FOR LEASE

1240 Lakes Drive
West Covina, CA 91790

PROPERTY SUMMARY

LEASE RATE:	$3.25/sq ft (NNN)
AVAILABLE SF:	1,000 SF
BUILDING SIZE:	5,000 SF
YEAR BUILT:	Built 1996/Renov 2005
LOT SIZE:	1.09 Acres
APN:	8474-011-047

PROPERTY DESCRIPTION

Located at 1240 Lakes Drive, West Covina, this location represents a rare opportunity to lease a 2nd generation coffee shop in a highly visible and well-trafficked retail center. The space features extensive existing plumbing, electrical, walk-in refrigerator/freezer that can be easily adapted for a new operator.

This turnkey configuration offers significant savings on buildout costs and time to open. Surrounded by prominent retail corridor ideal for both grab-and-go and sit-down customers.

FOR MORE INFORMATION

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THE LAKES
Entertainment Center

SPACE HIGHLIGHTS

- Expansive kitchen is equipped with walk-in refrigerator and freezer, dry storage, & electric water heater
- In-suite restroom
- 250 amp electric panel
- Interior seating area with additional outdoor seating available
- Built-in service counter and prep area

PROPERTY HIGHLIGHTS

- Anchored by Regal Edwards West Covina with 18 screens
- Strong co-tenancy with Kopan Sushi & Ramen, Noypitz Bar & Grill, Ice Cream Chef, Jasmine Hookah and more.
- Freeway facing monument sign with exellent exposure available.
- Easily accessible 4-story parking structure.
- Convenient location directly off 10 fwy and S. Vincent Ave.

AREA HIGHLIGHTS

- **The Lakes at West Covina office building**: 176k sq ft with 95%+ occupancy.
- **The Colony at the Lakes Apartments**: 450 units luxury mid-rise apartments.
- **Marketplace at the Lakes:** Adjoining shopping center with Jerome's Furniture, Michael's, Columbia Sportswear.
- **Plaza West Covina:** Super regional mall across S. Vincent Ave. with 185 stores covering over 1.2m sq ft.
- Bustling retail corridor adjacent to the property with healthy mix of local businesses.
- West Covina Civic Center with City Hall, West Covina Library, LA Superior Court, Police Dept, etc. less than 1 mile away.

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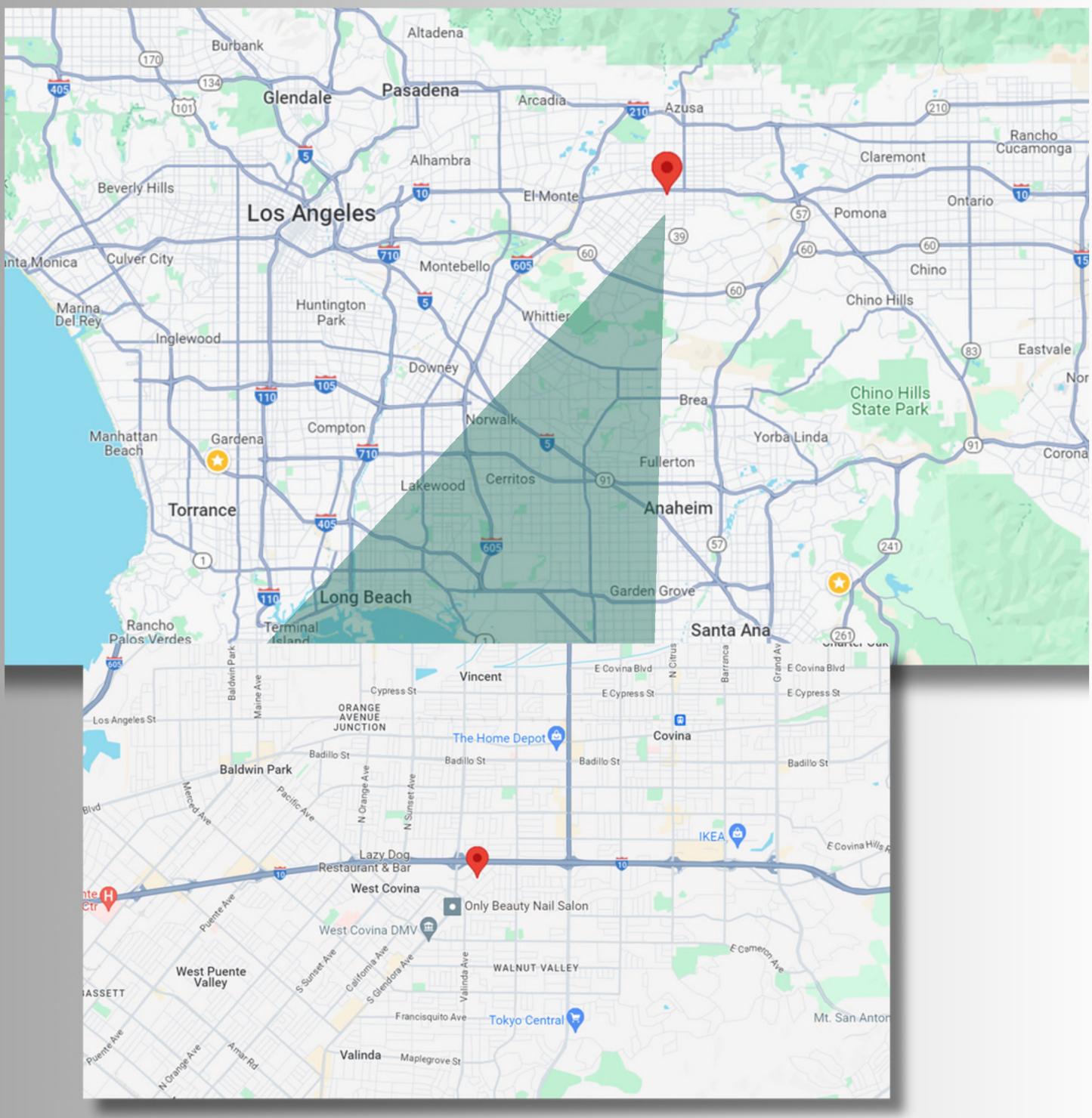
MAP OVERVIEW



