

FOR LEASE

RETAIL AVAILABLE | COVINA + GRAND
1001-1075 N GRAND AVE | COVINA, CA 91724



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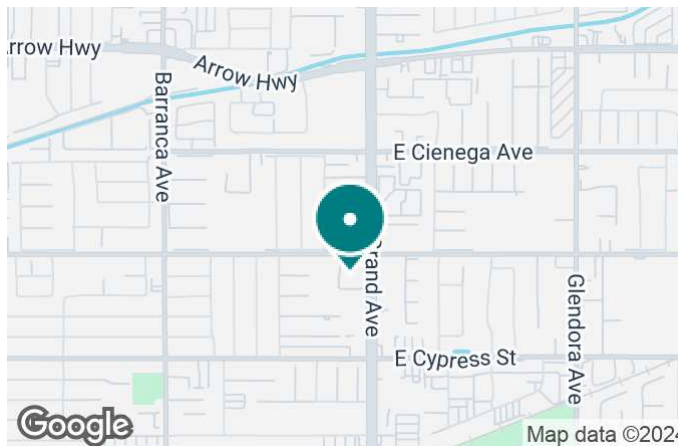
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- END-CAP AVAILABLE APPROX 8,063 SF
- APPROX 578 SF, 1,195 SF & 1,682 SF AVAILABLE OFF GRAND BLVD
- EXCEPTIONAL STREET VISIBILITY
- LARGE FOOT + TRAFFIC COUNTS
- PRIME LOCATION ON MAJOR SIGNALIZED CORNER
- EACH UNIT HAS PRIVATE RESTROOMS + IN RETAIL SHELL CONDITION
- FIRST CLASS NATIONAL CO-TENANTS: STATER BROS GROCERY STORE, DOLLAR TREE, KFC, O'REILLY AUTO PARTS, WABA GRILL + MORE
- ENORMOUS ON-SITE PARKING LOT WITH MULTIPLE ENTRANCES

NEIGHBORING RETAILERS



DOLLAR TREE



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,829	52,743	100,679
Total Population	21,508	171,754	333,835
Average HH Income	\$68,472	\$75,470	\$82,081

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

End-Cap +/- 8,063 SF retail space available for lease in a sizable community shopping center, with full retail build out, including multiple changing rooms and convenient back loading area. Multiple units off bustling Grand Blvd available at +/- 578 SF, +/- 1,195 SF & +/- 1,682 SF for retail and/or office space. Great opportunity for a range of businesses: acupuncture, boba tea, nail salon, ice cream, mobile phone, dance studio, dental/medical, furniture and mattress stores (tenant to verify use with appropriate city or governing authority). Each unit has a private restroom and delivered in retail shell condition.

LOCATION DESCRIPTION

Major signalized intersection of Grand + Covina that features high daily traffic counts and is surrounded by numerous A+ retailers. Strong area demographics with 350,000+ residents earning \$97,000+ average annual household income within a 5-mile radius. Boasting first-class retail identity, the busy Stater Bros backed center hosts several A+ national retailers! The property features exceptional street visibility and signage, convenient access through multiple entrances, and ample parking in an enormous onsite lot.

OFFERING SUMMARY

Lease Rate:	\$1.35 SF/month (NNN)
Available SF:	578 - 8,063 SF
Building Size:	19,444 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
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PLANS

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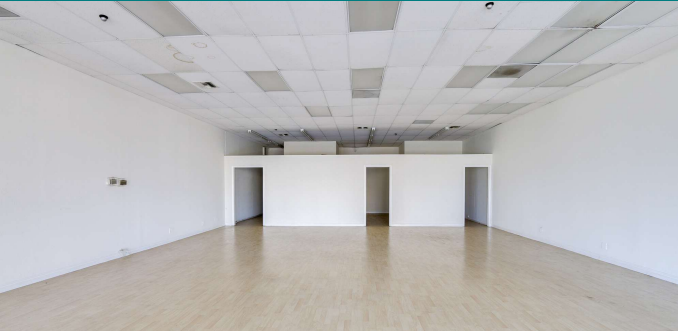
SUITE	TENANT	SIZE
1001-A	Facial & Beauty	900 SF
1001-B	ibrow Beauty Spa	867 SF
1003	Barber Shop	827 - 2,509 SF
1005	Available	1,682 SF
1007-A	Covina Donuts	1,250 SF
1007-B	Available	1,195 SF
1009	Available	578 SF
1013	Waba Grill	1,482 SF
1023	Stater Bros Grocery Store	42,390 SF
1025	Pet Store	3,640 SF
1031	Storage	720 SF
1033	Covina Hair Salon	840 SF
1035	H&R Block	1,335 SF
1037	O'Reilly Autoparts	7,187 SF
1041	The UPS Store	1,493 SF
1045	Dollar Tree	9,020 SF
1067	Home Accessories - Coming Soon	23,600 SF
1071	Available	8,063 SF

