

RESTAURANT
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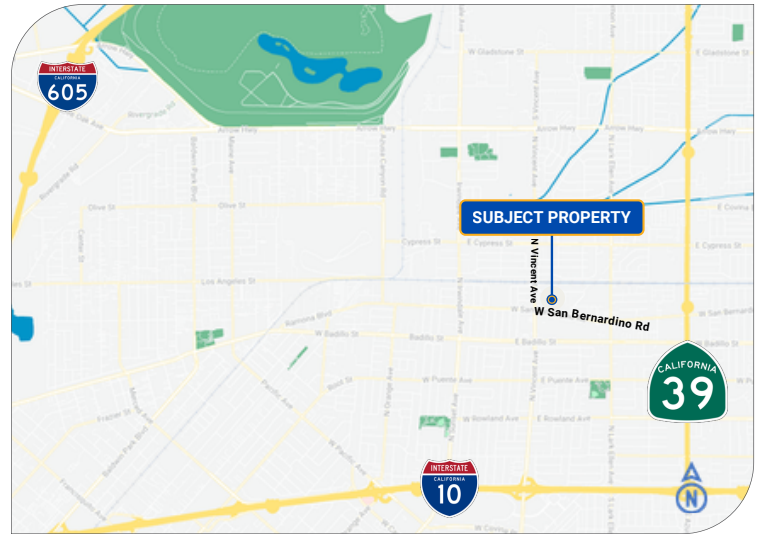
Covina Shopping Center

1661 W San Bernadino Rd., Covina CA 91722



PROPERTY HIGHLIGHTS

- Strong frontage along West San Bernardino Road
- Strong daytime population and consistent local traffic flow
- Average \$118,000 Household Income
- Surrounded by Schools, Parks, residential neighborhoods, and Businesses
- Excellent access to I-605, I-10, & CA-39
- C-4 General Commercial zone allows a wide variety of Retail, office, and Restaurant uses to serve residents, employees, and visitors.
- Ideal for: Restaurant / Bakery / Cafe / Catering Service / Food / Coffee shop / Frozen food / Ice cream Parlor / Meat Market / Pizza Parlor
- x2 Range Hood, x1 Walk-in Cooler, x1 Walk-in Freezer, x2 Bathrooms



RENTAL DETAILS

Available Size: **± 1,800 SF** Ceiling Height: **10 ft**
 Lease Term: **3 - 5 Years** Shared Parking: **50**

ASKING RATE INFO

Base Rent: \$2.65 PSF /Month
 + **NNN: \$0.50 PSF /Month**

FOR MORE INFORMATION, PLEASE CONTACT



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2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population Average	23,623	200,260	458,397
Household Income	\$118,317	\$113,021	\$117,419
Daytime Population	5,363	67,952	147,113

Source: Esri

2025 TRAFFIC COUNTS (Source: Caltrans)

N Vincent Ave: **± 21,744 AADT** (Annual Average Daily Traffic)

W San Bernardino Rd: **± 16,200 AADT** (Annual Average Daily Traffic)

