

RANCHO BADILLO CENTER

139 N. GRAND AVENUE, COVINA, CA 91724

Retail | For Lease



20,925 SF (FORMER RITE AID) AVAILABLE

PROPERTY FEATURES

- Former Rite Aid with flexible interior layout
- Excellent frontage and visibility along Grand Avenue
- Hard corner with combined traffic counts of $\pm 47,000$ CPD
- Prominent monument signage available
- Signalized intersection with strong ingress and egress
- Existing curb cuts on both Grand Avenue & Badillo Street
- Dense daily needs trade area
- Located within an established neighborhood shopping center

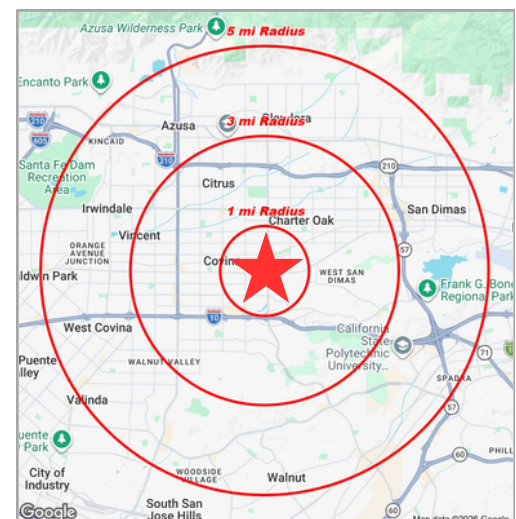
TRAFFIC COUNTS

- Grand Avenue - 27,520 CPD
- Badillo Street - 20,090 CPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	23,015	164,758	380,971
Avg HH Income	\$117,148	\$132,966	\$137,978
Daytime Population	17,325	102,485	266,680

Source: SitesUSA



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TRADE AREA



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SITE PLAN



UNIT	SF	TENANT
121	4,225	McDonald's
125	7,726	AutoZone
139	20,925	AVAILABLE
145	1,300	In-Style Nails & Spa
147	1,300	Fish & Chips
151	1,950	Pep's Sub-N-Pizza Shack

UNIT	SF	TENANT
201	1,950	AVAILABLE
207	22,400	Fitness 19
829	1,509	Badillo Launderland
833	780	Smoke Shop
835	780	AVAILABLE

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