

1027-1047 E AMAR ROAD WEST COVINA, CA 91792



FOR LEASE 2ND GENERATION CAFÉ AND GENERAL RETAIL

Suite	Rate	SF
Suite 1071 Café	\$2.50 PSF NNN	±2,232 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

GREG KHO, CCIM | Associate
213.400.0654
gregory.kho@lee-associates.com
License ID 02033257

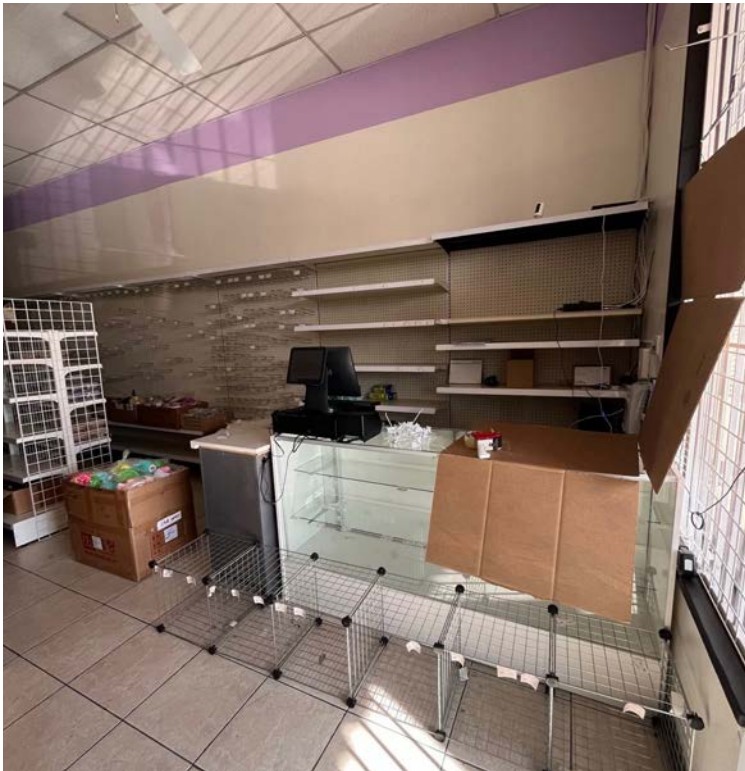
DAVID CHEN, CCIM, MBA, MRED | Principal
310.350.3810
dchen@lee-associates.com
License ID 01923629

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice. lee-pasadena.com

LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.

PHOTOS | GENERAL RETAIL | SUITE 1007B



GREG KHO, CCIM | Associate
213.400.0654
gregory.kho@lee-associates.com
License ID 02033257

