

FOR SUBLEASE

Former Walgreens - Covina, CA

1045 Grand Avenue | Covina, CA



Overview

LEASE RATE

Contact Broker

AVAILABLE SF

23,600 SF (Divisible)



Description

Available now with term through 10/31/2032 co-anchor space available in center with Stater Bros, Dollar Tree, 7 Eleven, KFC and many other national credit tenants

- High visibility façade and monument signage opportunities along both Grand and Covina
- Ample parking field with multiple convenient points of ingress/egress
- For more information visit WAGDISPO.com

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Population	25,515	190,322	357,523
Average Household Income	\$92,541	\$96,597	\$103,846
Daytime Population	8,149	56,750	117,648

Year: 2020 | Source: Esri

Contact

TERRISON QUINN

949.698.1107 | terrison.quinn@srsre.com
CA License No. 01789657

ADAM HANDFIELD

949.698.1109 | adam.handfield@srsre.com
CA License No. 01959419

Traffic Counts

Grand Avenue	approx. 35,100 VPD
Covina Boulevard	approx. 9,800 VPD

Source: Costar

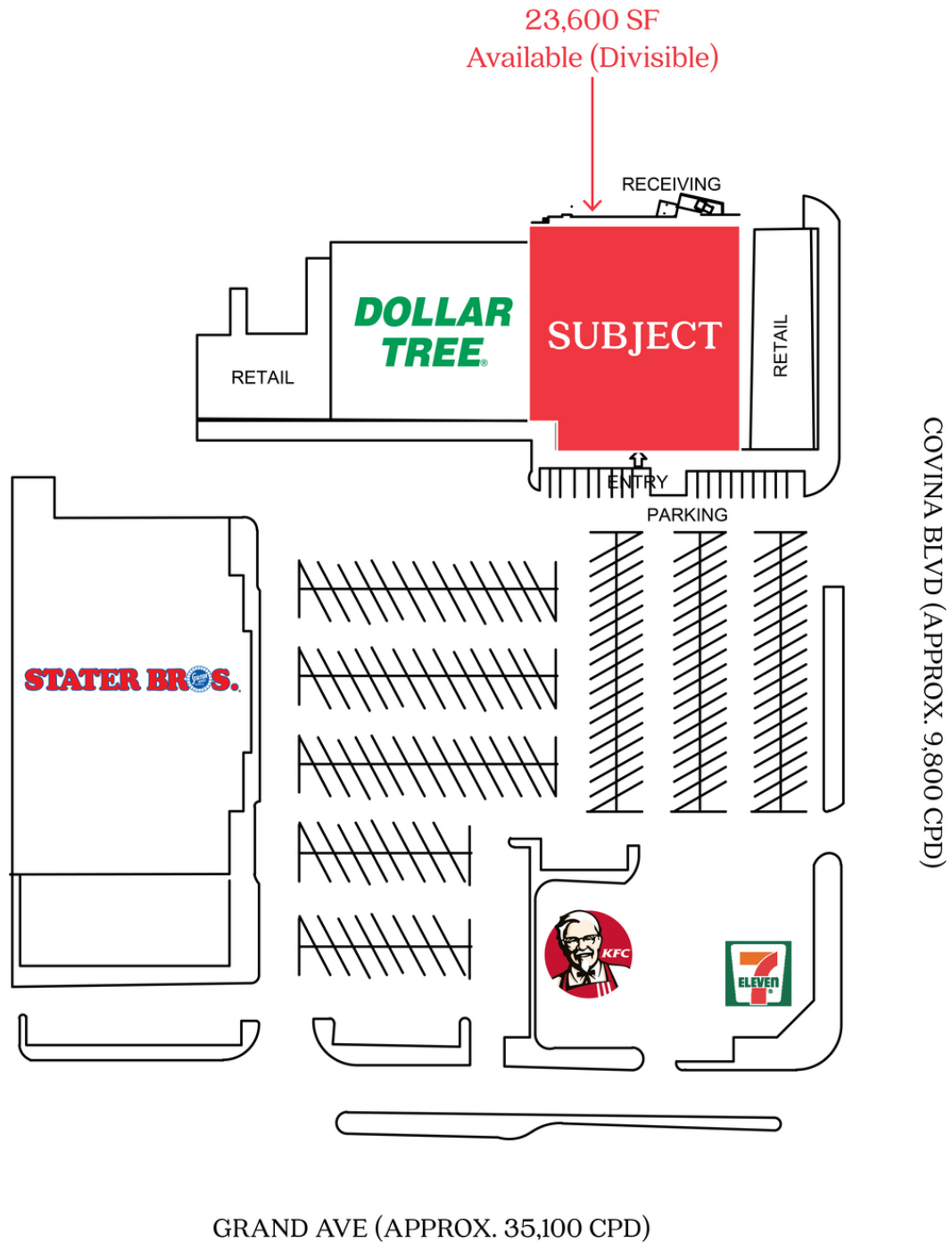
SRS REAL ESTATE PARTNERS | 610 Newport Center Drive, Suite 1500 | Newport Beach, CA 92660 | 949.698.1100

