



Retail Space For Lease

## Grand Covina Plaza

1011 - 1075 N Grand Ave  
Covina, CA 91724

### Property Highlights

- New ownership with renovation plans!
- Prominent ±111,000 SF GLA neighborhood shopping center
- Join Stater Bros, Dollar Tree, O'Reilly, 7-Eleven, KFC, The UPS Store, and more.
- Parking: 323 spaces
- Strong three-mile demographics with over 181,000 residents and 58,000 households, a daytime population of 62,000, and an average household income over \$120,000.

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Available:  
±720 - 8,063 SF

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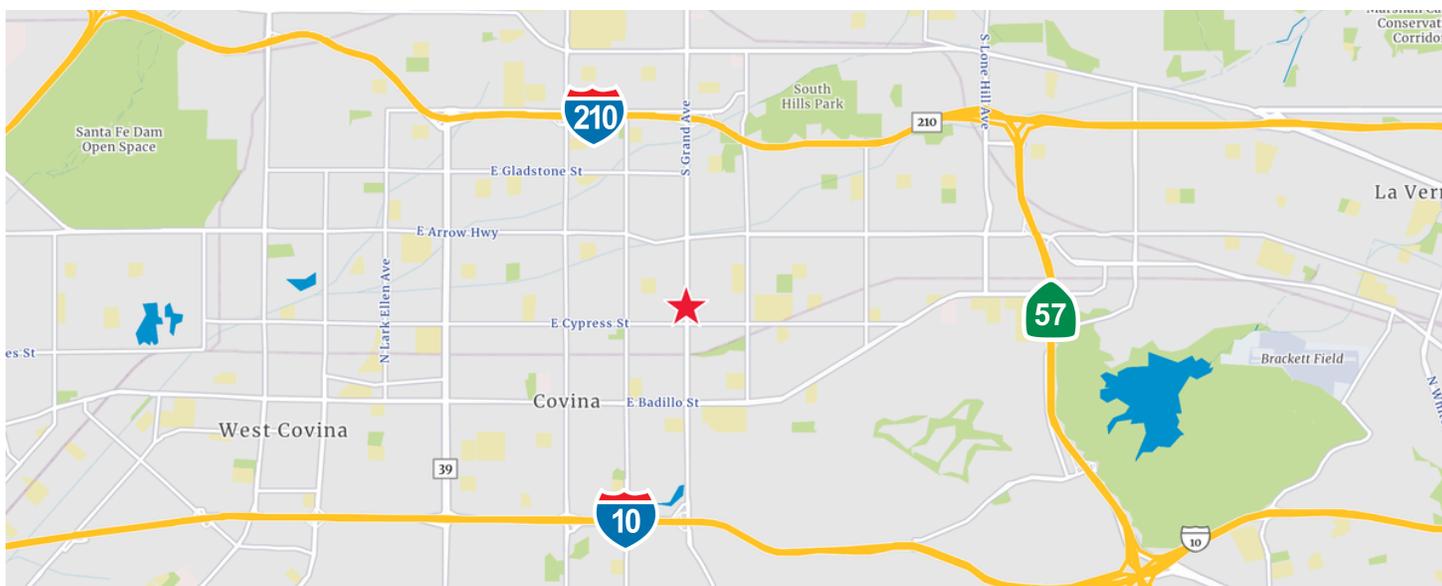


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# Site Plan



# Location Maps



# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Current Year Summary</b>			
Total Population	23,819	181,387	343,612
Total Households	7,866	58,509	109,401
Total Family Households	5,732	43,554	82,911
Average Household Size	2.98	3.03	3.06
Median Age	39.0	39.4	39.5
Population Age 25+	16,876	127,749	241,691
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.60%	0.39%	0.39%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-0.46%	-0.53%	-0.61%
<b>Five Year Projected Trends: Annual Rate (CAGR)</b>			
Population	-0.46%	-0.42%	-0.48%
Households	0.09%	0.11%	0.07%
Families	0.13%	0.16%	0.12%
Median Household Income	3.16%	2.89%	2.70%
<b>Current Year Population by Sex</b>			
Male Population	11,761	89,453	169,724
% Male	49.4%	49.3%	49.4%
Female Population	12,058	91,934	173,888
% Female	50.6%	50.7%	50.6%
<b>Current Year Race and Ethnicity</b>			
Total	23,819	181,387	343,612
White Alone	30.9%	31.7%	30.3%
Black Alone	4.3%	3.1%	3.0%
American Indian Alone	2.1%	2.2%	1.9%
Asian Alone	13.2%	14.8%	19.1%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	28.2%	26.6%	25.3%
Two or More Races	21.2%	21.4%	20.3%
Hispanic Origin	60.5%	59.0%	55.4%
Diversity Index	87.5	87.6	88.1
<b>Current Year Educational Attainment</b>			
Total	16,871	127,751	241,692
Less than 9th Grade	5.0%	6.8%	7.0%
9th - 12th Grade, No Diploma	5.5%	6.0%	5.8%
High School Graduate	24.8%	23.5%	23.0%
GED/Alternative Credential	2.8%	2.9%	2.7%
Some College, No Degree	21.4%	20.2%	19.3%
Associate Degree	9.1%	9.8%	9.2%
Bachelor's Degree	21.8%	21.3%	21.9%
Graduate/Professional Degree	9.6%	9.6%	11.1%
<b>Current Year Income and Households Summary</b>			
Median Household Income	\$87,202	\$93,524	\$99,268
Average Household Income	\$114,642	\$120,584	\$129,818
Per Capita Income	\$38,114	\$38,982	\$41,357
<b>Current Year Summary Business Data</b>			
Total Businesses	955	6,371	12,388
Total Daytime Population	20,959	157,040	315,348
Daytime Population: Workers	8,851	62,643	135,024
Daytime Population: Residents	12,108	94,397	180,324

## Contact

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