

1027-1047 E AMAR ROAD WEST COVINA, CA 91792



FOR LEASE

2ND GENERATION RESTAURANT,
2ND GENERATION CAFÉ,
AND GENERAL RETAIL

Suite	Rate	SF
Suite 1005 Restaurant	\$2.50 PSF NNN	±2,160 SF
Suite 1071 Café	\$3.00 PSF NNN	±2,232 SF
Suite 1077 General Retail	\$2.15 PSF NNN	±1,863 SF
Suite 1007A	\$2.50 PSF NNN	±440 SF
Suite 1007B	\$2.50 PSF NNN	±900 SF



PROPERTY DETAILS

Terms:	3-5 years
Total Building SF:	±14,975 SF
Lot Size:	±54,464 SF
Year Built:	1975/1980
Zoning:	N-C: Neighborhood Commercial
APN:	8743-006-041, 8743-006-044
Parking:	200 Spaces

HIGHLIGHTS

- Prime Retail Opportunity | 1027-1047 E Amar Rd, West Covina, CA
- Anchor Tenant & Retail Mix: Located in a center anchored by Stater Bros. Market, with additional tenants such as Subway and AutoZone.
- High Traffic Counts: Positioned at the intersection of Amar Rd and Valinda Ave, drawing approximately 43,500 cars daily.
- Accessibility: Easy ingress and egress with signalized intersections, ensuring smooth access for customers.
- Ideal for Retailers: This space offers visibility and exposure in a high-demand area with a strong local customer base

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LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.