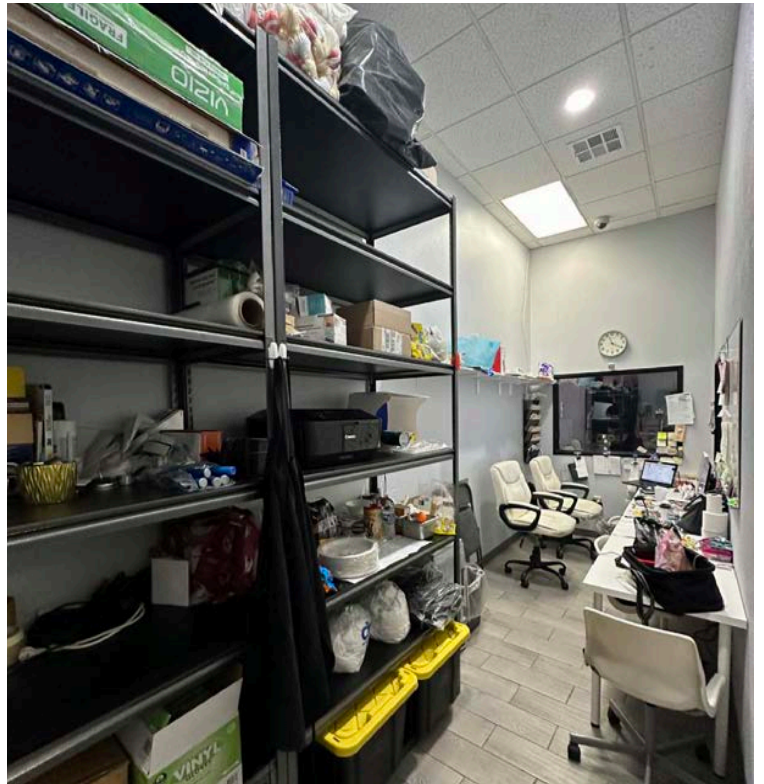
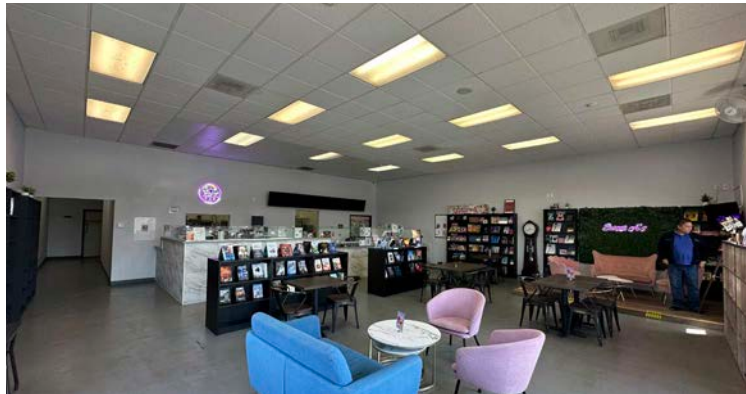
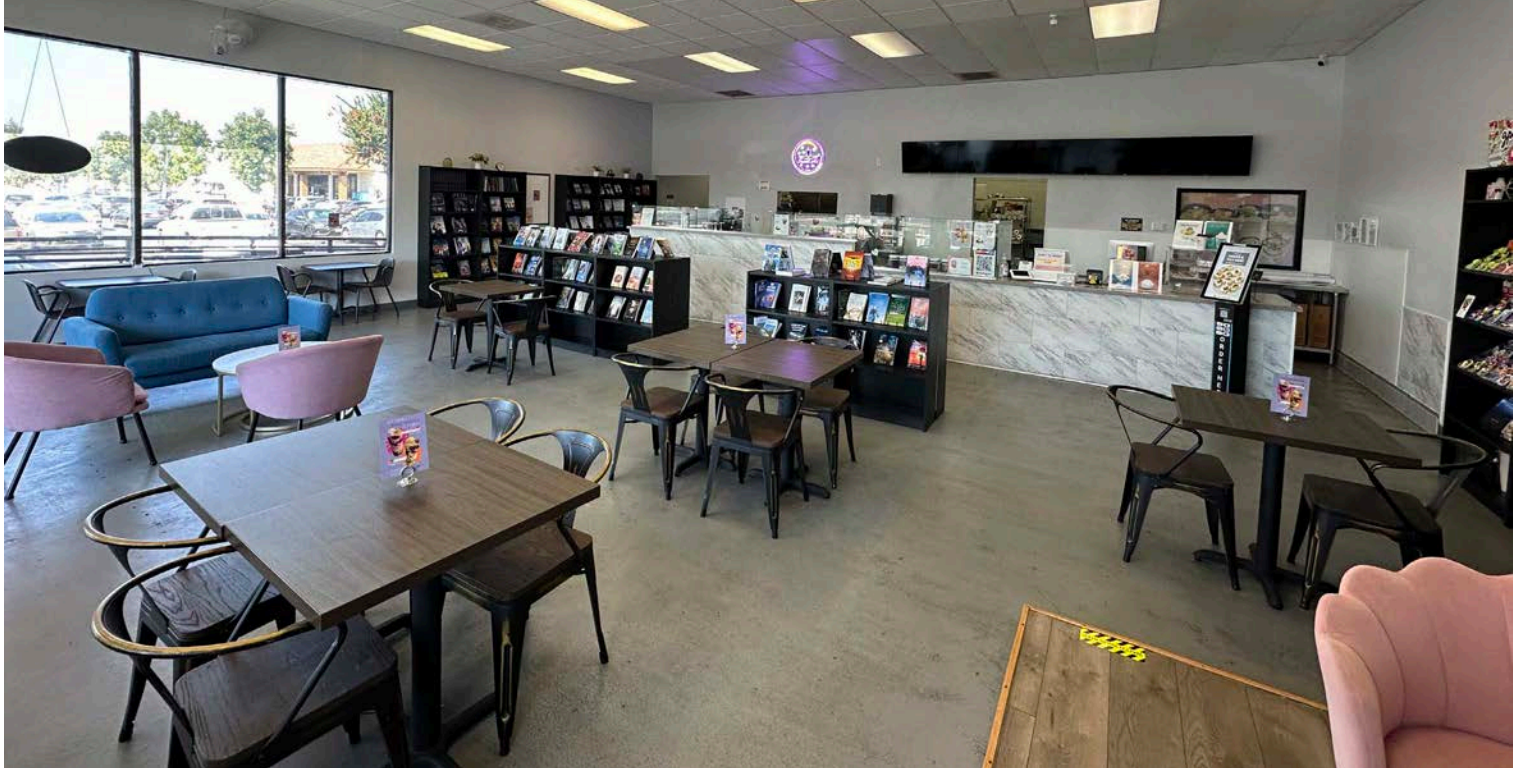
DAVID CHEN, CCIM, MBA, MRED | Principal
310.350.3810
dchen@lee-associates.com
License ID 01923629

