

FOR LEASE

ARROW & AZUSA SWC

1453 N AZUSA AVE | COVINA, CA 91722-1201



DAVE O'CONNELL

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LEASING

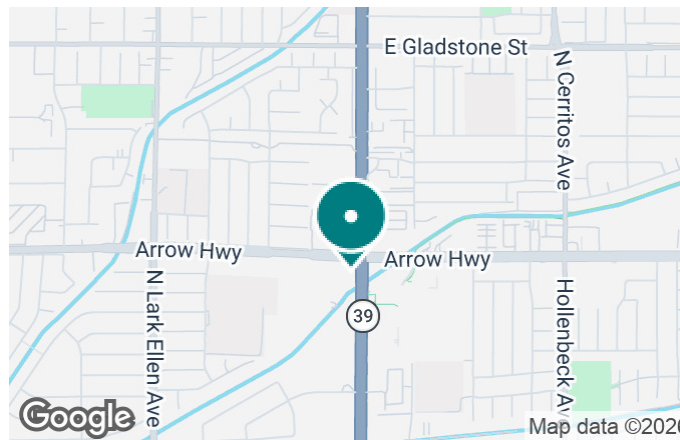
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

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FEATURES & AMENITIES

- 1,576 SF Retail Pad Space Available
- Ross Dress for Less and El Super Grocery Anchored
- Sprawling Onsite Parking Lot
- Well Established Jr. Anchors and Walmart Shadow Anchors with Reciprocal Access
- Four Points of Ingress and Egress
- First Class Retail Identity on One of The Area's Most High Traffic Intersections

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,303	56,099	122,894
Total Population	30,041	185,494	409,505
Average HH Income	\$97,694	\$111,220	\$120,481

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

1,576 SF former La Michoacana ice cream shop available in the pad space of grocery anchored shopping center. The property features high street visibility, first class retail identity, and convenient access with four entrances. A+ co-tenants include El Super, Ross Dress For Lease, Sally Beauty, Western Dental, and more!

LOCATION DESCRIPTION

Situated at the intersection of Arrow + Azusa in prime Covina. First-class retail identity on one of the areas busiest intersections.

OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (NNN)
Available SF:	1,576 SF
Building Size:	8,700 SF

