

701 N.
GRAND AVE.

Covina, CA



Prime Drive-thru Opportunity @ Signalized Intersection



MARKET COMMENTARY

- Market forecasts indicate softer conditions in the coming quarters, with limited near-term improvement in occupancy levels and rental rates
- These conditions may create strategic opportunities for tenants and investors seeking favorable positioning

IDEAL USES

- Quick-Service Restaurant
- Medical or Retail Drive-Thru
- Coffee Concept
- Service-Oriented Users

PROPERTY HIGHLIGHTS

- ±3,095 SF Freestanding Building
- Drive-Thru Equipped
- Situated on ±0.52 Acres
- Located at a Signalized Intersection
- Excellent Visibility and Access



NEWMARK | PACIFIC

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2025 DEMOGRAPHICS



1-MILE

24,234
Population



8,061
Total Households



\$90,259
Median Household Income



\$36,092,981
Food Away From Home



17,706
Fast Food/Drive-In Rest.
Last 6 Months



7,821
Fast Food/Drive-In Rest. 9+
Times Last 30 Days



941
Total Businesses



7,376
Daytime Employees

3-MILES

175,988
Population

57,119
Total Households

\$99,685
Median Household Income

\$269,647,596
Food Away From Home

129,353
Fast Food/Drive-In Rest.
Last 6 Months

56,702
Fast Food/Drive-In Rest. 9+
Times Last 30 Days

5,888
Total Businesses

51,675
Daytime Employees

5-MILES

362,587
Population

115,920
Total Households

\$103,125
Median Household Income

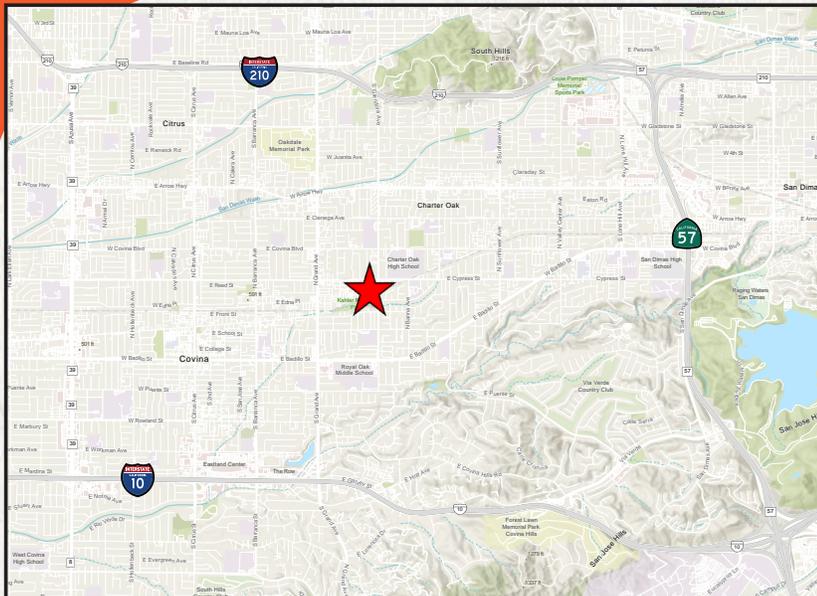
\$570,719,189
Food Away From Home

267,160
Fast Food/Drive-In Rest.
Last 6 Months

116,605
Fast Food/Drive-In Rest. 9+
Times Last 30 Days

12,964
Total Businesses

124,661
Daytime Employees



LOCATION OVERVIEW

- Grand Ave. is a highly trafficked arterial connecting the 210/10 Freeways
- Strong surrounding retail and commercial presence
- Low area vacancy rate, supporting long-term tenant demand
- More than 34,000 cars at this intersection

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