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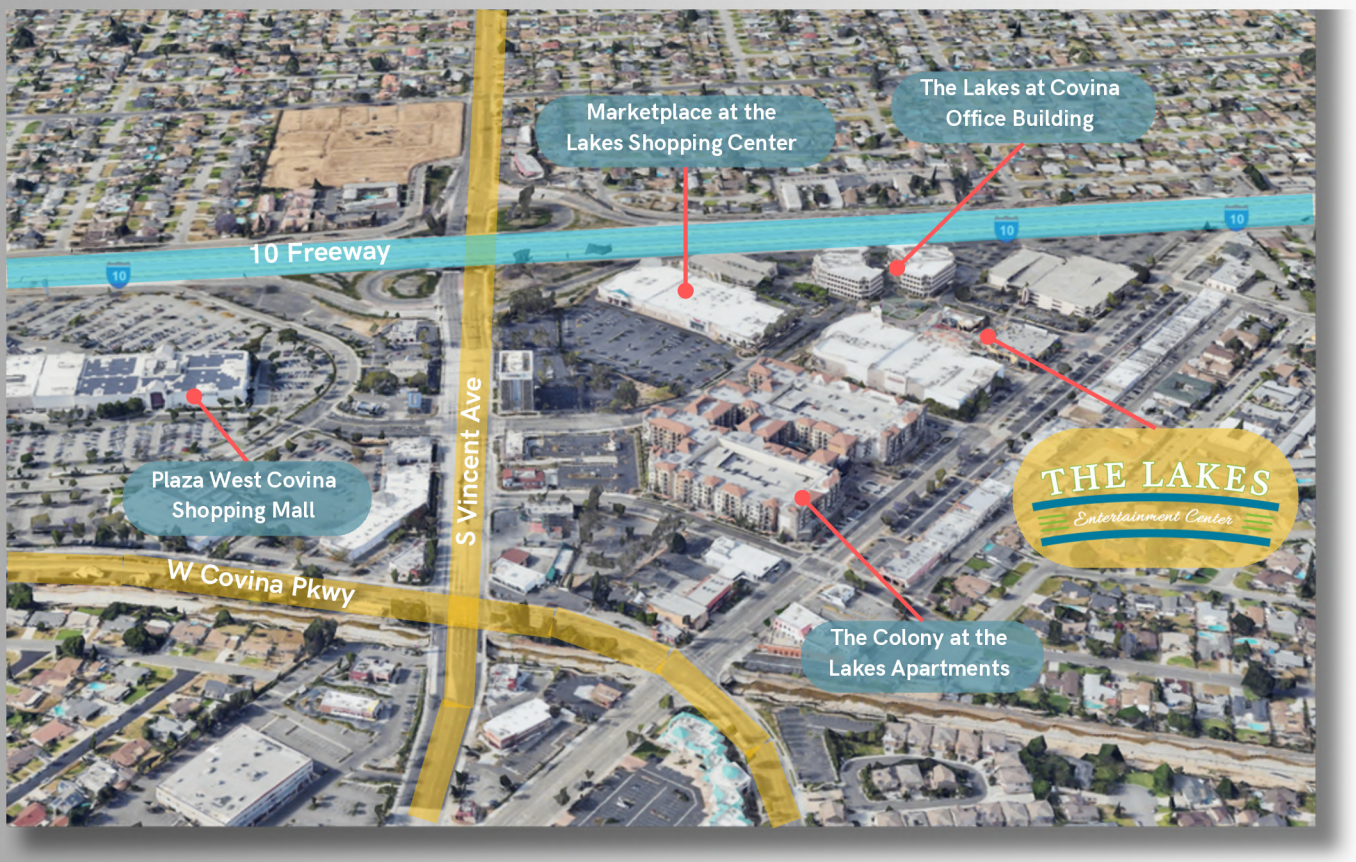
