



Freeway Pylon  
Signage Available



CPD + 215,000

±20,000 SF  
ANCHOR SPACE  
AVAILABLE FOR LEASE

360°  
VIRTUAL TOUR

940-970 LAKES DRIVE, WEST COVINA, CA

Do Not Disturb Tenant

MARKETPLACE@THE LAKES

CBRE



# PROPERTY HIGHLIGHTS



This is a 95,000-square-foot shopping center located in Los Angeles suburb, West Covina, California.



Major employers in the area include Citrus Valley Medical Center, San Gabriel Valley Newspaper Group and Concorde Battery.



The Marketplace at the Lakes shopping center is next to the ±1.6 million SF Plaza West Covina, a large mall that includes retailers Best Buy, Macy's, H&M, and Nordstrom Rack.






This shopping center is located off of San Bernardino Freeway (I-10 Fwy) which is a popular route for commuters to Los Angeles. Downtown LA is less than 25 miles from this shopping center.



The shopping center boasts outstanding freeway visibility and signage.



## DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
 <b>2024 Estimated Population</b>	23,862	214,646	463,938
 <b>2024 Estimated Daytime</b>	21,837	183,259	419,845
 <b>2024 Estimated Average Household Income</b>	\$135,207	\$122,829	\$122,940

Source: ESRI Data 2025

# SITE PLAN



**SURFACE**  
PARKING TYPE



**310**  
SPACES



**3.24/1,000 SF**  
RATIO



# DEMOGRAPHIC COMPREHENSIVE

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Businesses	916	6,408	14,454
2024 Employees	8,395	62,960	148,309
<b>POPULATION</b>			
2024 Population - Current Year Estimate	23,862	214,646	463,938
2029 Population - Five Year Projection	23,603	210,384	454,010
2020 Population - Census	24,215	221,786	481,528
2010 Population - Census	22,721	218,576	481,693
2020-2024 Annual Population Growth Rate	-0.28%	-0.62%	-0.71%
2024-2029 Annual Population Growth Rate	-0.22%	-0.40%	-0.43%
<b>GENERATIONS</b>			
2024 Population	23,862	214,646	463,938
Generation Alpha (Born 2017 or Later)	2,079	19,765	42,701
Generation Z (Born 1999-2016)	5,173	48,555	106,107
Millennials (Born 1981-1998)	6,521	57,468	123,305
Generation X (Born 1965-1980)	4,833	43,320	92,422
Baby Boomers (Born 1946-1964)	4,384	37,807	82,685
Greatest Generations (Born 1945 or Earlier)	873	7,732	16,718
<b>RACE AND ETHNICITY</b>			
2024 Population	23,862	214,646	463,938
White	5,035	41,962	92,099
Black or African American	707	5,491	10,797
Asian	5,821	44,205	98,756
American Indian or Alaska Native	468	4,392	9,601
Pacific Islander	44	364	707
Other Race	6,644	73,752	160,162
Two or More Races	5,143	44,481	91,816

	1 MILE	3 MILES	5 MILES
<b>HOUSEHOLDS</b>			
2024 Households - Current Year Estimate	7,608	63,559	134,323
2029 Households - Five Year Projection	7,707	63,783	134,584
2020 Households - Census	7,357	63,031	133,748
2010 Households - Census	6,647	59,383	126,690
2020-2024 Compound Annual Household Growth Rate	0.64%	0.16%	0.08%
2024-2029 Annual Household Growth Rate	0.26%	0.07%	0.04%
2024 Average Household Size	3.12	3.35	3.42
<b>EMPLOYMENT STATUS</b>			
2024 Civilian Population 16+ in Labor Force	12,859	114,501	245,007
2024 Employed Civilian Population 16+	12,127	107,920	231,681
2024 Unemployed Population 16+	732	6,581	13,326
<b>CLASS OF WORKER</b>			
2024 Employed Civilian Population 16+	12,127	107,920	231,681
White Collar	7,822	59,564	126,490
Services	2,001	20,994	45,815
Blue Collar	2,304	27,362	59,378
<b>DAYTIME POPULATION</b>			
2024 Daytime Population	21,837	183,259	419,845
Daytime Workers	9,797	73,735	181,602
Daytime Residents	12,040	109,524	238,243

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# AERIAL VIEW



(San Bernardino) Freeway - 215,000 CPD

Michaels

Jerome's Furniture

Available Anchor Space



The Colony at Lakes Apartments (450 Units)

Vincent Avenue - 30,000 CPD

Lakes Dr.





