

# RESTAURANT for LEASE

## Covina Shopping Center 1661 W San Bernadino Rd., Covina CA 91722

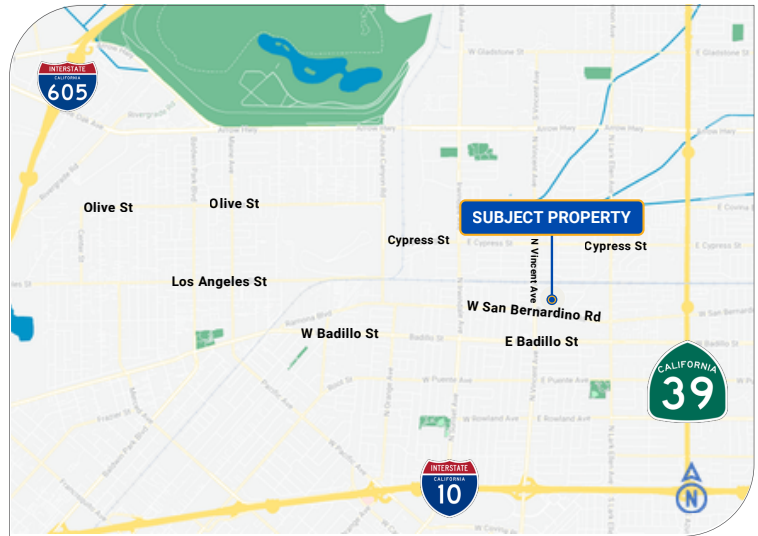


### PROPERTY HIGHLIGHTS

- 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 zone allows a wide variety of Restaurant
- Ideal for: Restaurant / Bakery / Cafe / Catering Service / Food / Coffee shop / Frozen food / Ice cream Parlor / Meat Market / Pizza Parlor
- x2 Range Hood, x1 Grease Trap, 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



**Tiffany Huang 黃珊珊**

Senior Commercial Associate  
 Cell: 909-273-1994  
 Email: Tiffany@tiffushomes.com  
 DRE#: 01961798



**Tony Wong 黃德宇**

Senior Commercial Associate  
 Cell: 909-630-8089  
 Email: Agenttonywong@gmail.com  
 DRE#: 02011933



RESTAURANT  
for  
**LEASE**

# Covina Shopping Center

1661 W San Bernadino Rd., Covina CA 91722



## 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)

FOR MORE INFORMATION, PLEASE CONTACT



**Tiffany Huang 黃珊珊**  
Senior Commercial Associate  
Cell: 909-273-1994  
Email: Tiffany@tiffushomes.com  
DRE#: 01961798



**Tony Wong 黃德宇**  
Senior Commercial Associate  
Cell: 909-630-8089  
Email: Agenttonywong@gmail.com  
DRE#: 02011933



RESTAURANT  
for  
**LEASE**

# Covina Shopping Center

1661 W San Bernadino Rd., Covina CA 91722



FOR MORE INFORMATION, PLEASE CONTACT



**Tiffany Huang 黃珊珊**

Senior Commercial Associate  
Cell: 909-273-1994  
Email: [Tiffany@tiffushomes.com](mailto:Tiffany@tiffushomes.com)  
DRE#: 01961798



