

FOR LEASE

RETAIL AVAILABLE | STARLITE PLAZA
1011 N AZUSA AVE | COVINA, CA 91722

UNIT 1027
1,424 SF



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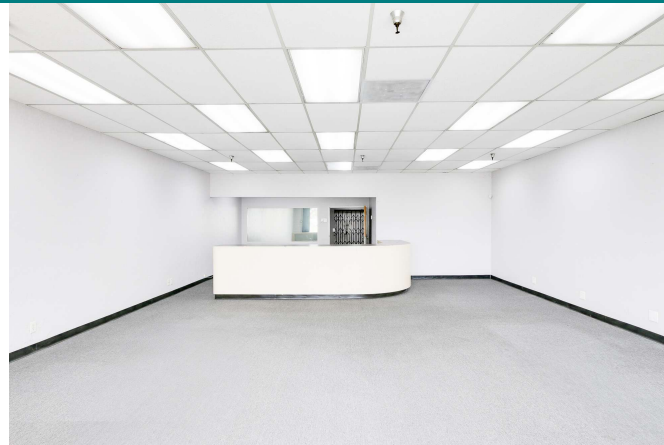
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BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- ± 1,424 SF FIRST FLOOR RETAIL AVAILABLE
- FORMER METRO MOBILE + MERCURY INSURANCE
- 2 ENTRANCES FOR EASY LOADING
- HIGHLY VISIBLE SIGNAGE OPPORTUNITIES
- 2 ON-SITE PARKING LOTS
- DENSELY POPULATED RESIDENTIAL COMMUNITY: 434,000 + RESIDENTS WITHIN 5-MILE RADIUS
- MAJOR 61 SINGLE FAMILY HOME DEVELOPMENT UNDERWAY ACROSS THE STREET
- NATIONAL TENANT PRESENCE IN THE AREA: JACK IN THE BOX, DUTCH BROS COFFEE, AND MORE

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,861	54,807	121,833
Total Population	27,430	191,762	430,746
Average HH Income	\$69,661	\$71,335	\$75,320

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

± 1,424 SF first floor retail unit available at Starlite Plaza. The unit is in excellent condition with room built out with a one-way mirror that can be used as an administrative office or storage, spacious private restroom, and large back area to be used as storage, break room, and/or office space, and back double-door to be used as a second entrance or loading.

Formerly a Metro by T-Mobile phone retail store and Mercury Insurance and would be great fit for a variety of uses: dentist/dental, party supply, barber shop, hair salon, furniture, appliance store, discount store, family services, tax prep, check cashing, mobile store, daycare or tutoring, donut, restaurant, juice, and bakery (tenant to verify with governing authority).

Starlite Plaza has high street visibility, pylon signage, and ample parking in both front and back overflow lots with multiple entrance points.

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LOCATION DESCRIPTION

Starlite Plaza strategically sits as a retail and office hub on busy North Azusa Avenue between Covina Boulevard and Cypress Street in Covina. A highly accessible location conveniently servicing both the 10 and 210 major freeways. An excellent opportunity for your business to thrive as +/- 434K residents reside in a 3-mile radius, with a 61 single family home development being built across the street. Major national retailers nearby.

OFFERING SUMMARY

Lease Rate:	\$1.50 SF/month (NNN)
Available SF:	1,424 SF
Building Size:	14,240 SF

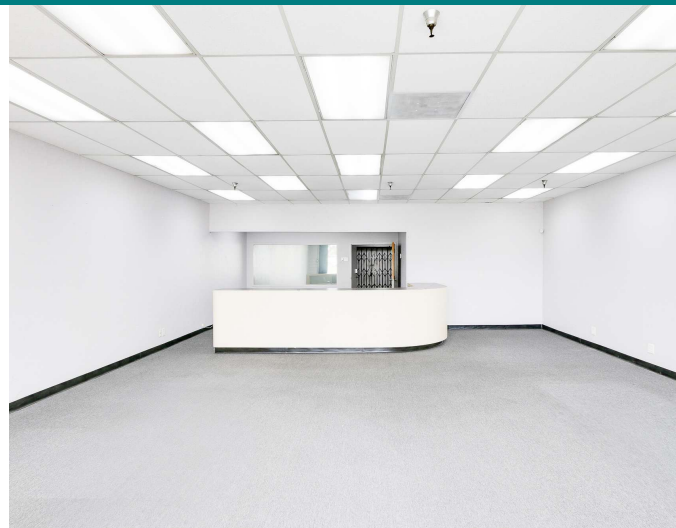
UNIT 1027 - FIRST FLOOR RETAIL AVAILABLE

