

# THE LAKES

Entertainment Center



# FOR LEASE

**1230 Lakes Drive**  
West Covina, CA 91790



## PROPERTY SUMMARY

LEASE RATE:	\$3.00/sq ft (NNN)
AVAILABLE SF:	7,400 SF
BUILDING SIZE:	18,610 SF
YEAR BUILT:	Built 1996/Renov 2005
LOT SIZE:	1.09 Acres
APN:	8474-011-047

## PROPERTY DESCRIPTION

This commercial property located at 1230 Lakes Drive, West Covina offers a unique leasing opportunity for a 2nd generation restaurant in a prime location. This spacious area is ideal for a large restaurant format capable of accommodating approximately 200 seats. The space features essential amenities such as hood system, grease trap, walk-in refrigerator and freezer, and furnished interior, significantly reducing initial setup costs and time.

## FOR MORE INFORMATION

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## SPACE HIGHLIGHTS

- Seating for approximately 200 customers.
- Bar area with 25' bar: 16 seats and hightop tables.
- Kitchen is equipped 3 hoods (8', 15' and 18'), pizza oven, prep and storage areas, live seafood tank, separate walk-in refrigerator and freezer, and more.
- 2 separate restrooms for men and women.
- Employees' facilities include separate break area, employees' restrooms, and manager's office.
- 2 outdoor patio spaces totaling approximately 850 sq ft.

