

FOR LEASE

1261 N AZUSA AVE

COVINA, CA 91722



COLDWELL BANKER
NEW CENTURY



\$1.50 / SF / Mo

LEASE RATE (GROSS)

± 4,000 SF

BUILDING SIZE

Direct + Ramp

ACCESS

Ample & Easy

PARKING

High-Traffic Center

SETTING

PROPERTY OVERVIEW

A ± 4,000 SF freestanding space available at \$1.50/SF/month, gross, with direct street-level access and dedicated ramp access, set within a busy, high-traffic shopping center anchored by Walmart Supercenter on N Azusa Ave (CA-39) — one of Covina's primary retail corridors.

Address	1261 N Azusa Ave, Covina, CA 91722
Lease rate	\$1.50 / SF / Month, Gross
Building size	± 4,000 SF
Frontage	N Azusa Ave (CA-39)
Access	Direct street-level + dedicated ramp access
Parking	Ample, easy on-site parking
Loading	Rear ramp loading, shared service corridor
Ceiling	Open, high exposed-structure ceiling

PROPERTY HIGHLIGHTS

- ✦ ± 4,000 SF of open, flexible floor plan
- ✦ Direct street-level access plus a dedicated ramp for easy loading and accessibility
- ✦ Ample, easy on-site parking for customers and staff
- ✦ Located within a busy, high-traffic shopping center anchored by Walmart Supercenter
- ✦ Open, column-light layout suited to retail, showroom, or warehouse/flex use
- ✦ Rear dock/ramp loading with a shared service corridor used by neighboring national tenants

ADDED BENEFITS

Beyond the space itself, the location does a lot of the leasing work for you.

- ✦ Built-in daily foot traffic from Walmart Supercenter and 15+ neighboring national retailers within 0.3 mile, including Five Below, Ross, Lowe's, and AMC Covina 30
- ✦ Signalized frontage on N Azusa Ave (CA-39), a primary north–south retail corridor through Covina
- ✦ Convenient freeway access — I-210 approximately 3.0 miles north, I-10 approximately 2.1 miles south
- ✦ Shared loading corridor with adjacent national tenants simplifies delivery and receiving logistics
- ✦ Reduced buildout time and cost with an open, move-in ready shell
- ✦ Flexible layout accommodates retail, showroom, or light warehouse/flex uses without major reconfiguration



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INTERIOR



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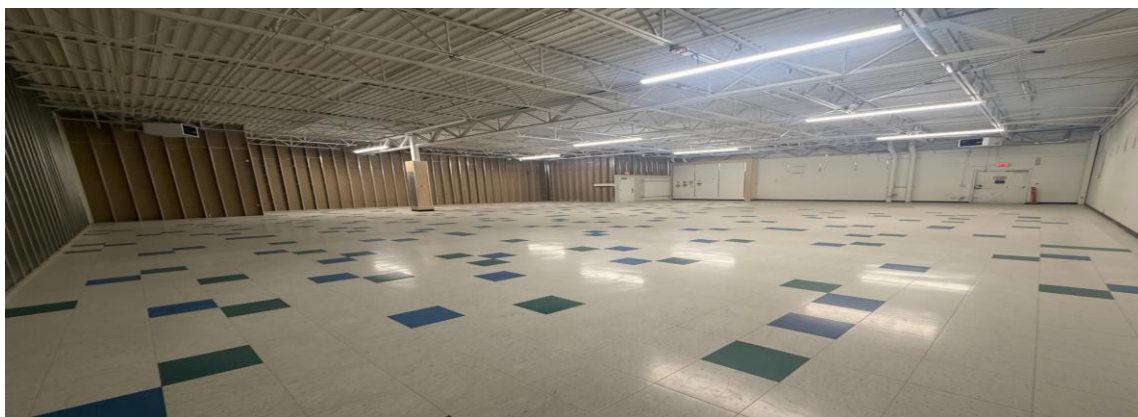
Open, flexible floor plan with high ceilings and exposed structure — ready to configure for a range of retail, showroom, or flex uses.