PHOTOS | RESTAURANT | SUITE 1005

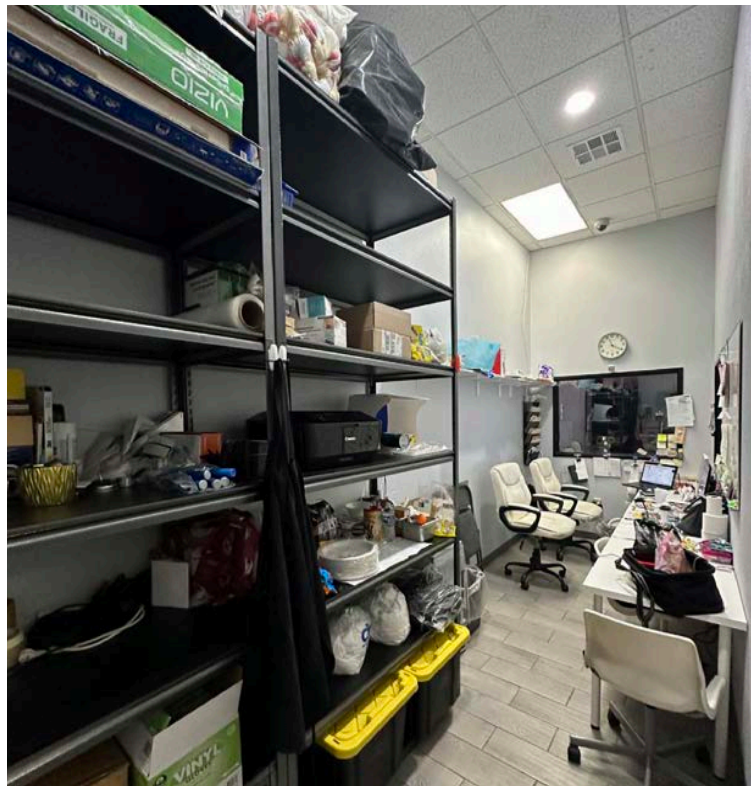
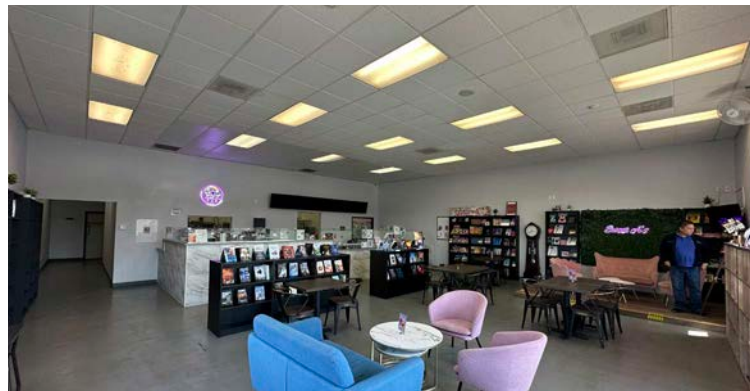
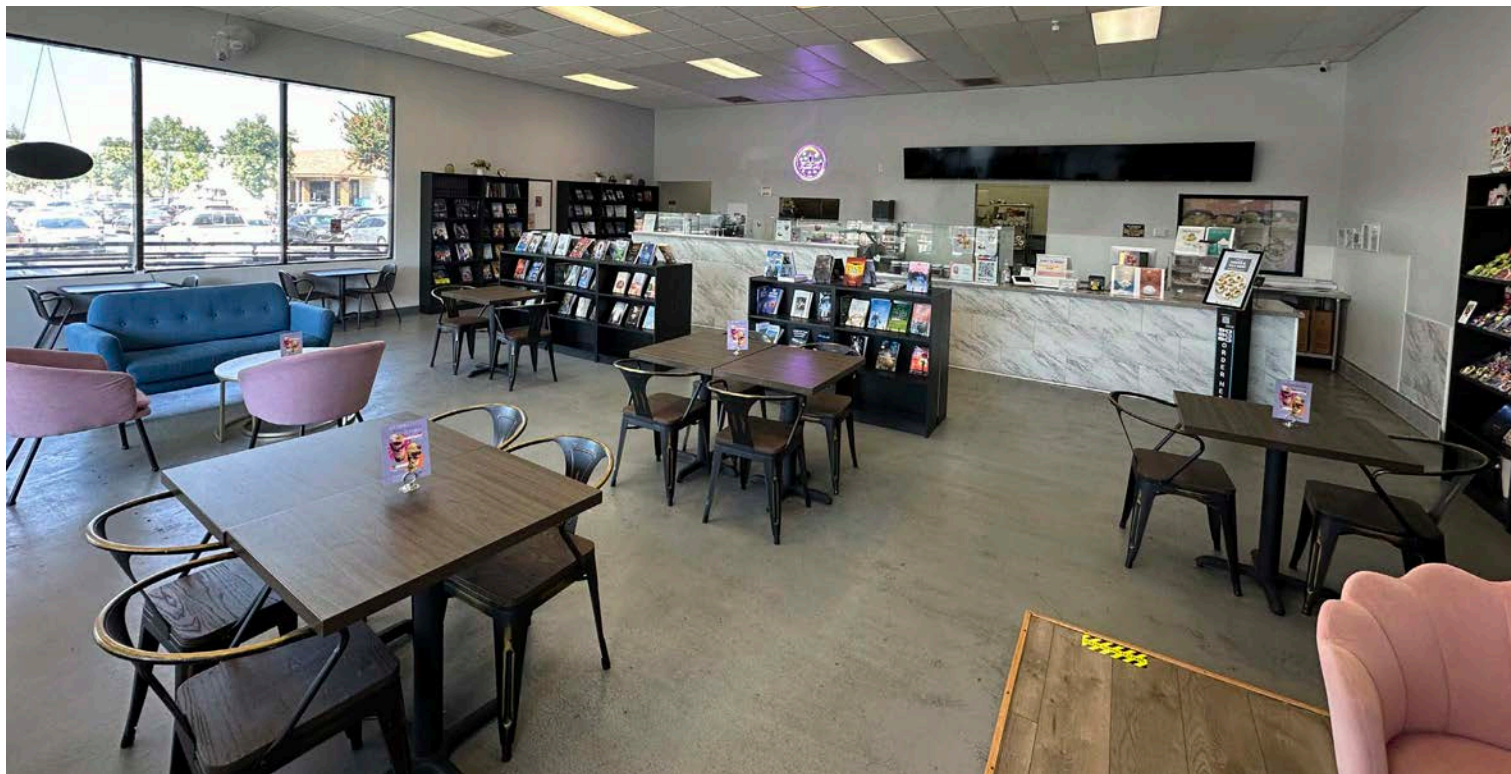