**Tony Wong 黃德宇**

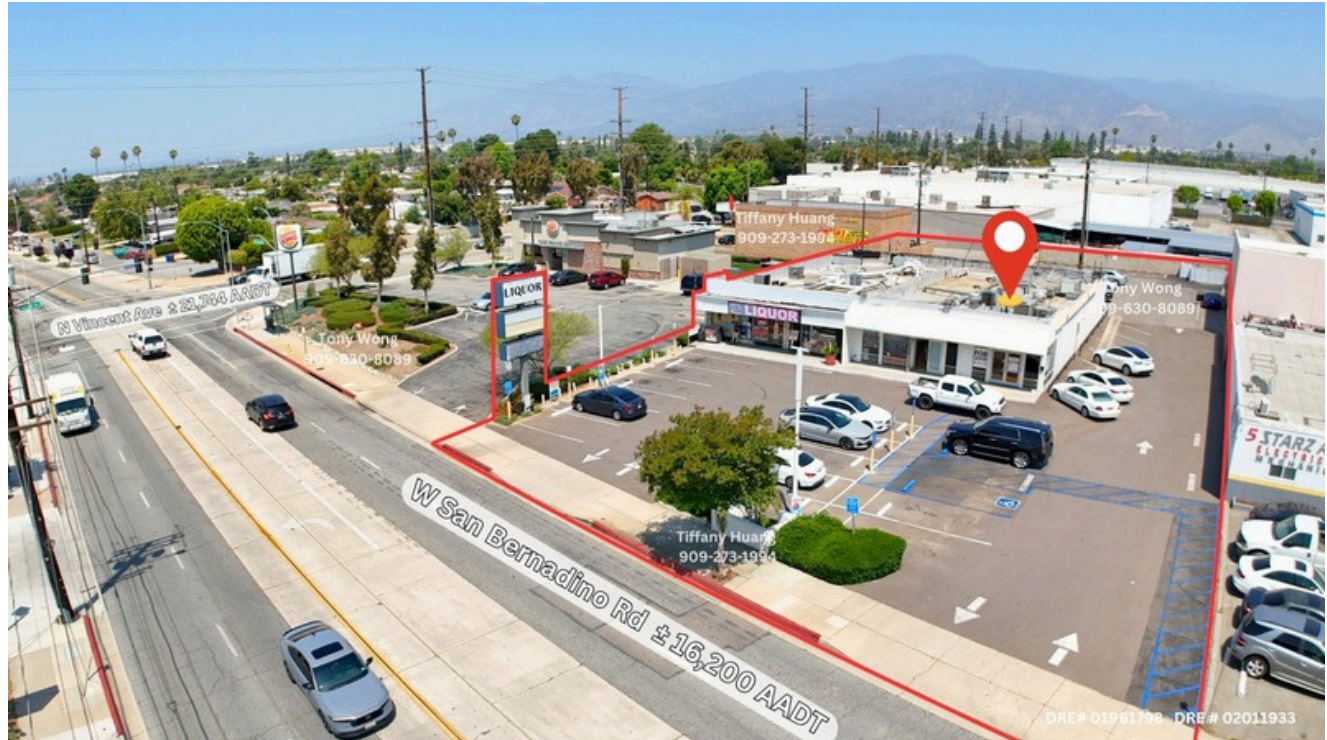
Senior Commercial Associate  
Cell: 909-630-8089  
Email: [Agenttonywong@gmail.com](mailto:Agenttonywong@gmail.com)  
DRE#: 02011933



RESTAURANT  
for  
**LEASE**

# Covina Shopping Center

1661 W San Bernadino Rd., Covina CA 91722



FOR MORE INFORMATION, PLEASE CONTACT



**Tiffany Huang 黃珊珊**

Senior Commercial Associate  
Cell: 909-273-1994  
Email: Tiffany@tiffushomes.com  
DRE#: 01961798



**Tony Wong 黃德宇**

Senior Commercial Associate  
Cell: 909-630-8089  
Email: Agenttonywong@gmail.com  
DRE#: 02011933



RESTAURANT  
for  
**LEASE**

# Covina Shopping Center

1661 W San Bernadino Rd., Covina CA 91722



FOR MORE INFORMATION, PLEASE CONTACT



**Tiffany Huang 黃珊珊**

Senior Commercial Associate  
Cell: 909-273-1994  
Email: Tiffany@tiffushomes.com  
DRE#: 01961798