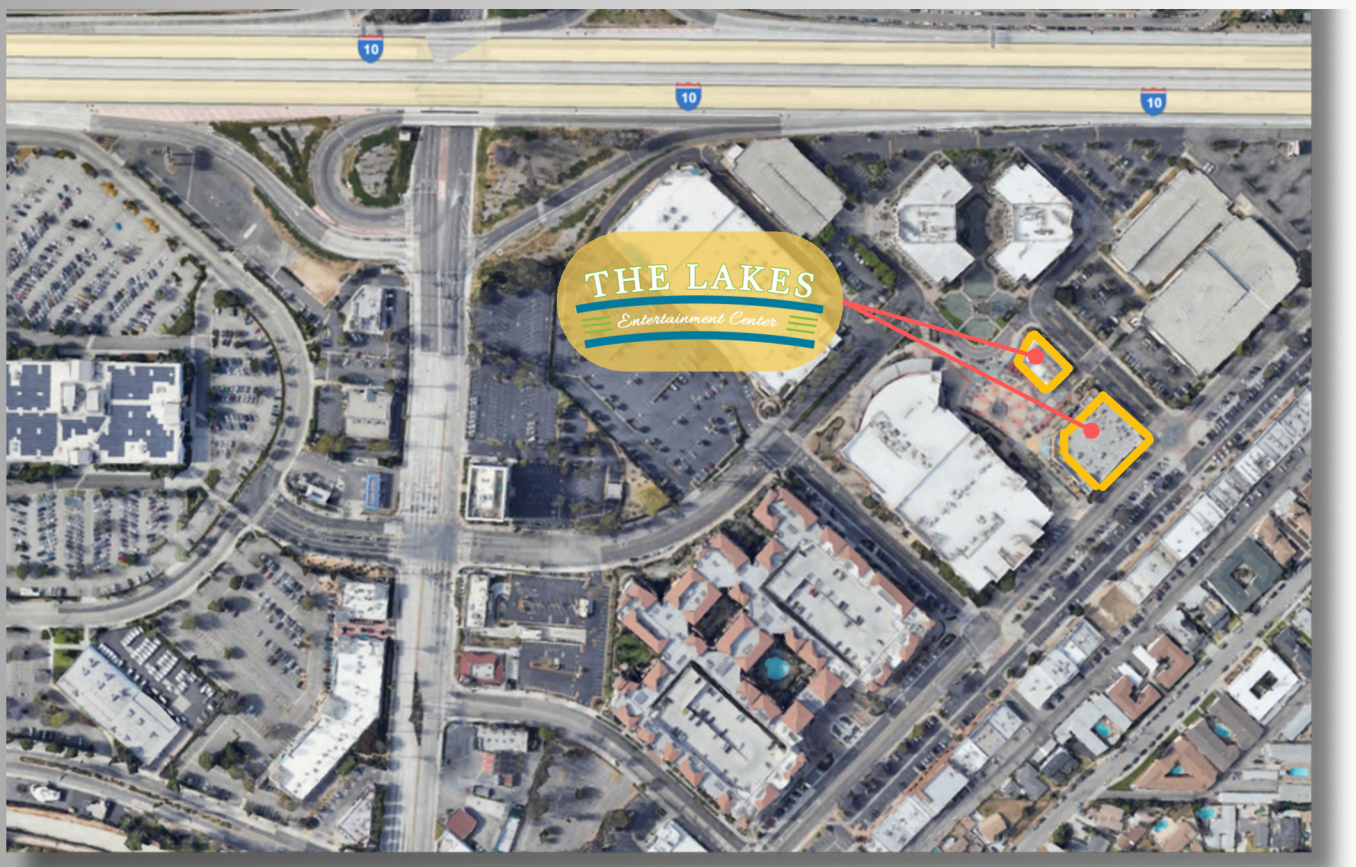
LOCATION OVERVIEW