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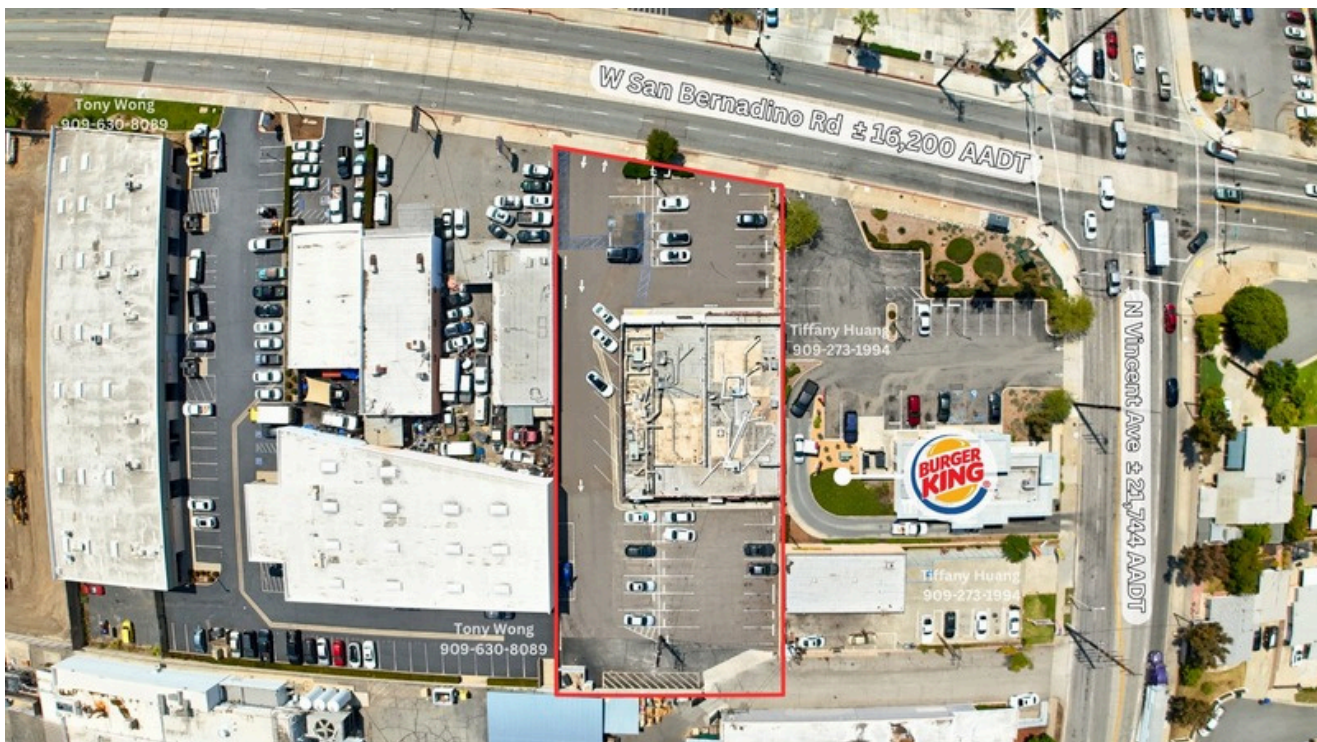
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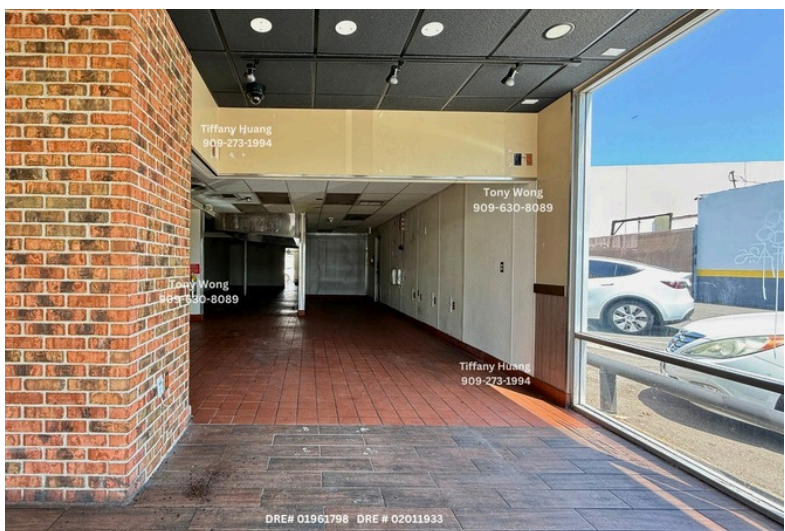