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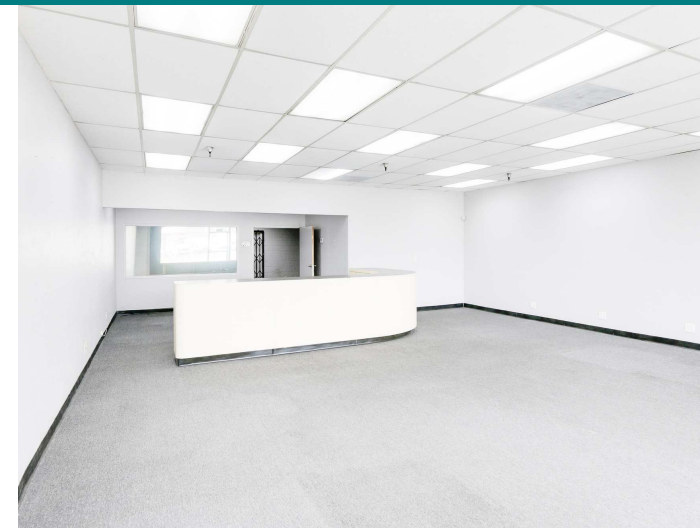
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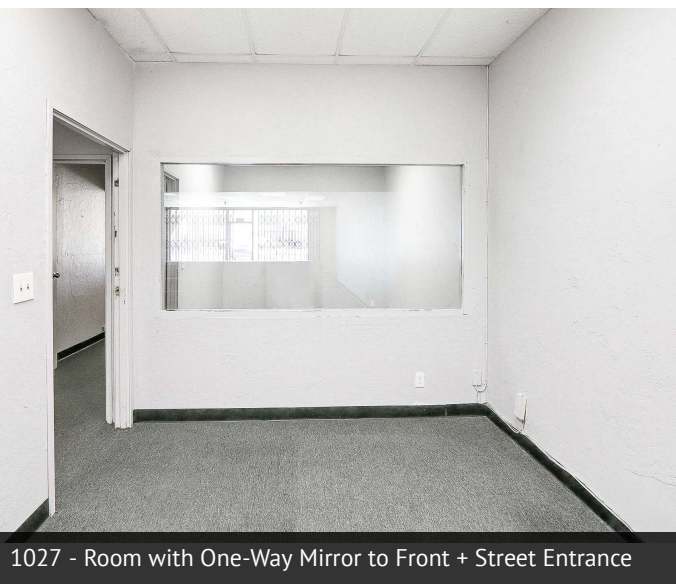
Exterior 1027 - First Floor Retail Available (Former Insurance)