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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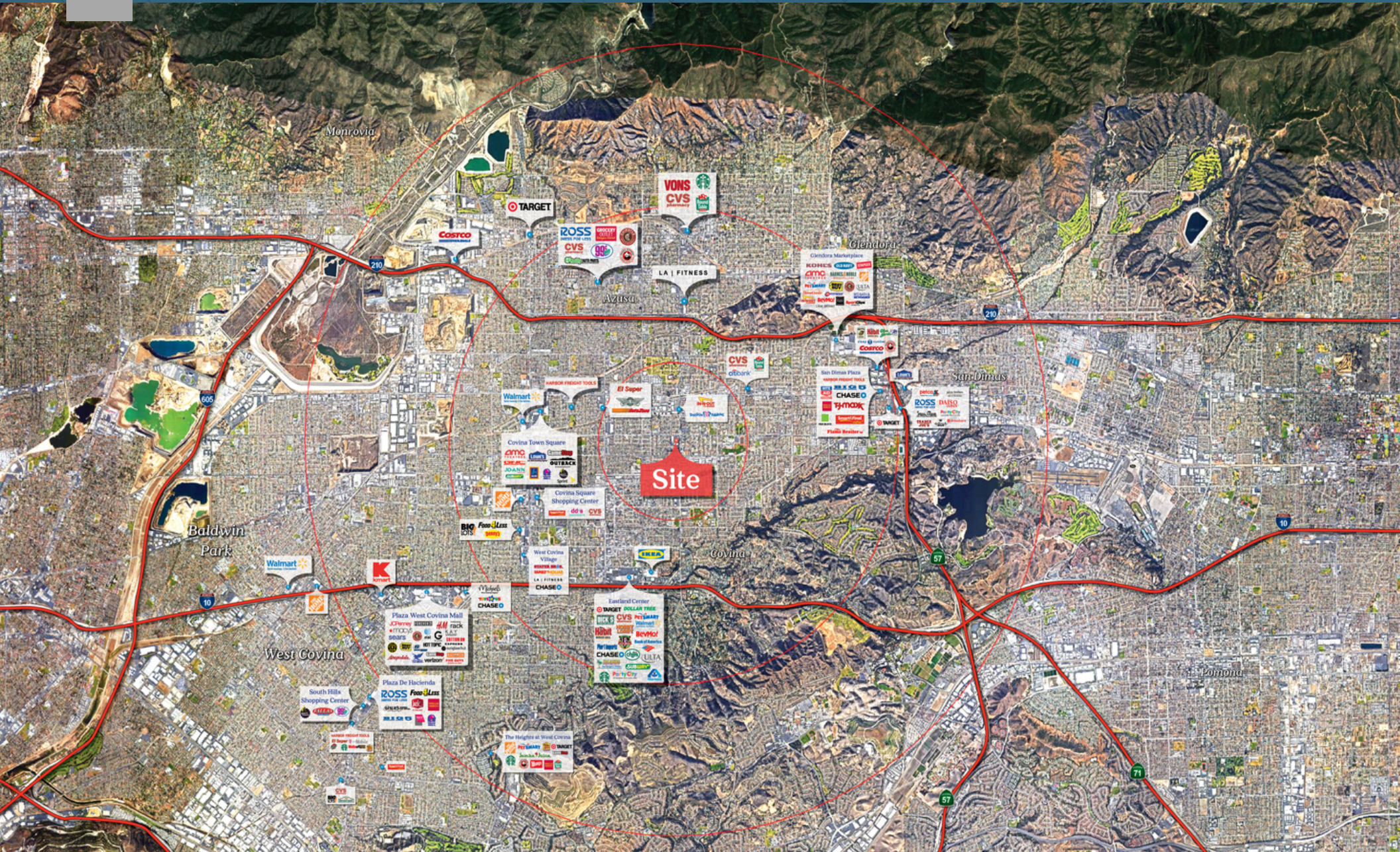
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	1 mile	3 miles	5 miles
Population			
2020 Population	25,515	190,322	357,523
2000 Population	23,929	177,749	333,760
2010 Population	24,454	181,913	340,226
2025 Population	25,748	192,528	362,097
2000-2010 Annual Rate	0.22%	0.23%	0.19%
2010-2020 Population: Annual Growth Rate	0.42%	0.44%	0.48%
2020-2025 Population: Annual Growth Rate	0.18%	0.23%	0.25%
2020 Median Age	36.2	36.2	36.5
Households			
2000 Households	7,985	55,394	101,602
2010 Households	7,886	55,917	102,565
2020 Total Households	8,124	58,014	106,905
2025 Total Households	8,153	58,426	107,805
2000-2010 Annual Rate	-0.12%	0.09%	0.09%
2010-2020 Households: Annual Growth Rate	0.29%	0.36%	0.41%
2020-2025 Households: Annual Growth Rate	0.07%	0.14%	0.17%
2020 Average Household Size	3.09	3.20	3.26
Housing Units			
2020 Total Housing Units	8,427	60,690	111,622
2020 Owner Occupied Housing Units	4,697	35,660	69,445
2020 Renter Occupied Housing Units	3,427	22,354	37,460
2020 Vacant Housing Units	303	2,676	4,717