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PHOTOS | CAFE | SUITE 1071

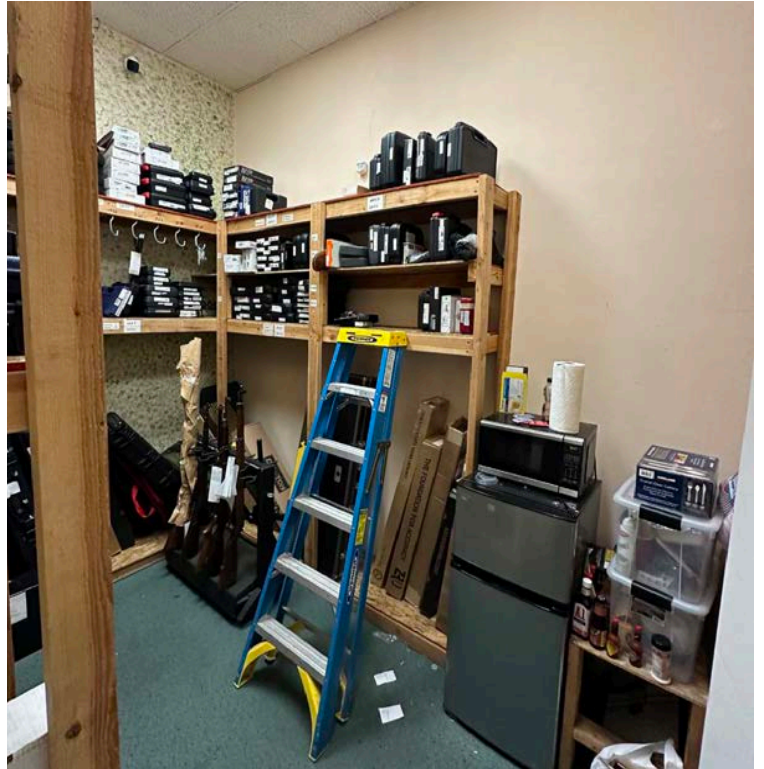
