

# FOR LEASE

RETAIL + OFFICE AVAILABLE | STARLITE PLAZA  
1011 N AZUSA AVE | COVINA, CA 91722



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**CBM1**  
LEASING  
BROKERAGE  
INVESTMENTS



## FEATURES & AMENITIES

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### FEATURES & AMENITIES

- NEW +/- 1,424 SF FIRST FLOOR RETAIL AVAILABLE
- TWO +/- 712 SF RETAIL/OFFICE SPACES AVAILABLE
- HIGHLY VISIBLE SIGNAGE OPPORTUNITIES
- PRIME COVINA LOCATION
- DOUBLE PARKING LOT WITH +/- 36 PARKING SPACES
- NATIONAL TENANT PRESENCE IN THE AREA
- DENSELY POPULATED RESIDENTIAL COMMUNITY: 434,000 + RESIDENTS WITHIN 3-MILE RADIUS
- 61 SINGLE FAMILY HOME DEVELOPMENT ACROSS THE STREET EXPECTED IN 2025

### NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,861	54,807	121,833
Total Population	27,430	191,762	430,746
Average HH Income	\$69,661	\$71,335	\$75,320

EXCLUSIVELY REPRESENTED BY

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## PROPERTY SUMMARY

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### PROPERTY DESCRIPTION

NEW first floor +/- 1424 SF retail unit available at Starlite Plaza. A former insurance office, the unit is in excellent condition with 2 entrances (front and back), counter, room build out with one-way mirror, private restroom, and large back area for storage, break room, or office space.

Two +/- 712 SF second floor office/retail units available at Starlite Plaza. The units are in excellent vanilla shell condition, with new carpet, paint, and updated private bathrooms. The property features high street visibility, pole signage and other signage opportunities, and a double parking lot with +/- 36 spaces.

### LOCATION DESCRIPTION

Starlite Plaza strategically sits as a retail and office hub on busy North Azusa Avenue between Covina Boulevard and Cypress Street in Covina. A highly accessible location conveniently servicing both the 10 and 210 major freeways. An excellent opportunity for your business to thrive as +/- 434K residents reside in a 3-mile radius, with a 61 single family home development being built across the street. Major national retailers nearby.

### OFFERING SUMMARY

Lease Rate:	\$1.50 - 1.65 SF/month (NNN; Modified Gross)
Available SF:	712 - 1,424 SF
Building Size:	14,240 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
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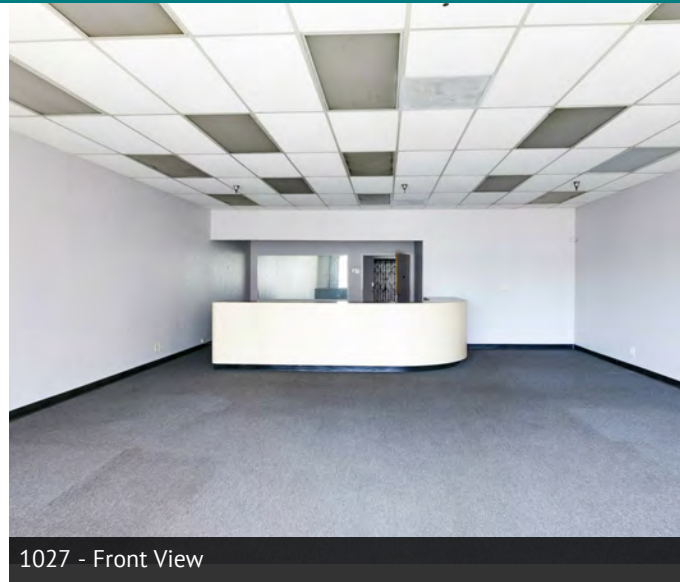
## FIRST FLOOR RETAIL AVAILABLE

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Exterior 1027 - First Floor Retail Available (Former Insurance)



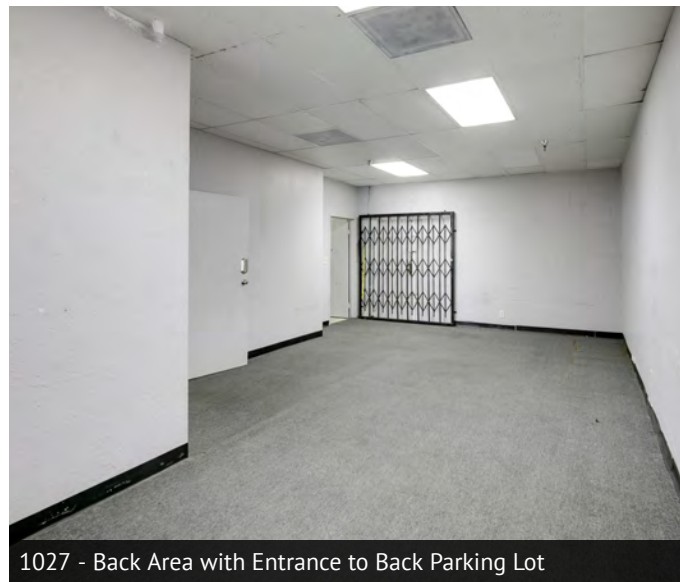
1027 - Front View



1027 - Back Area with Room + Private Restroom



1027 - Room with One-Way Mirror to Front + Street Entrance



1027 - Back Area with Entrance to Back Parking Lot



Private Restroom

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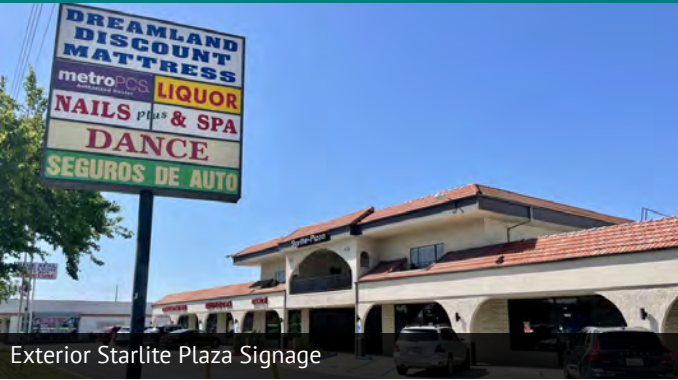
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## SECOND FLOOR RETAIL/OFFICE UNITS

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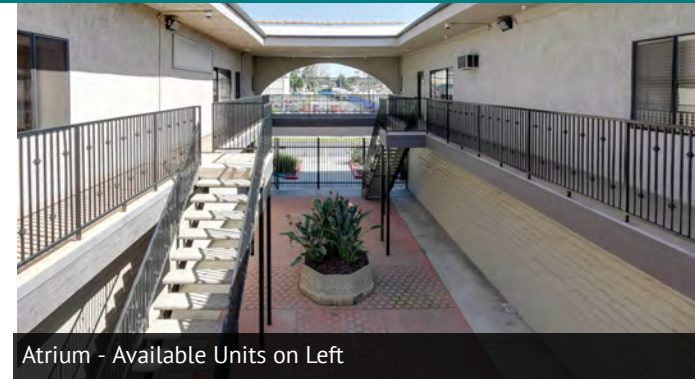
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Exterior Starlite Plaza Signage



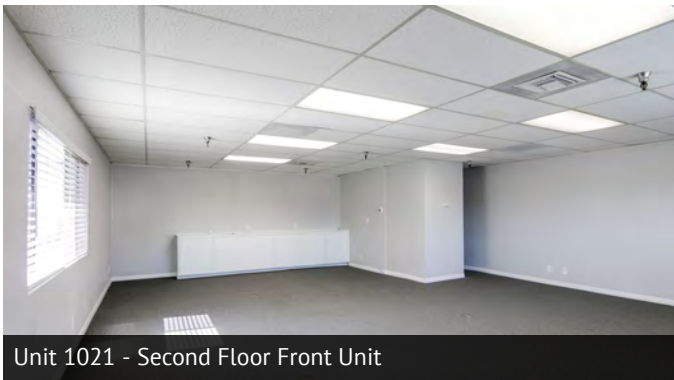
Exterior Starlite Plaza - Both Parking Lots



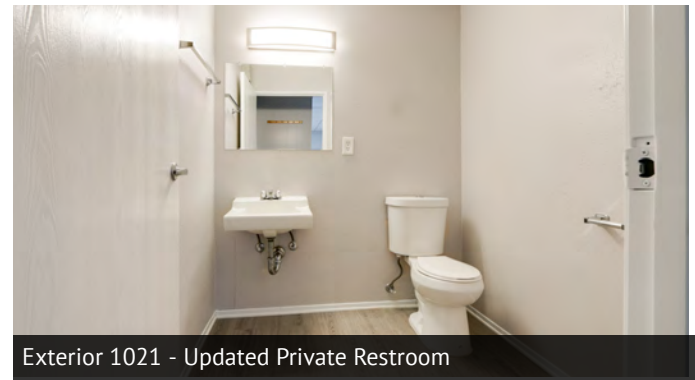
Atrium - Available Units on Left



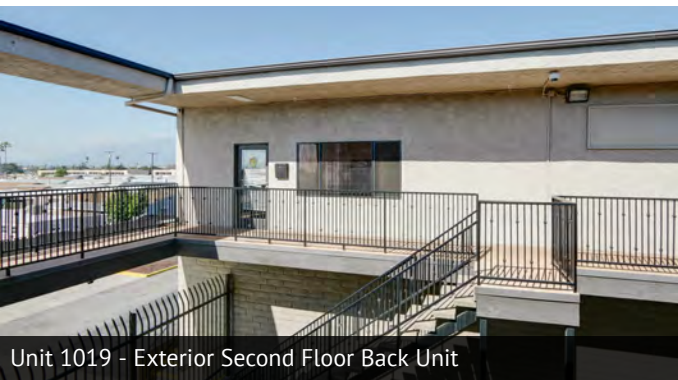
Unit 1021 - Exterior Front Street Unit



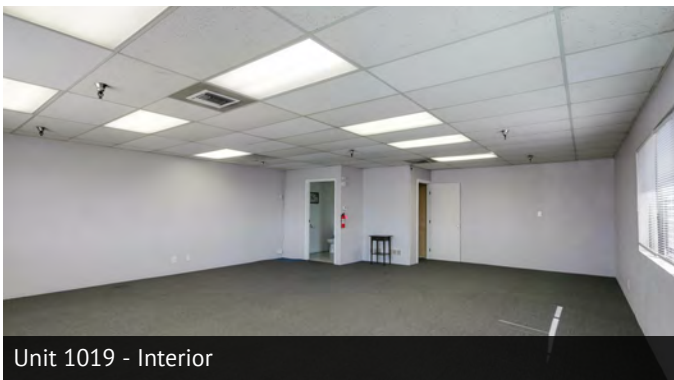
Unit 1021 - Second Floor Front Unit



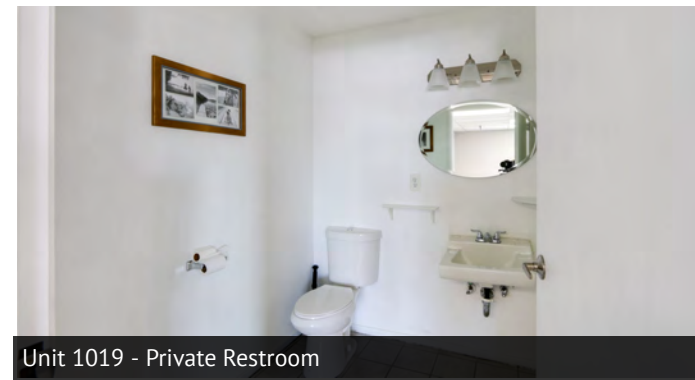
Exterior 1021 - Updated Private Restroom



Unit 1019 - Exterior Second Floor Back Unit



Unit 1019 - Interior



Unit 1019 - Private Restroom

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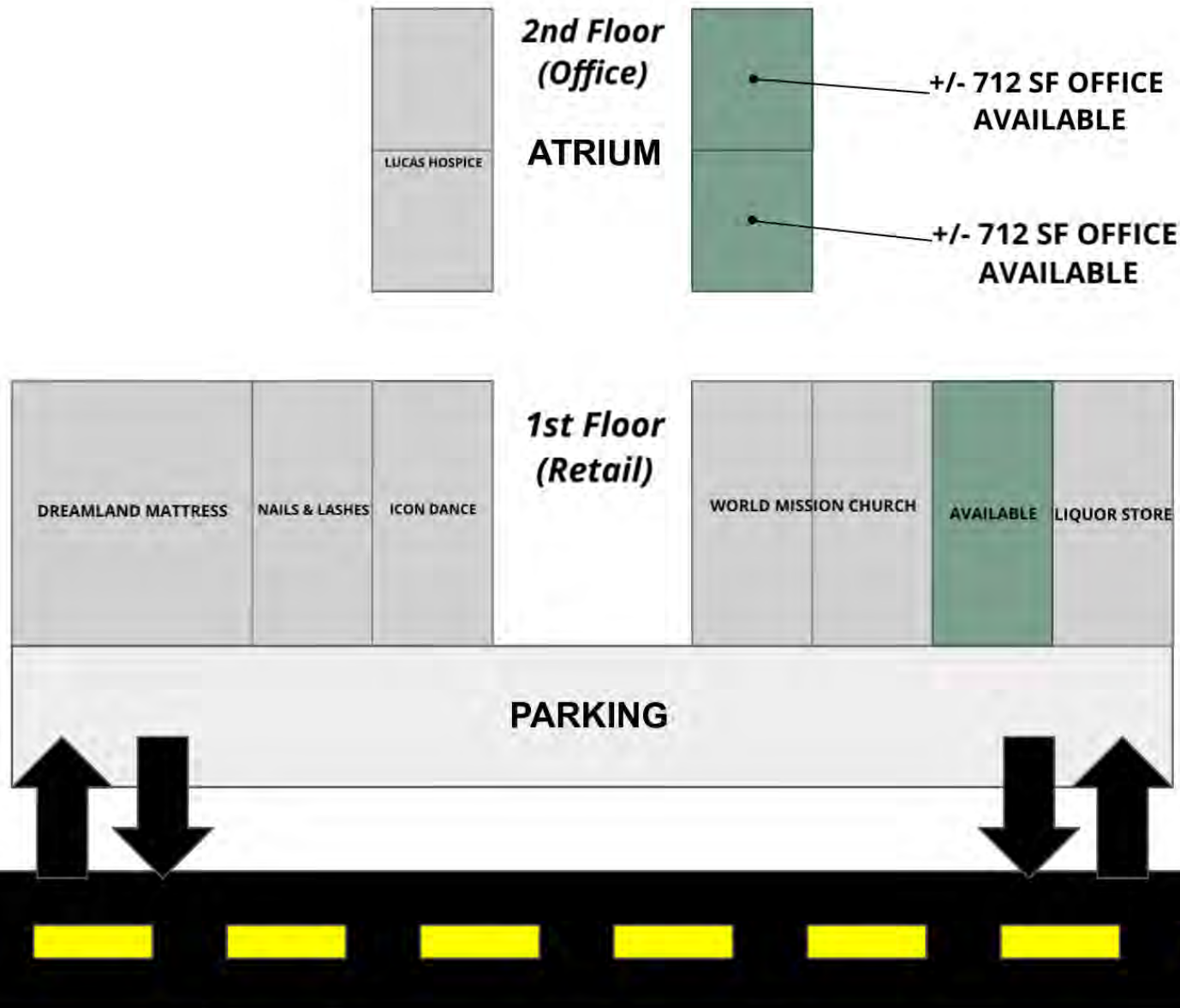
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## SITE PLANS

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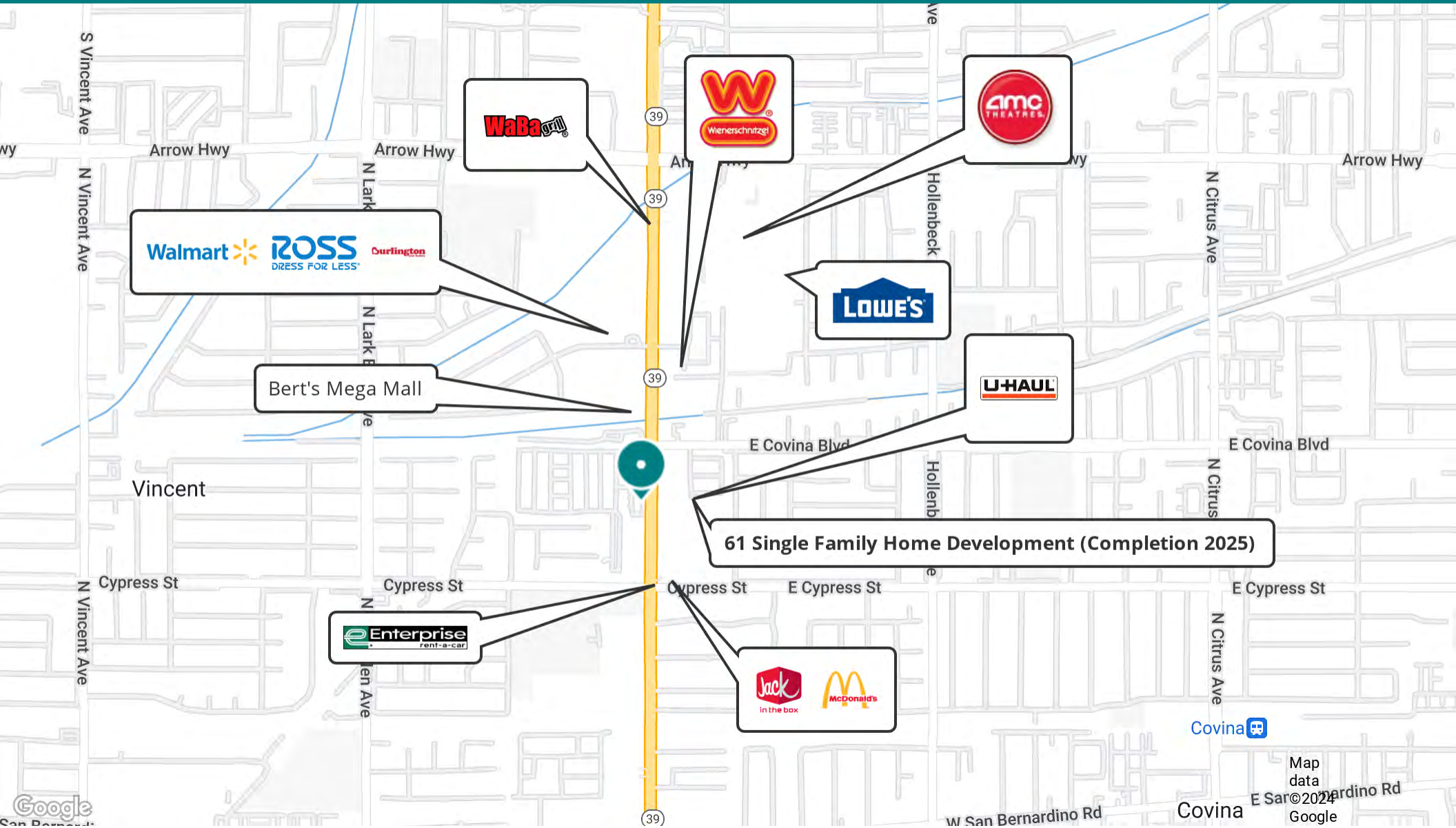
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## RETAILER MAP

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## DEMOGRAPHICS MAP & REPORT

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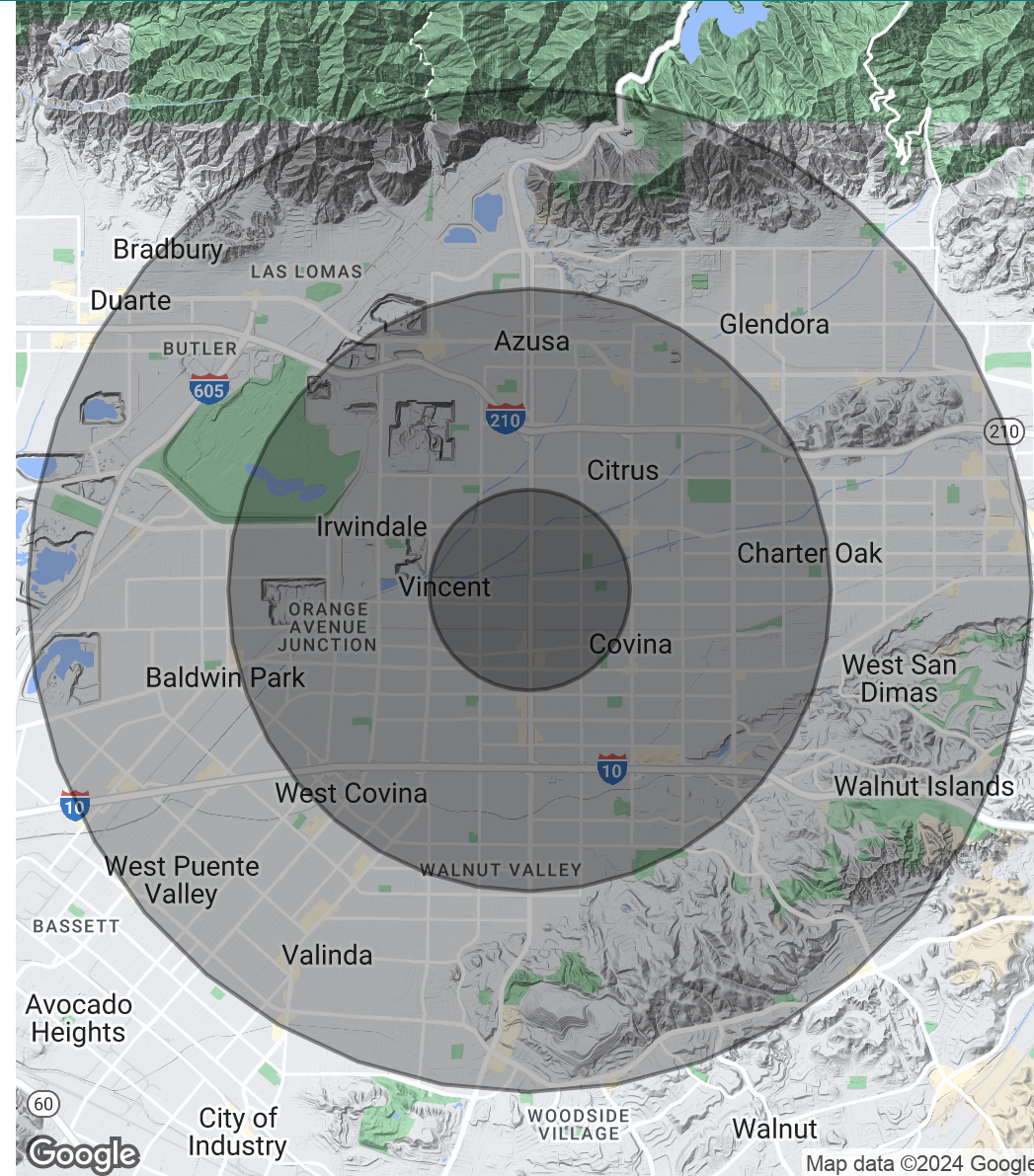
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	27,430	191,762	430,746
Average Age	33.5	32.9	33.8
Average Age (Male)	31.3	31.6	32.1
Average Age (Female)	35.8	34.0	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,861	54,807	121,833
# of Persons per HH	3.5	3.5	3.5
Average HH Income	\$69,661	\$71,335	\$75,320
Average House Value	\$374,631	\$424,317	\$458,928

2020 American Community Survey (ACS)



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## MEET THE TEAM

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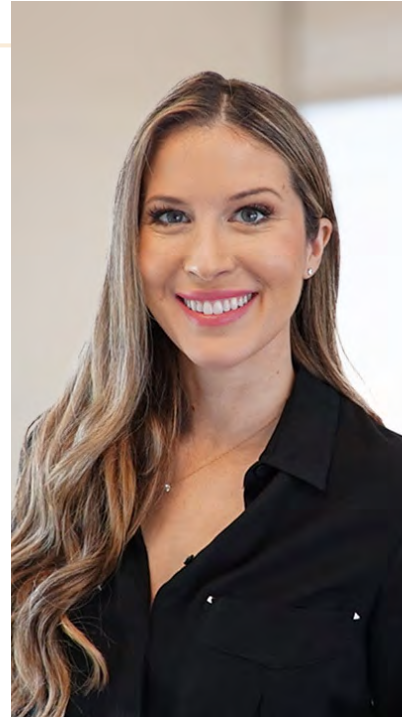


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