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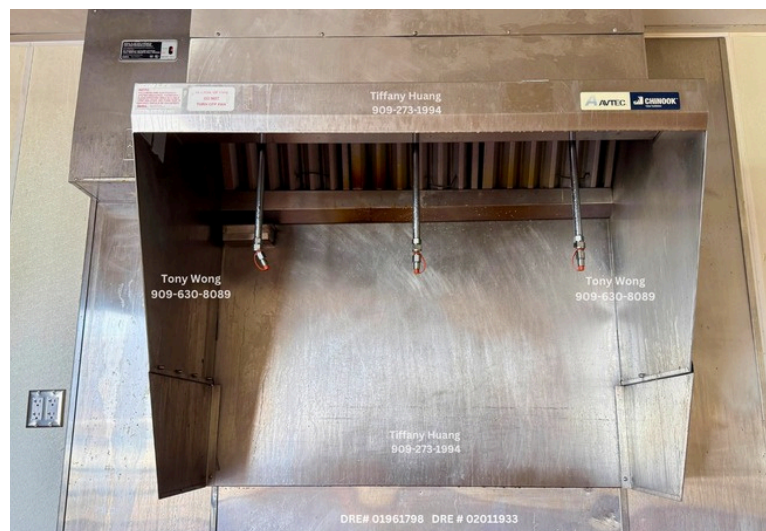
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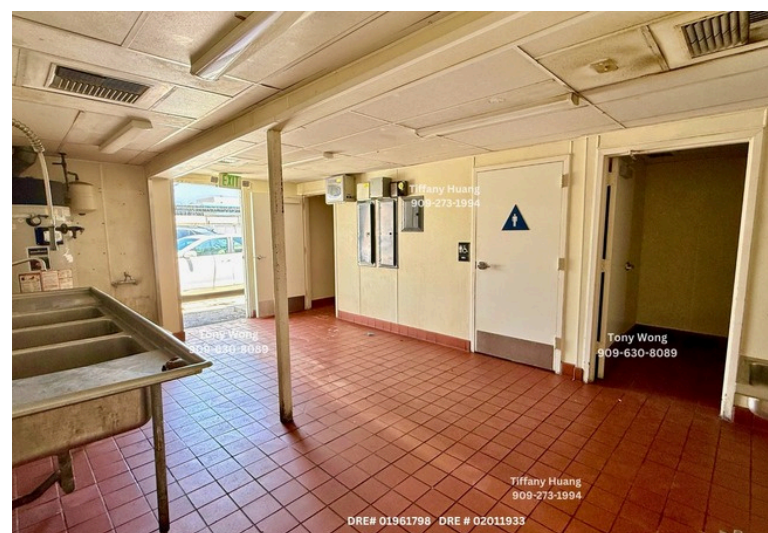
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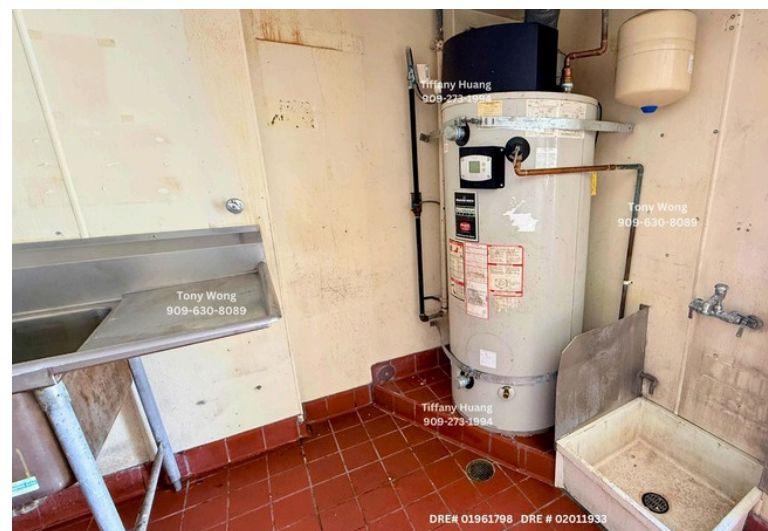