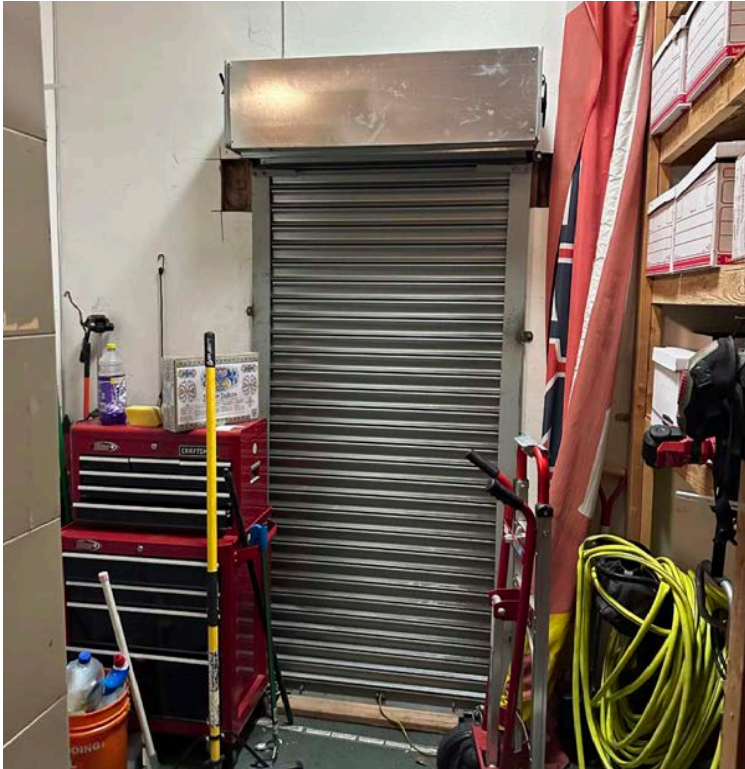
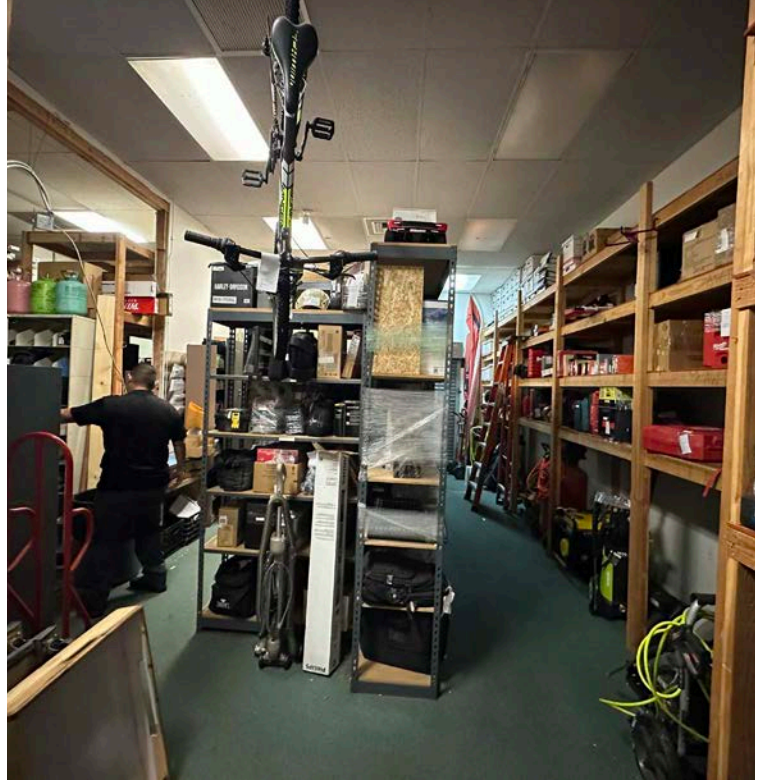
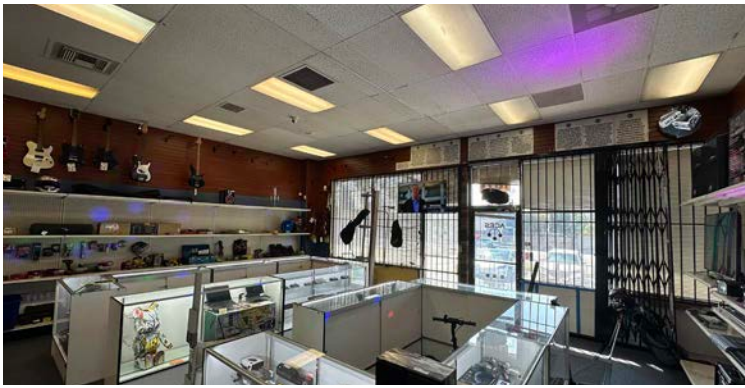