SPACES	LEASE RATE	SPACE SIZE
1453 - F3	\$2.50 SF/month	1,576 SF

ADDITIONAL PHOTOS

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PLANS

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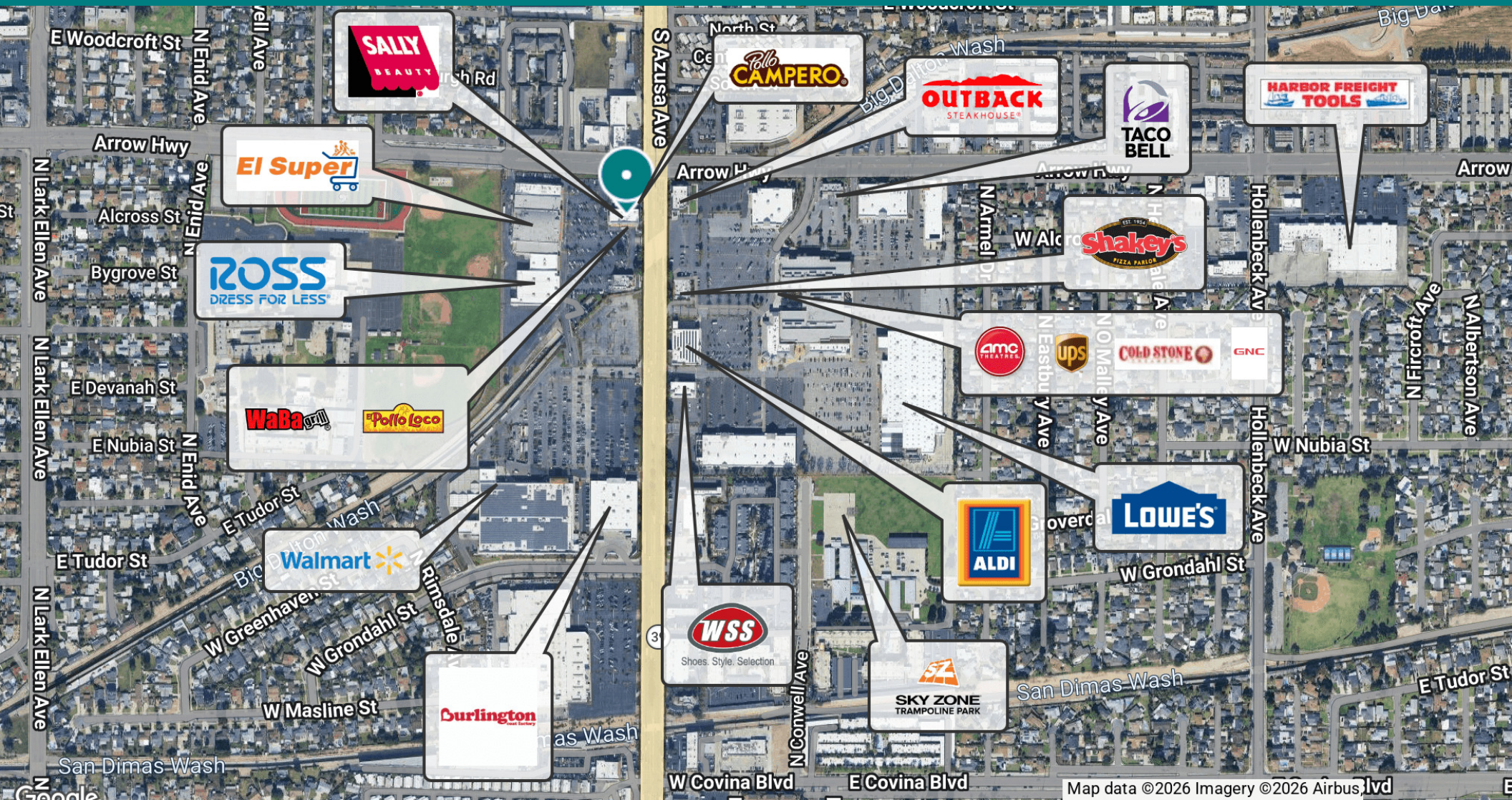


SUITE	TENANT	SIZE
960	El Super	49,134 SF
1421	Ross Dress For Less	26,225 SF
942 A1+2	Dry Clean Express	1,496 SF
942 - A3	G Mobile Wireless	704 SF
942 - A4	Santa's Pizza	1,250 SF
942 - A5	Nutrition Center	1,250 SF
942 - A6	Crazy Rock N Sushi	5,000 SF
1405	El Pollo Loco	2,500 SF
1407	Waba grill	1,500 SF
1433	Fashion Q	8,700 SF
1453	Sally Beauty	1,440 SF
1453	Top Service Nails	984 SF
1453 - F3	Available	1,576 SF
1453 - F4	Western Dental	3,499 SF