**Tony Wong 黃德宇**

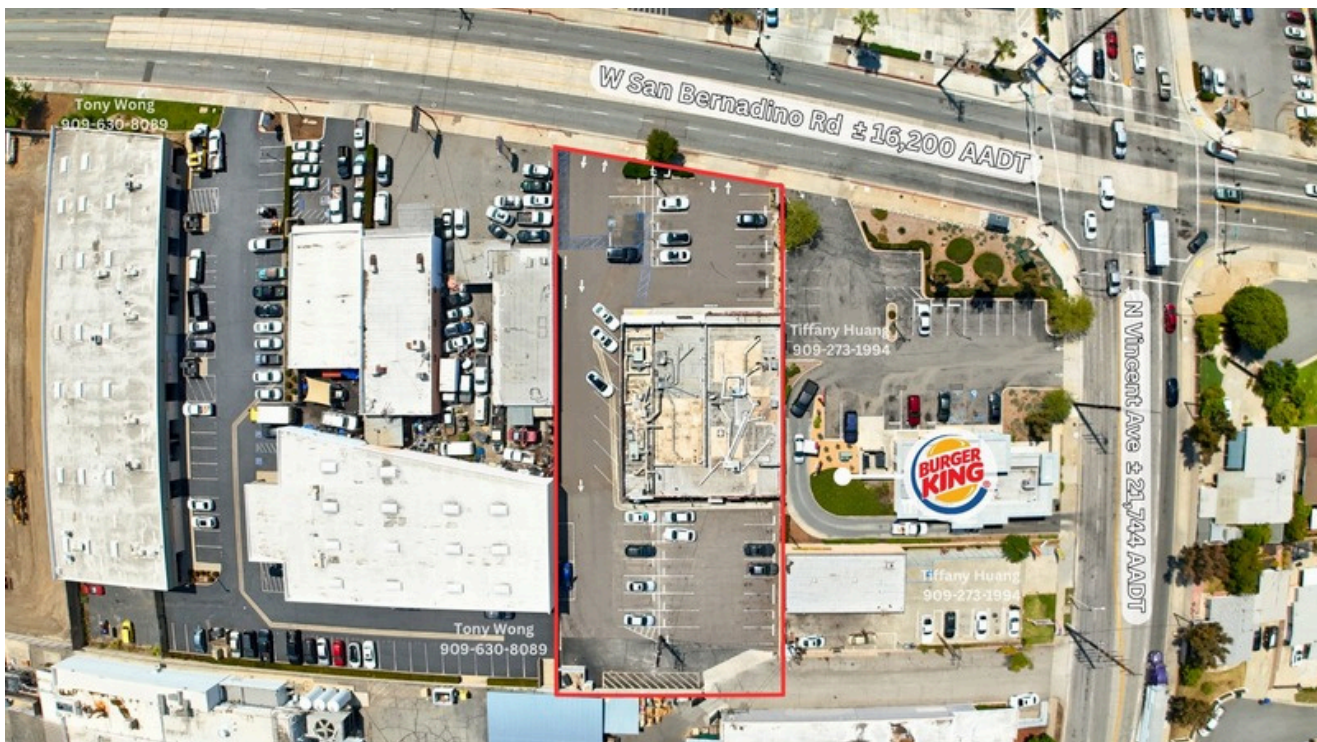
Senior Commercial Associate  
Cell: 909-630-8089  
Email: Agenttonywong@gmail.com  
DRE#: 02011933



RESTAURANT  
for  
**LEASE**

# Covina Shopping Center

1661 W San Bernadino Rd., Covina CA 91722



FOR MORE INFORMATION, PLEASE CONTACT



**Tiffany Huang 黃珊珊**

Senior Commercial Associate  
Cell: 909-273-1994  
Email: Tiffany@tiffushomes.com  
DRE#: 01961798