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GRAND BLVD UNITS: 1005, 1007-B, 1009

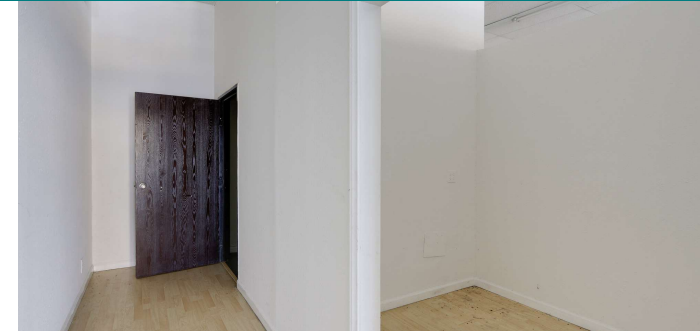
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Unit 1005 - 1682 SF Front View



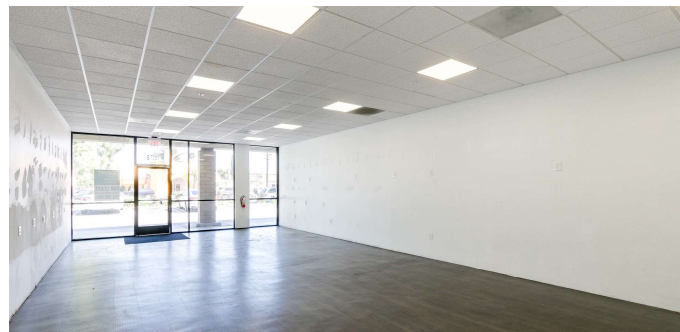
Unit 1005 - 1682 SF Build Out with Sink/Plumbing



Unit 1001-A - 900 SF Front View



Unit 1007-B - 1195 SF Front View



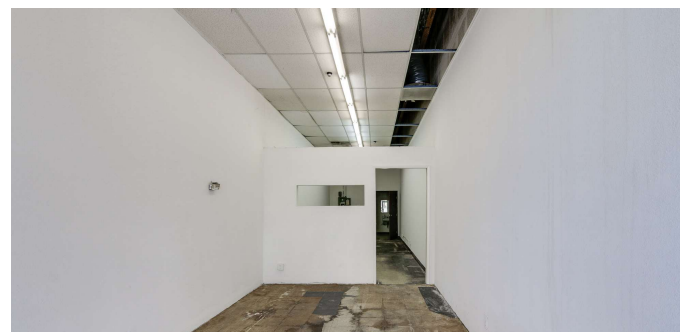
Unit 1007-B - 1195 SF Back View



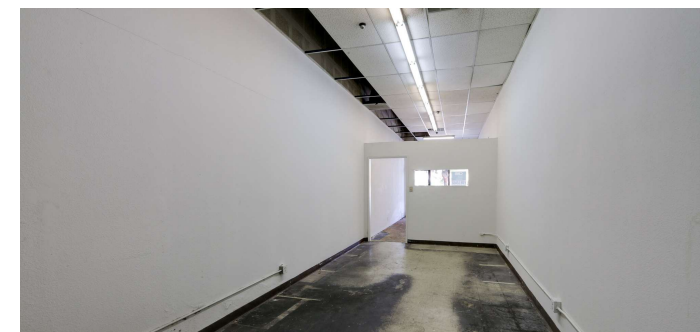
Unit 1007-B - 1195 SF Back Area with Private Restroom



Exterior of Units of Grand Blvd



Unit 1009 - 578 SF Front View



Unit 1009 - 578 SF Back View

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END-CAP UNIT 1071

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Unit 1071 - Aerial End-Cap at 8,063 SF



