

# PLAZA WEST COVINA

RETAIL BOX AVAILABLE (41,075 SQ. FT.-133,754 SQ.FT.)



1209 PLAZA DRIVE  
WEST COVINA, CA  
PLAZA WEST COVINA

SAN BERNARDINO FWY (± 230,948 CPD)

WEST COVINA PKWY (±22,226 CPD)

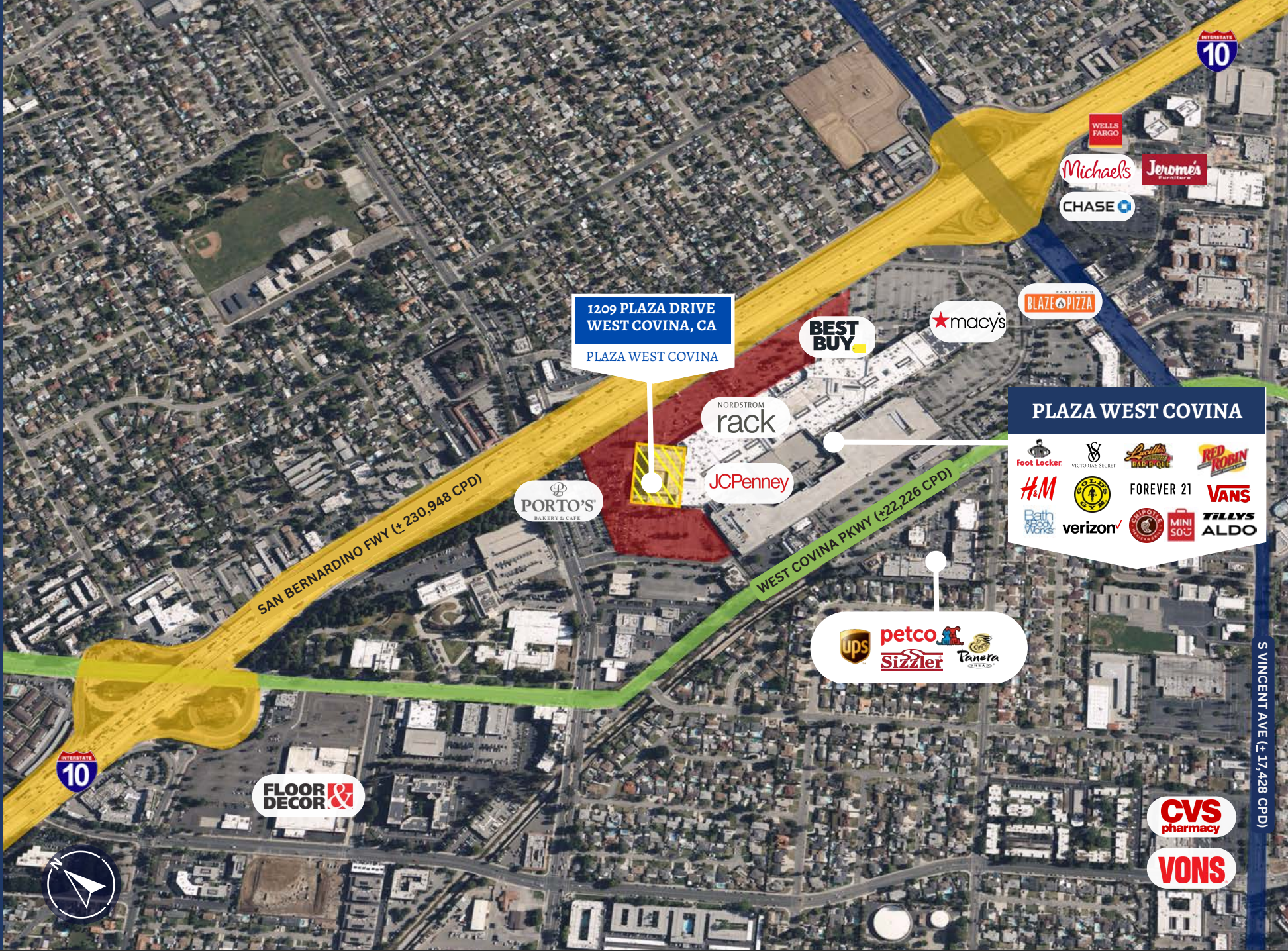
S VINCENT AVE (± 17,428 CPD)

**KORUS**  
REAL ESTATE

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**PLAZA WEST COVINA**

- Foot Locker
- VICTORIAN SECRET
- BLAZE PIZZA
- RED ROBIN
- H&M
- FOREVER 21
- VANS
- Bath & Body Works
- verizon
- MINI 50
- TILLYS
- ALDO

