

FORMER GROCERY FOR SUBLEASE

WEST COVINA PARKWAY PLAZA

1000 WEST COVINA PARKWAY | WEST COVINA, CA 91790



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LEASING

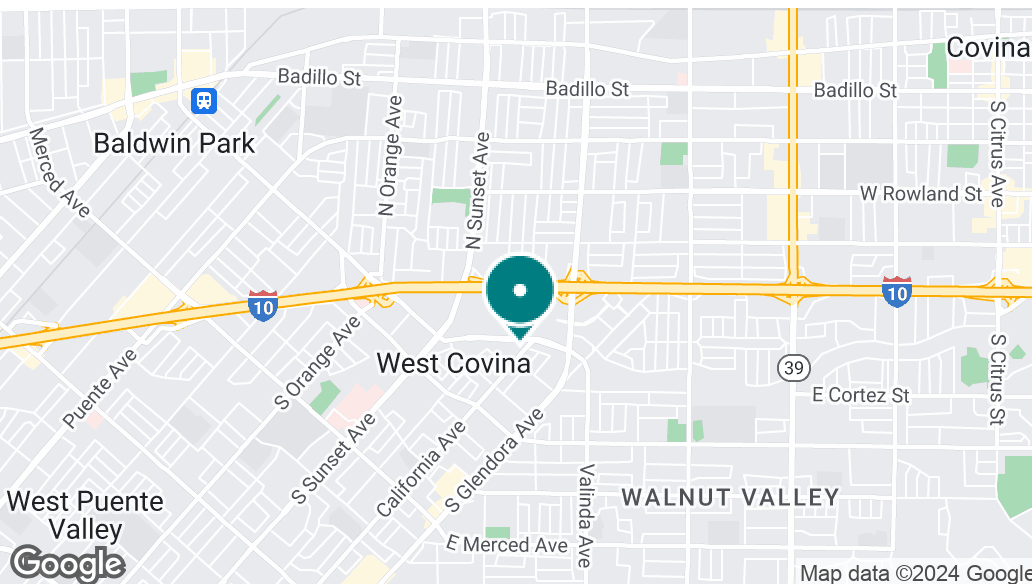
BROKERAGE

INVESTMENTS

PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Take advantage of the 8,712 square feet of prime retail space at West Covina Parkway Plaza, ideal for businesses seeking a strategic and high-visibility location. With immediate freeway access and a location across from a major shopping destination like Westfield Plaza West Covina, this sublease opportunity is not just about square footage—it's about positioning your business within a thriving commercial ecosystem.

LOCATION DESCRIPTION

Explore an unparalleled business opportunity at West Covina Parkway Plaza, featuring a former grocery space now available for sublease. Spanning 8,712 square feet, this retail space is strategically situated with ample parking and Ingress/Egress from both West Covina Parkway and California Avenue. Immediate access from the 10 Freeway exit, boasting a robust daily traffic count of 234,838+, positions this location as a prominent business hub. Its strategic placement across from Westfield Plaza West Covina enhances visibility and foot traffic, making it a prime locale for business.

PROPERTY HIGHLIGHTS

- Sublease opportunity for an 8,712 square foot former grocery space at West Covina Parkway Plaza, strategically located with ample parking and freeway access.
- Immediate access from the 10 Freeway exit with a substantial daily traffic count of 234,838+, ensuring high visibility for your business.
- Prime location across from Westfield Plaza West Covina, surrounded by established tenants such as Macy's, Petco, JCPenney, and popular dining options.
- Strong local demographics, including an average household income of over \$102,754 within a 2-mile radius and a daytime population of 13,939 employees within a 1-mile radius, offer a robust customer base for potential success.

LEASE SPACES

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	8,712 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1000 West Covina Parkway	Available	8,712 SF	NNN	Negotiable	Unlock the potential of this 8,712 square foot retail space in West Covina Parkway Plaza, featuring ample parking and strategic Ingress/Egress points from West Covina Parkway and California Avenue. Enjoy unparalleled visibility and accessibility, with immediate freeway access and a robust daily traffic flow. Join esteemed neighbors in a strong retail location across from Westfield Plaza West Covina.

