



CENTERS
BUSINESS
MANAGEMENT

Your Southern California
Shopping Center Management & Leasing Partner

NEIGHBORING

RETAILERS
SUBWAY



new listing

STATER BROS. ADJACENT SPACE FOR LEASE

NEC of Amar Rd. + Valinda Ave. – West Covina

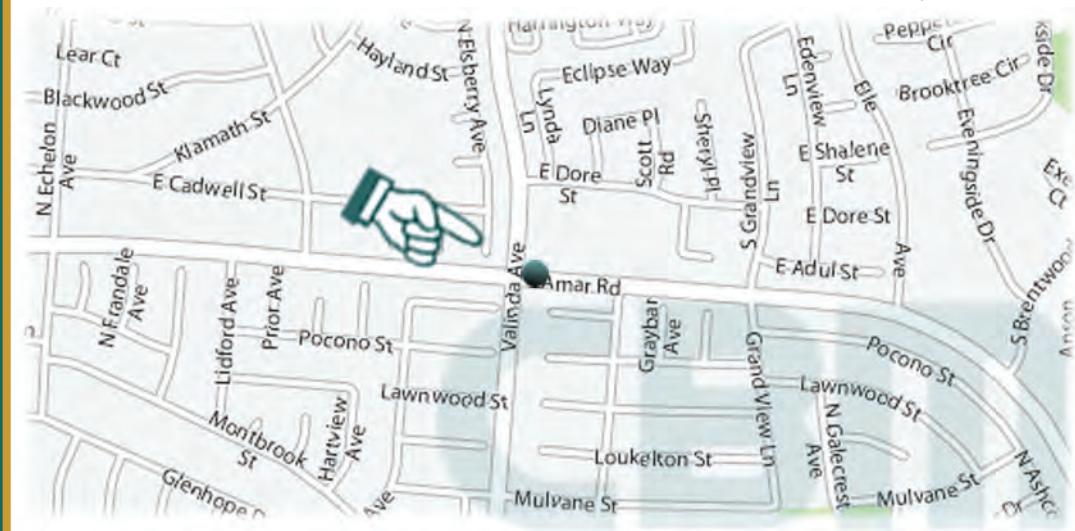
FEATURES...

- ± 5,924 sq ft unit available adjacent to Stater Bros. market
- ± 1,920 sq ft also available
- Ideal for bank, discount store, laundry or restaurant
- Ample parking
- National retailers in the immediate vicinity

PROPERTY AMENITIES...

- Prime West Covina Location
- Signalized intersection
- Outstanding traffic counts
- Strong area demographics
- Just west of Azusa Avenue between the 10 and 60 freeways

1027 E. AMAR ROAD
WEST COVINA, CA 91792



CONTACT...

