

# SHEA CENTER WALNUT

**SHEA CENTER WALNUT • 657-727 BREA CANYON ROAD • WALNUT, CALIFORNIA**

**8**

Spaces Available

**1,317 SF**

Minimum

**3,698 SF**

Maximum

This exceptional business park is located in the City of Walnut and provides 271,760 square feet of multi-tenant, light industrial and warehouse space perfectly suited for a wide variety of tenants. Many of the suites provide drive up surface parking, private suite access and office and warehouse space with roll-up delivery doors.

Metrolink commuter rail service stops daily at the Industry Metrolink Station located just across the street, along the Riverside line to Los Angeles. Nearby amenities include Target, Bed Bath & Beyond, Kohl's, Chili's and Applebee's. There's also an on-site delicatessen and print shop.

Shea Center Walnut is owned and operated by the 125-year old J.F. Shea Company, with its corporate headquarters right next door. In addition, the leasing office is located on-site for the convenience of our tenants. For more information about Shea Center Walnut and to view a current list of available space, visit [SheaProperties.com](https://www.sheaproperties.com).



*City of Industry Metrolink Station located across the street.*

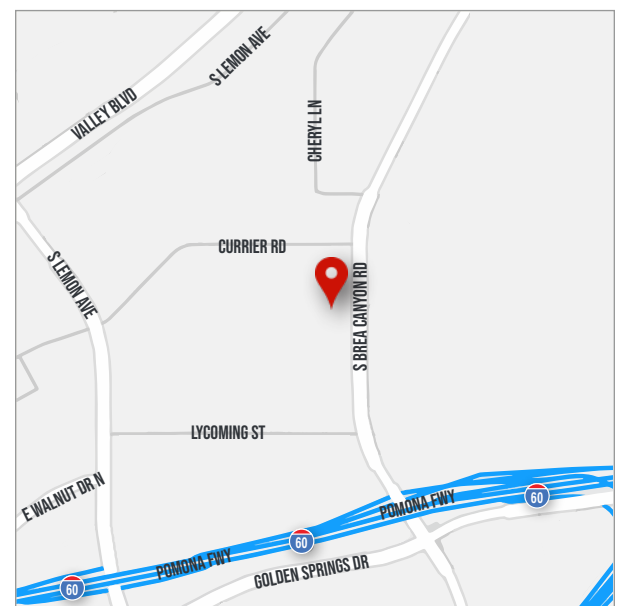


BREA CANYON RD.

## SHEA CENTER WALNUT • 657-727 BREA CANYON ROAD • WALNUT, CALIFORNIA

### FEATURES & AMENITIES:

- Convenient access to both the 60 and 57 freeways
- Across the street from the Industry Metrolink Station
- Brea Canyon Road construction complete allowing for non-stop travel under the train tracks
- Multi-tenant office and light industrial space available with warehouse and roll-up delivery doors with select suites
- Minutes from the communities of Diamond Bar, Walnut and Rowland Heights
- Wide variety of amenities nearby including Diamond Bar Golf Course, LA Royal Vista Golf Club and the Brea Mall
- Family-owned and operated for over twenty years
- On-site delicatessen, print shop and leasing office



Location Map

### SHEA PROPERTIES (CA BL DRE #01382566)

Dorinne Alarcon • (909) 595-0499 • [dorinne.alarcon@sheaproperties.com](mailto:dorinne.alarcon@sheaproperties.com)  
 667 Brea Canyon Road, Suite 25 • Walnut, CA 91789





**SHEA CENTER WALNUT • 657-727 BREA CANYON ROAD • WALNUT, CALIFORNIA**

**SHEA PROPERTIES** (CA BL DRE #01382566)

Dorinne Alarcon • (909) 595-0499 • [dorinne.alarcon@sheaproperties.com](mailto:dorinne.alarcon@sheaproperties.com)  
667 Brea Canyon Road, Suite 25 • Walnut, CA 91789

AERIAL





BREA CANYON RD.

SHEA CENTER WALNUT • 657-727 BREA CANYON ROAD • WALNUT, CALIFORNIA

**SHEA PROPERTIES** (CA BL DRE #01382566)

Dorinne Alarcon • (909) 595-0499 • [dorinne.alarcon@sheaproperties.com](mailto:dorinne.alarcon@sheaproperties.com)

667 Brea Canyon Road, Suite 25 • Walnut, CA 91789

SITE PLAN



**SHEA CENTER WALNUT • 657-727 BREA CANYON ROAD • WALNUT, CALIFORNIA**

**SHEA PROPERTIES** (CA BL DRE #01382566)

Dorinne Alarcon • (909) 595-0499 • [dorinne.alarcon@sheaproperties.com](mailto:dorinne.alarcon@sheaproperties.com)  
667 Brea Canyon Road, Suite 25 • Walnut, CA 91789

**SITE PLAN**

## SHEA CENTER WALNUT ▪ 657-727 BREA CANYON ROAD ▪ WALNUT, CALIFORNIA

## 8 SPACES AVAILABLE ▪ FROM 1,317 SF TO 3,698 SF

## AVAILABILITY (as of March 1, 2024)

Bldng	Unit	SF	Available	% Office/ Warehouse	Description	Price Per SF
661	2	3,278	NOW	50/50	Reception area, 5 private offices, open office, warehouse.	\$1.80
661	4	3,278	NOW	50/50	Reception area, 5 private offices, open office, warehouse.	\$1.80
667	21	2,488	NOW	50/50	Reception area, open office, warehouse.	\$1.80
659	6	1,317	3/15/24	20/80	Reception area, warehouse.	\$1.95
709	1-3	2,947	NOW	100/0	3 private offices, 1 conference room, lunch room, open office.	\$2.00
721	10	3,698	4/15/24	25/75	Reception area, 1 private office, open office, warehouse.	\$1.85
727	10	1,688	NOW	65/35	Reception area, 2 private offices, open office, warehouse. Facing Brea Canyon Road.	\$1.95
727	11	1,680	NOW	50/50	Reception area, open office, warehouse. Facing Brea Canyon Road.	\$1.95

Rate quoted does not include fixed Common Area Maintenance fee.  
Rates subject to change.

## SHEA PROPERTIES (CA BL DRE #01382566)

Dorinne Alarcon ▪ (909) 595-0499 ▪ dorinne.alarcon@sheaproperties.com  
667 Brea Canyon Road, Suite 25 ▪ Walnut, CA 91789