

# FOR LEASE: THE COLONY

# RETAIL PROPERTY



## 301 S. GLENDORA AVENUE

WEST COVINA CA 91790

### PROPERTY FEATURES

Come join Paris Baguette, Mochi Nut and Phenix Salon at the Colony at the Lakes. Neighboring tenants in the area include Edwards Cinemas, Gen Korean BBQ, Bob Furniture, Portos and the West Covina Mall. This is first generation retail/restaurant space in the new Downtown West Covina on Glendora Ave. The City of West Covina has millions in funding for improvements to the new downtown area on Glendora.

The location is conveniently located right off the 10 freeway. We are looking for restaurants, dessert shops, salons, convenience stores, etc. to service the neighborhood. The Colony has 450 apartments with  $\pm 95\%$  occupancy. Landlord is willing to work with new tenants by providing considerable Tenant Improvement Allowances and concessions.

Unit	SQ. FT.	Asking Rate
301	$\pm 1,802$	\$2.25/PSF/Mo
305	$\pm 2,318$	\$2.15/PSF/Mo



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LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.



PHOTOS



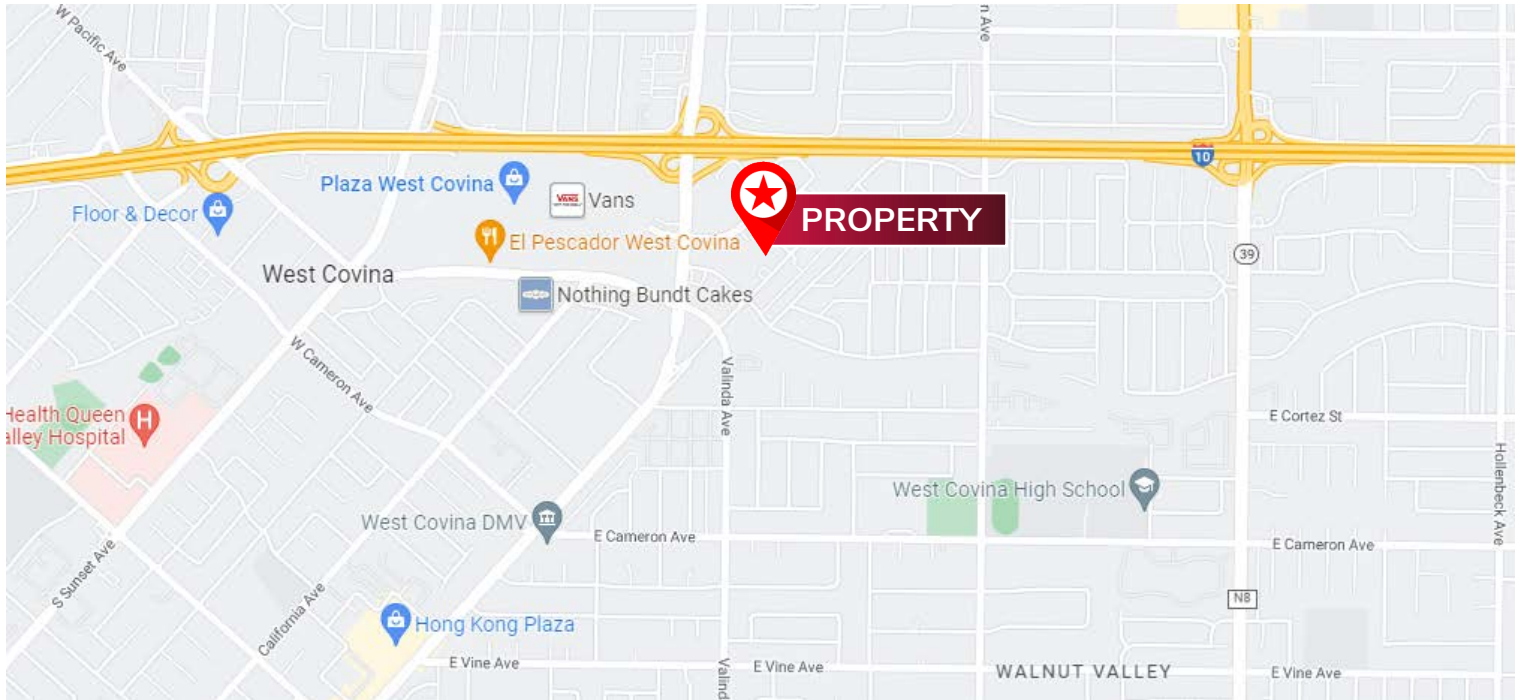
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OVERVIEW MAP AND DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Median age	37.6	36.5	36.4
Median age (Male)	38.9	40.2	39.1
Median age (Female)	42.1	41.3	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,837	58,368	123,125
Total persons per HH	3.4	3.6	3.7
Average HH income	\$113,170	\$97,585	\$96,854
Average house value	\$664,026	\$567,127	\$560,042