- ups
- petco
- Sizzler
- Tanera

- CVS pharmacy
- VONS



- FLOOR & DECOR

- PORTO'S BAKERY & CAFE

- NORDSTROM rack

- JCPenney

- BEST BUY

- macy's

- WELLS FARGO
- Michael's
- CHASE

- Jerome's Furniture





# PROPERTY SUMMARY



## ADDRESS

1209 Plaza Drive, West Covina, CA 91790



## LEASE RATE

\$1.50 + NNN



## AVAILABILITY

Floor 1: ±51,604 Sq. Ft.  
 Floor 2: ±41,075 Sq. Ft.  
 Floor 3: ±41,075 Sq. Ft.  
 Total: ±133,754 Sq. Ft.



## LOT SIZE

±635,105 Sq. Ft.  
 (14.58 Ac)



## PARKING

±1,788 Surface Spaces

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



## PROPERTY HIGHLIGHTS

- Part of Plaza West Covina
- Estimated 11+ Million Shoppers per year.
- Freeway Visibility - Signage available
- Convenient Access to the Santa Monica Freeway (10).
- ±491,429 Population within a five (5) mile radius.
- Average HH income of \$94,177 within a 5-mile radius.
- Co-Anchored by By:

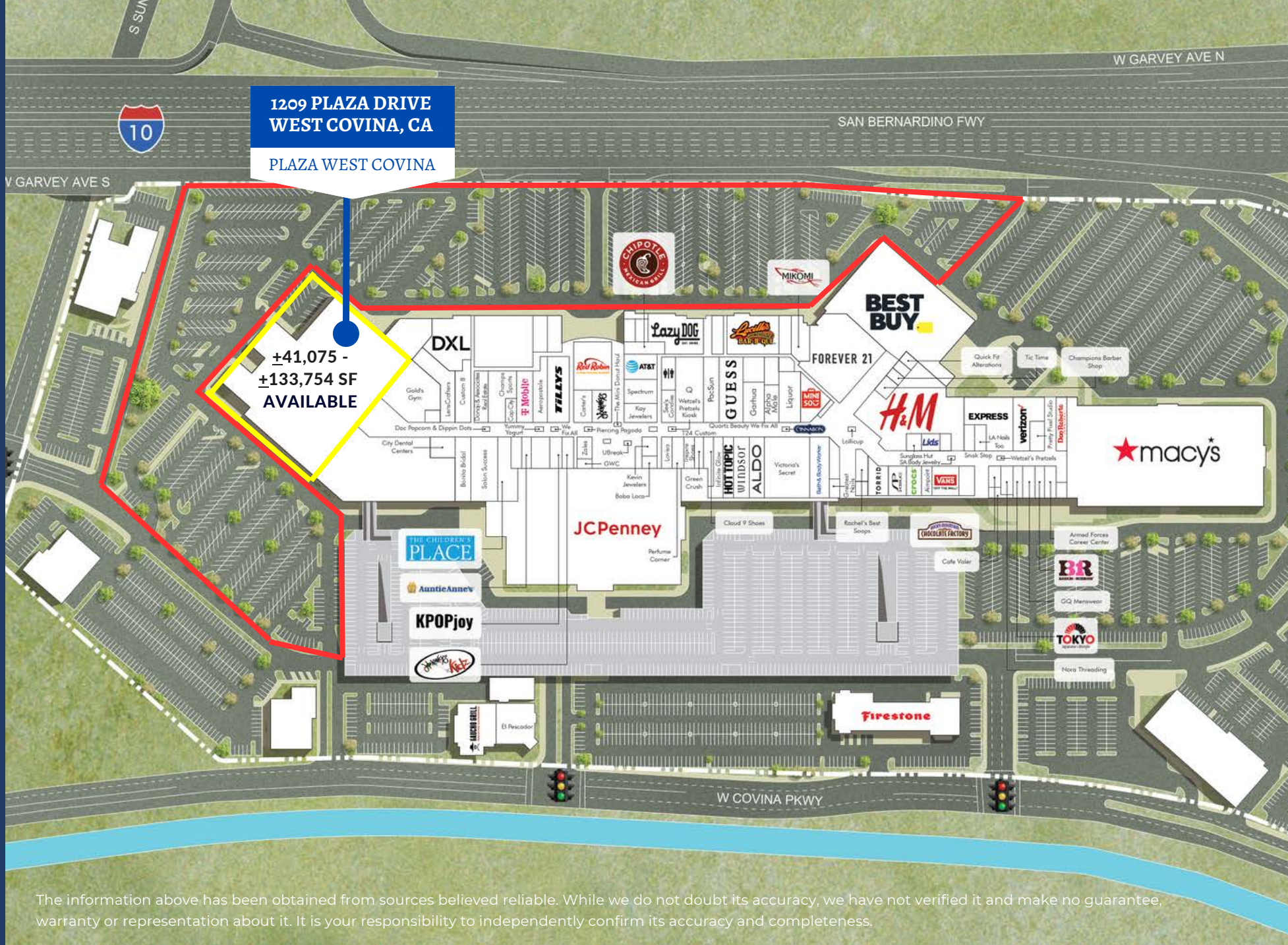


**±916,000** Shoppers per month

**±211,500** Shoppers per week

**35-55+** years of age make up **50%** of shoppers

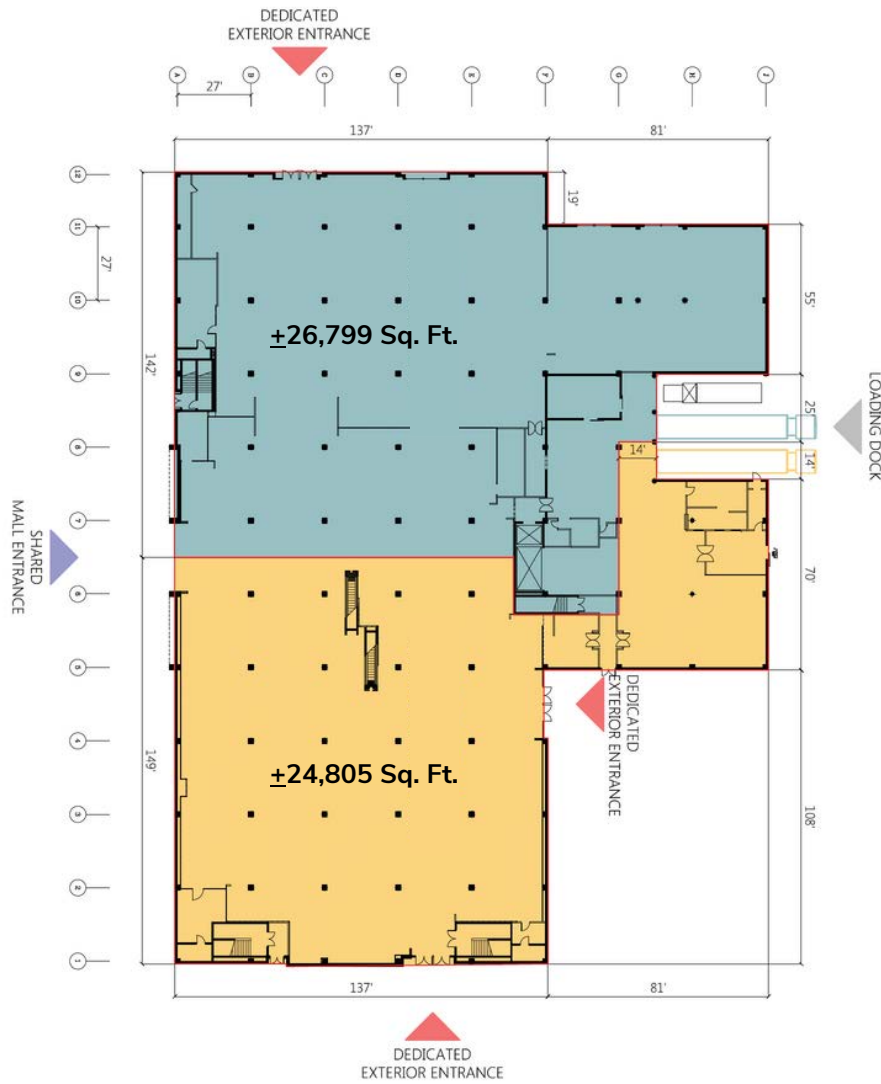
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WEST COVINA, CA**  
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**±41,075 -  
±133,754 SF  
AVAILABLE**

