

# PLAZA WEST COVINA

RETAIL BOX AVAILABLE (41,075 SQ. FT.-133,754 SQ.FT.)



1209 PLAZA DRIVE  
WEST COVINA, CA  
PLAZA WEST COVINA

PORTO'S  
BAKERY & CAFE

24 FITNESS

NORDSTROM  
rack

JCPenney

BEST  
BUY

**PLAZA WEST COVINA**

- Foot Locker
- VICTORIA'S SECRET
- Little's Place
- RED ROBIN
- H&M
- Bath Works
- verizon
- FOREVER 21
- VANS
- TILLYS
- ALDO

★ macys

**KORUS**  
REAL ESTATE

**MARK HONG**  
CAL DRE: 01067529  
OFFICE: (213) 251 - 9000  
MOBILE: (213) 700 - 6780  
MARKHONG@KORUSRE.COM

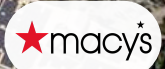


www.korusre.com





1209 PLAZA DRIVE  
WEST COVINA, CA  
PLAZA WEST COVINA



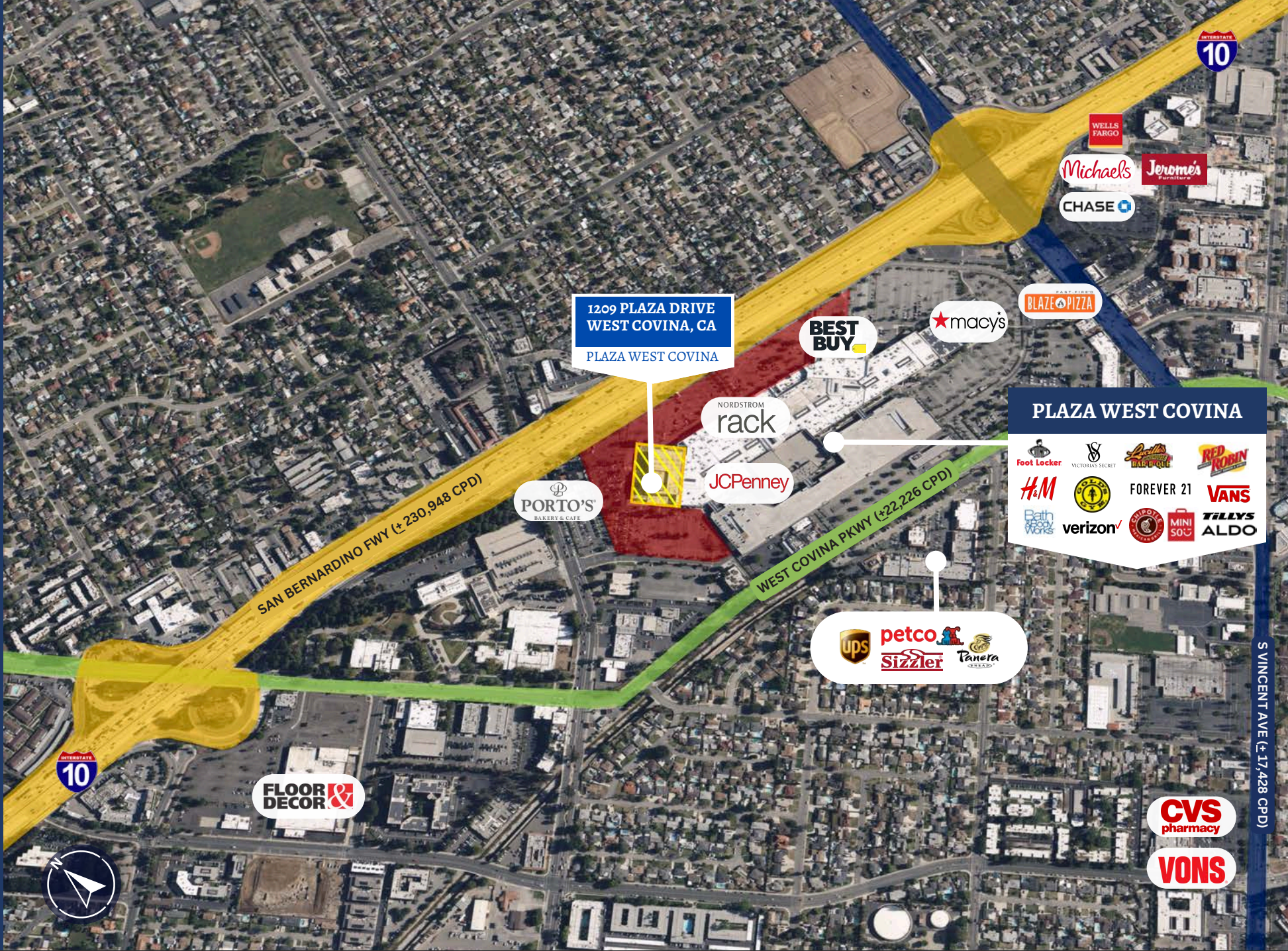
**PLAZA WEST COVINA**


SAN BERNARDINO FWY (± 230,948 CPD)

WEST COVINA PKWY (± 22,226 CPD)

S VINCENT AVE (± 17,428 CPD)





1209 PLAZA DRIVE  
WEST COVINA, CA  
PLAZA WEST COVINA

**PLAZA WEST COVINA**

- Foot Locker
- VICTORIAN SECRET
- BLAZE PIZZA
- RED ROBIN
- H&M
- FOREVER 21
- VANS
- Bath & Body Works
- verizon
- MINI 50
- TILLYS
- ALDO

- ups
- petco
- Sizzler
- Tanera

- CVS pharmacy
- VONS



- FLOOR & DECOR

- PORTO'S BAKERY & CAFE

- NORDSTROM rack

- JCPenney

- BEST BUY

- macy's

- WELLS FARGO
- Michael's
- CHASE

- Jerome's Furniture







# PROPERTY SUMMARY



## ADDRESS

1209 Plaza Drive, West Covina, CA 91790



## LEASE RATE

\$1.50 + NNN



## AVAILABILITY

Floor 1: ±51,604 Sq. Ft.  
 Floor 2: ±41,075 Sq. Ft.  
 Floor 3: ±41,075 Sq. Ft.  
 Total: ±133,754 Sq. Ft.