Race and Ethnicity			
2020 White Alone	56.5%	58.6%	55.4%
2020 Black Alone	4.0%	3.0%	3.0%
2020 American Indian/Alaska Native Alone	0.9%	1.0%	0.9%
2020 Asian Alone	13.1%	11.6%	15.6%
2020 Pacific Islander Alone	0.2%	0.2%	0.2%
2020 Hispanic Origin (Any Race)	53.7%	55.6%	53.5%
Income			
2020 Median Household Income	\$78,526	\$77,823	\$82,208
2020 Average Household Income	\$92,541	\$96,597	\$103,846
2020 Per Capita Income	\$29,393	\$29,522	\$31,060
2020 Population 25+ by Educational Attainment			
Total	17,465	128,792	241,776
High School Graduate	23.7%	22.9%	21.9%
GED/Alternative Credential	2.4%	2.6%	2.3%
Some College, No Degree	24.6%	22.8%	22.5%
Associate Degree	11.0%	9.9%	9.3%
Bachelor's Degree	17.6%	18.6%	20.3%
Graduate/Professional Degree	8.1%	8.2%	9.6%
Data for all businesses in area			
Total Businesses:	996	6,421	12,247
Total Employees:	8,149	56,750	117,648
Total Residential Population:	25,515	190,322	357,523
Employee/Residential Population Ratio:	0:1	0:1	0:1
2020 Total Daytime Population	24,357	178,049	343,612
Workers	9,402	68,930	139,776
Residents	14,955	109,119	203,836

Source: Esri, Esri and Infogroup, U.S. Census

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