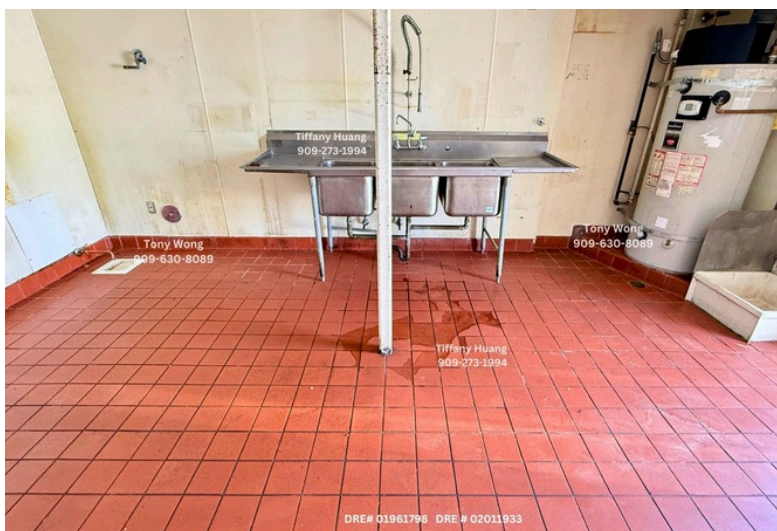
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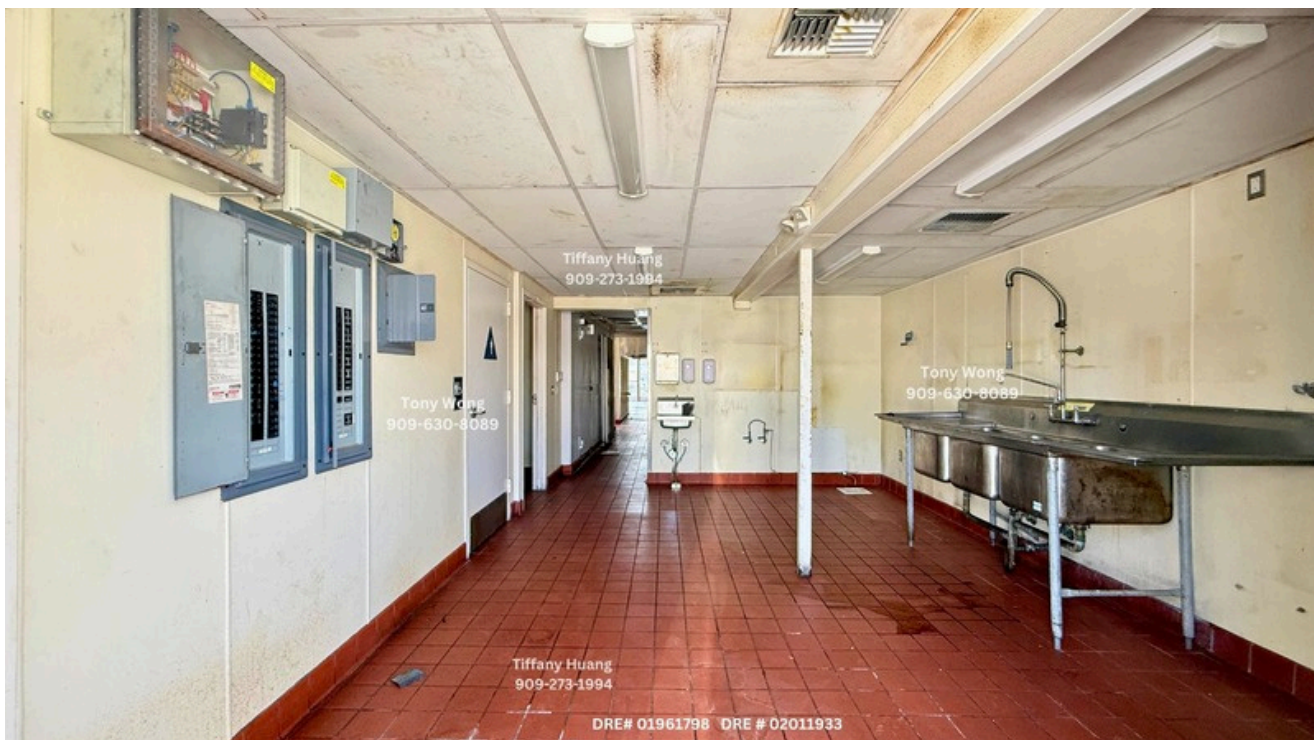
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