## LOT SIZE

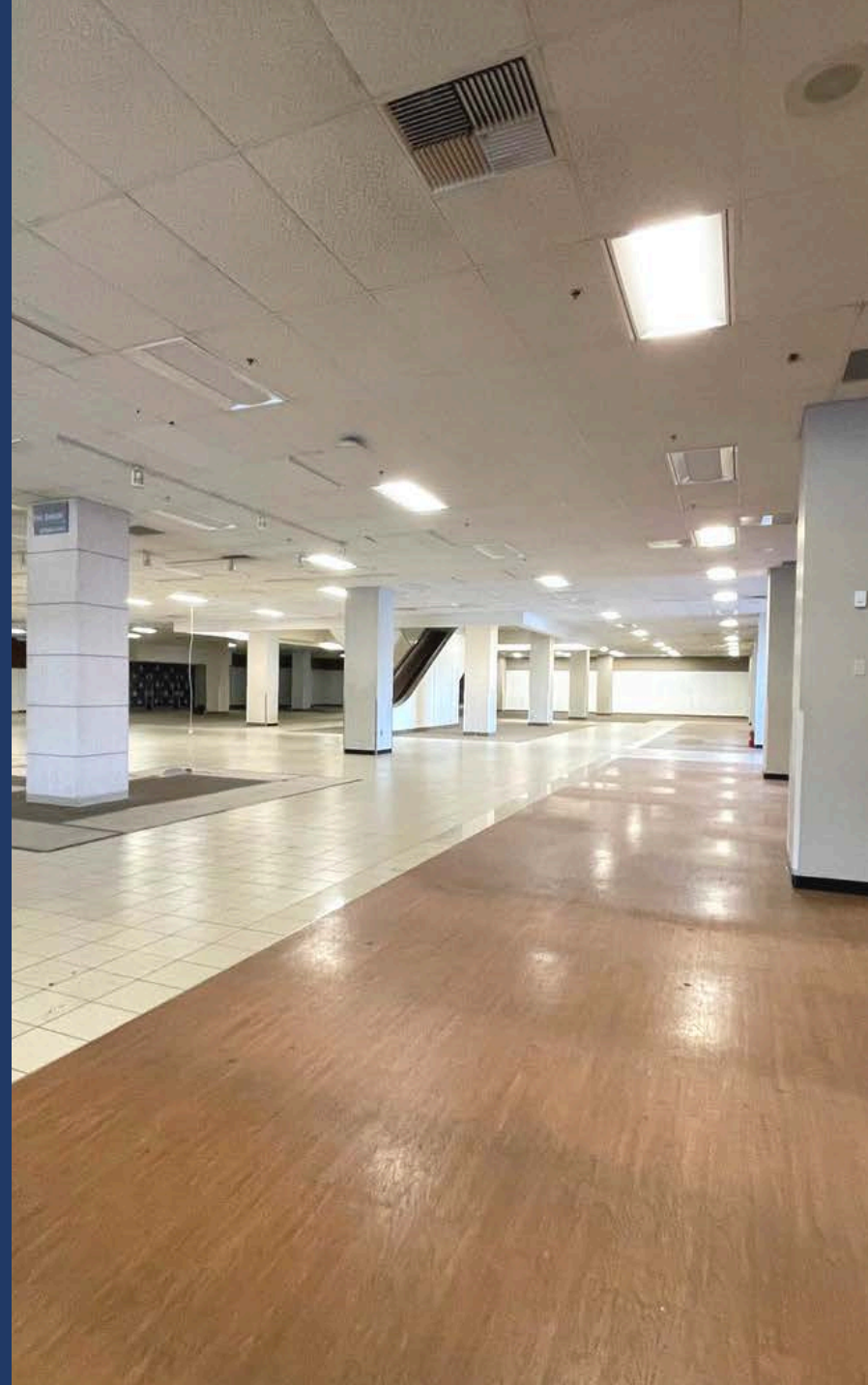
±635,105 Sq. Ft.  
 (14.58 Ac)



## PARKING

±1,788 Surface Spaces

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



## PROPERTY HIGHLIGHTS

- Part of Plaza West Covina
- Estimated 11+ Million Shoppers per year.
- Freeway Visibility - Signage available
- Convenient Access to the Santa Monica Freeway (10).
- ±491,429 Population within a five (5) mile radius.
- Average HH income of \$94,177 within a 5-mile radius.
- Co-Anchored by By:













**±916,000** Shoppers per month

**±211,500** Shoppers per week

**35-55+** years of age make up **50%** of shoppers

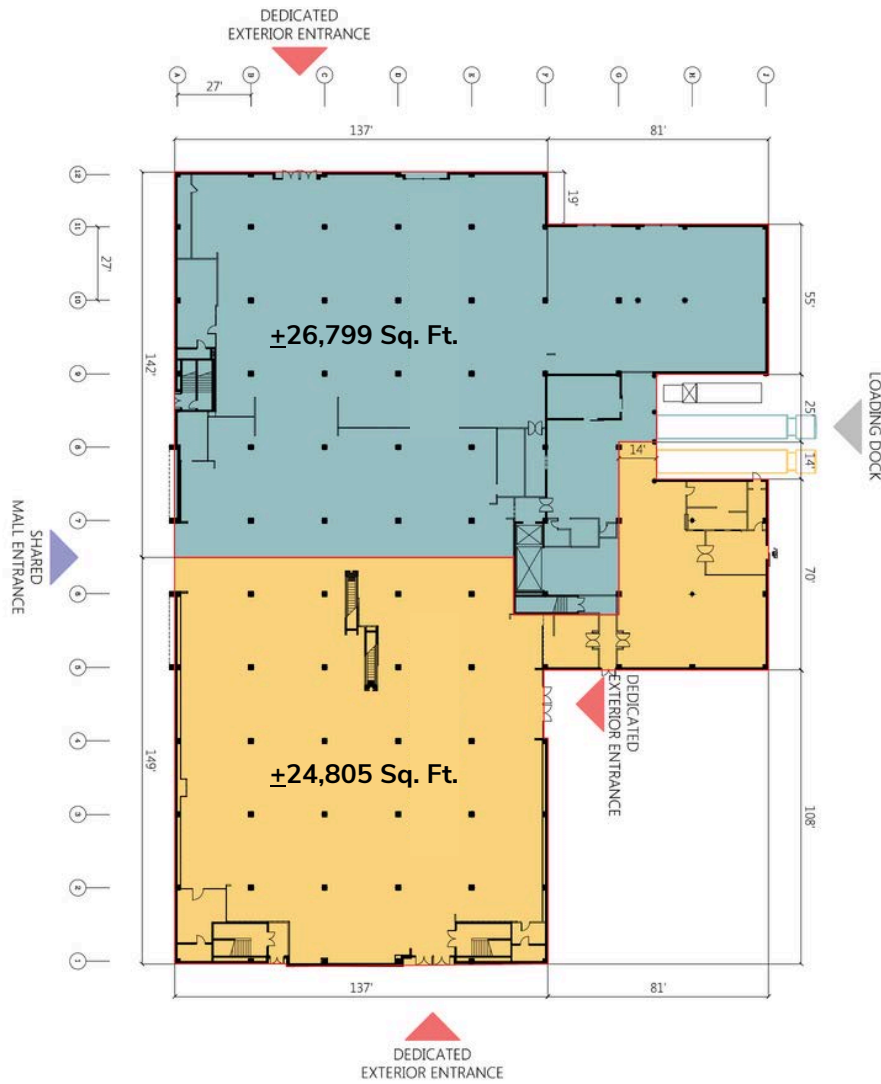
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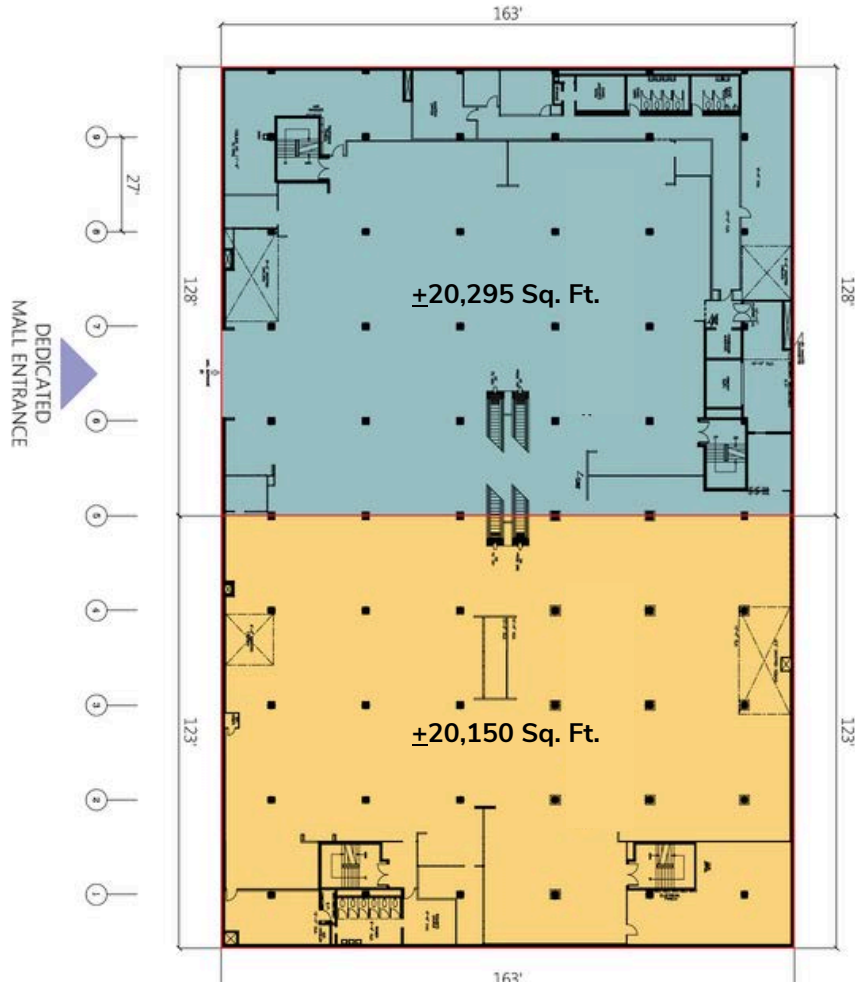