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ADDITIONAL PHOTOS

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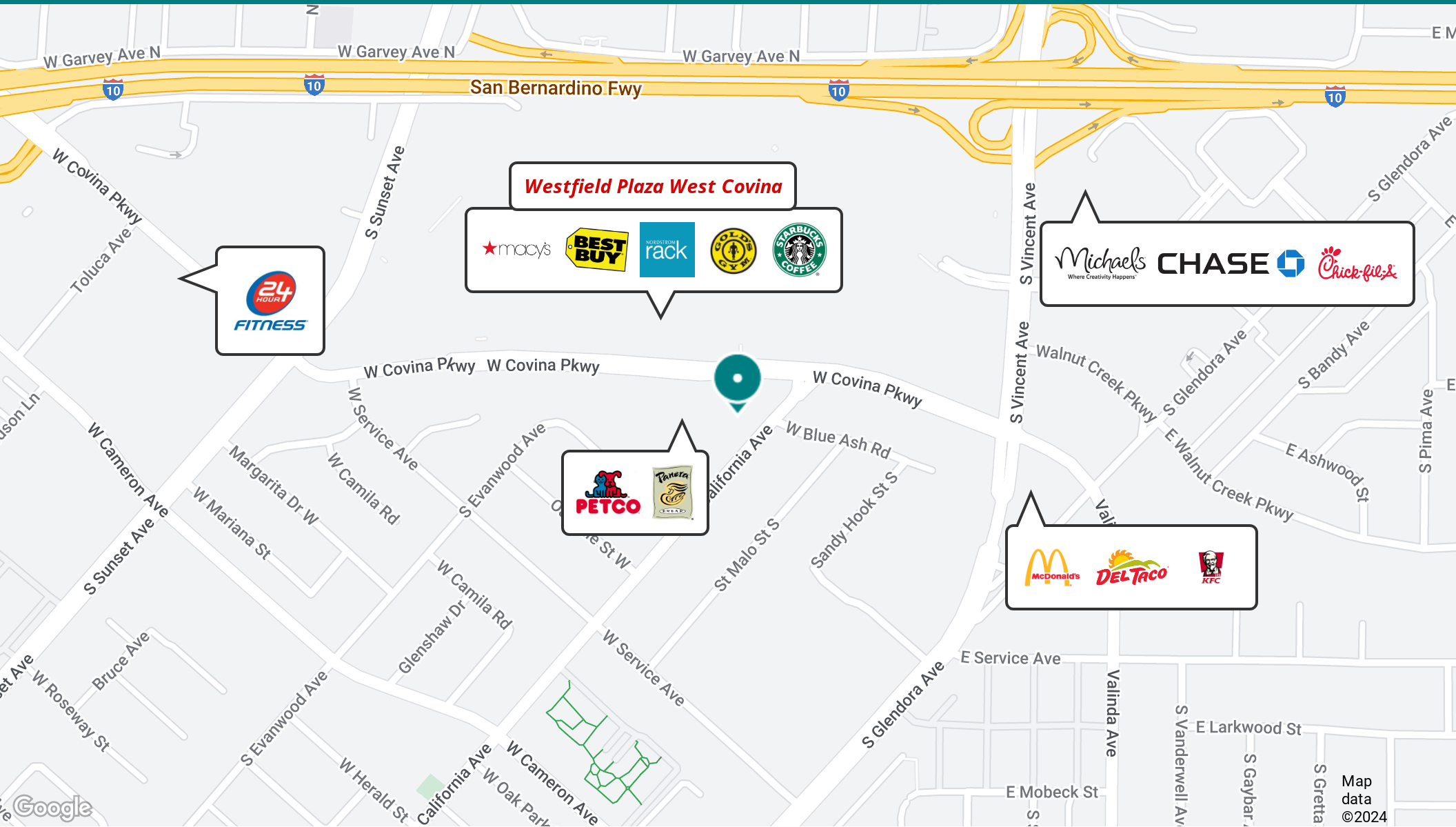
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RETAILER MAP