JASON EHRENPREIS
license #01265002
310.575.1517 x 213
jason@cbm1.com

MICHAEL PAKRAVAN
license #01706065
818.380.9966 x 25
michael@cbm1.com

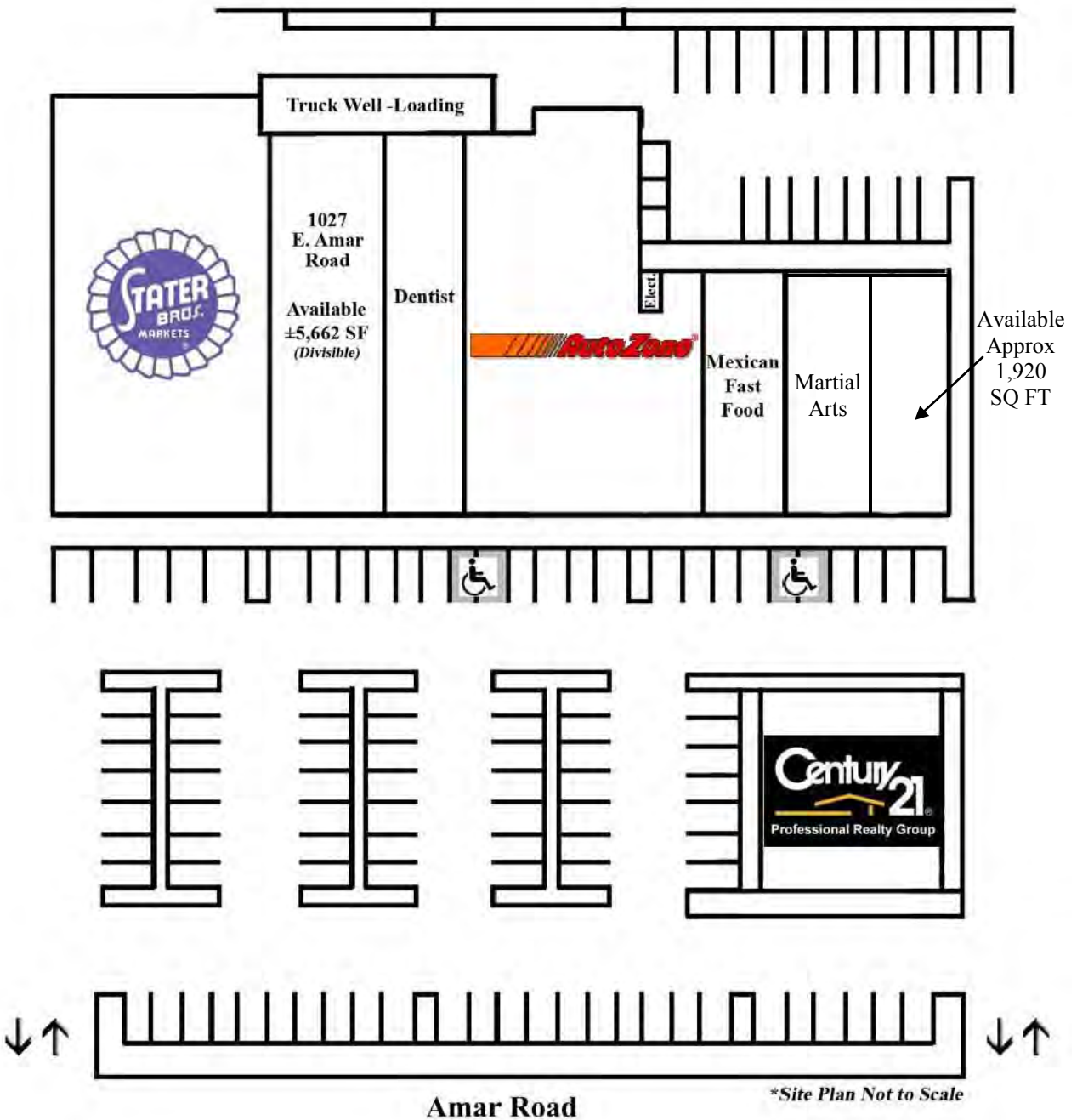
MORE INFO...

▶ visit cbm1.com



Site Plan

1027 E. Amar Road West Covina CA Site Plan



Demographics

DemographicsNow

Demographic Snapshot Comparison

Geography: 1 Mile: 1027 E AMAR RD WEST COVINA, CA 91792, 3 Miles: 1027 E AMAR RD WEST COVINA, CA 91792, 5 Miles: 1027 E AMAR RD WEST COVINA, CA 91792

	1 Mile: 1027 E AMAR RD WEST COVINA, CA 91792	3 Miles: 1027 E AMAR RD WEST COVINA, CA 91792	5 Miles: 1027 E AMAR RD WEST COVINA, CA 91792
Population: Spring 2010			
Total Population	29,532	189,463	480,870
Male Population	49.4%	49.4%	49.4%
Female Population	50.6%	50.6%	50.6%
Median Age	32.7	34.2	35.1
Population Density (per sq. mi.)	9,391.7	6,694.8	6,117.0
Employees	2,882	65,240	174,600
Establishments	321	5,113	14,661
Income: Spring 2010			
Median HH Income	\$56,688	\$60,463	\$60,567
Per Capita Income	\$18,066	\$19,761	\$21,240
Average HH Income	\$74,552	\$77,496	\$79,084
Households: Spring 2010			
Total Households	7,161	47,675	127,063
Average Household Size	4.1	4.0	3.8
Household Growth 2000 - 2010	0.5%	0.5%	0.3%
Housing: Spring 2010			
Owner Occupied Housing Units	67.2%	69.2%	66.8%
Renter Occupied Housing Units	29.3%	27.2%	29.4%
Vacant Housing Units	3.5%	3.6%	3.8%
Race: Spring 2010			
White	35.4%	37.9%	39.3%
Black	4.6%	4.1%	3.4%
American Indian, Eskimo, Aleut	0.6%	0.5%	0.5%
Asian	16.9%	18.6%	22.5%
Hawaiian or Pacific Islander	0.4%	0.3%	0.3%
Other	36.7%	33.4%	29.2%
Multirace	5.6%	5.3%	5.0%
Ethnicity: Spring 2010			
Hispanic	67.7%	64.5%	58.7%
Non-Hispanic	32.3%	35.5%	41.3%

Aerial Photo

