



Retail Space For Lease

Grand Covina Plaza

1011 - 1075 N Grand Ave
Covina, CA 91724

Property Highlights

- New ownership with renovation plans!
- Prominent ±111,000 SF GLA neighborhood shopping center
- Join Stater Bros, Dollar Tree, O'Reilly, 7-Eleven, KFC, The UPS Store, and more.
- Parking: 323 spaces
- Strong three-mile demographics with over 181,000 residents and 58,000 households, a daytime population of 62,000, and an average household income over \$120,000.

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Available:

±578 - 8,063 SF

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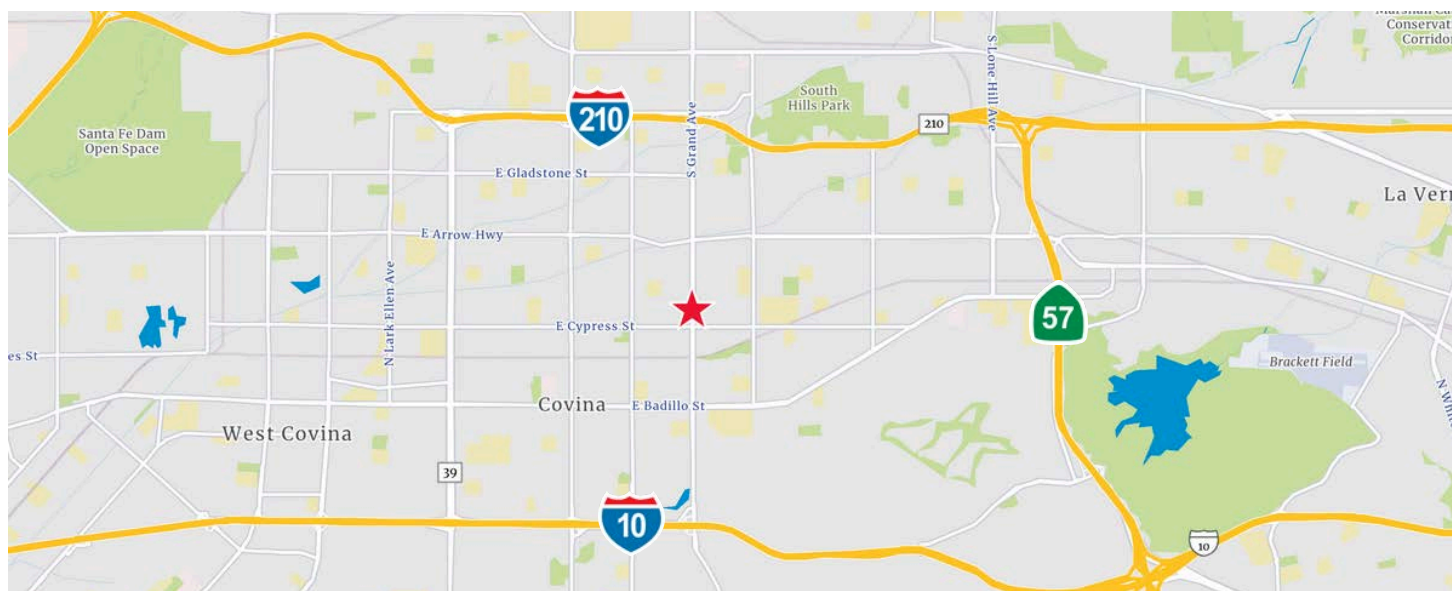
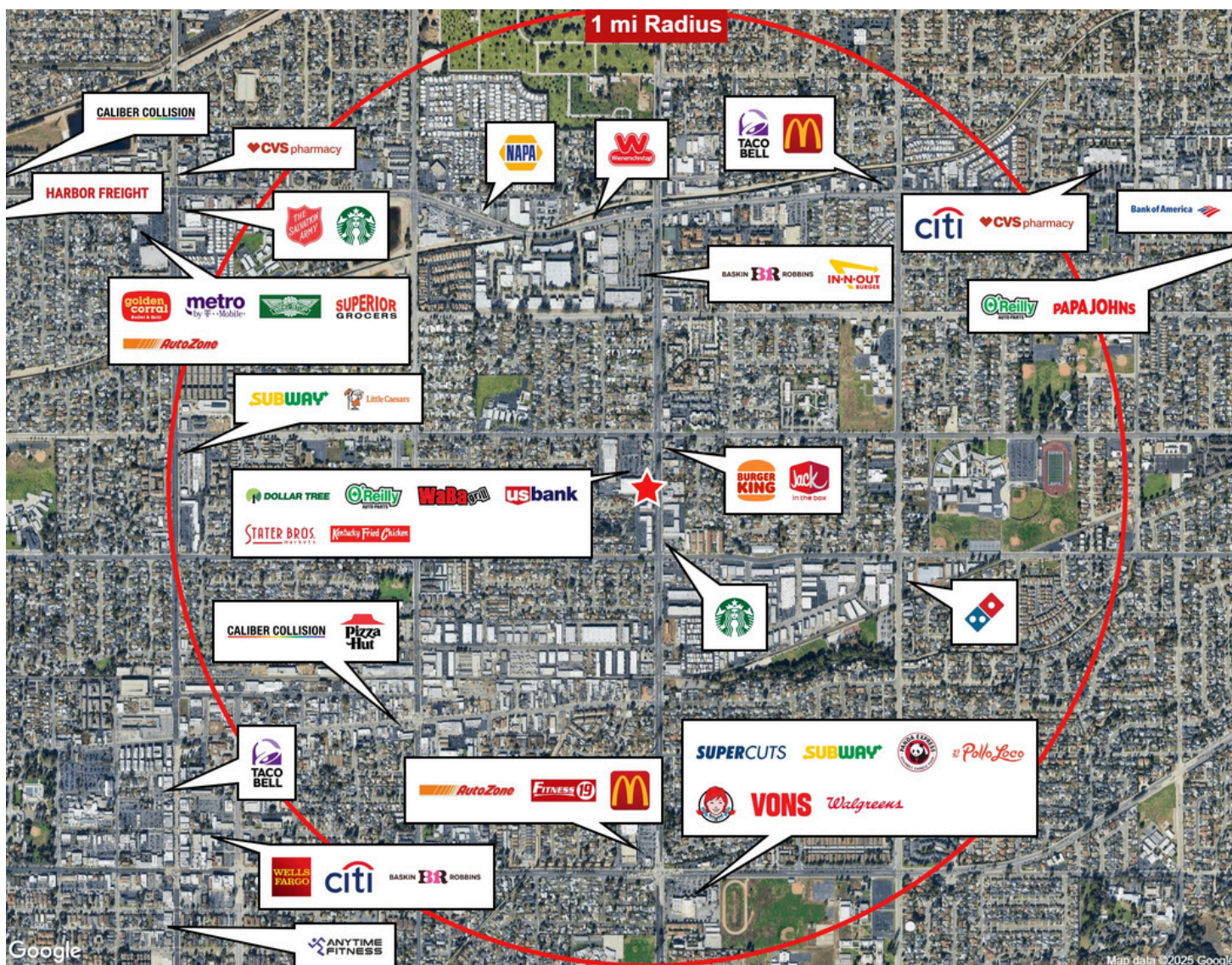
865 S. Figueroa St., Suite 3500

Los Angeles, CA 90017

Site Plan



Location Maps



Demographics

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	23,819	181,387	343,612
Total Households	7,866	58,509	109,401
Total Family Households	5,732	43,554	82,911
Average Household Size	2.98	3.03	3.06
Median Age	39.0	39.4	39.5
Population Age 25+	16,876	127,749	241,691
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.60%	0.39%	0.39%
2020-2023 Total Population: Annual Growth Rate (CAGR)	-0.46%	-0.53%	-0.61%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.46%	-0.42%	-0.48%
Households	0.09%	0.11%	0.07%
Families	0.13%	0.16%	0.12%
Median Household Income	3.16%	2.89%	2.70%
Current Year Population by Sex			
Male Population	11,761	89,453	169,724
% Male	49.4%	49.3%	49.4%
Female Population	12,058	91,934	173,888
% Female	50.6%	50.7%	50.6%
Current Year Race and Ethnicity			
Total	23,819	181,387	343,612
White Alone	30.9%	31.7%	30.3%
Black Alone	4.3%	3.1%	3.0%
American Indian Alone	2.1%	2.2%	1.9%
Asian Alone	13.2%	14.8%	19.1%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	28.2%	26.6%	25.3%
Two or More Races	21.2%	21.4%	20.3%
Hispanic Origin	60.5%	59.0%	55.4%
Diversity Index	87.5	87.6	88.1
Current Year Educational Attainment			
Total	16,871	127,751	241,692
Less than 9th Grade	5.0%	6.8%	7.0%
9th - 12th Grade, No Diploma	5.5%	6.0%	5.8%
High School Graduate	24.8%	23.5%	23.0%
GED/Alternative Credential	2.8%	2.9%	2.7%
Some College, No Degree	21.4%	20.2%	19.3%
Associate Degree	9.1%	9.8%	9.2%
Bachelor's Degree	21.8%	21.3%	21.9%
Graduate/Professional Degree	9.6%	9.6%	11.1%
Current Year Income and Households Summary			
Median Household Income	\$87,202	\$93,524	\$99,268
Average Household Income	\$114,642	\$120,584	\$129,818
Per Capita Income	\$38,114	\$38,982	\$41,357
Current Year Summary Business Data			
Total Businesses	955	6,371	12,388
Total Daytime Population	20,959	157,040	315,348
Daytime Population: Workers	8,851	62,643	135,024
Daytime Population: Residents	12,108	94,397	180,324

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