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice. lee-pasadena.com

LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.

PHOTOS | CAFE | SUITE 1071



GREG KHO, CCIM | Associate
213.400.0654
gregory.kho@lee-associates.com
License ID 02033257

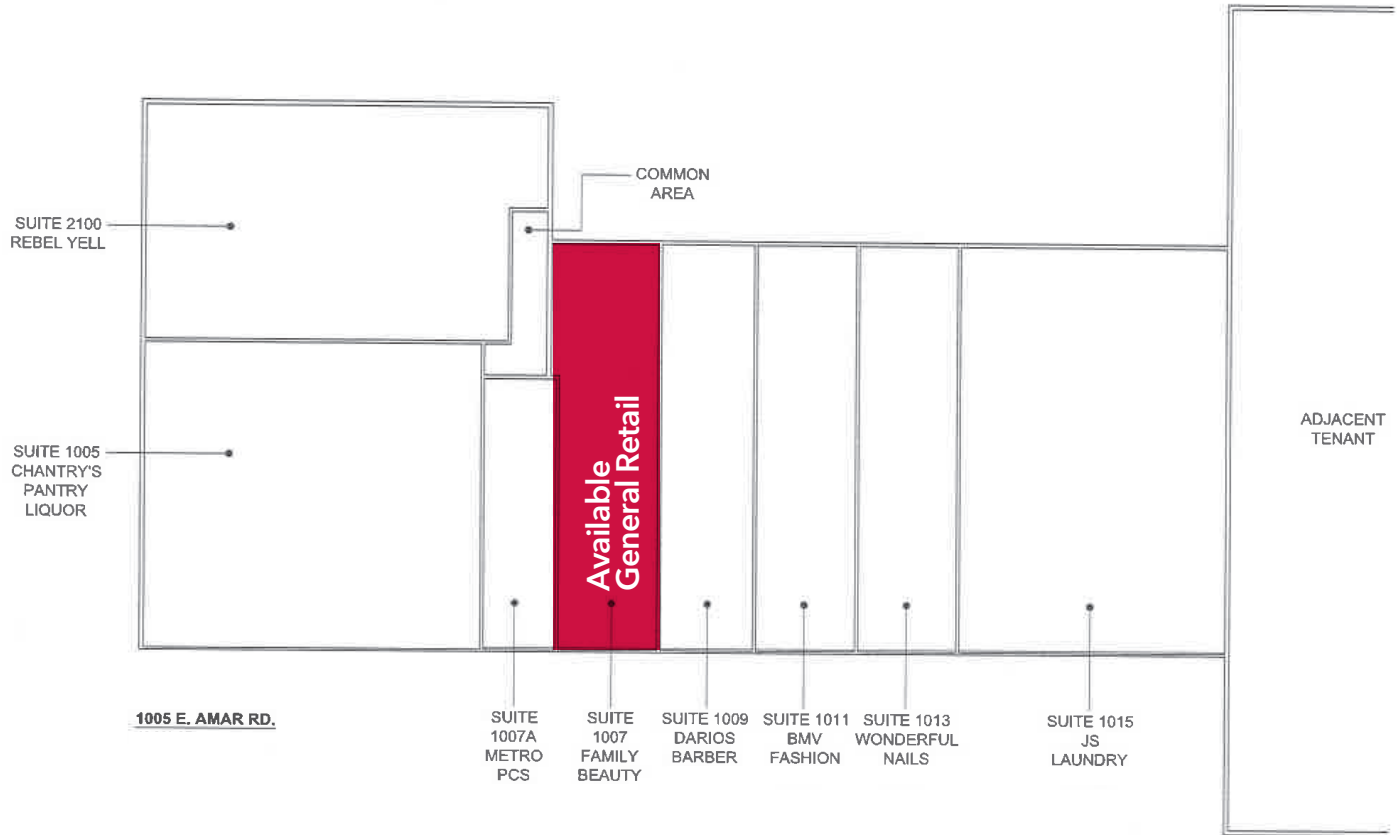
DAVID CHEN, CCIM, MBA, MRED | Principal
310.350.3810
dchen@lee-associates.com
License ID 01923629