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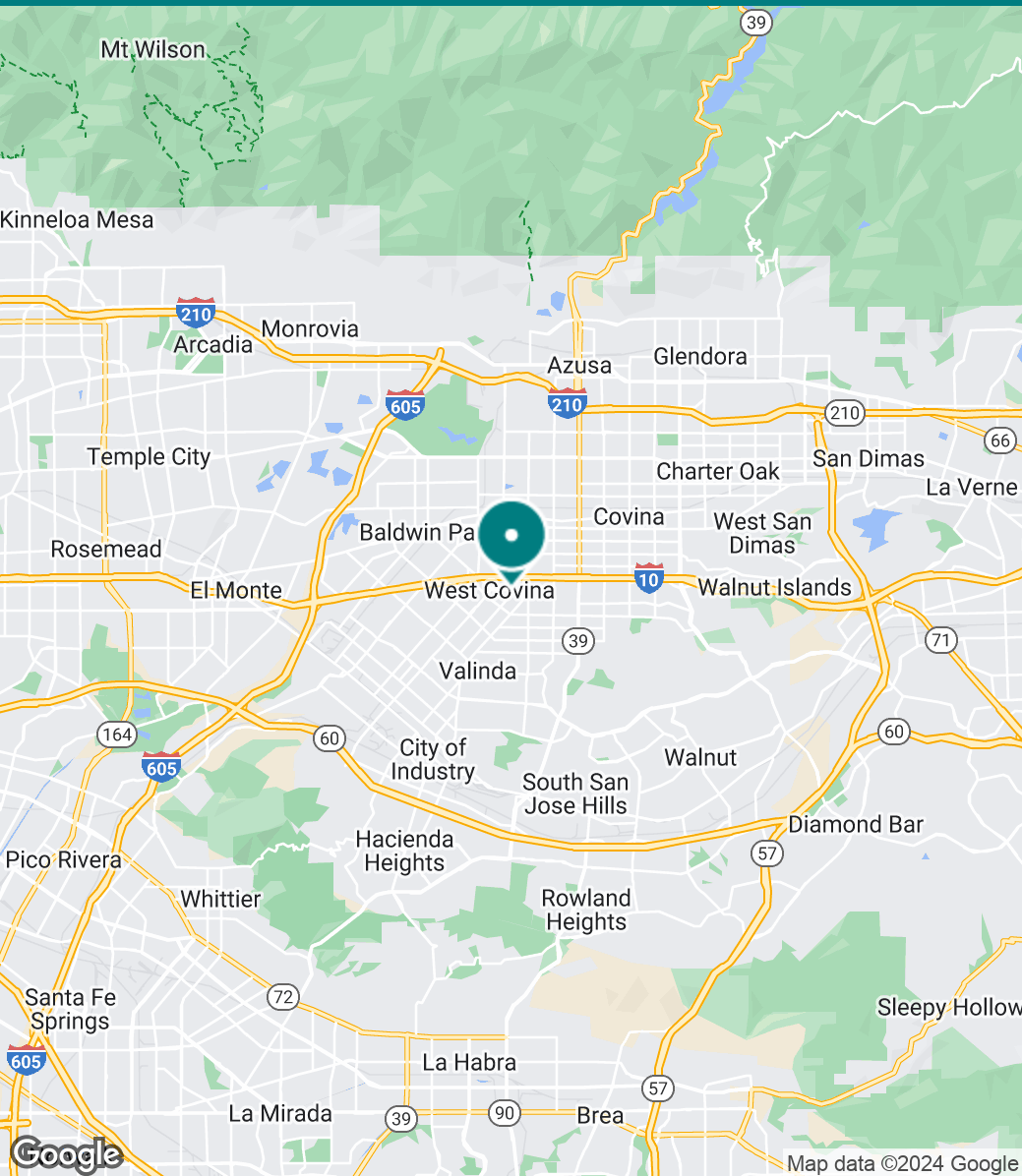
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LOCATION MAP