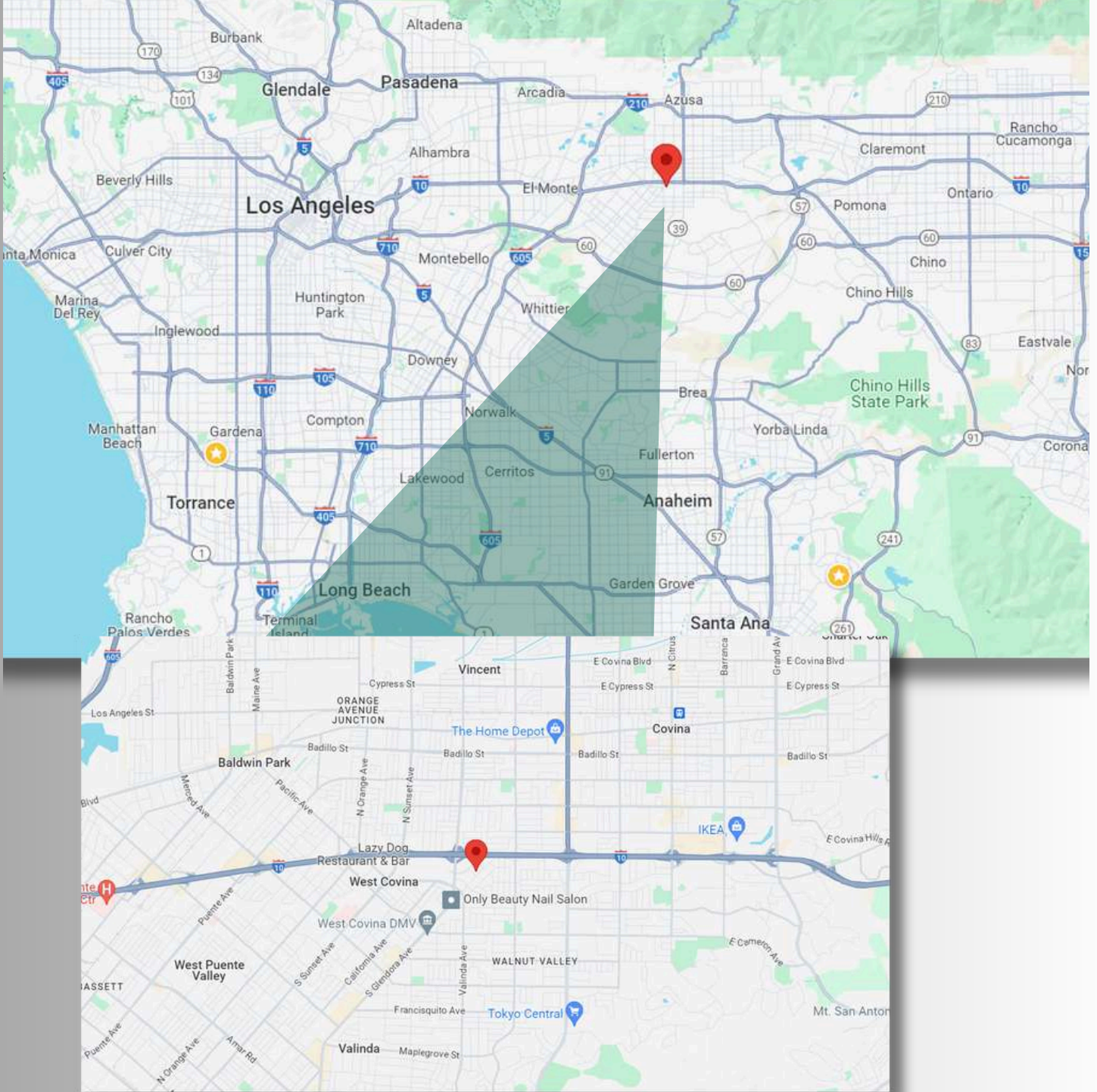
## PROPERTY HIGHLIGHTS

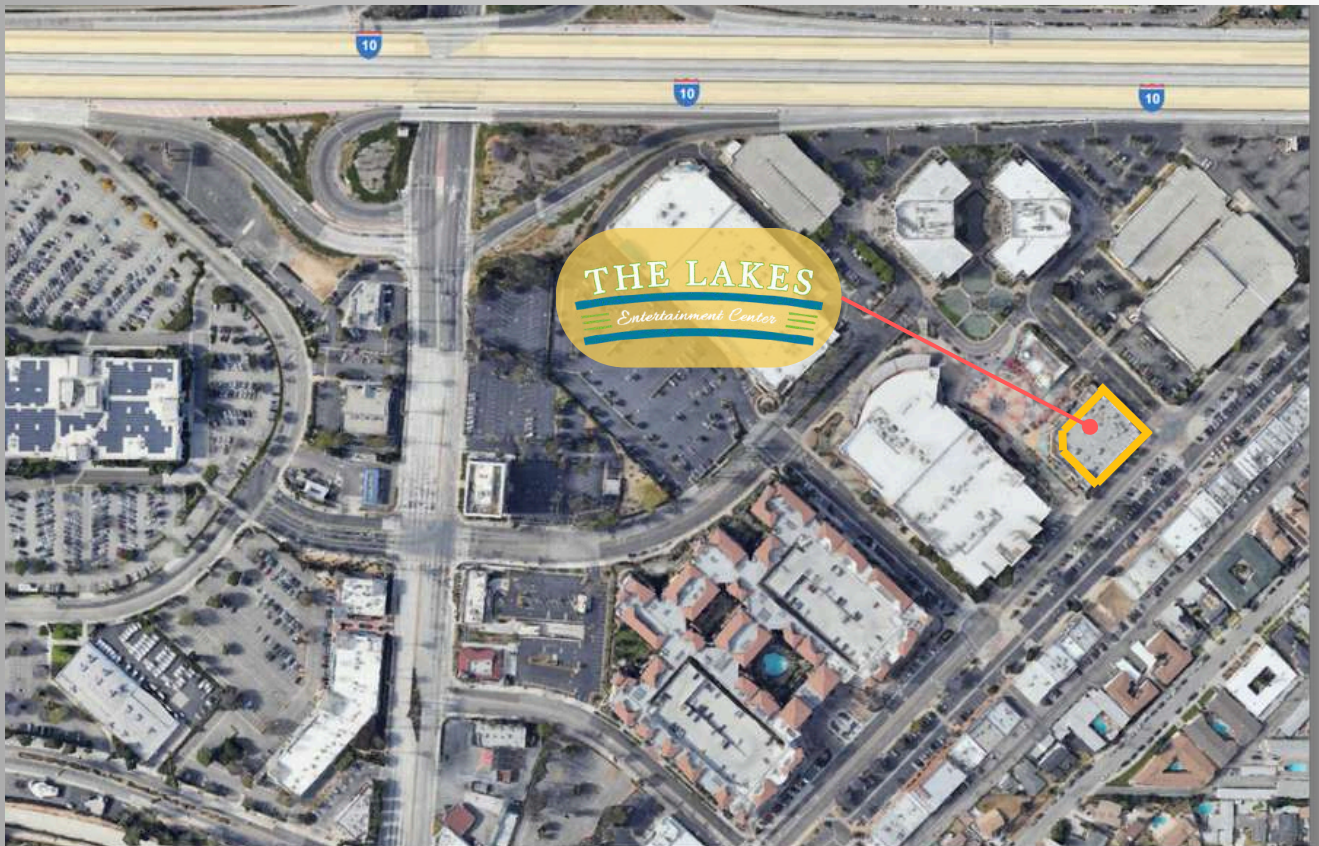
- Anchored by Regal Edwards West Covina with 18 screens
- Strong co-tenancy with Kopan Sushi & Ramen, Noypitz Bar & Grill, Ice Cream Chef, Jasmine Hookah and more.
- Freeway facing monument sign with excellent exposure available.
- Easily accessible 4-story parking structure.
- Convenient location directly off 10 fwy and S. Vincent Ave.