**Tony Wong 黃德宇**

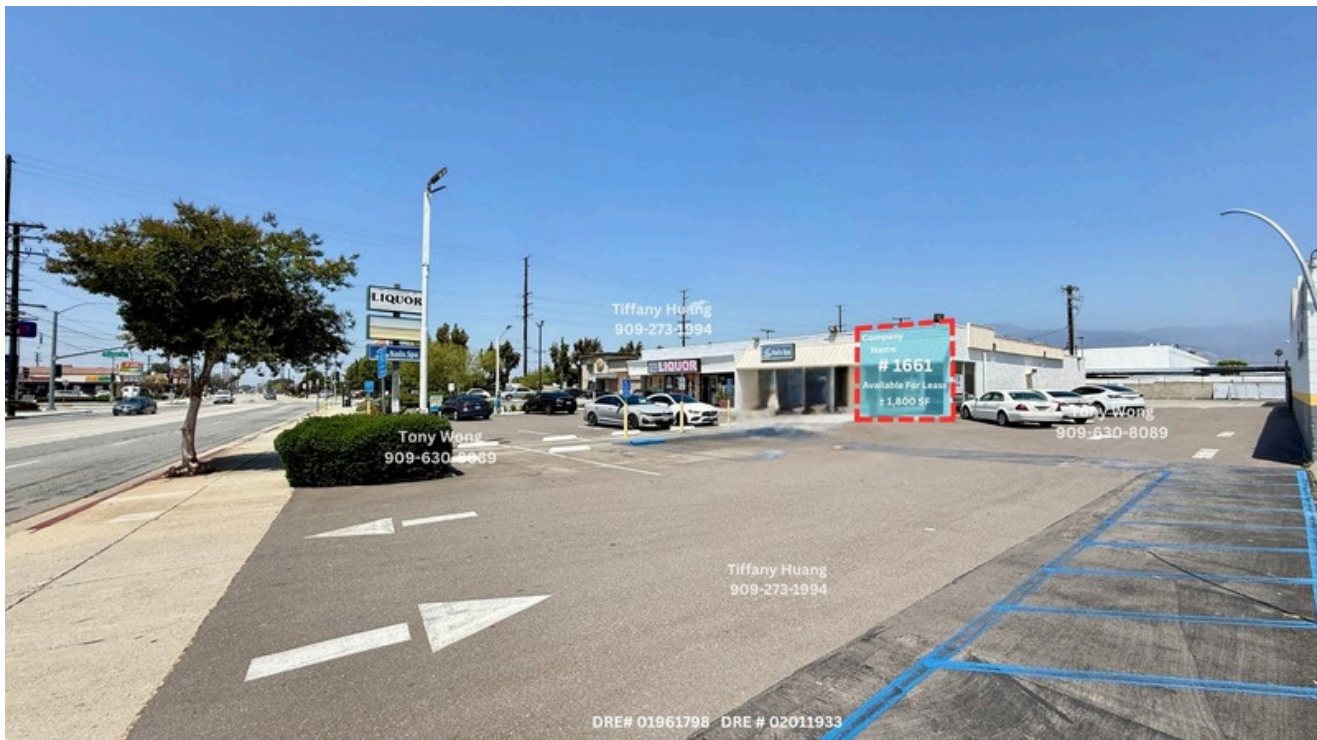
Senior Commercial Associate  
Cell: 909-630-8089  
Email: Agenttonywong@gmail.com  
DRE#: 02011933



RESTAURANT  
for  
**LEASE**

# Covina Shopping Center

1661 W San Bernadino Rd., Covina CA 91722



FOR MORE INFORMATION, PLEASE CONTACT



## Tiffany Huang 黃珊珊

Senior Commercial Associate  
Cell: 909-273-1994  
Email: [Tiffany@tiffushomes.com](mailto:Tiffany@tiffushomes.com)  
DRE#: 01961798



## Tony Wong 黃德宇

Senior Commercial Associate  
Cell: 909-630-8089  
Email: [Agenttonywong@gmail.com](mailto:Agenttonywong@gmail.com)  
DRE#: 02011933



RESTAURANT  
for  
**LEASE**

# Covina Shopping Center

1661 W San Bernadino Rd., Covina CA 91722



FOR MORE INFORMATION, PLEASE CONTACT



**Tiffany Huang 黃珊珊**

Senior Commercial Associate  
Cell: 909-273-1994  
Email: [Tiffany@tiffushomes.com](mailto:Tiffany@tiffushomes.com)  
DRE#: 01961798