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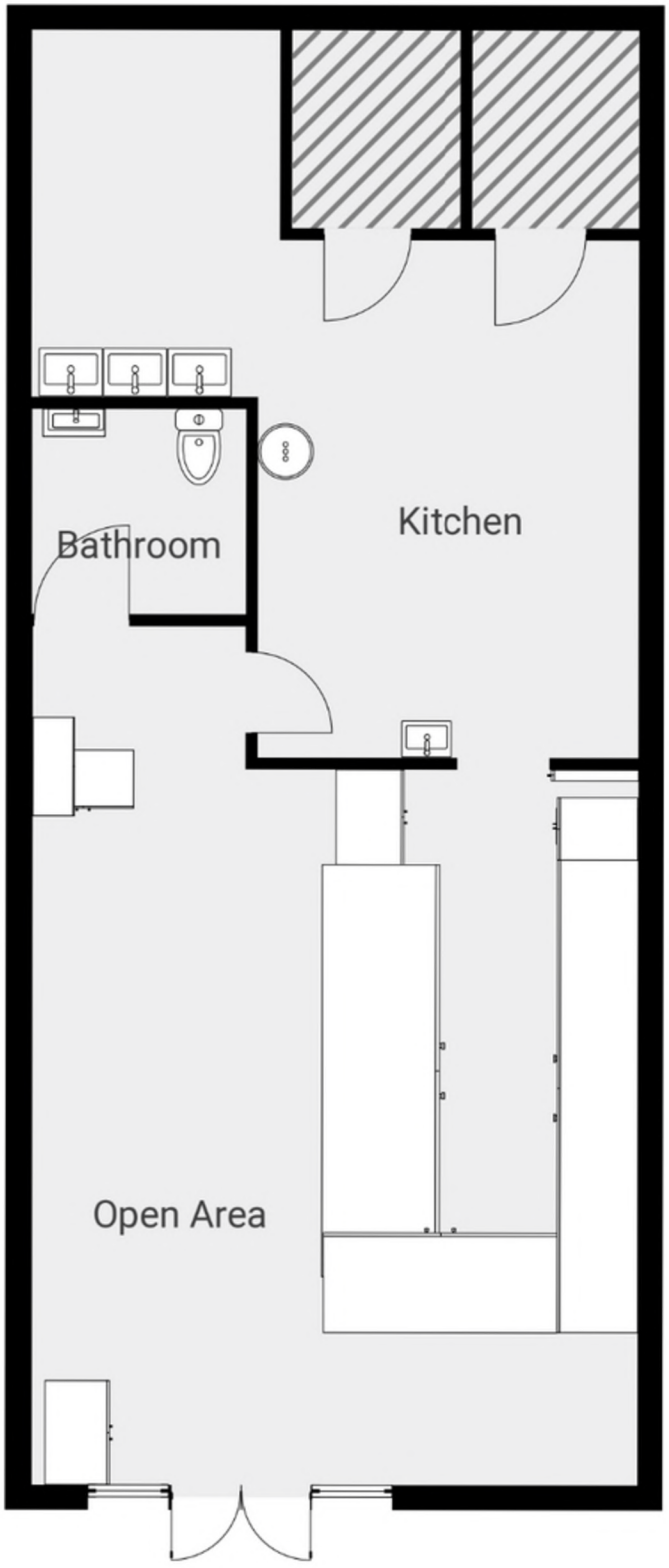
FLOOR PLAN