**First Floor**  
 $\pm 51,604$  Sq. Ft.

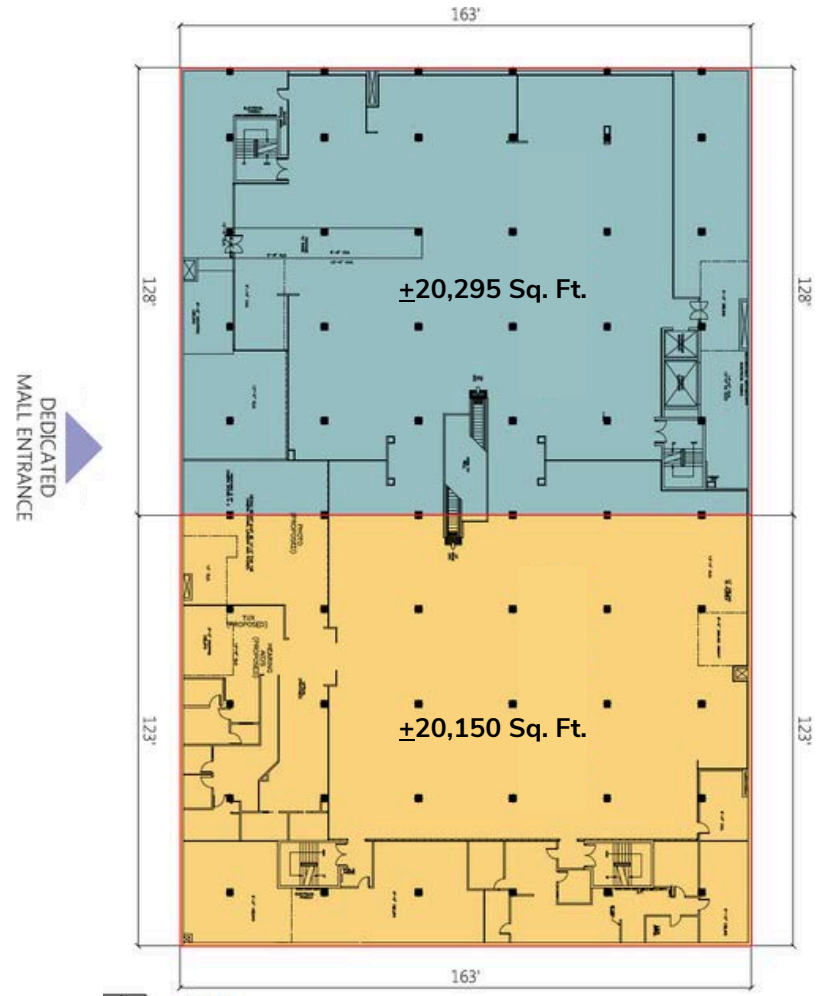


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### Second Floor

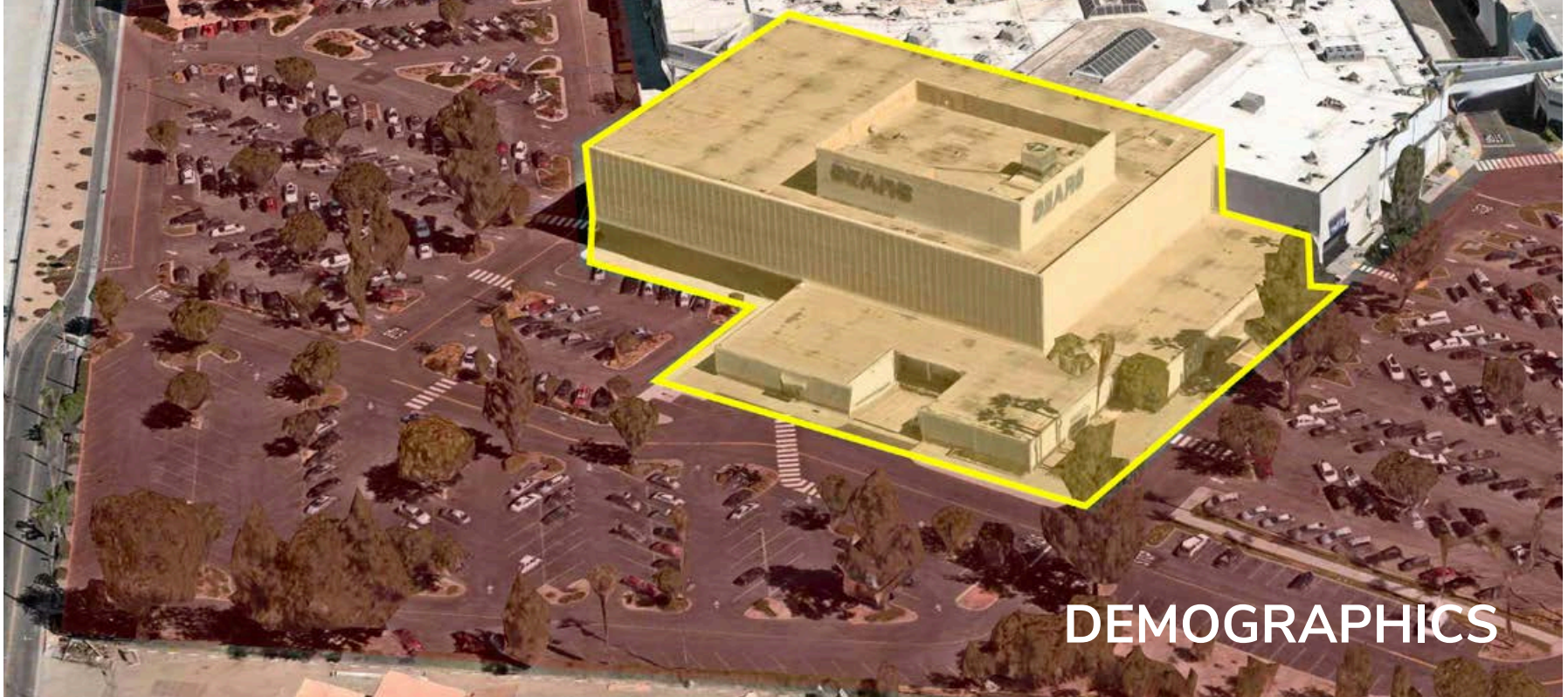
+41,075 Sq. Ft.



### Third Floor

+41,075 Sq. Ft.





POPULATION	1 MILE	3 MILES	5 MILES
2022 Population	23,584	230,117	491,429
2022 Households	6,776	59,623	127,902
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2022 Avg HH Income	\$105,625	\$95,892	\$94,177
2022 Med HH Income	\$83,923	\$79,490	\$76,642

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