## AREA HIGHLIGHTS

- **The Lakes at West Covina office building:** 176k sq ft with 95%+ occupancy.
- **The Colony at the Lakes Apartments:** 450 units luxury mid-rise apartments.
- **Marketplace at the Lakes:** Adjoining shopping center with Jerome's Furniture, Michael's, Columbia Sportswear.
- **Plaza West Covina:** Super regional mall across S. Vincent Ave. with 185 stores covering over 1.2m sq ft.
- Bustling retail corridor adjacent to the property with healthy mix of local businesses.
- West Covina Civic Center with City Hall, West Covina Library, LA Superior Court, Police Dept, etc. less than 1 mile away.

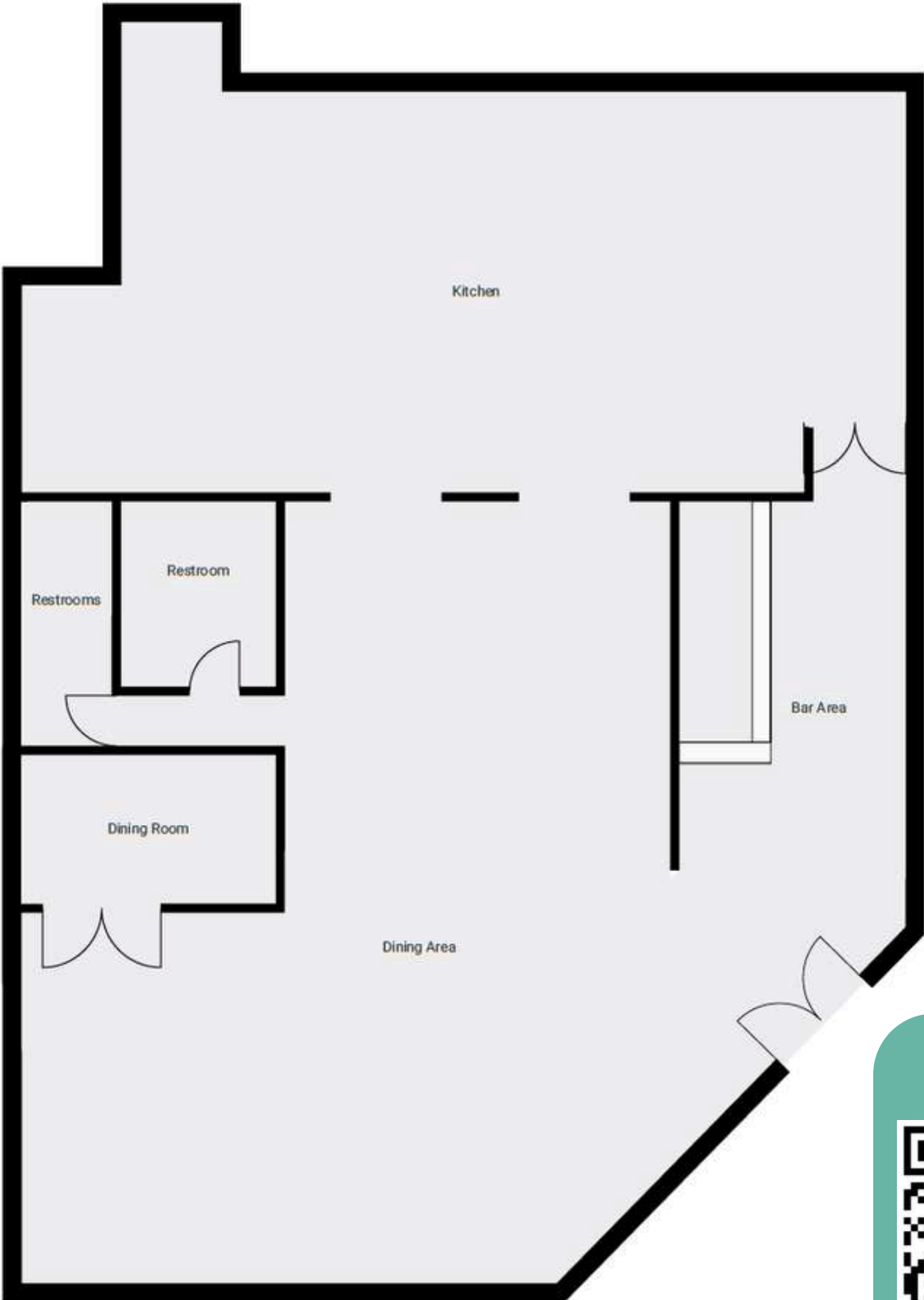