**Tony Wong 黃德宇**

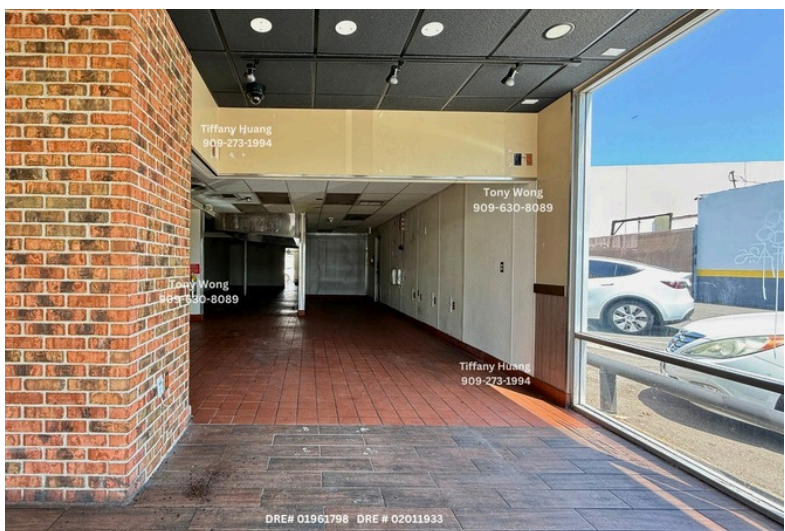
Senior Commercial Associate  
Cell: 909-630-8089  
Email: [Agenttonywong@gmail.com](mailto:Agenttonywong@gmail.com)  
DRE#: 02011933



RESTAURANT  
for  
**LEASE**

# Covina Shopping Center

1661 W San Bernadino Rd., Covina CA 91722



FOR MORE INFORMATION, PLEASE CONTACT



**Tiffany Huang 黃珊珊**

Senior Commercial Associate  
Cell: 909-273-1994  
Email: [Tiffany@tiffushomes.com](mailto:Tiffany@tiffushomes.com)  
DRE#: 01961798



**Tony Wong 黃德宇**

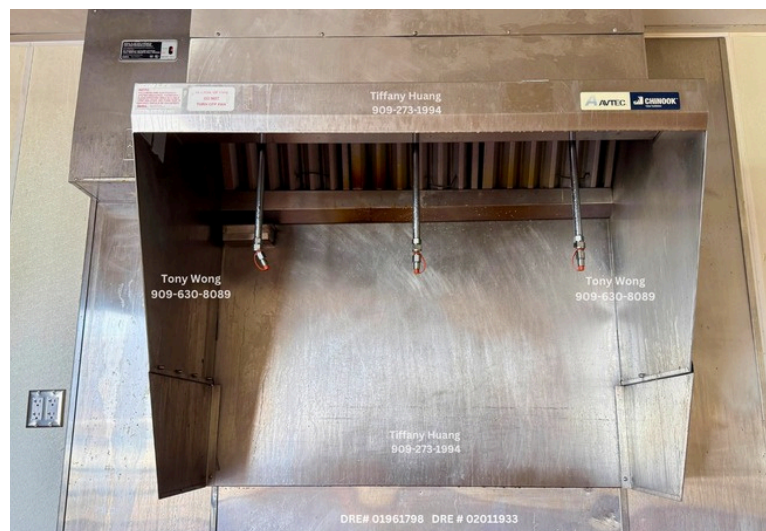
Senior Commercial Associate  
Cell: 909-630-8089  
Email: [Agenttonywong@gmail.com](mailto:Agenttonywong@gmail.com)  
DRE#: 02011933



RESTAURANT  
for  
**LEASE**

# Covina Shopping Center

1661 W San Bernadino Rd., Covina CA 91722



FOR MORE INFORMATION, PLEASE CONTACT



**Tiffany Huang 黃珊珊**

Senior Commercial Associate  
Cell: 909-273-1994  
Email: [Tiffany@tiffushomes.com](mailto:Tiffany@tiffushomes.com)  
DRE#: 01961798



**Tony Wong 黃德宇**

Senior Commercial Associate  
Cell: 909-630-8089  
Email: [Agenttonywong@gmail.com](mailto:Agenttonywong@gmail.com)  
DRE#: 02011933