\*Demographic data derived from ESRI 2022

Walk Score



**Very Walkable**  
Most errands can be accomplished on foot



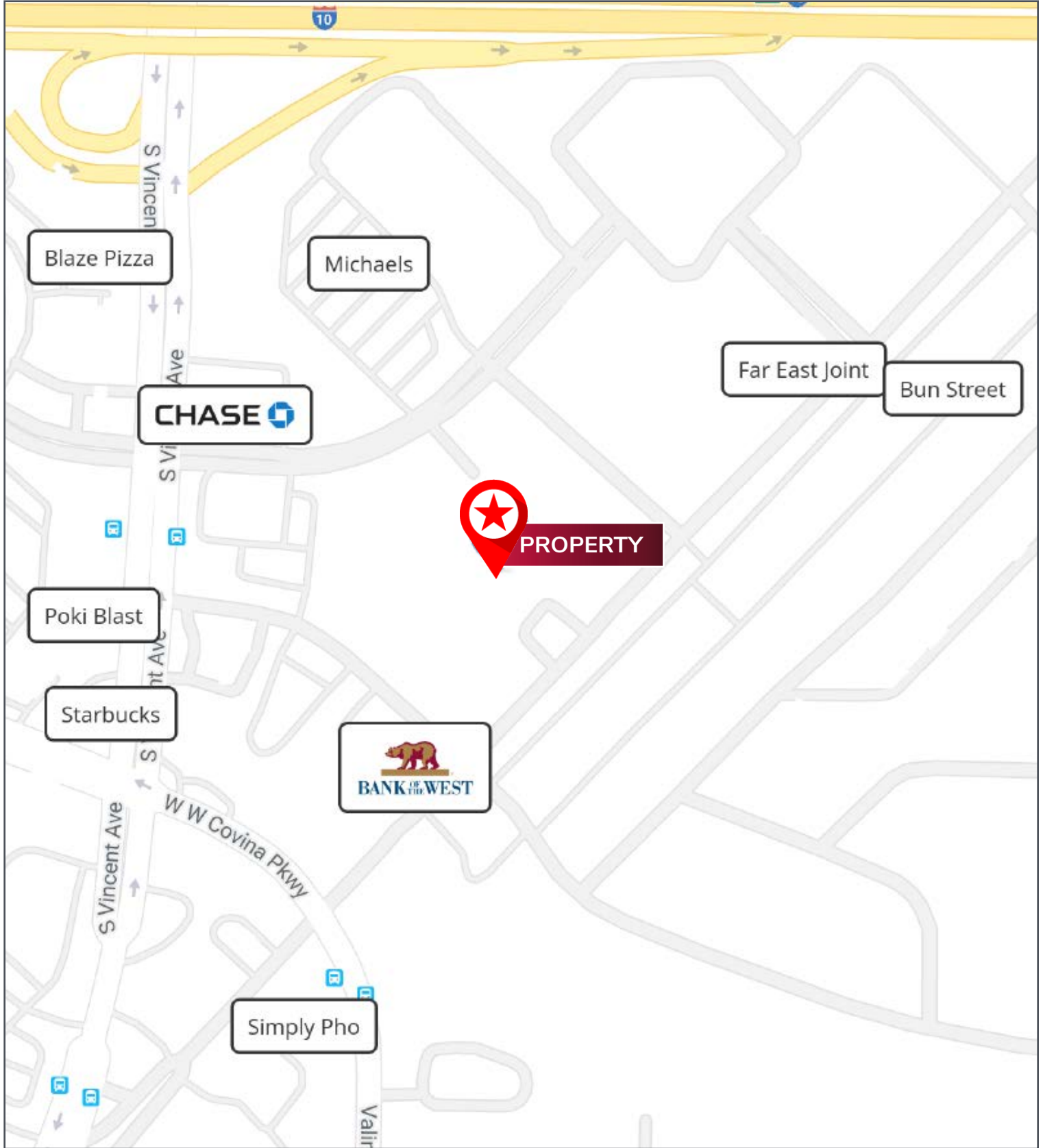
**Bikeable**  
Some bike infrastructure

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**SITE PLAN AND AMENITIES MAP**



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