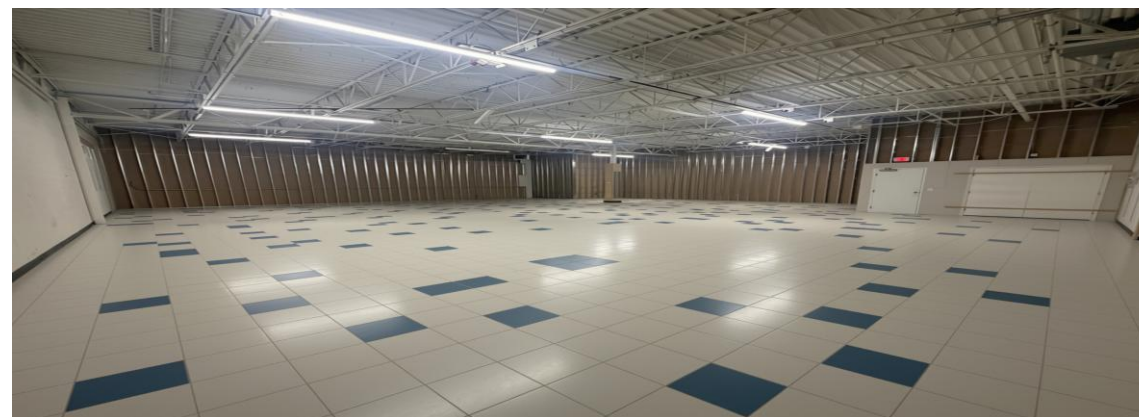
Open sales floor — view 1



Open sales floor — view 2



Open sales floor — view 3



Open sales floor — view 4

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ACCESS, LOADING & PARKING



Dedicated ramp and stair access at the rear of the building, with a shared loading corridor and ample on-site parking.



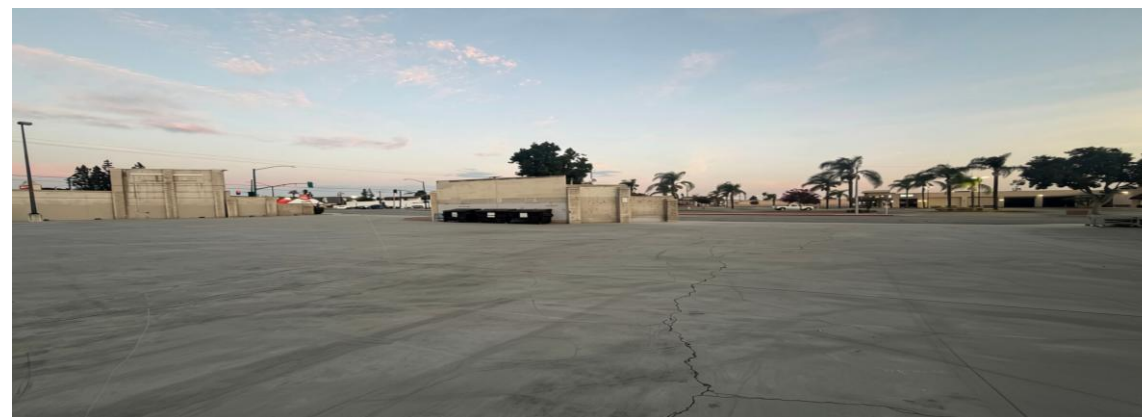
Rear ramp & stair access



Rear ramp access, additional bay



Shared loading corridor



On-site parking, adjacent to shopping center





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CONTACT

For leasing information, showings, or additional property details, please contact:

Charlton Wang

Coldwell Banker New Century

DRE #01957892

949.400.4099

The information contained herein has been obtained from sources believed reliable but has not been independently verified in all respects. Prospective tenants/buyers should conduct their own investigation and due diligence. Square footage, access, and other details are approximate and subject to change without notice.