10

EASE CRE Powered by TNG Real Estate Consultants DRE# 01886242

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

RESTAURANT  
for  
**LEASE**

# Covina Shopping Center

1661 W San Bernadino Rd., Covina CA 91722



FOR MORE INFORMATION, PLEASE CONTACT



**Tiffany Huang 黃珊珊**

Senior Commercial Associate  
Cell: 909-273-1994  
Email: [Tiffany@tiffushomes.com](mailto:Tiffany@tiffushomes.com)  
DRE#: 01961798



**Tony Wong 黃德宇**

Senior Commercial Associate  
Cell: 909-630-8089  
Email: [Agenttonywong@gmail.com](mailto:Agenttonywong@gmail.com)  
DRE#: 02011933



RESTAURANT  
for  
**LEASE**

# Covina Shopping Center

1661 W San Bernadino Rd., Covina CA 91722



FOR MORE INFORMATION, PLEASE CONTACT



**Tiffany Huang 黃珊珊**

Senior Commercial Associate  
Cell: 909-273-1994  
Email: Tiffany@tiffushomes.com  
DRE#: 01961798



**Tony Wong 黃德宇**

Senior Commercial Associate  
Cell: 909-630-8089  
Email: Agenttonywong@gmail.com  
DRE#: 02011933



12

EASE CRE Powered by TNG Real Estate Consultants DRE# 01886242

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

RESTAURANT  
for  
**LEASE**

# Covina Shopping Center

1661 W San Bernadino Rd., Covina CA 91722



FOR MORE INFORMATION, PLEASE CONTACT



**Tiffany Huang 黃珊珊**

Senior Commercial Associate  
Cell: 909-273-1994  
Email: Tiffany@tiffushomes.com  
DRE#: 01961798



**Tony Wong 黃德宇**

Senior Commercial Associate  
Cell: 909-630-8089  
Email: Agenttonywong@gmail.com  
DRE#: 02011933



13

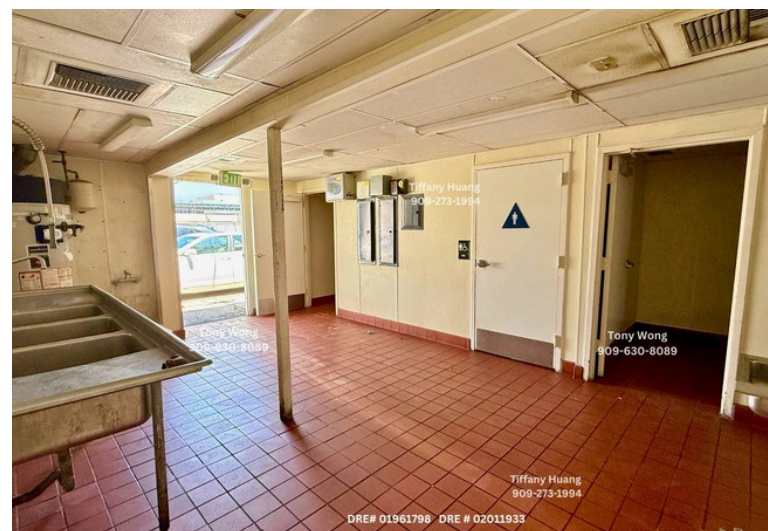
EASE CRE Powered by TNG Real Estate Consultants DRE# 01886242

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

RESTAURANT  
for  
**LEASE**

# Covina Shopping Center

1661 W San Bernadino Rd., Covina CA 91722



FOR MORE INFORMATION, PLEASE CONTACT



**Tiffany Huang 黃珊珊**

Senior Commercial Associate  
Cell: 909-273-1994  
Email: [Tiffany@tiffushomes.com](mailto:Tiffany@tiffushomes.com)  
DRE#: 01961798



**Tony Wong 黃德宇**

Senior Commercial Associate  
Cell: 909-630-8089  
Email: [Agenttonywong@gmail.com](mailto:Agenttonywong@gmail.com)  
DRE#: 02011933



