91789



OFFICE SPACES  
WALNUT, CA

# UNIT 250

19811 Colima Rd., Walnut, CA 91789



OFFICE SPACES  
WALNUT, CA

# SITE PLAN | 1ST FLOOR

19811 Colima Rd., Walnut, CA 91789



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

# SITE PLAN | 2ND FLOOR

19811 Colima Rd., Walnut, CA 91789



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



Sleep



STATER BROS. markets.



citi



CVS  
armacy



**AERIAL MAP**



**COMMERCIAL**  
REAL ESTATE

**JASON BRIGGS**

ASSOCIATE

(818) 697-9365 | [jason@illicre.com](mailto:jason@illicre.com)  
DRE#02204046

**JAMES HEERDEGEN**

SENIOR ASSOCIATE

(818) 697-9379 | [james@illicre.com](mailto:james@illicre.com)  
DRE#02197482

**TODD NATHANSON**

PRESIDENT

(818) 514-2204 | [todd@illicre.com](mailto:todd@illicre.com)  
DRE#00923779



5945 CANOGA AVENUE | WOODLAND HILLS, CA 91367 | 818.501.2212/PHONE | [www.illicre.com](http://www.illicre.com) | DRE #01834124

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.