



COMMERCIAL
ASSET GROUP

Alex Shabani

Senior Managing Director

310.272.7397

alex@cagre.com

Lic. 01352092

Jeff Galvan

Senior Managing Director

310.272.7395

jeff@cagre.com

Lic. 01291531



1347

Azusa Avenue

West Covina, CA 91791

**PRIME FRONTAGE ON HEAVILY
TRAVELED AZUSA AVENUE**

SPACES AVAILABLE FOR LEASE



SPACE SIZE

UNIT B: ±850 RSF IN-LINE

CO-TENANT

7-ELEVEN

CARS PER DAY

22,000

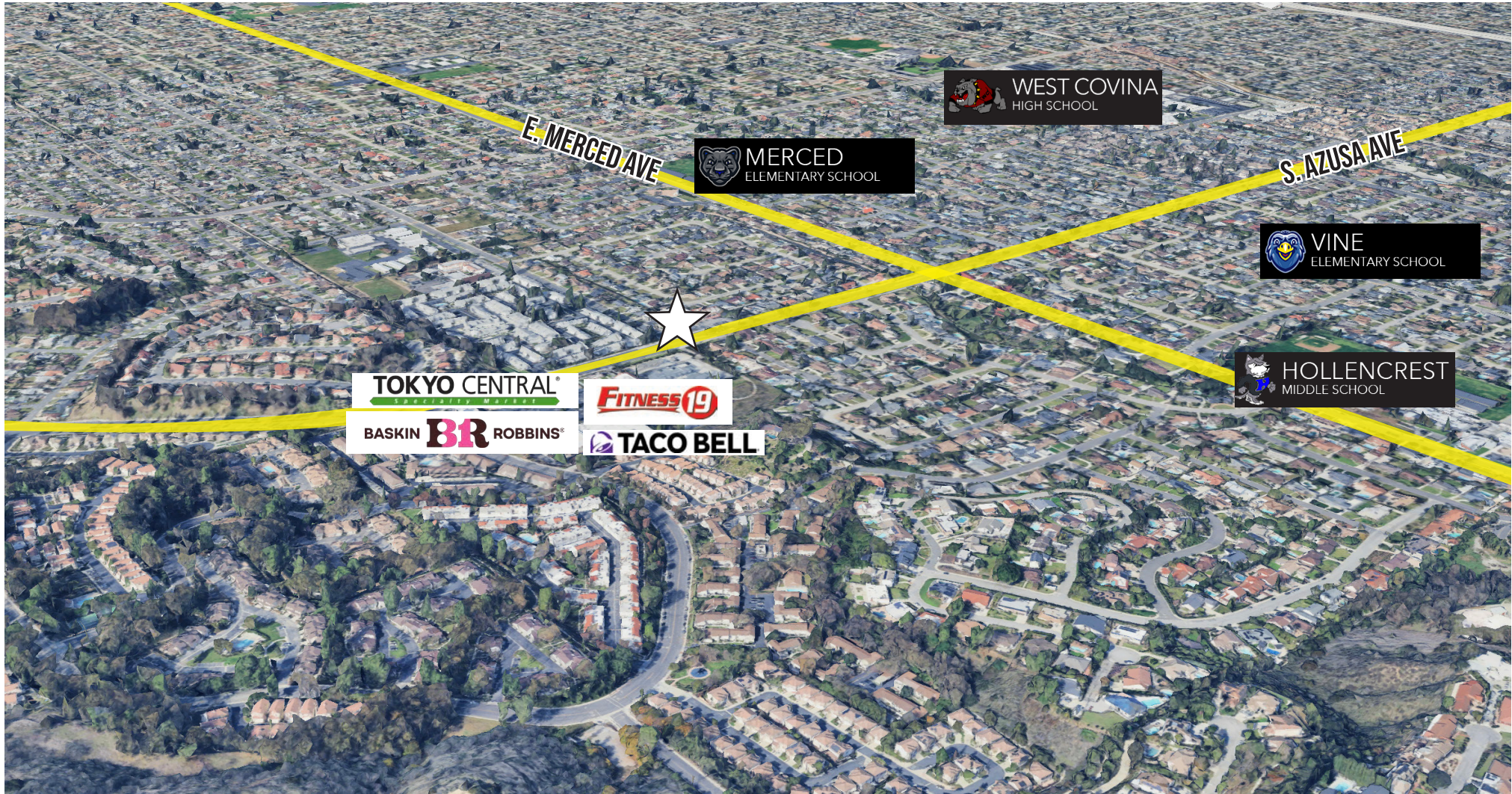
- Excellent visibility and street presence
- Strong daily traffic counts
- Easy ingress and egress
- Ample on-site parking
- Monument and storefront signage opportunities
- Surrounded by established residential neighborhoods
- Dense daytime population and workforce
- Close proximity to major shopping centers and national retailers
- Minutes from the I-10 Freeway
- Centrally located within the San Gabriel Valley
- Strong consumer demographics and spending power
- Flexible space suitable for a variety of uses