# AERIAL VIEW

(CONTINUED)

WEST COVINA  
HIGH SCHOOL

ROWLAND  
HEIGHTS

CAMERON  
ELEMENTARY SCHOOL



The Colony at Lakes  
Apartments (450 Units)

Available  
Anchor Space

Jerome's  
Furniture

Michaels

## PLAZA WEST COVINA



JCPenney

Lazy DOG  
EST. 1988



CHASE

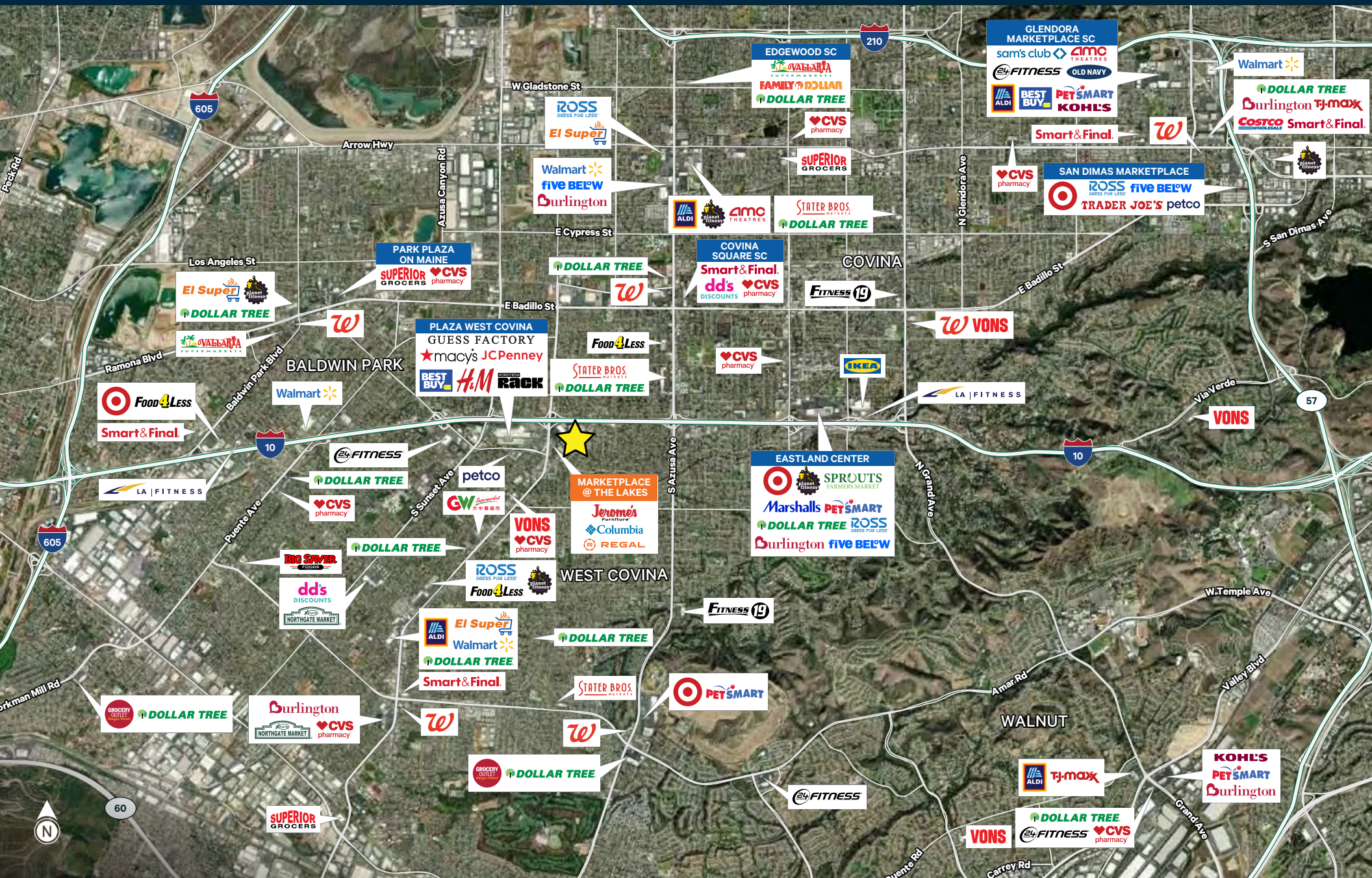
S Vincent Avenue - 30,000 CPD



(San Bernardino) Freeway - 215,000 CPD









# MARKETPLACE@THE LAKES

CBRE



940-970 LAKES DRIVE. WEST COVINA, CA

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