

400-410

FOR SALE/LEASE

S GLENDORA
WEST COVINA, CA



Restaurants in
Prominent Retail Hub

CBRE

Highlights

JOIN THE RETAIL HUB OF WEST COVINA!

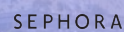
- ±2,207 Second Generation restaurant and 1,000 SF restaurant currently occupied on 0.61 AC lot with ample surface and street parking.
- Contact brokers for pricing.
- Excellent opportunity for a QSR/ drive-thru on major West Covina thoroughfares.
- Located less than a third of a mile from the West Covina 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!

West Covina Mall

±185 Stores &
Restaurants including:



±11,347 VPD



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Walnut Creek Pkwy

West Covina Pkwy

±21,931 VPD

±224,000 VPD



The Colony at the Lakes

450 Units



Glendora Ave ±35,701 VPD

Site Plan



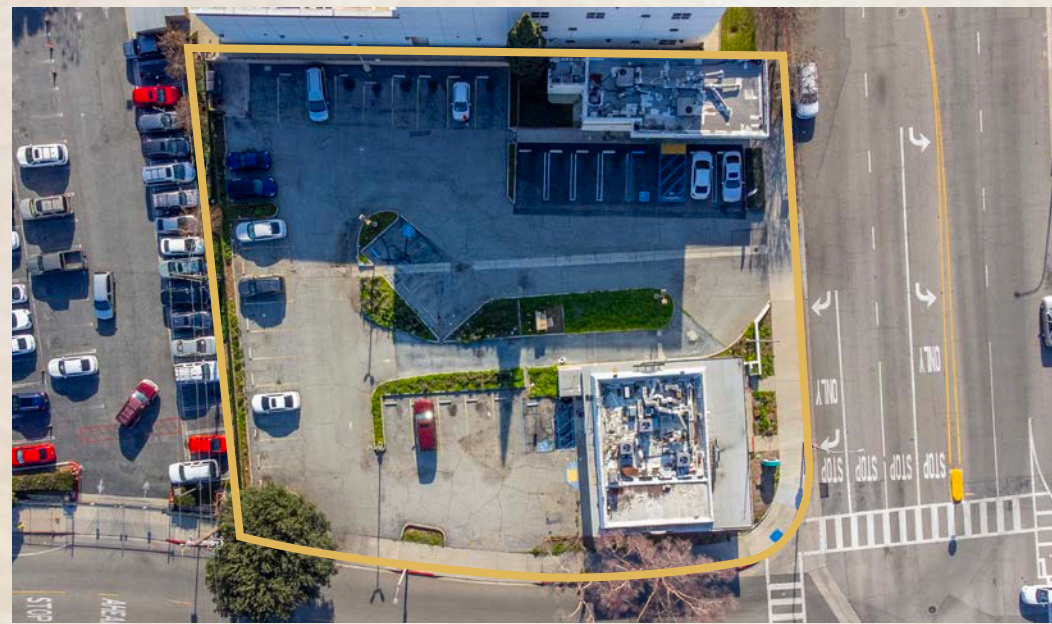
S GLENDORA AVE

E WALNUT CREEK PKWY

400
S Glendora Ave
±2,207 SF

410 S Glendora Ave.
± 1,000 SF

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WEST COVINA, CA



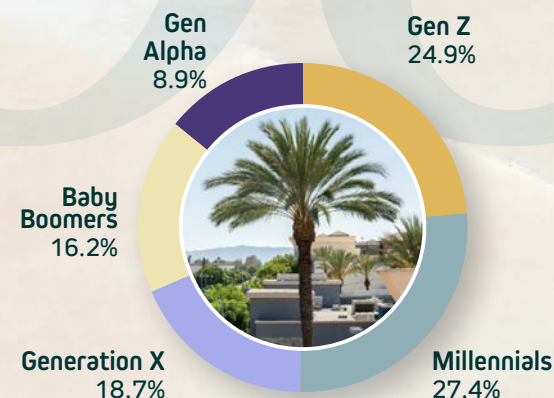
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LIFE IN WEST COVINA

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

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	65,097	286,110	750,823
POPULATION	69,355	326,706	783,510
HOUSEHOLDS	20,465	91,450	222,998
AVG. HH INCOME	\$124,028	\$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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WEST COVINA, CA



FOR MORE INFORMATION, PLEASE CONTACT:

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