

# South Hills Plaza

1410-1428 S Azusa Ave  
West Covina, CA 91791

BUILD TO SUITE LOT FOR LEASE

Excellent Location in West Covina

Newly remodeled shopping center anchored by high volume Tokyo Central, Fitness 19, Dunkin' Donuts, Taco Bell, and United States Post Office

Affluent income demographics (over \$100k Average Household Income)

Traffic Count: S Azusa (30,000 ADT)

Parking: 458 Parking Stalls (3.80 per 1,000 sf)

High visibility on busy Azusa Avenue and Aroma Drive  
Additional traffic from Grocery and Gym anchors, along with Dunkin' Donuts and Baskin Robbins combo, multiple Restaurants and amenities.



## Rate Negotiable

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## Site Plan

