

# West Covina Center

730 South Orange Avenue, West Covina, CA 91790



## Property Highlights

122,756 Gross Leasable Area

11.70 Total Acres

535,077 5 Mile Population

- Draws from a 5-mile population of 535,000 with an average household income of \$88,000.
- Freestanding single-tenant building fully leased by Kmart.
- Approximately 94,000 cars per day on Interstate 10.



## Demographics

	1-Mile	3-Mile	5-Mile
Population	25,469	251,340	535,077
Households	6,984	63,504	137,586
Avg HH Income	\$90,506	\$89,364	\$88,211

Source: Esri, 2020

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## Current Tenants

1	Floor & Decor	102,046 SF	5	Purrfect Auto Service	3,400 SF
3	American Freight	17,310 SF			