

WEST COVINA VILLAGE

Retail For Lease

301-479 N. Azusa Avenue

West Covina, CA 91791



FOR LEASE

± 1,242 - 7,000 Shop Spaces Available

± 35,497 SF Anchor Opportunity

Description:

- Anchored by Stater Bros., LA Fitness and Dollar Tree, three of the strongest anchor tenants in their respective categories.
- Strategically located on the North Azusa Avenue retail corridor and within a quarter mile of I-10.
- Major retailers in the market include Target, Ross, Dick's Sporting Goods, PetSmart, Hobby Lobby, Ashley Furniture, Walmart, Food 4 Less, Home Depot and more.

Traffic Count:

- ± 48,500 ADT on North Azusa Avenue
- ± 11,116 ADT on East Workman Avenue
- ± 9,860 ADT on Rowland Avenue

Demographics

	1 MILE	3 MILES	5 MILES
Population '15	26,107	194,475	494,999
Average H.H. Income	\$76,621	\$78,672	\$78,667
Daytime Population	7,326	68,541	148,099

Source: ESRI



For further information, please contact our exclusive agents:

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4675 MacArthur Blvd., Suite 1600, Newport Beach, CA 92660		T 949.608.2000	CA RE License #1355491	www.ngkf.com

**Newmark Grubb
Knight Frank**

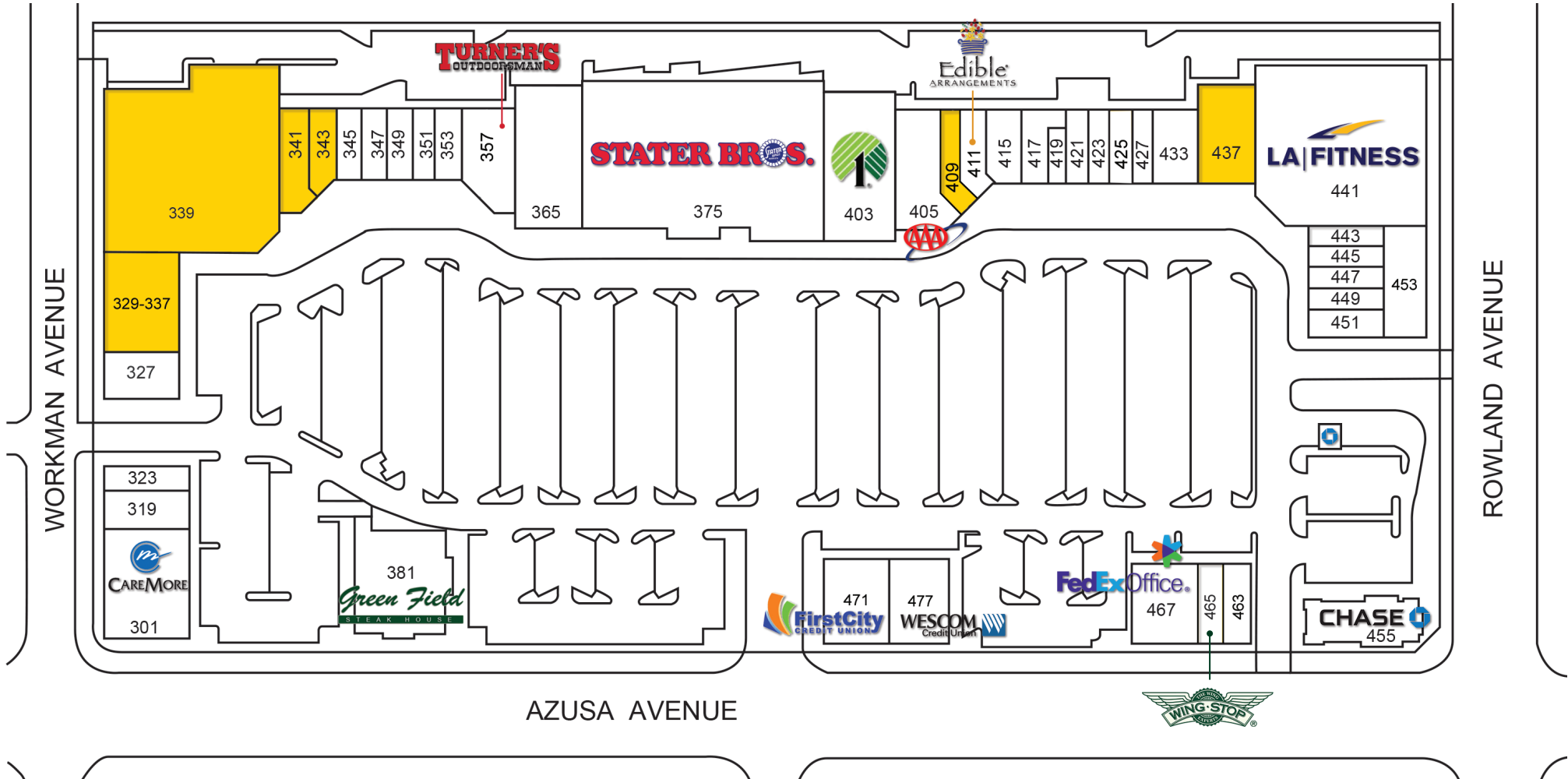
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SITE PLAN



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TENANT ROSTER

Tenant Roster		
SUITE	TENANT	SF
301/315	Caremore Medical	8,663
319	Mark Chevy Ledesma, DDS	1,062
323	Tri King Restaurant	2,500
327	Uncle Tim's Thai Restaurant	3,080
329-337	Available	7,000
339	Available	35,497
341	Available	2,800
343	Available	2,100
345/47/49	Tasty Goody Chinese Restaurant	4,900
351/353	Ultra Mist Vape	3,300
357	Turner's Outdoorsman	4,780
365	Gran Dollar	9,425
375	Stater Bros.	35,232

Tenant Roster		
SUITE	TENANT	SF
381	Greenfield Restaurant	9,062
403	Dollar Tree	10,234
405	Automobile Club of Southern California	6,380
409	Available	1,242
411	Edible Arrangements	1,778
415	Freeway Insurance	2,500
417	Bella Vous Nails	3,404
419	U.S. Government Dept of Army	900
421	Bank of America ATM	200
423	Serenity Reflexology	1,500
425	Rose Threading Salon	1,500
427/29	Citi Bank Financial	3,000
433	Miracle Ear	1,500

Tenant Roster		
SUITE	TENANT	SF
437	Available	5,000
441/453	LA Fitness	28,300
443	Nutrition For Less	1,400
445	Entourage Hair Salon	1,400
447	Bath & Furry Works	1,400
449	Wateria	1,400
451	Our Dental Office	3,300
455	Chase Bank	4,200
463	Neptune Society	1,675
465	Wingstop	1,355
467	FedEx Office	4,000
471	First City Credit Union	4,200
477-479	Wescom Credit Union	4,275



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