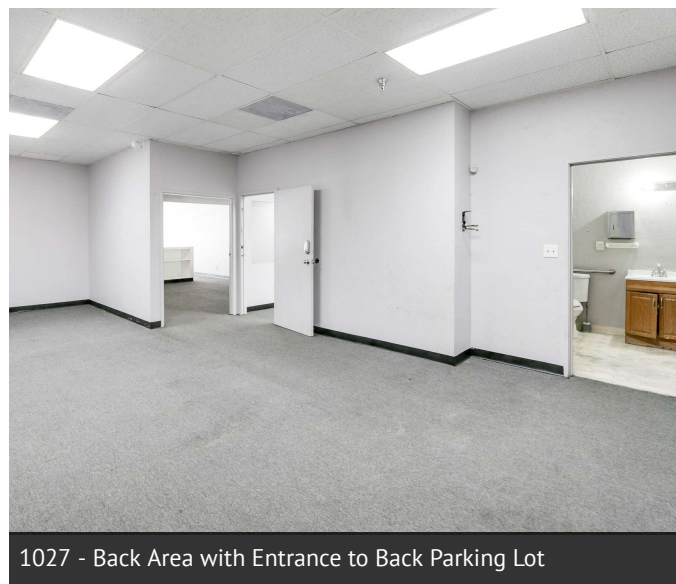
1027 - Front View



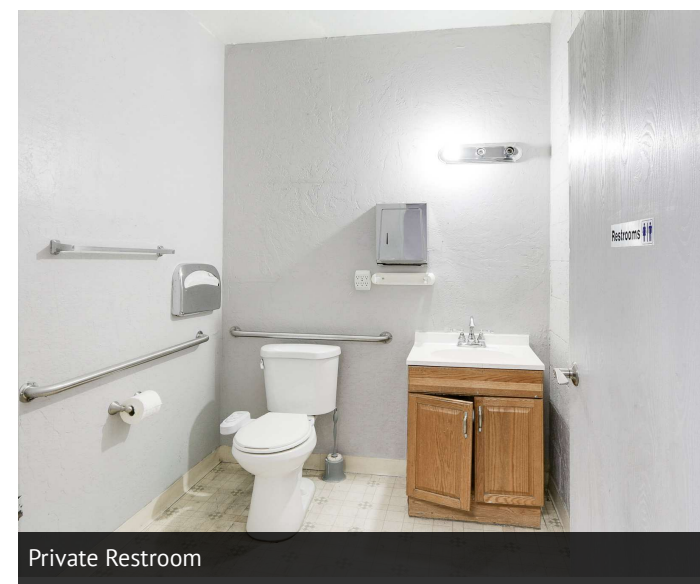
1027 - Corner Front View



1027 - Room with One-Way Mirror to Front + Street Entrance



1027 - Back Area with Entrance to Back Parking Lot



Private Restroom

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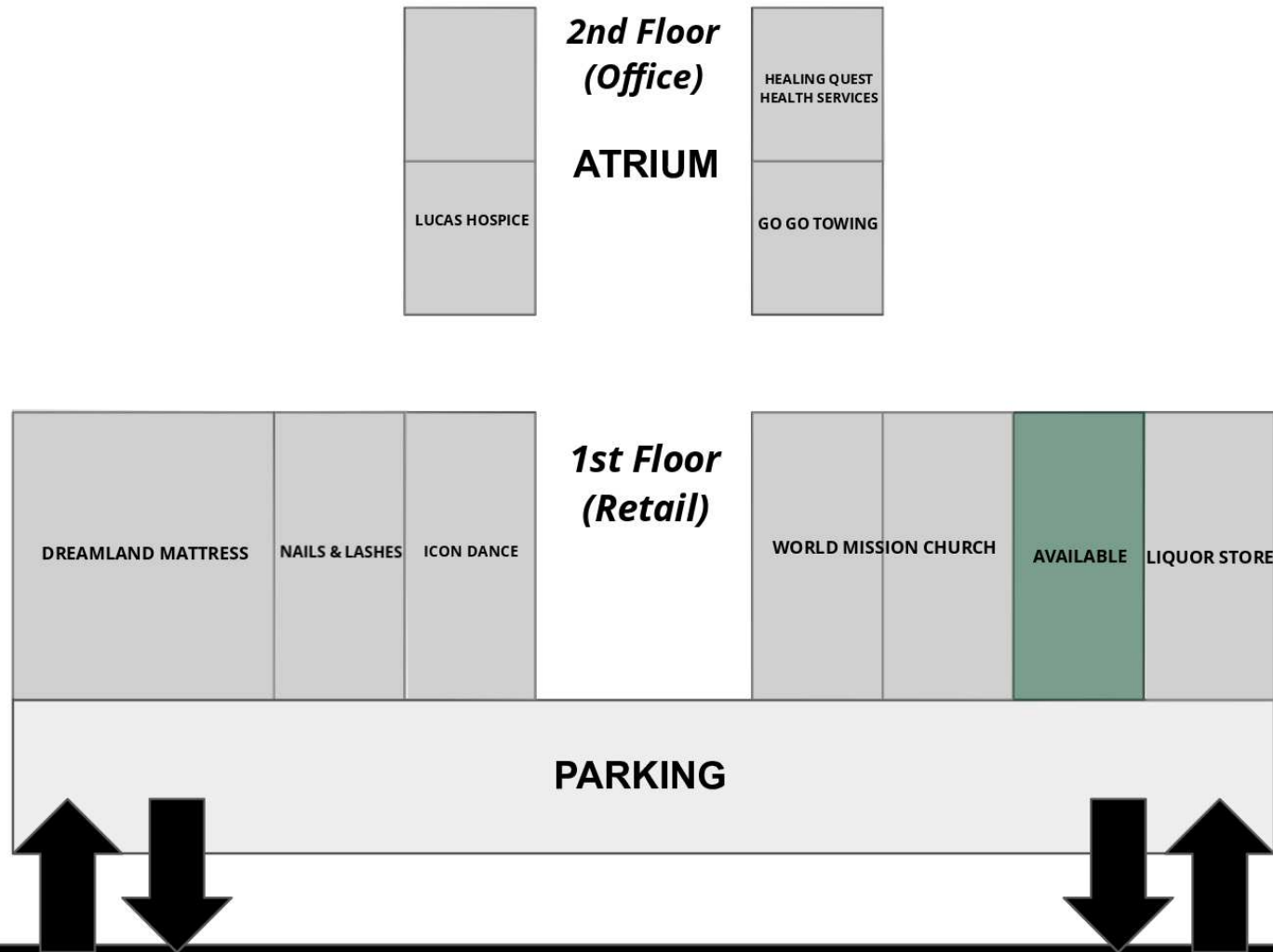
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SITE PLANS

