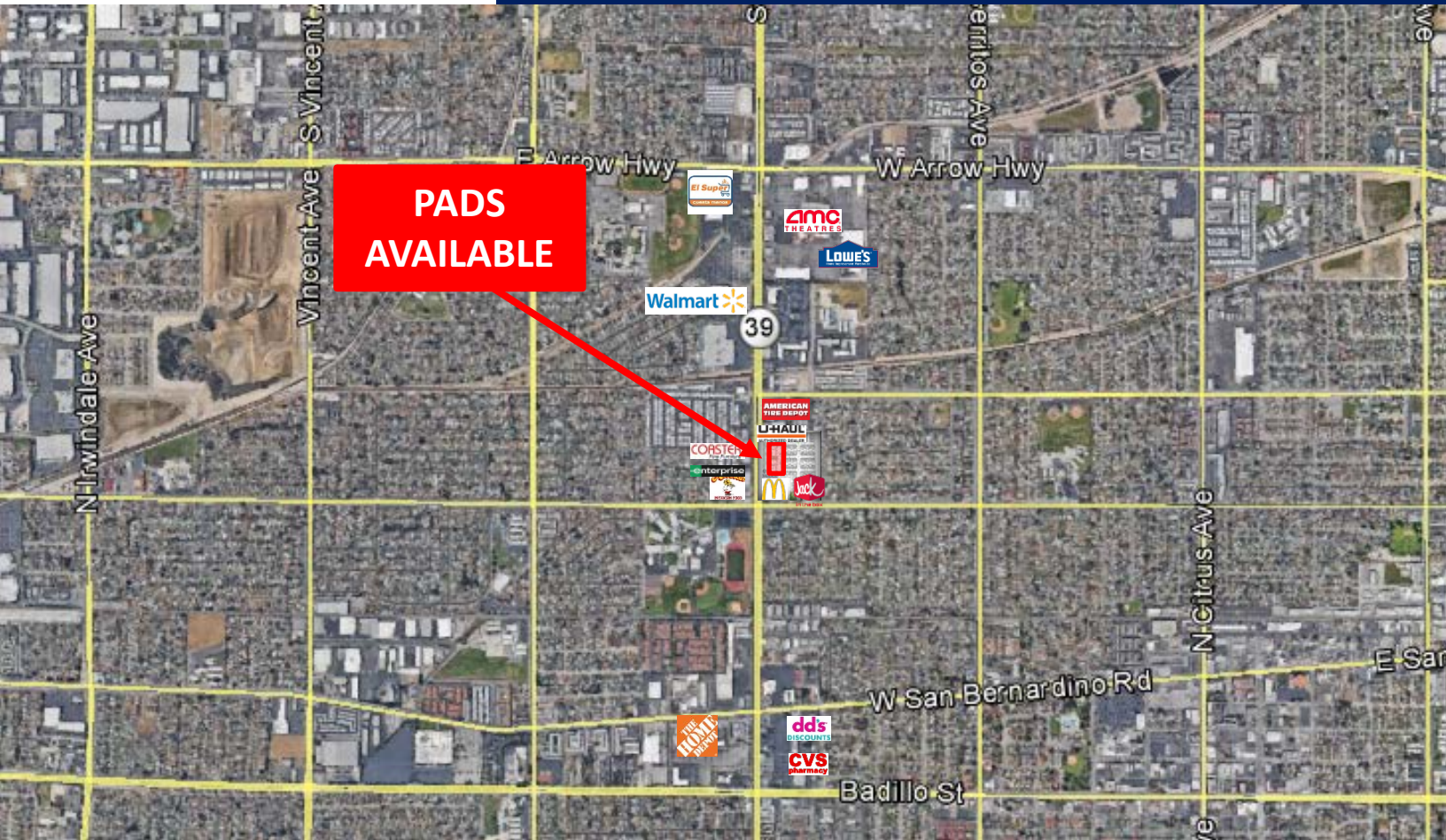


# GROUND LEASE OPPORTUNITY COVINA, CA

## 1000 N. AZUSA AVE.



### PROPERTY INFORMATION

**SPACE AVAILABLE:** 2.61 AC

**SIGNAGE AVAILABLE:** MONUMENT AVAILABLE

#### **FEATURES:**

- MIXED USE PROPERTY: 66 RESIDENTIAL HOMES & RETAIL PADS
- 3 RETAIL PADS AVAILABLE FOR GROUND LEASE
- GOOD ACCESS AND VISIBILITY
- ADJACENT TO MCDONALDS & JACK IN THE BOX
- NEIGHBORING TENANTS: U-HAUL, ENTERPRISE RENT-A-CAR, ALBERTO'S, AMERICAN TIRE DEPOT & OTHER RETAILERS

### DEMOGRAPHICS

#### **2017 ESTIMATED POPULATION**

1 Mile:	32,135
3 Mile:	203,760
5 Mile:	455,685

#### **2017 ESTIMATED AVG. HH INCOME**

1 Mile:	\$72,168
3 Mile:	\$79,817
5 Mile:	\$85,780

#### **2017 ESTIMATED TRAFFIC COUNTS**

36,000 CPD – AZUSA AVE
16,318 CPD – CYPRESS ST



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# GROUND LEASE OPPORTUNITY COVINA, CA

## 1000 N. AZUSA AVE.

### Commercial Project Summary

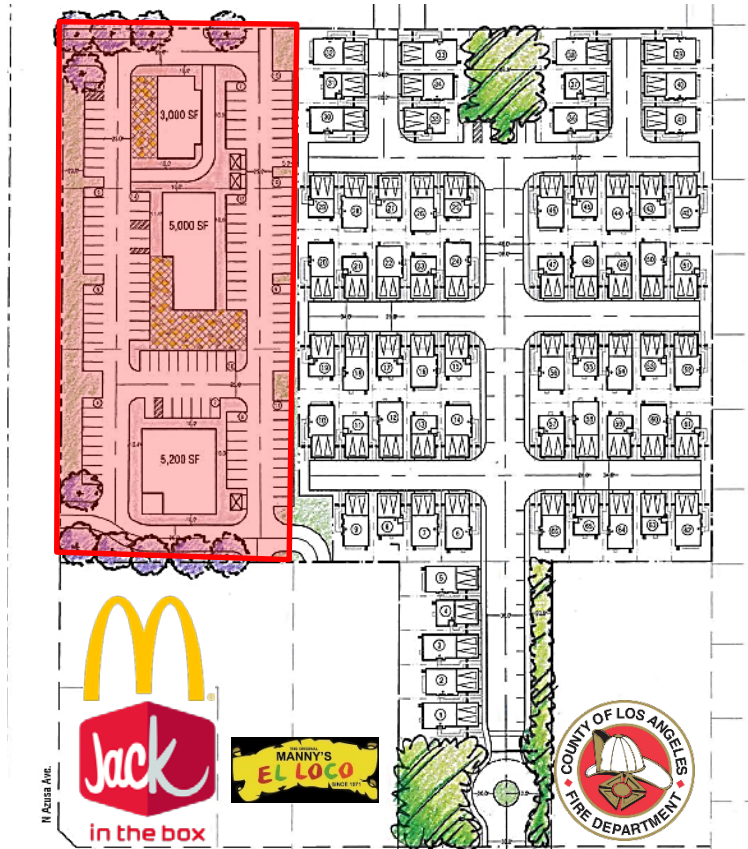
Site Area: + 2.61 Acres

Total Pad SF: 13,200 SF

- 3,000 SF Pad
- 5,000 SF Pad
- 5,200 SF Pad

Parking:

Provided: 134 Spaces (9' x 19')



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