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice. lee-pasadena.com

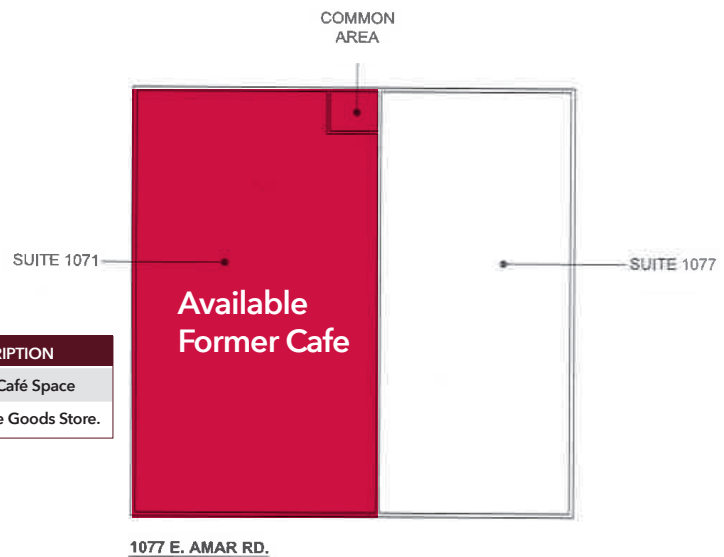
LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.

SITE PLAN



AVAILABLE SPACES

SUITE	STATUS	SIZE (SF)	LEASE RATE	LEASE TYPE	DESCRIPTION
Suite 1071 - Café	AVAILABLE	2,232	\$2.50 SF/mth	Est \$1.06 NNN	2nd Gen Café Space
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.