RETAILER MAP

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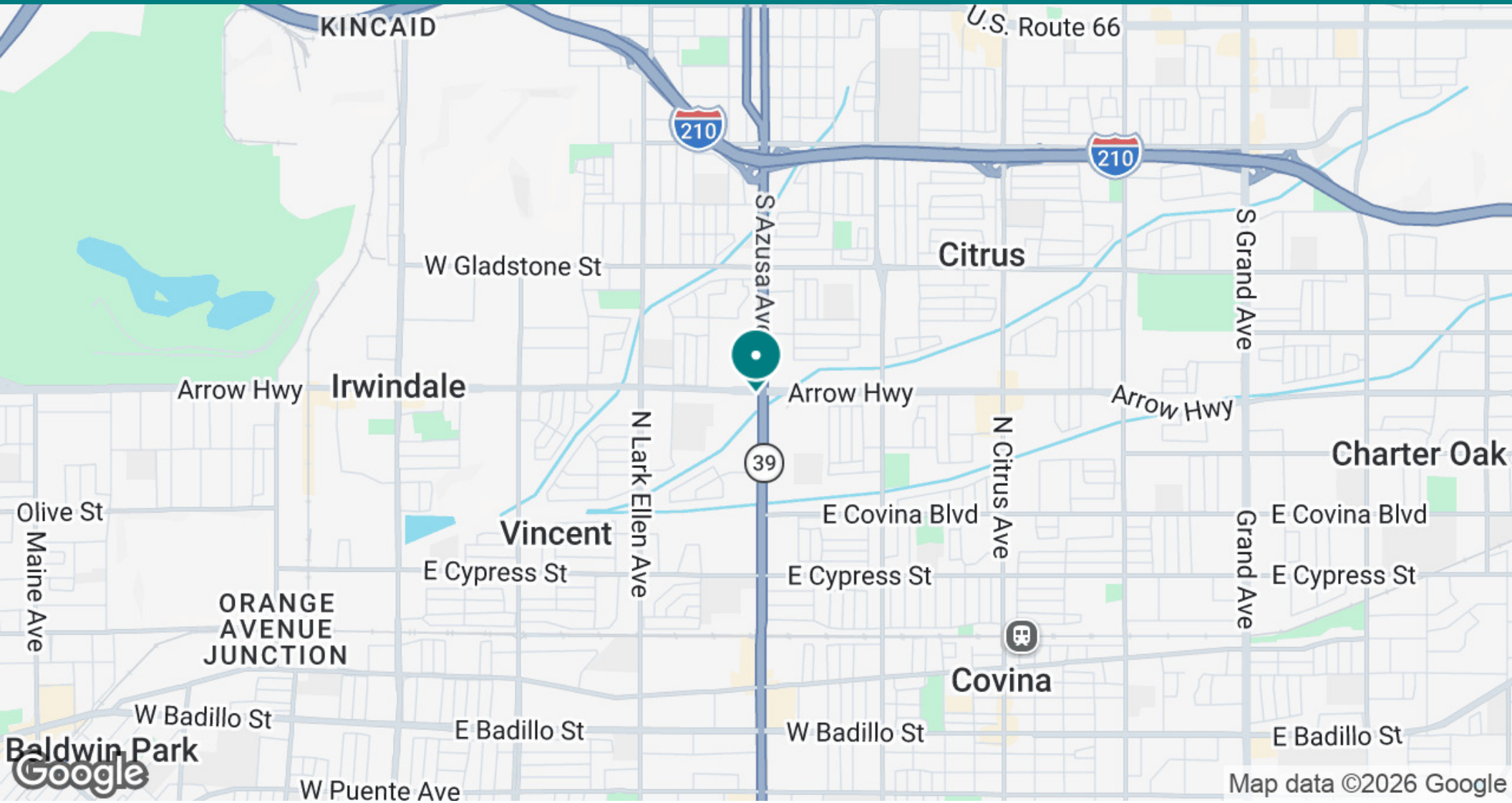
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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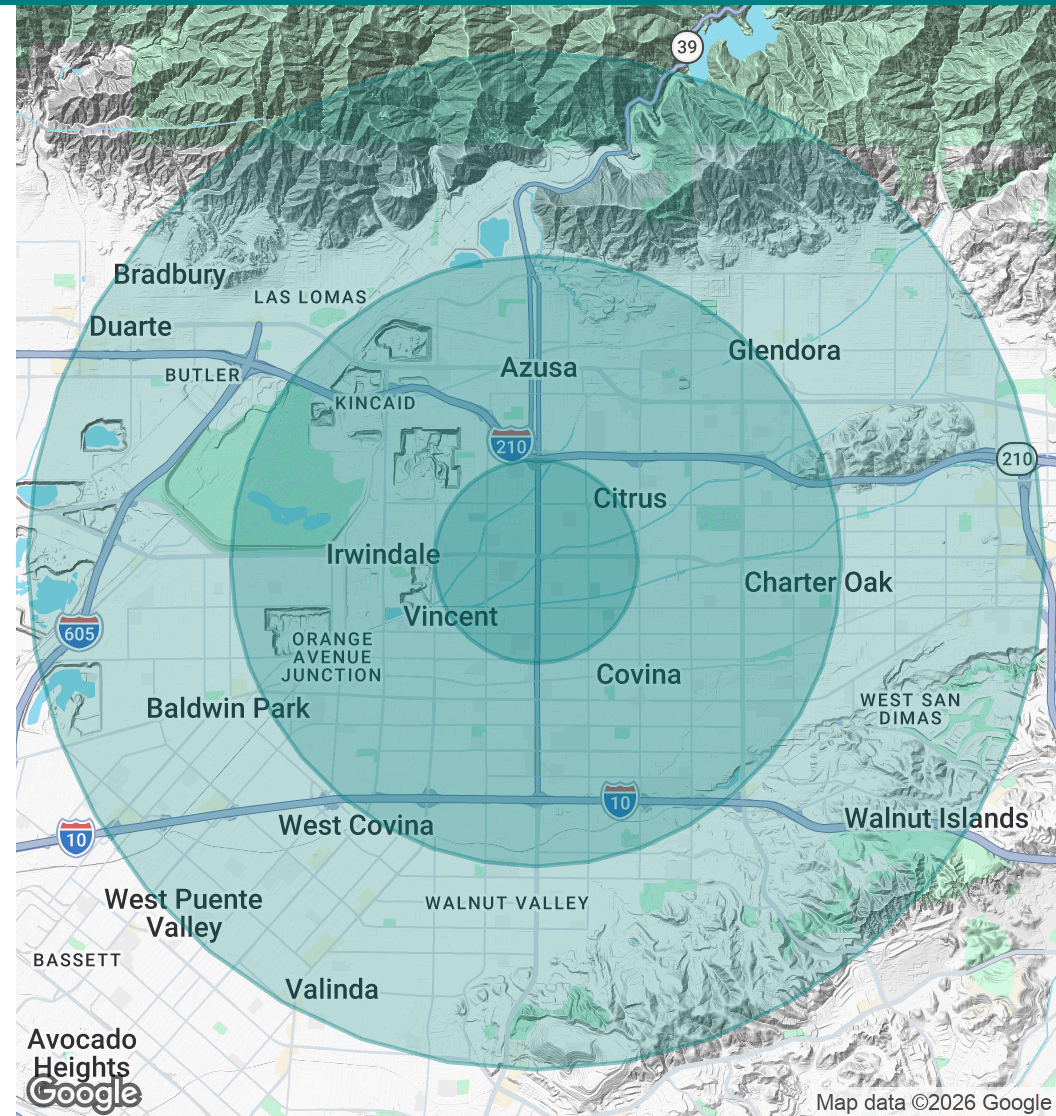
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	30,041	185,494	409,505
Average Age	38	40	41
Average Age (Male)	37	38	39
Average Age (Female)	39	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,303	56,099	122,894
# of Persons per HH	3.6	3.3	3.3
Average HH Income	\$97,694	\$111,220	\$120,481
Average House Value	\$626,808	\$723,753	\$773,011

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	76.9%	66.2%	61.8%

RACE	1 MILE	3 MILES	5 MILES
% White	21.3%	25.3%	25.3%
% Black	2.5%	3.1%	2.8%
% Asian	11.4%	15.7%	19.1%
% Hawaiian	0.2%	0.2%	0.2%
% American Indian	3.0%	2.4%	2.0%
% Other	37.1%	31.2%	30.0%



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