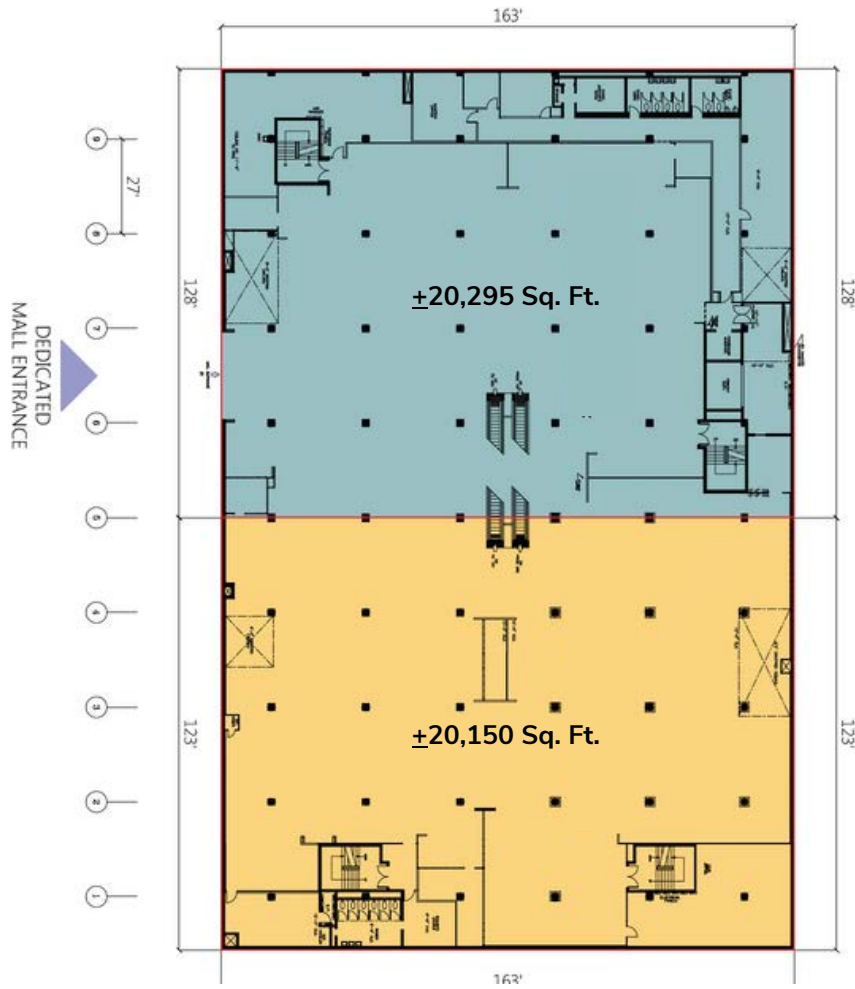
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**First Floor**  
 $\pm 51,604$  Sq. Ft.