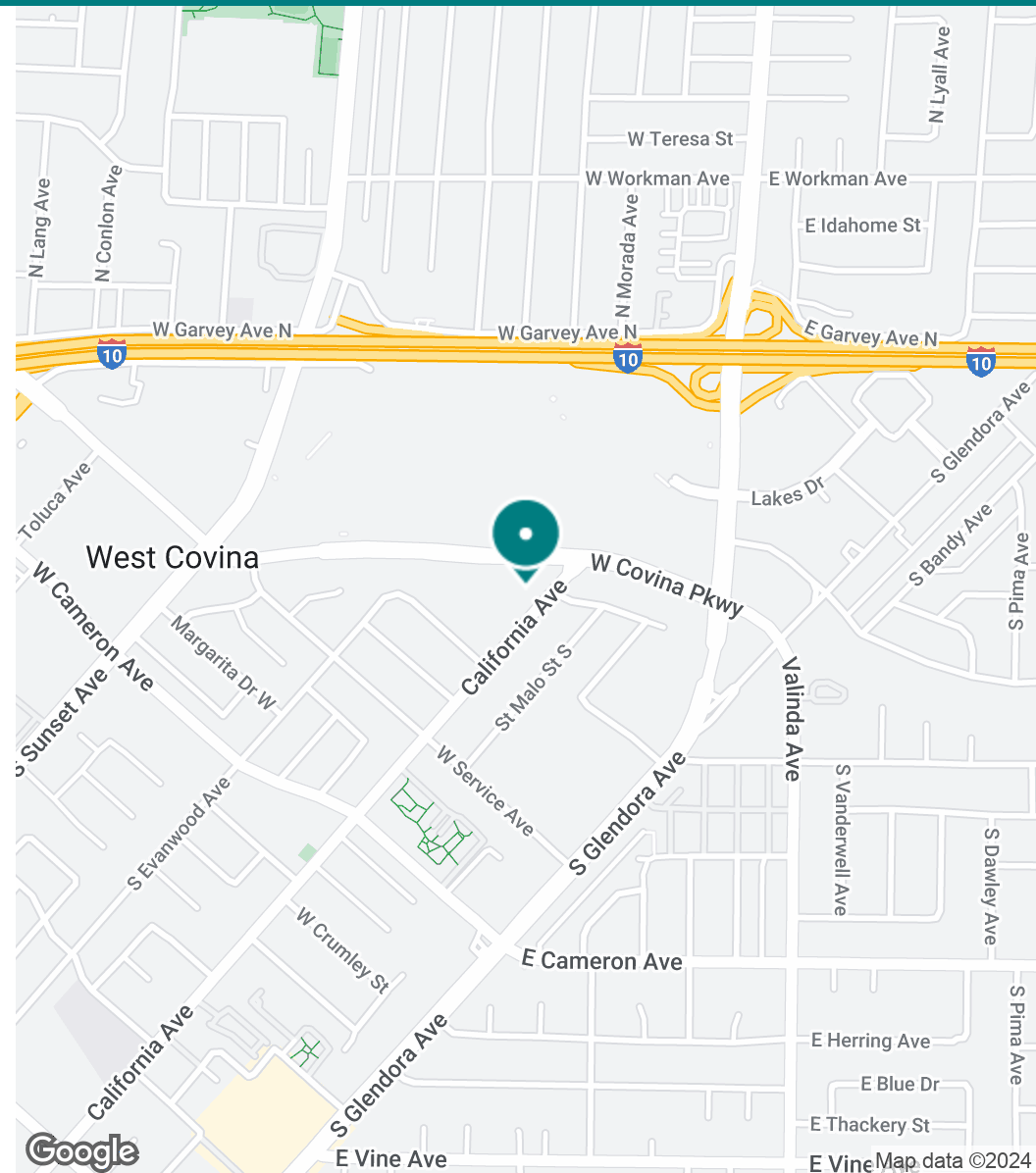
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	23,655	489,686	1,418,477
Average Age	37.7	37.3	39.5
Average Age (Male)	36.2	35.8	37.9
Average Age (Female)	39.5	38.9	40.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	7,011	133,606	432,215
# of Persons per HH	3.4	3.7	3.3
Average HH Income	\$94,738	\$88,753	\$95,542
Average House Value	\$584,490	\$505,268	\$594,834

RACE	1 MILE	5 MILES	10 MILES
% White	35.3%	38.5%	38.6%
% Black	2.8%	2.9%	2.4%
% Asian	22.8%	21.5%	28.9%
% Hawaiian	0.5%	0.3%	0.3%
% American Indian	1.1%	1.4%	1.0%
% Other	28.0%	27.6%	21.5%