14

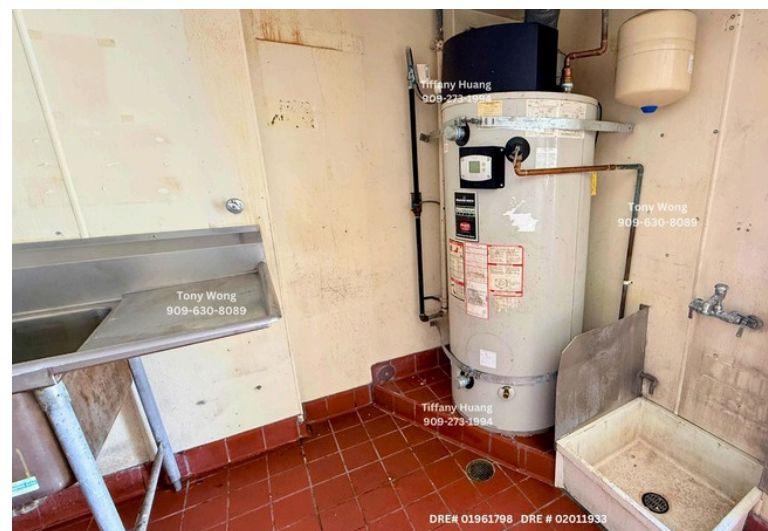
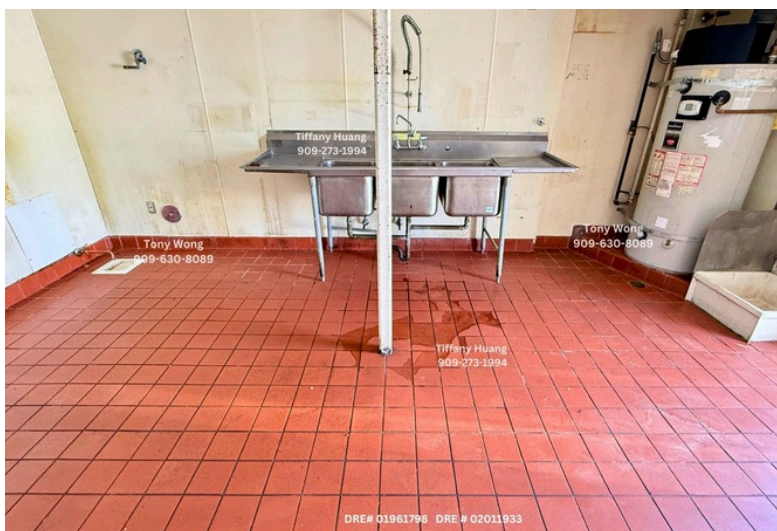
EASE CRE Powered by TNG Real Estate Consultants DRE# 01886242

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

RESTAURANT  
for  
**LEASE**

# Covina Shopping Center

1661 W San Bernadino Rd., Covina CA 91722



FOR MORE INFORMATION, PLEASE CONTACT



**Tiffany Huang 黃珊珊**

Senior Commercial Associate  
Cell: 909-273-1994  
Email: Tiffany@tiffushomes.com  
DRE#: 01961798



**Tony Wong 黃德宇**

Senior Commercial Associate  
Cell: 909-630-8089  
Email: Agenttonywong@gmail.com  
DRE#: 02011933



15

EASE CRE Powered by TNG Real Estate Consultants DRE# 01886242

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

RESTAURANT  
for  
**LEASE**

# Covina Shopping Center

1661 W San Bernadino Rd., Covina CA 91722



Tiffany Huang  
909-273-1994

Tony Wong  
909-630-8089

Tony Wong  
909-630-8089

Tiffany Huang  
909-273-1994

DRE# 01961798 DRE # 02011933



Tiffany Huang  
909-273-1994

Tony Wong  
909-630-8089

Tony Wong  
909-630-8089

Tiffany Huang  
909-273-1994

DRE# 01961798 DRE # 02011933



Tiffany Huang  
909-273-1994

Tony Wong  
909-630-8089

Tony Wong  
909-630-8089

Tiffany Huang  
909-273-1994

DRE# 01961798 DRE # 02011933

FOR MORE INFORMATION, PLEASE CONTACT



**Tiffany Huang 黃珊珊**

Senior Commercial Associate

Cell: 909-273-1994

Email: [Tiffany@tiffushomes.com](mailto:Tiffany@tiffushomes.com)