Unit 1071 - Exterior End-Cap Unit



Unit 1071 - Interior Unit



Unit 1071 - Aerial with Unit 1071 on the Right

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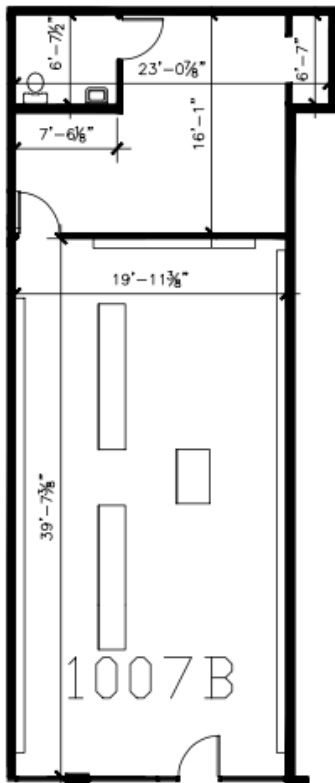
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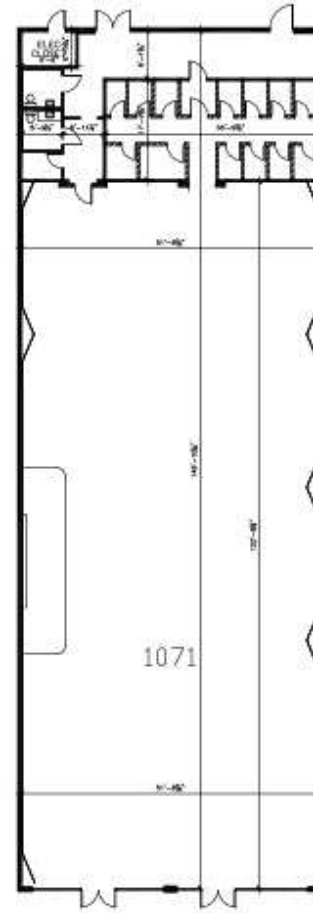
FLOOR PLANS

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GRAND COVINA PLAZA
SUITE: 1007B



GRAND COVINA PLAZA
SUITE: 1071
GLA: 8,063 SQFT

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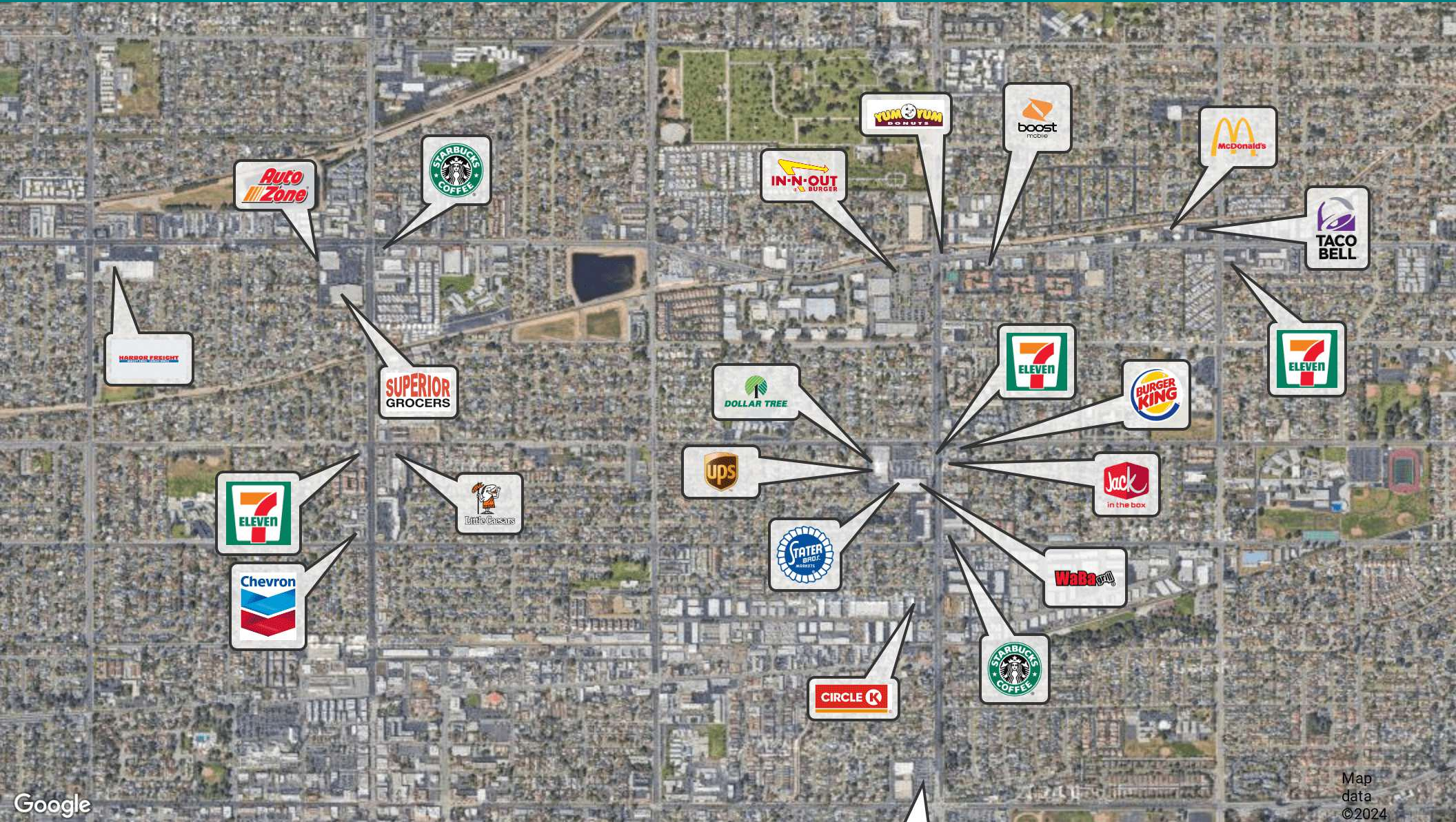
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LOCATION MAP