2020 American Community Survey (ACS)

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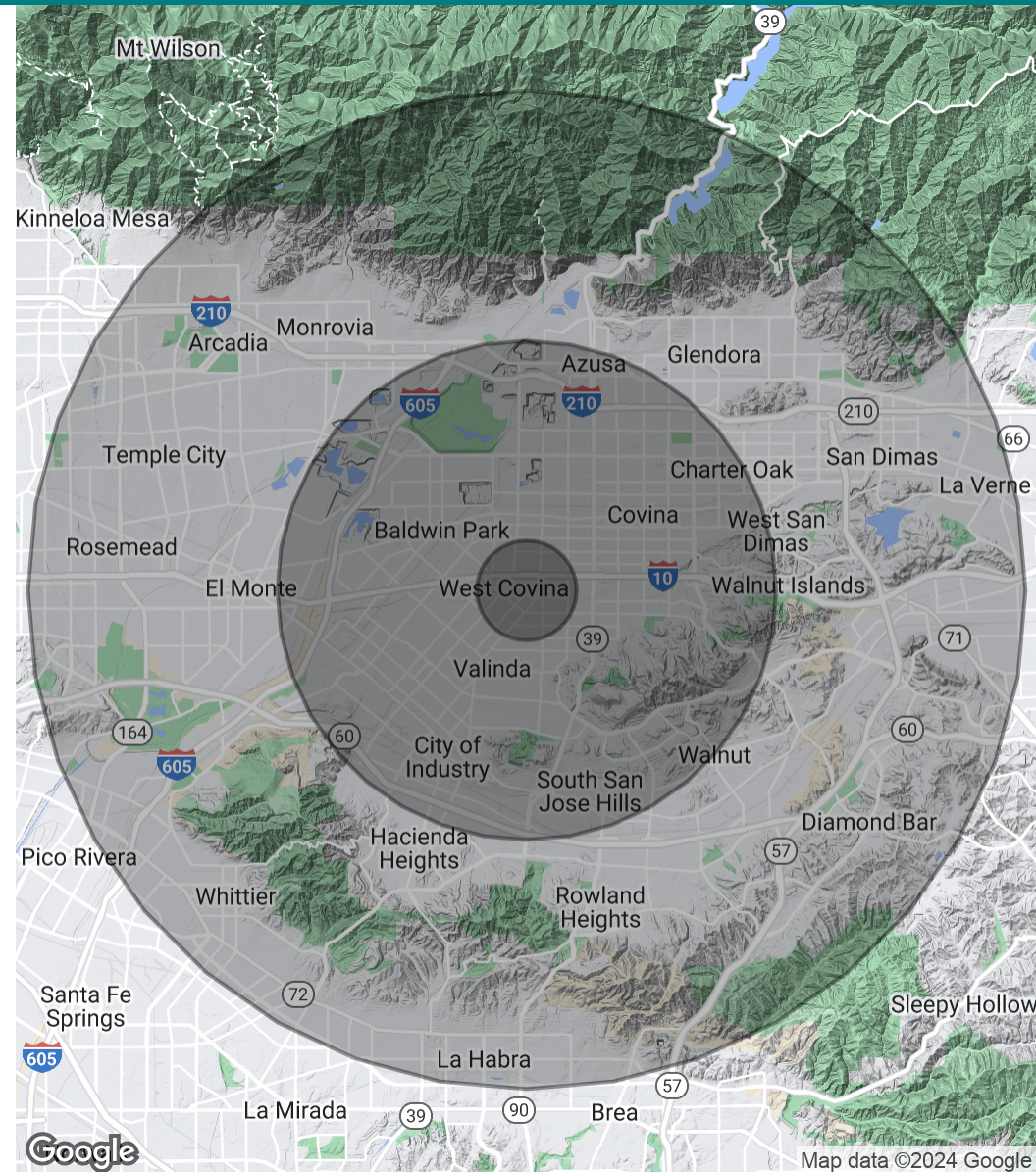
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MEET THE TEAM

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