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PHOTOS | GENERAL RETAIL | SUITE 1077

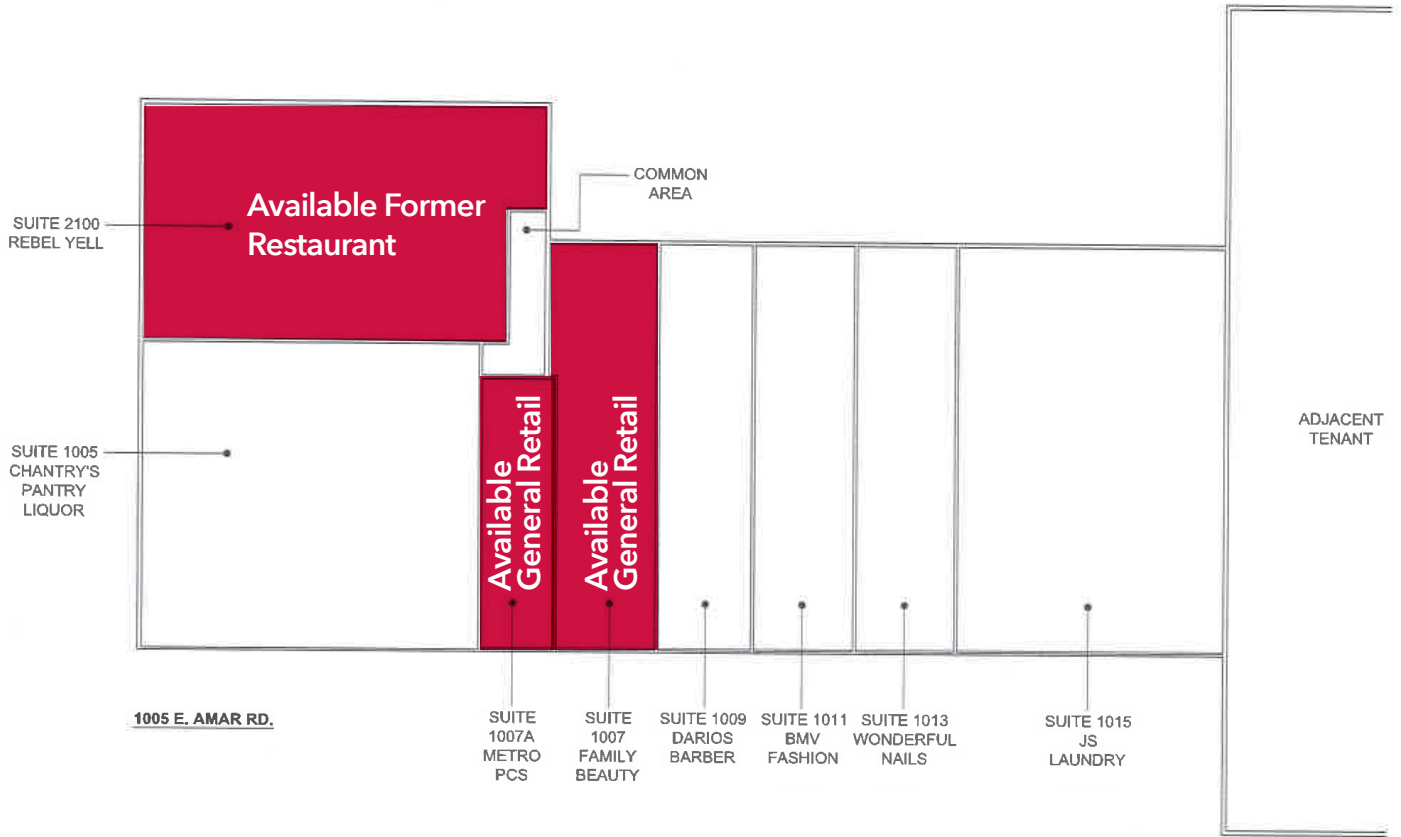


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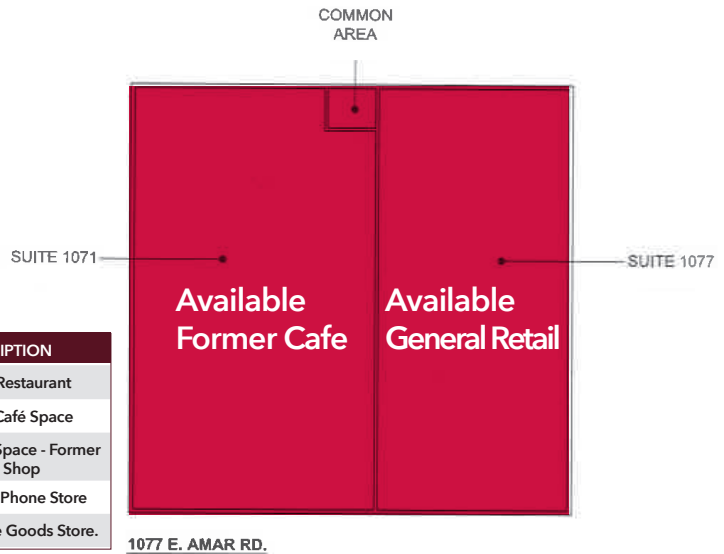


SITE PLAN



AVAILABLE SPACES

SUITE	STATUS	SIZE (SF)	LEASE RATE	LEASE TYPE	DESCRIPTION
Suite 1005 - Restaurant	AVAILABLE	2,160	\$2.50 SF/mth	Est \$1.06 NNN	2nd Gen Restaurant
Suite 1071 - Café	AVAILABLE	2,232	\$3.00 SF/mth	Est \$1.06 NNN	2nd Gen Café Space
Suite 1077 - Gen Retail	AVAILABLE	1,863	\$2.15 SF/mth	Est \$1.06 NNN	Retail/Office Space - Former Pawn Shop
Suite 1007A - Gen Retail	AVAILABLE	440	\$2.50 SF/mth	Est \$1.06 NNN	Former Cell Phone Store
Suite 1007B - Gen Retail	AVAILABLE	900	\$2.50 SF/mth	Est \$1.06 NNN	Former Home Goods Store.