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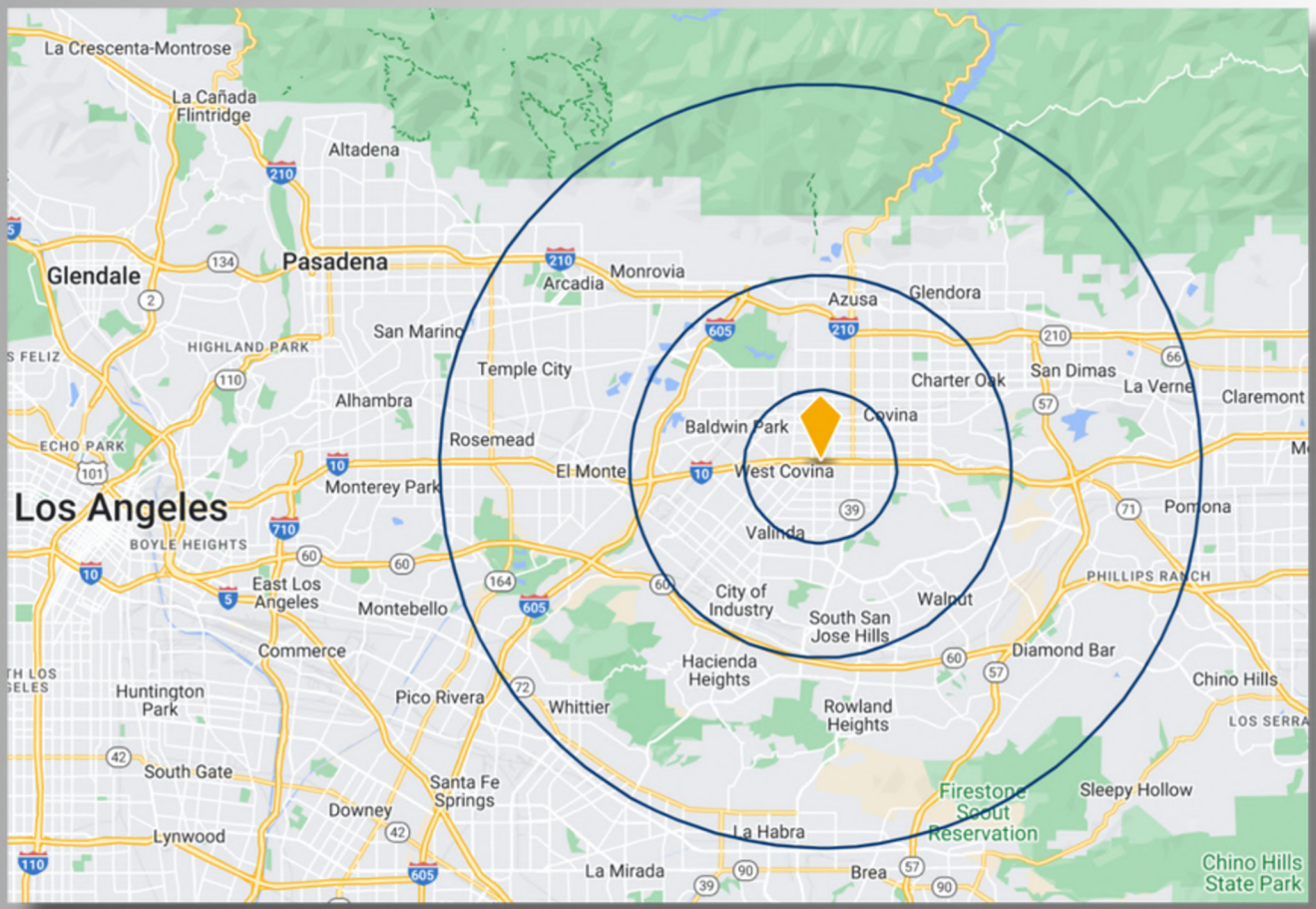
DEMOGRAPHICS OVERVIEW



Population	2 miles	5 miles	10 miles
2023 Population	94,794	460,985	1,310,102
Median Age	38	37	38.8
Bachelor Degree or Higher	23%	20%	27%

Households	2 miles	5 miles	10 miles
2023 Households	27,283	121,216	381,327
Avg Household Size	3.4	3.7	3.3
Median Home Value	$646,136	$594,091	$689,588
Avg Household Income	$106,177	$99,657	$105,209

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