

Amar & Azusa

2532-48 Azusa Avenue | West Covina, CA



PROPERTY FEATURES

- Join Island Pacific Market, Bank of America, T-Mobile, Yogurtland, Waba Grill, Titas of Manila, Jack in the Box and Tea Spots
- AVAILABLE 6,000 SF 2nd Generation Kitchen Space
- Pylon signage available off Azusa Ave and Amar Road
- Parking 391 Stalls
- Parking Ratio 5000/1,000
- Over 64,000 VPD at intersection

1 Mile
Population: 25,548
Households: 6,521
Avg. HH. Income: \$104,039

LEASING INFO:

310.270.9243
9034 W Sunset Boulevard
West Hollywood, CA 90069

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SITE PLAN



PROJECT SUMMARY:

GLA 77,772

TENANTS:

Tea Spots – 1,440
Titas of Manila – 3,840 SF
AVAILABLE - 6,000 SF
Island Pacific – 31,000 SF
Dollar Tree – 15,000 SF
Woodside Village Cleaners – 2,100

PAD A

T-Mobile – 4,000 SF
Yogurtland – 1,466 SF
WaBa Grill – 1,500 SF

PAD B

Bank of America – 8,800 SF

PAD C

Jack in the box – 2,626 SF

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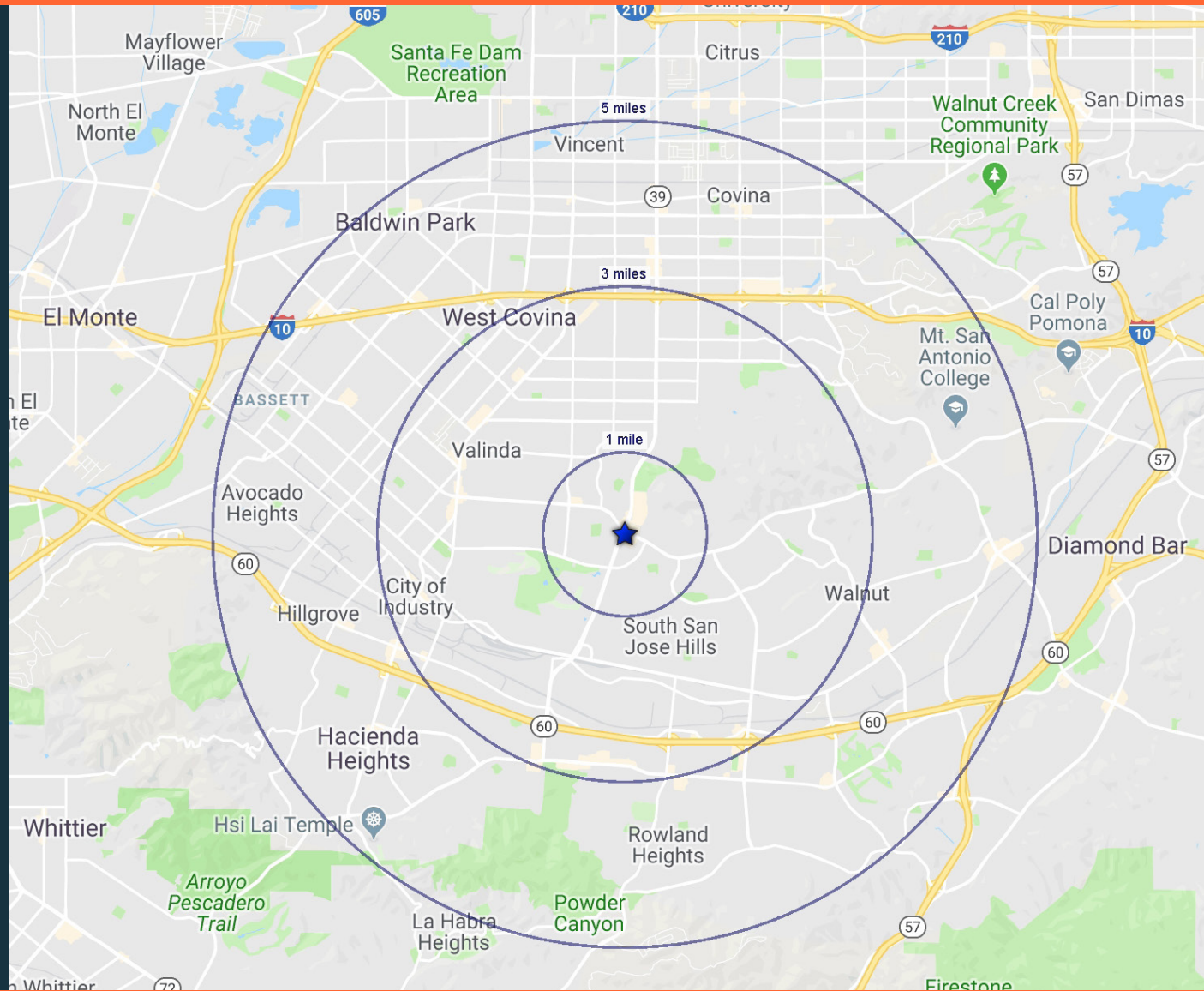
DEMOGRAPHICS MAP

AREA DEMOGRAPHICS

	3 Miles	5 Miles
Population:	166,300	418,799
Households:	43,179	114,075
Average Household Income:	\$107,014	\$105,202

TRAFFIC COUNT

Amar Road:	+/- 29,000 VPD
Azusa Avenue:	+/- 35,000 VPD



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LOCATION MAP