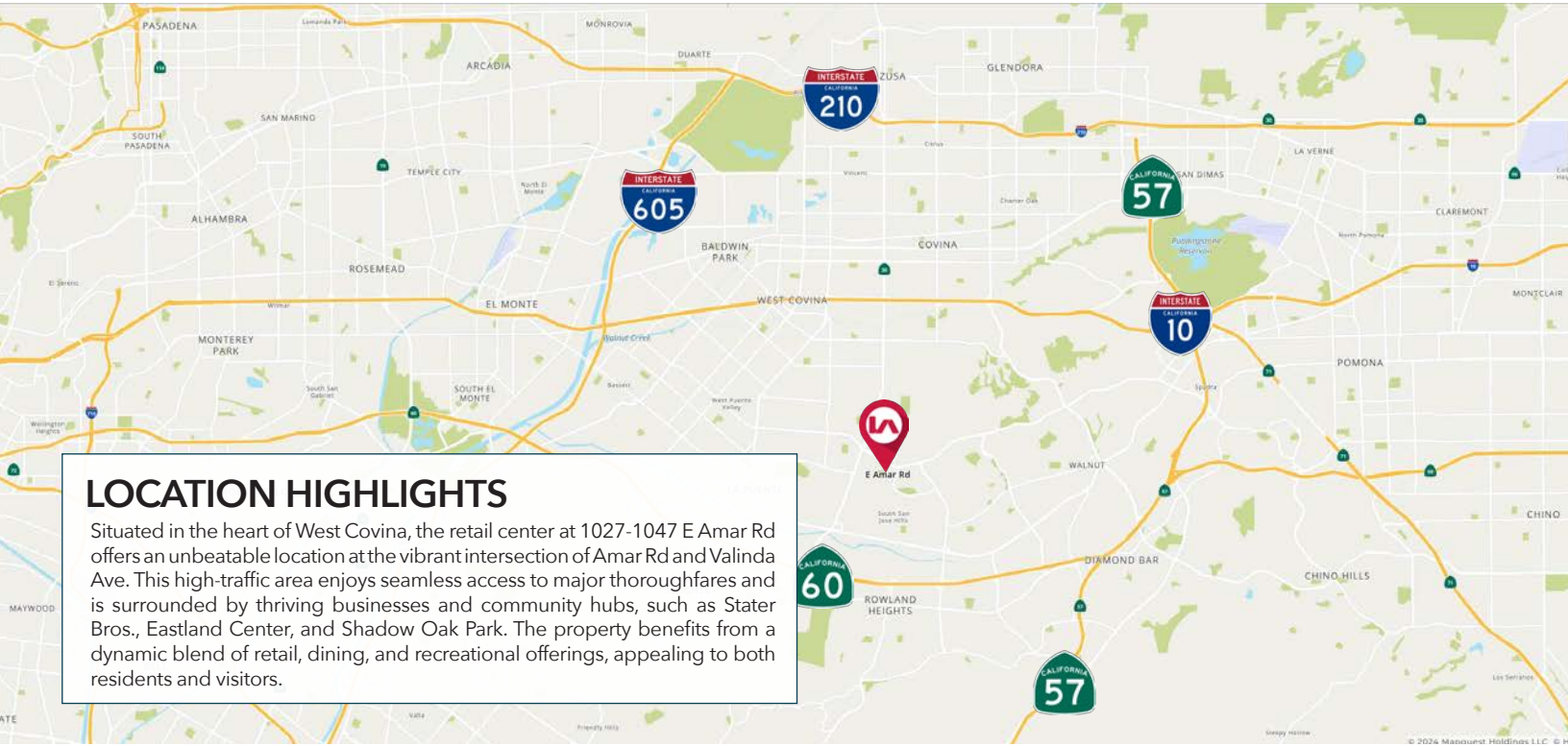
*Disclaimer: Site Plan not drawn to scale.

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OVERVIEW MAP



LOCATION HIGHLIGHTS

Situated in the heart of West Covina, the retail center at 1027-1047 E Amar Rd offers an unbeatable location at the vibrant intersection of Amar Rd and Valinda Ave. This high-traffic area enjoys seamless access to major thoroughfares and is surrounded by thriving businesses and community hubs, such as Stater Bros., Eastland Center, and Shadow Oak Park. The property benefits from a dynamic blend of retail, dining, and recreational offerings, appealing to both residents and visitors.



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