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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

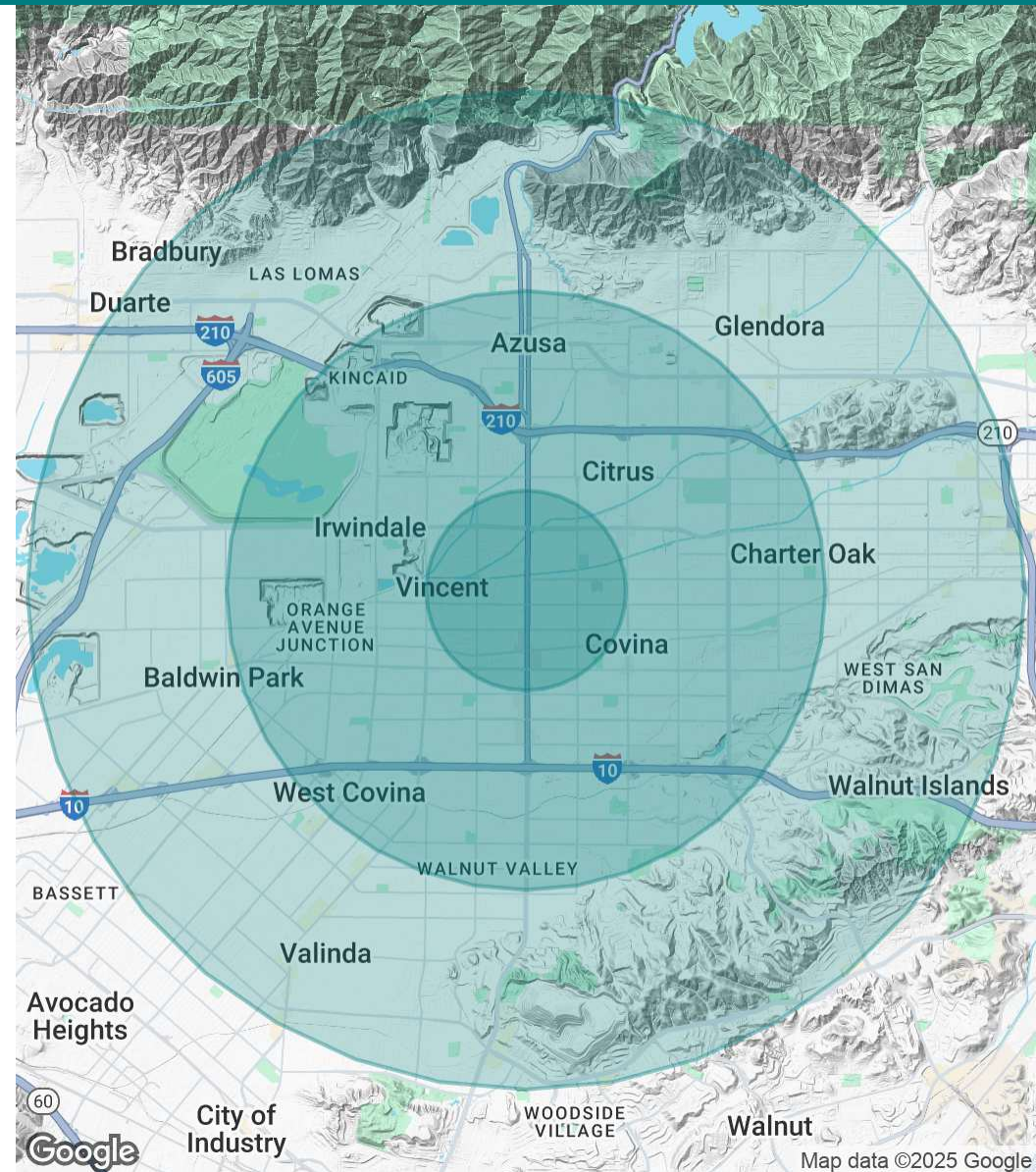
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	27,430	191,762	430,746
Average Age	33.5	32.9	33.8
Average Age (Male)	31.3	31.6	32.1
Average Age (Female)	35.8	34.0	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,861	54,807	121,833
# of Persons per HH	3.5	3.5	3.5
Average HH Income	\$69,661	\$71,335	\$75,320
Average House Value	\$374,631	\$424,317	\$458,928

2020 American Community Survey (ACS)



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MEET THE TEAM

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DAVE O'CONNELL

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