



LOCATION:

533 & 539 N. Azusa Avenue
West Covina, Ca 91791

SIZE/RENTAL RATE:

533: 3,500 +/- square feet* @ \$1.65 p.s.f., MG
539: 5,000 +/- square feet* @ \$1.50 p.s.f., MG

OCCUPANCY:

Immediate

PARKING:

Excellent parking

COMMENTS:

- * Neighborhood Center Anchored by Goodwill and Norm's Restaurant.
- * Excellent Storefront Visibility with Highly Visible Signage
- * National Tenants in Close Proximity Include: Food 4 Less, LA Fitness, Big Lots, Denny's, and Family Dollar
- * Located on a Major Retail Corridor
- * Strong Demographics
- * High Vehicle Foot Traffic
- * Former Carpet Store
- * Former Martial Arts Studio

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

richard@paleycommercial.com

DRE: 00966353

Benjamin L. Paley

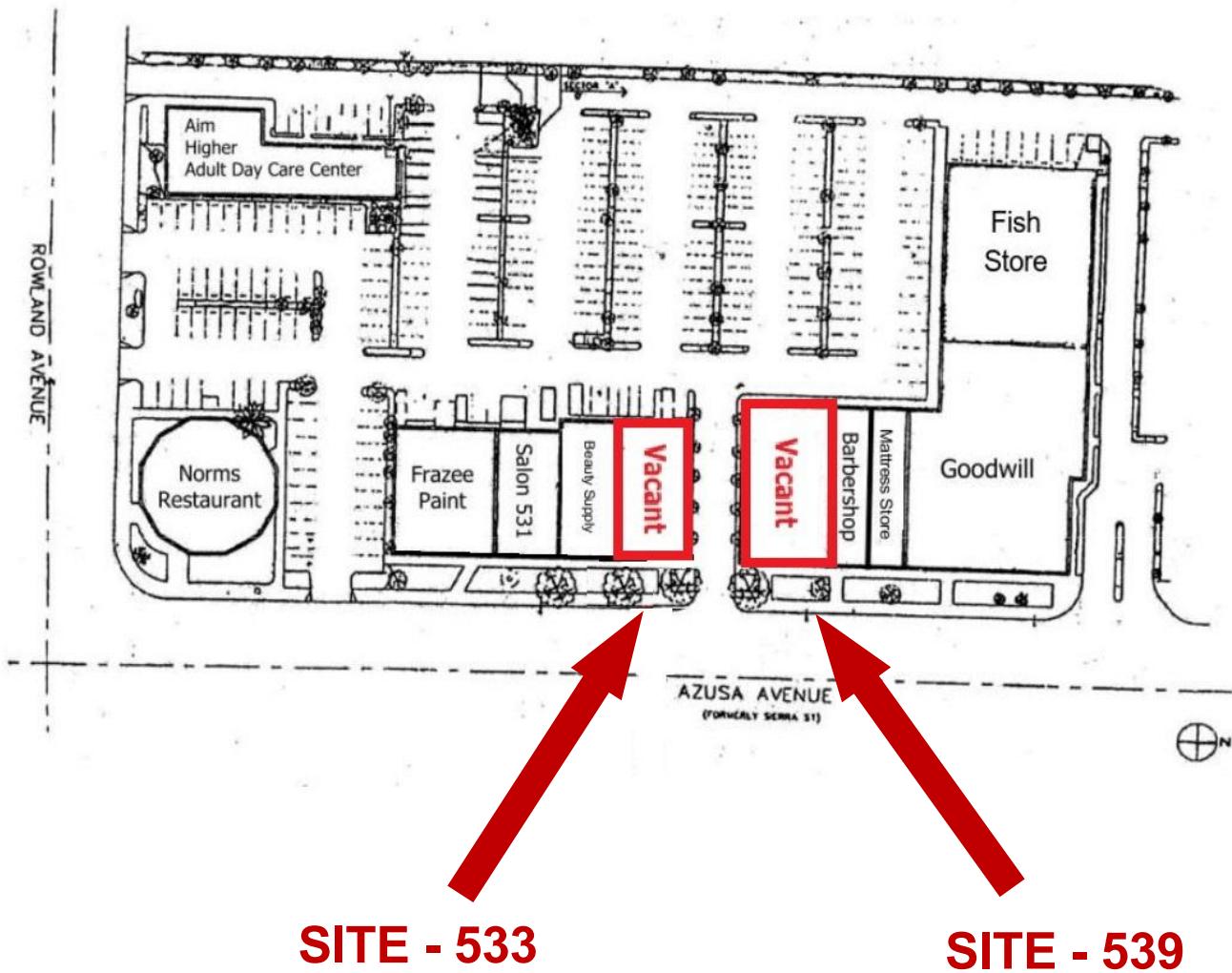
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**Lessee to Verify*

19507 Ventura Boulevard, Tarzana, Ca 91356 ~ Phone (818) 343-3000 ~ Fax (818) 343-3311
www.paleycommercial.com

SITE PLAN



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