DRE#: 01961798



**Tony Wong 黃德宇**

Senior Commercial Associate

Cell: 909-630-8089

Email: [Agenttonywong@gmail.com](mailto:Agenttonywong@gmail.com)

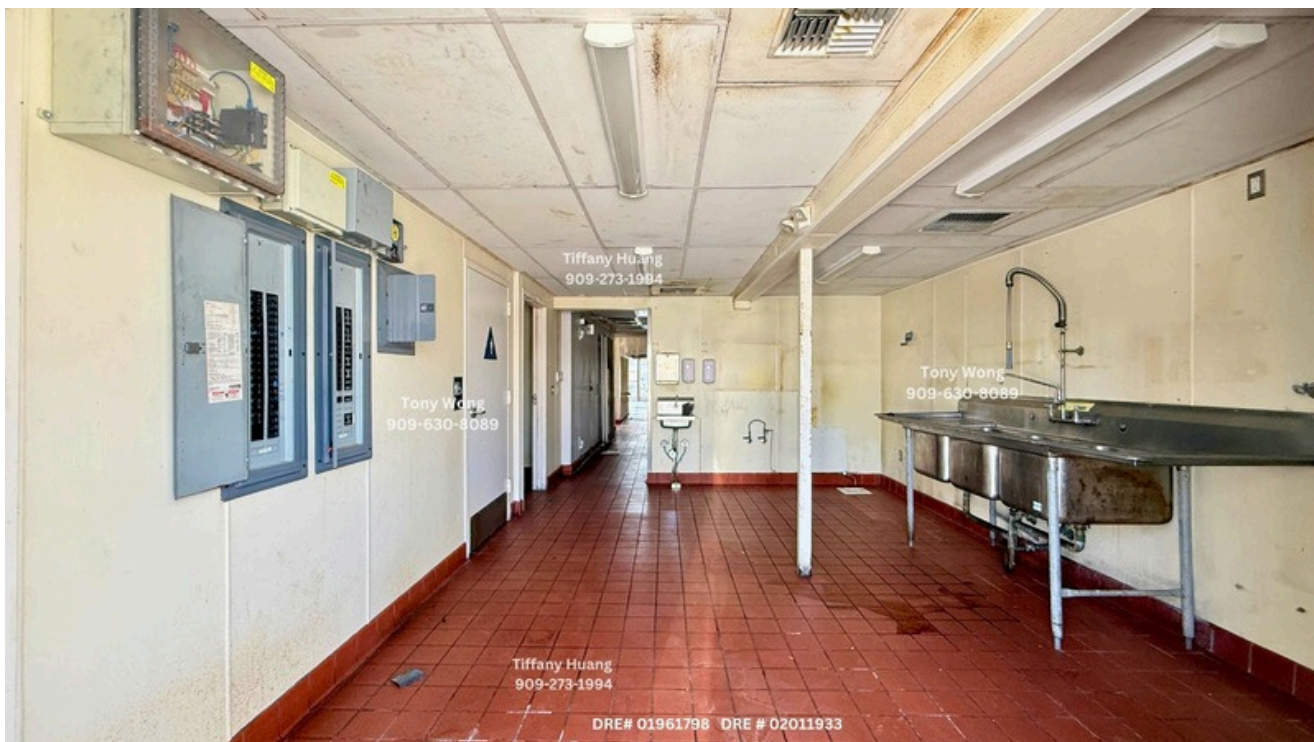
DRE#: 02011933



RESTAURANT  
for  
**LEASE**

# Covina Shopping Center

1661 W San Bernadino Rd., Covina CA 91722



FOR MORE INFORMATION, PLEASE CONTACT



**Tiffany Huang 黃珊珊**

Senior Commercial Associate  
Cell: 909-273-1994  
Email: Tiffany@tiffushomes.com  
DRE#: 01961798



**Tony Wong 黃德宇**

Senior Commercial Associate  
Cell: 909-630-8089  
Email: Agenttonywong@gmail.com  
DRE#: 02011933

