

**Pioneer Center ~ West Covina for Lease**  
**533 & 539 N. AZUSA AVENUE**



**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](mailto:richard@paleycommercial.com)

DRE: 00966353

**Benjamin L. Paley**

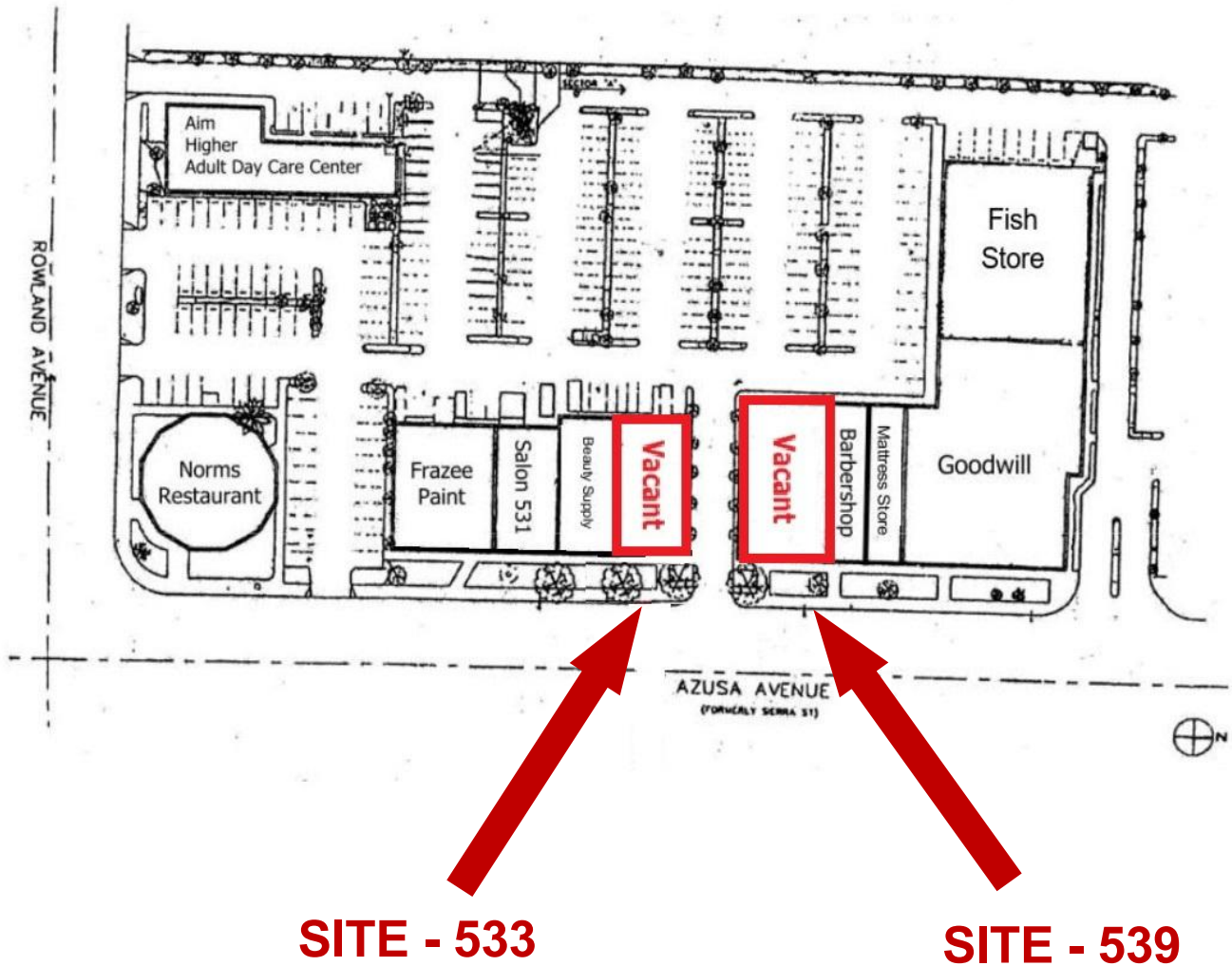
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*\*Lessee to Verify*

**19507 Ventura Boulevard, Tarzana, Ca 91356 ~ Phone (818) 343-3000 ~ Fax (818) 343-3311**  
**[www.paleycommercial.com](http://www.paleycommercial.com)**

## SITE PLAN



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