

400-410

S GLENDORA
WEST COVINA, CA

FOR SALE/LEASE



**Restaurants in
Prominent Retail Hub**

CBRE

Highlights

JOIN THE RETAIL HUB OF WEST COVINA!

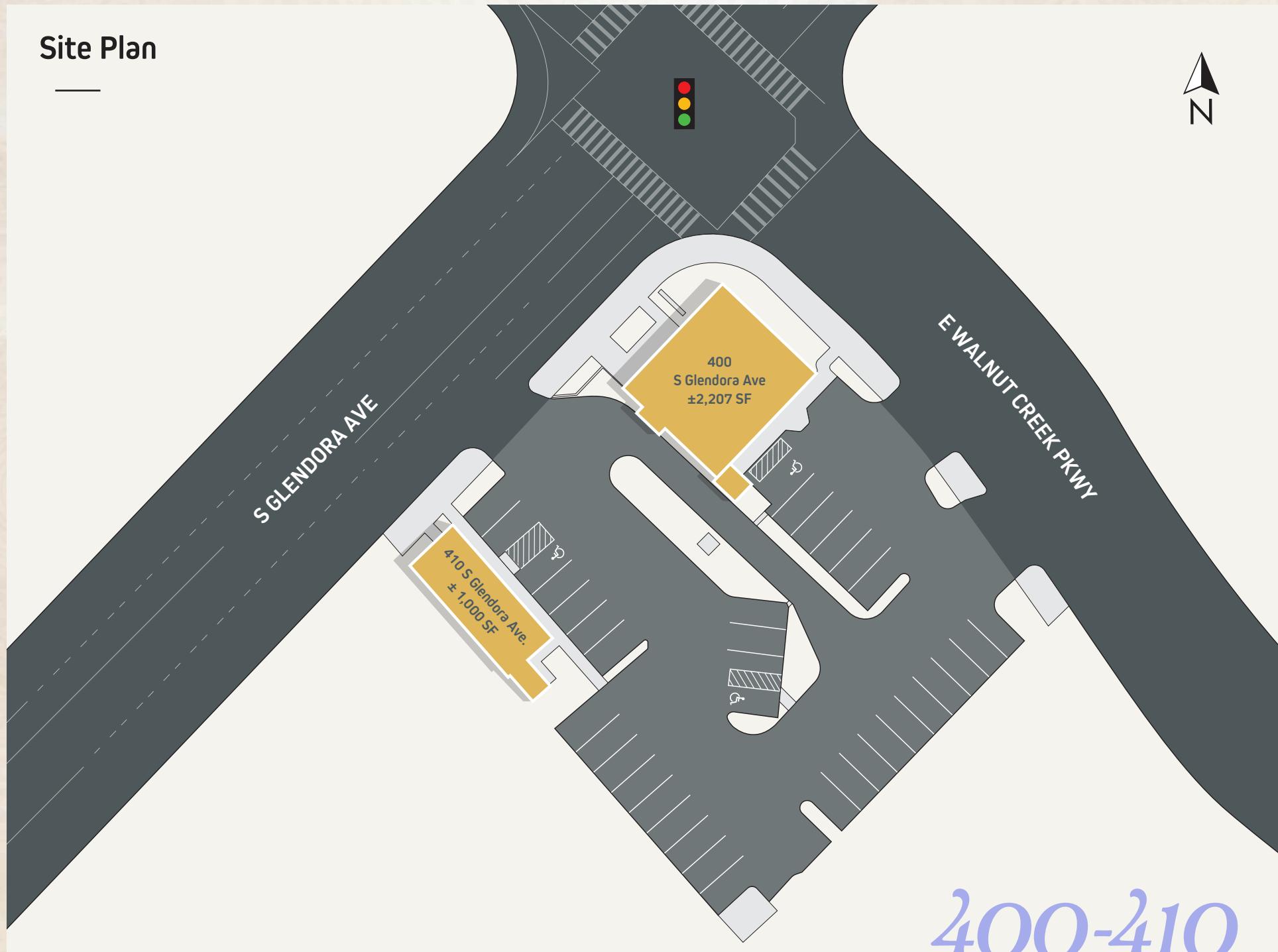
- ±2,207 Second Generation restaurant and 1,000 SF restaurant currently occupied on 0.61 AC lot with ample surface and street parking.
- Contact brokers for pricing.
- Excellent opportunity for a QSR/ drive-thru on major West Covina thoroughfares.
- Located less than a third of a mile from the West Covina Mall (with over 185 stores and restaurants) and the I-10 Freeway (±224,000 VPD).
- Thriving suburban community with \$124,028 Avg. household income within 5 minutes.
- Within walking distance to The Colony at the Lakes (450 Residential Units) and the Regal Theater.
- High-density area with over 326,706 people within a 10-minute drive.



JOIN THE RETAIL HUB OF WEST COVINA!



Site Plan



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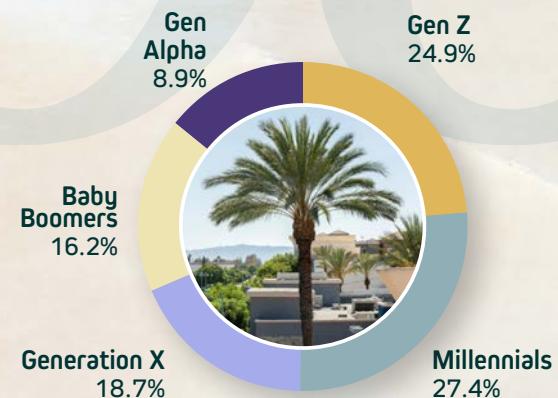


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LIFE IN WEST COVINA

West Covina is a thriving city in the San Gabriel Valley with rich multicultural roots and a diverse population. From the iconic Westfield West Covina mall, where shoppers can explore a wide range of retail options to charming local businesses, the city offers a shopping experience to suit all tastes. Food enthusiasts can embark on a culinary adventure in the diverse array of restaurants. With top-rated schools, community events, and a strong sense of community engagement, West Covina embraces its residents and visitors alike with open arms.

GENERATIONS (Within 10 Minutes)



2024

DAYTIME POPULATION	65,097
POPULATION	69,355
HOUSEHOLDS	20,465
AVG. HH INCOME	\$124,028

5 MINUTES 10 MINUTES 15 MINUTES

286,110	750,823
326,706	783,510
91,450	222,998
\$111,326	\$109,437

37

Median Age
(Within 5 Minutes)

\$124,028

Average Household Income
(Within 5 Minutes)

TOP INDUSTRIES

Healthcare, Retail
Manufacturing,
Construction, Transportation
& Warehousing
(Within 5 minutes)



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FOR MORE INFORMATION, PLEASE CONTACT:

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