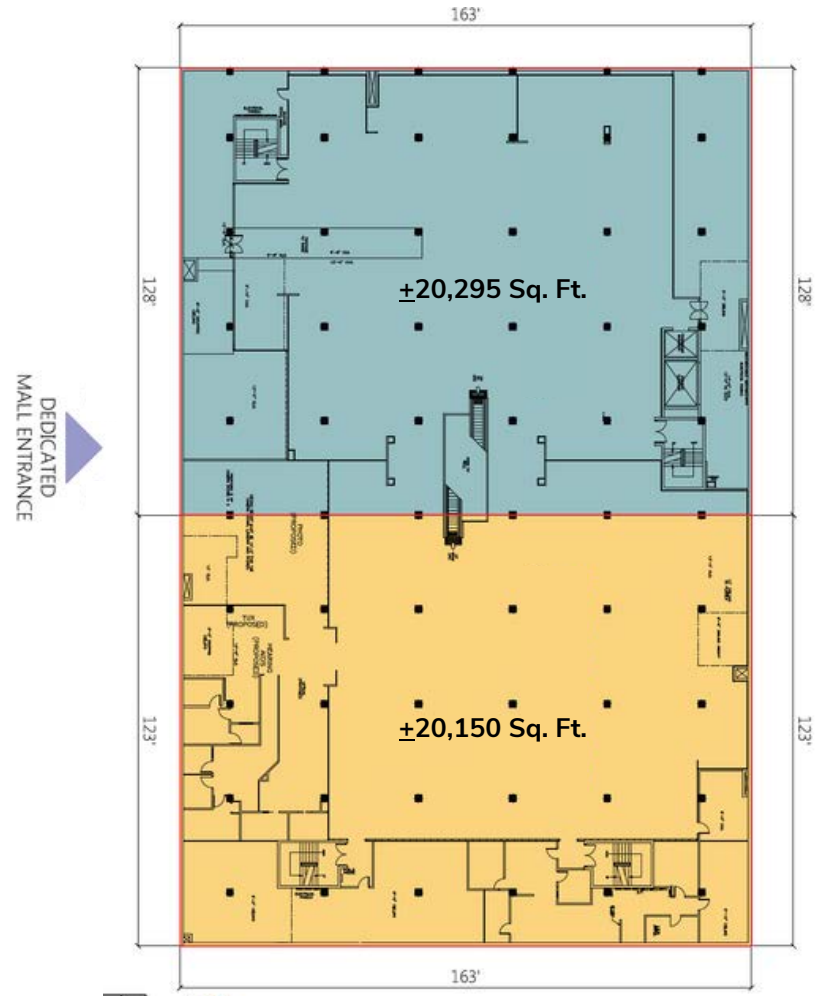


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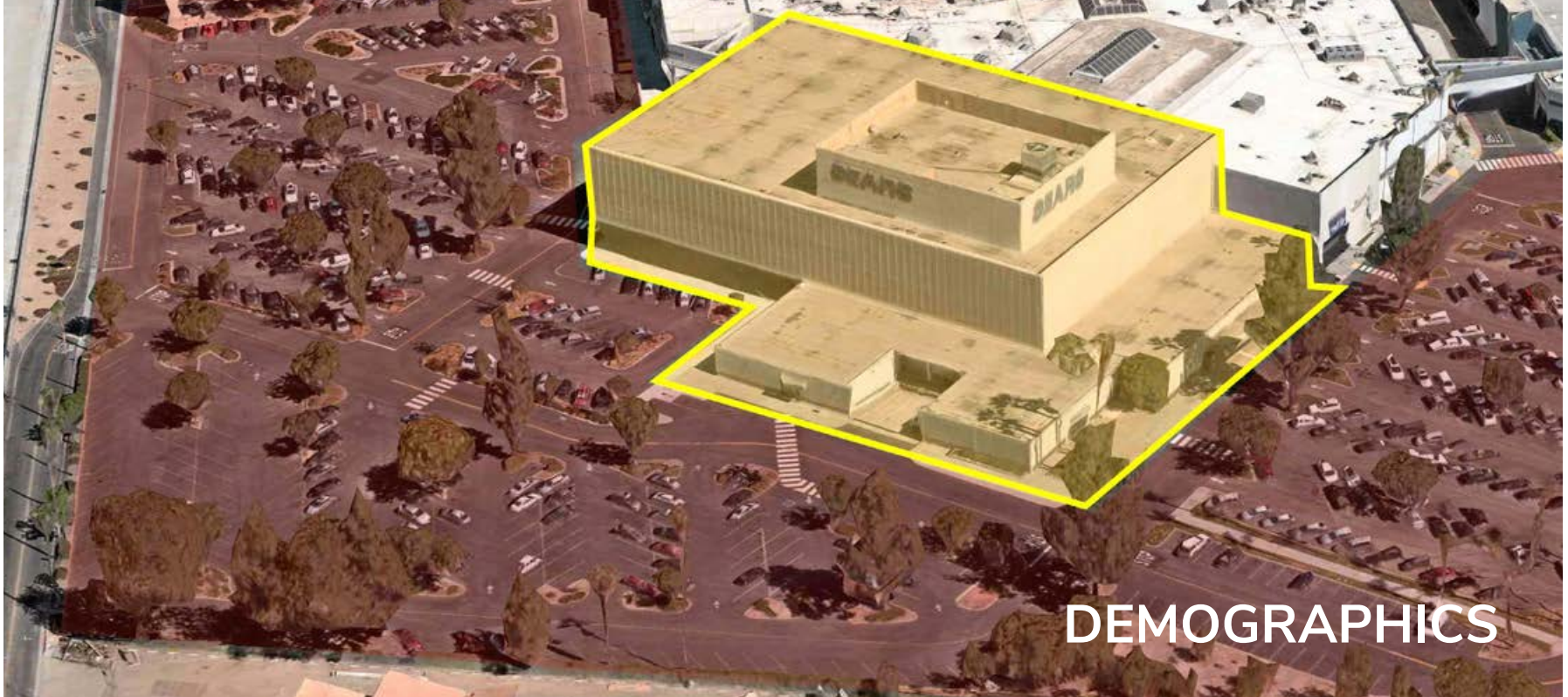
### Second Floor

+41,075 Sq. Ft.



### Third Floor

+41,075 Sq. Ft.



POPULATION	1 MILE	3 MILES	5 MILES
2022 Population	23,584	230,117	491,429
2022 Households	6,776	59,623	127,902
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2022 Avg HH Income	\$105,625	\$95,892	\$94,177
2022 Med HH Income	\$83,923	\$79,490	\$76,642

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