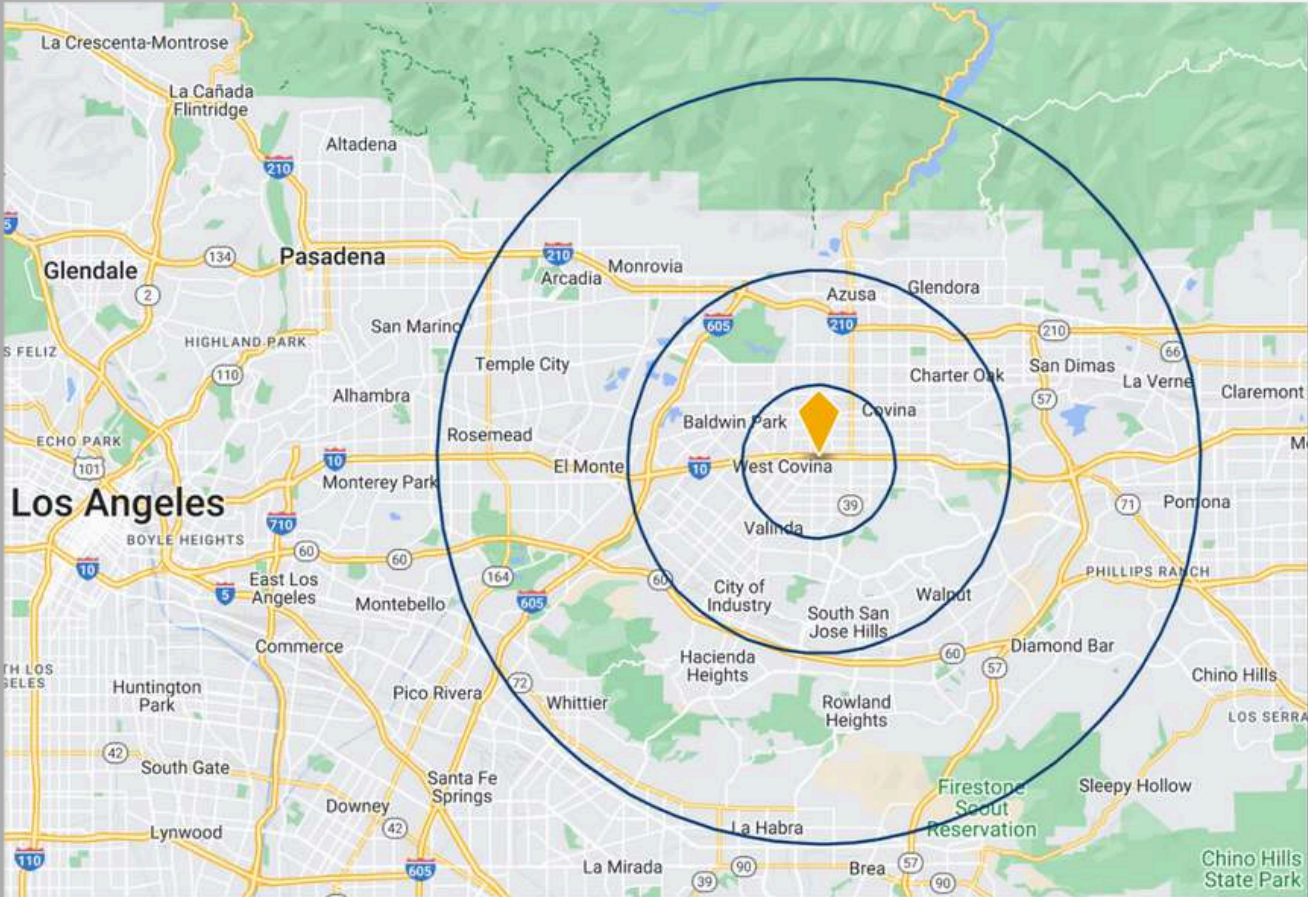


# FLOOR PLAN



[Matterport 3D Walkthrough](#)

A QR code is located in the bottom right corner of the page, enclosed in a teal rounded rectangle. The QR code is black and white, and it is intended to be scanned to access a 3D virtual walkthrough of the floor plan.



Population	2 miles	5 miles	10 miles
2023 Population	94,794	460,985	1,310,102
Median Age	38	37	38.8
Bachelor Degree or Higher	23%	20%	27%
Households	2 miles	5 miles	10 miles
2023 Households	27,283	121,216	381,327
Avg Household Size	3.4	3.7	3.3
Median Home Value	\$646,136	\$594,091	\$689,588
Avg Household Income	\$106,177	\$99,657	\$105,209