GREG KHO, CCIM | Associate
213.400.0654
gregory.kho@lee-associates.com
License ID 02033257

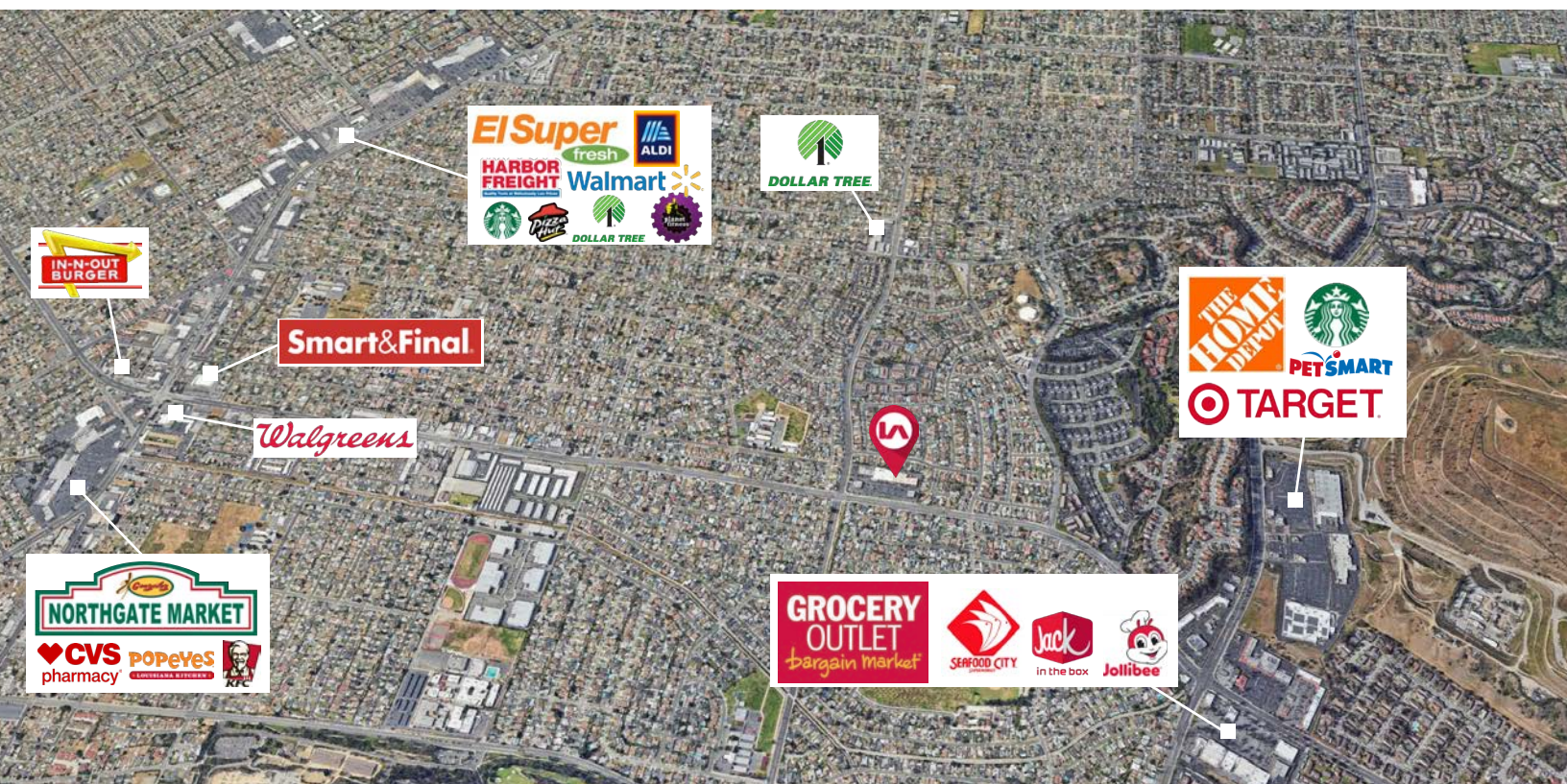
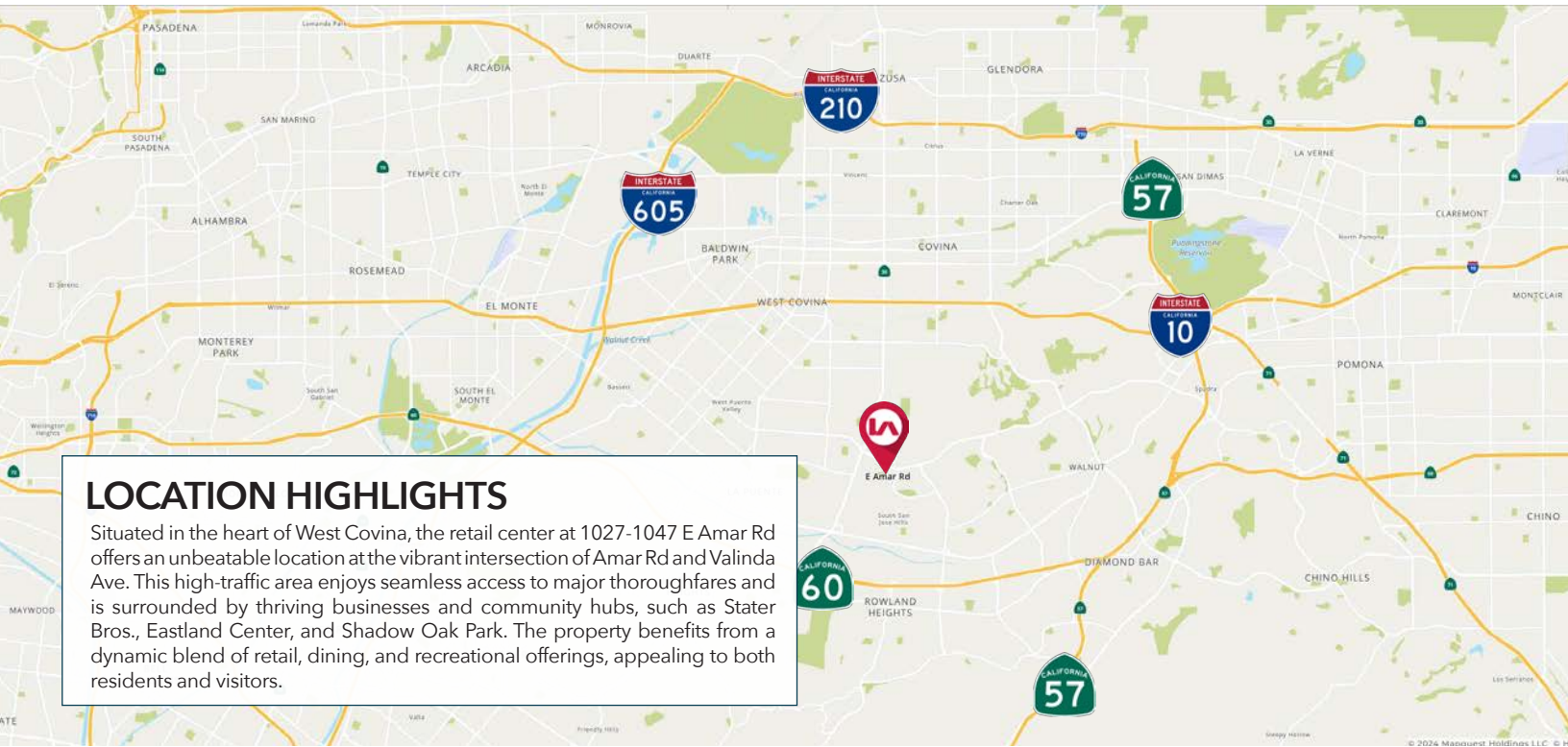
DAVID CHEN, CCIM, MBA, MRED | Principal
310.350.3810
dchen@lee-associates.com
License ID 01923629

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice. lee-pasadena.com

LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.

OVERVIEW MAP



GREG KHO, CCIM | Associate
213.400.0654
gregory.kho@lee-associates.com
License ID 02033257

DAVID CHEN, CCIM, MBA, MRED | Principal
310.350.3810
dchen@lee-associates.com
License ID 01923629

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA