

# WEST COVINA JUNIOR ANCHOR I-10 FREEWAY VISIBLE ±17,310 SF FOR LEASE

728 South Orange Ave. West Covina, CA 91790



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PROGRESSIVE  
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## Presented By



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# PROPERTY OVERVIEW

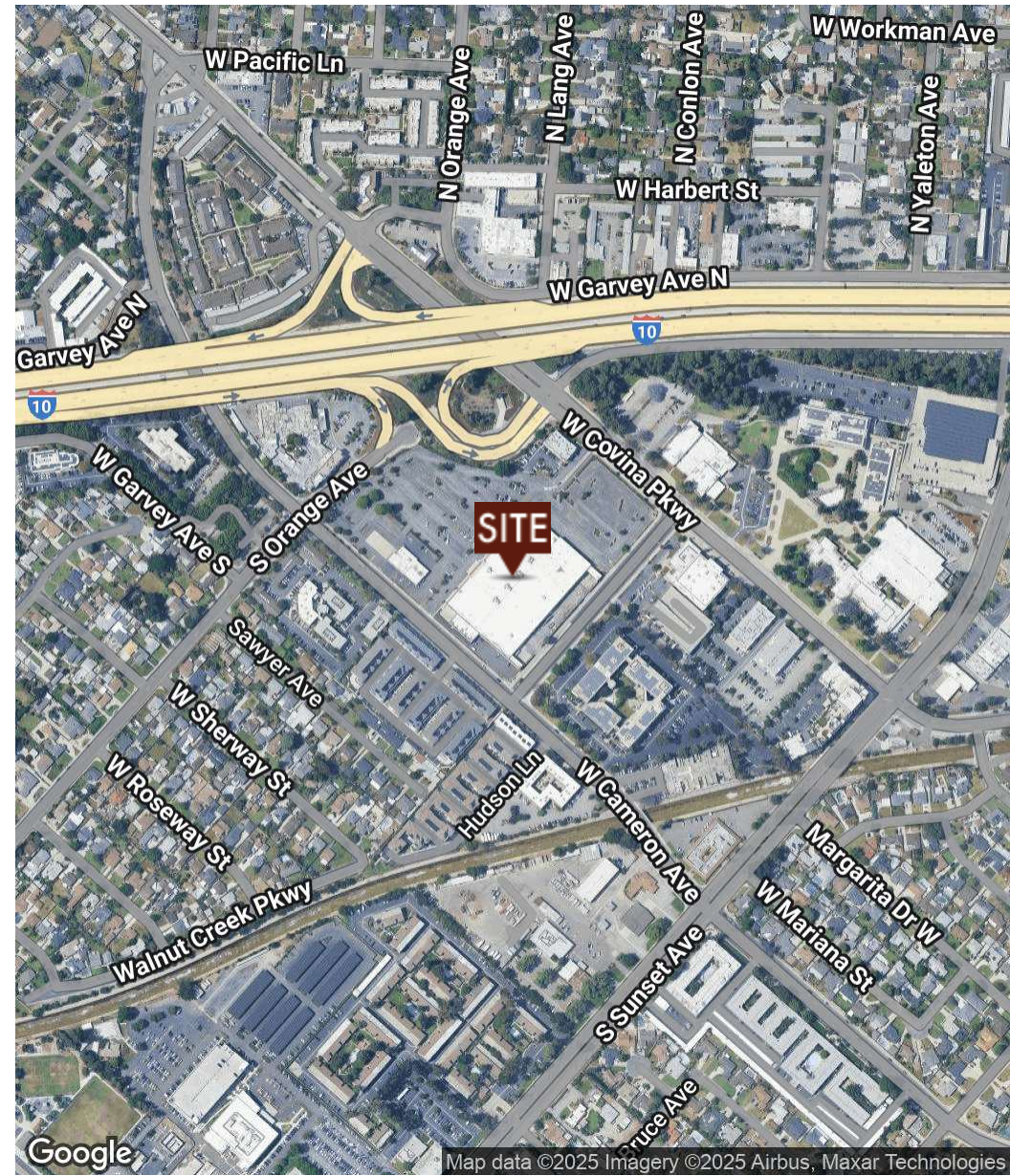


## HIGHLIGHTS

- Approximate 17,310 SF retail space available located adjacent to Floor & Décor in West Covina, with exceptional visibility from the I-10 Freeway, with exposure to  $\pm 196,444$  cars per day.
- Positioned within the West Covina retail hub, an established retail destination, this anchor space is located in close proximity to the West Covina Plaza, a prominent shopping destination.
- A panel is available on a pylon sign, with high visibility from the I-10, offering excellent exposure.
- The property is surrounded by a dense population of approximately 232,885 residents within a 3 mile radius and boasts an impressive average household income of \$124,190 within a 1 mile, making it a highly desirable location for retailers.
- The strong daytime population of approximately 62,170 employees within a 3 mile radius creates a steady flow of potential customers, supporting businesses targeting both residential and workforce markets.



## A map of the Los Angeles metropolitan area. A red pin labeled 'SITE' is located near West Covina, between the 10 and 605 freeways. The map shows major freeways (Interstates 5, 10, 210, 605, 105, 710, 405) and local roads (Highways 2, 39, 110, 57, 60, 142, 90, 91, 22, 241, 261). Cities and towns labeled include Los Angeles, Glendale, Pasadena, Arcadia, Glendora, Covina, West Covina, El Monte, Alhambra, Montebello, Whittier, Downey, Norwalk, Compton, Lakewood, Carson, Long Beach, Santa Ana, Fullerton, Brea, Yorba Linda, Chino Hills, Chino, Ontario, Claremont, Pomona, and Garden Grove. The San Gabriel Mountains are shown to the north, with Mt. San Antonio marked. The map data is attributed to 2025 Google.





# SITE PLAN



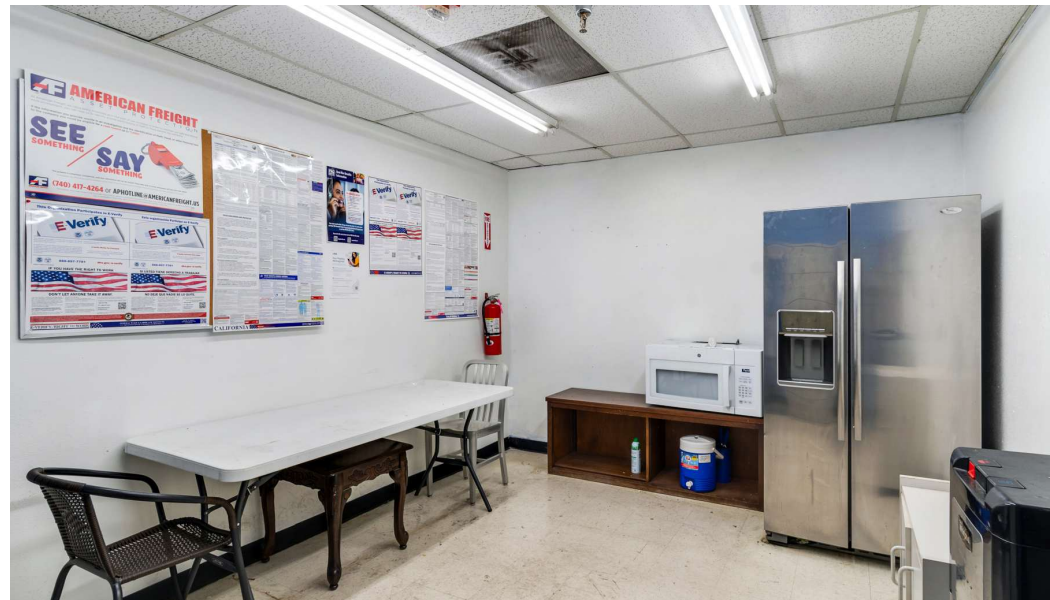
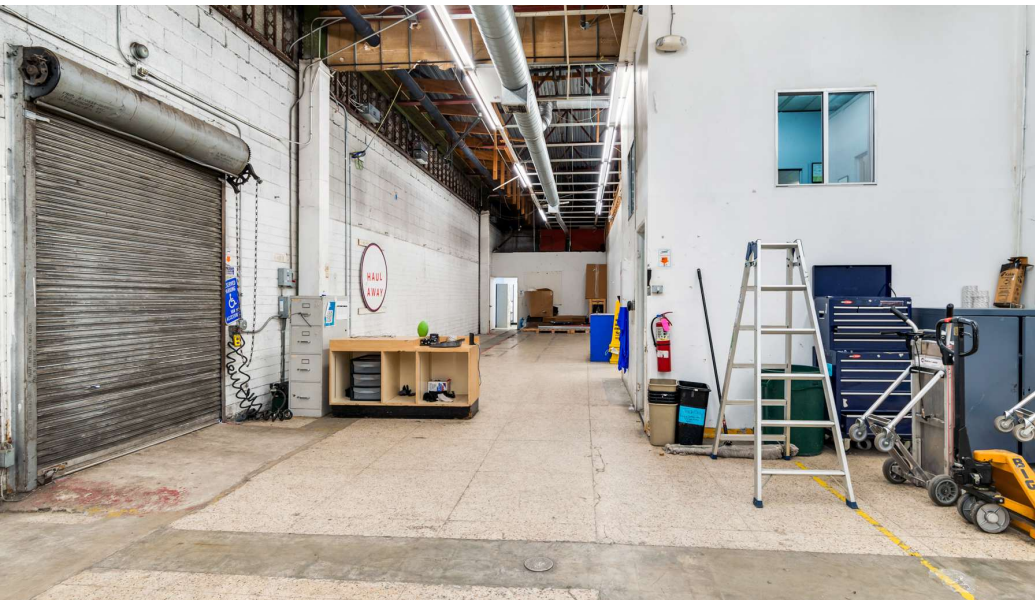


# RETAIL & TRAFFIC GENERATOR MAP





# INTERIOR PHOTOS





# DEMOGRAPHICS

	1 mi	3 mi	5 mi
<b>POPULATION</b>			
2023 Total Population	24,102	232,885	494,360
2023 Median Age	37.2	37.0	37.2
2023 Total Households	7,239	63,941	138,572
2023 Average Household Size	3.3	3.6	3.5
<b>INCOME</b>			
2023 Average Household Income	\$124,190	\$119,404	\$117,024
2023 Median Household Income	\$96,099	\$93,137	\$91,311
2023 Per Capita Income	\$37,401	\$32,858	\$32,915
<b>BUSINESS SUMMARY</b>			
2023 Total Businesses	1,078	6,418	17,525
2023 Total Employees	9,662	62,170	171,358