ADDITIONAL PHOTOS



1347 AZUSA AVENUE, WEST COVINA, CA 91791

AERIAL

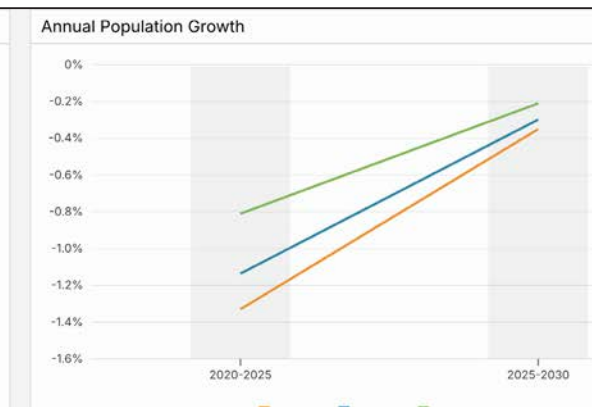
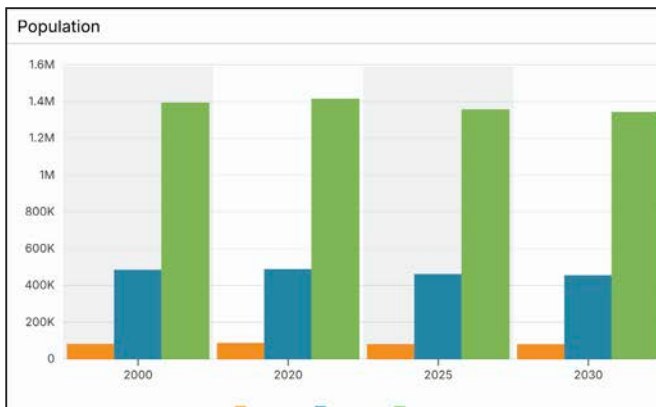
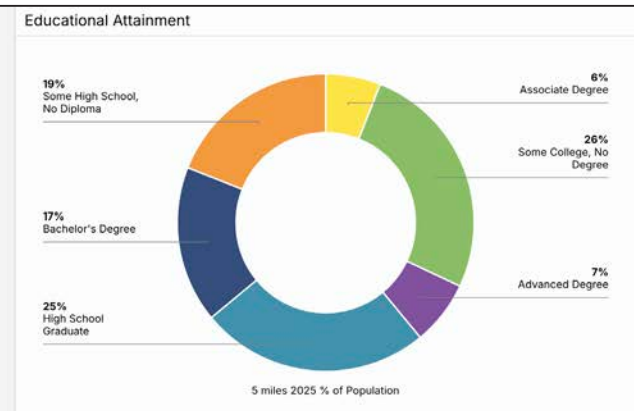
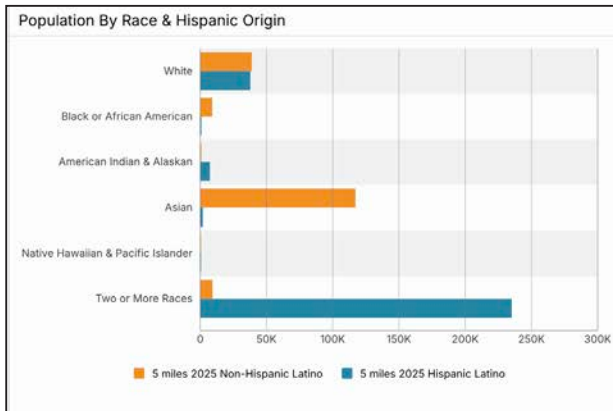


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DEMOGRAPHICS

Households	2 miles	5 miles	10 miles
2020 Households	24,403	137,936	429,332
2025 Households	22,611	129,057	408,964
2030 Household Projection	22,171	126,863	403,937
Annual Growth 2020-2025	0%	0.3%	0.5%
Annual Growth 2025-2030	-0.4%	-0.3%	-0.2%
Owner Occupied Households	14,275	80,007	246,230
Renter Occupied Households	7,897	46,856	157,706
Avg Household Size	3.3	3.4	3.2
Avg Household Vehicles	3	2	2
Total Specified Consumer Spending	\$926.8M	\$5.1B	\$15.9B

Income	2 miles	5 miles	10 miles
Avg Household Income	\$127,830	\$119,545	\$121,937
Median Household Income	\$102,625	\$94,812	\$95,615
< \$25,000	2,439	14,023	46,758
\$25,000 - 50,000	2,611	17,587	54,907
\$50,000 - 75,000	2,898	19,025	59,768
\$75,000 - 100,000	3,064	17,530	52,204
\$100,000 - 125,000	2,805	15,041	46,229
\$125,000 - 150,000	1,983	11,115	33,508
\$150,000 - 200,000	2,877	15,873	50,535
\$200,000+	3,936	18,862	65,055



Population	2 miles	5 miles	10 miles
2020 Population	84,517	486,536	1,413,405
2025 Population	78,895	458,919	1,356,093
2030 Population Projection	77,518	452,082	1,341,889
Annual Growth 2020-2025	-1.3%	-1.1%	-0.8%
Annual Growth 2025-2030	-0.4%	-0.3%	-0.2%
Median Age	40.4	40.1	40.6
Bachelor's Degree or Higher	27%	24%	28%
U.S. Armed Forces	4	225	602

Population By Race	2 miles	5 miles	10 miles
White	12,818	76,758	303,966
Black	2,298	9,874	31,725
American Indian/Alaskan Native	1,309	8,094	22,004
Asian	22,234	119,140	350,908
Hawaiian & Pacific Islander	141	629	1,747
Two or More Races	40,095	244,424	645,742
Hispanic Origin	46,265	283,142	741,576

SITE PLAN



*NOT TO SCALE

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Lic. 01291531

Commercial Asset Group

190 N. Canon Drive, STE 300
Beverly Hills, CA 90210
P: 310.275.8222 F: 310.275.8223
cagre.com Lic: 01876070



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