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Map data ©2024

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DEMOGRAPHICS MAP & REPORT

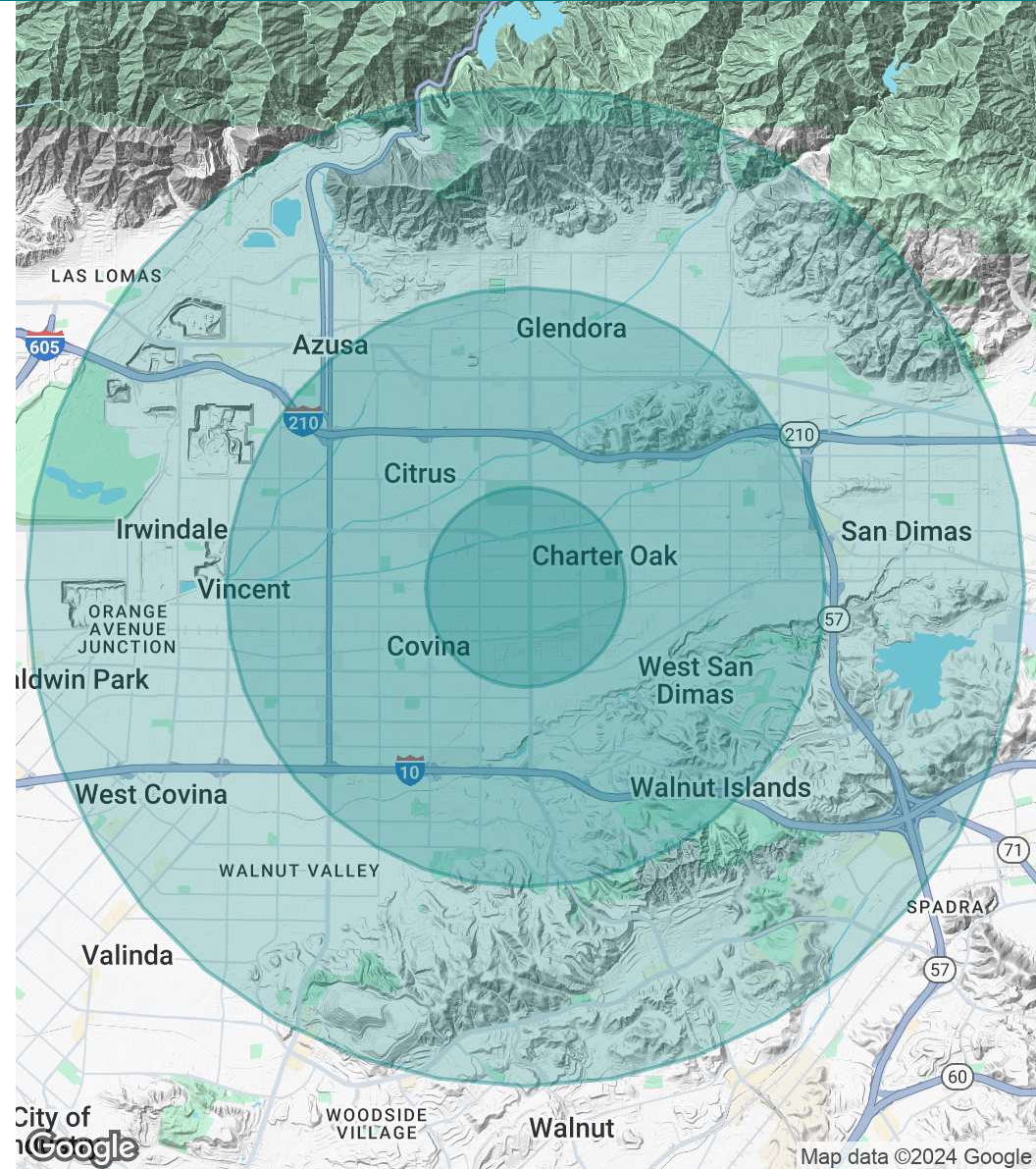
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,508	171,754	333,835
Average Age	34.9	34.8	35.2
Average Age (Male)	34.6	33.2	33.6
Average Age (Female)	35.2	35.9	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,829	52,743	100,679
# of Persons per HH	3.1	3.3	3.3
Average HH Income	\$68,472	\$75,470	\$82,081
Average House Value	\$436,592	\$453,071	\$489,348

2020 American Community Survey (ACS)



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MEET THE TEAM

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