## 216-220 Azusa Ave. Covina, CA

## **Features:**

- 1,200 square feet available (current restaurant)
- Opportunity for Retail or Restaurant Tenants
- Retail Pad in Front of Anchored Center
- Area Tenants Include: dd's Discount, Smart & Final Extra, Home Depot, Walgreens, CVS, and 99 Cents Only

DINING

220

216

- High Density Trade Area



216

### For More Information:

ROUTE

#### Steve McDonald Managing Director Steven.McDonald@ngkf.com 213.298.3592 License: 01054568



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#### **DEMOGRAPHICS** 2017 Estimated Population

2017 Estimated Population 2022 Projected Population Average Household Income Business Population

#### TRAFFIC COUNTS Azusa Avenue

Badill Street

**1 Mile** 27,357 28,542 \$77,280

8,784

**3 Miles** 206,553 213,621 \$81,641 69,410 **5 Miles** 485,794 501,564 \$84,943 135,450

 $\pm$  36,500 cars per day  $\pm$  17,715 cars per day

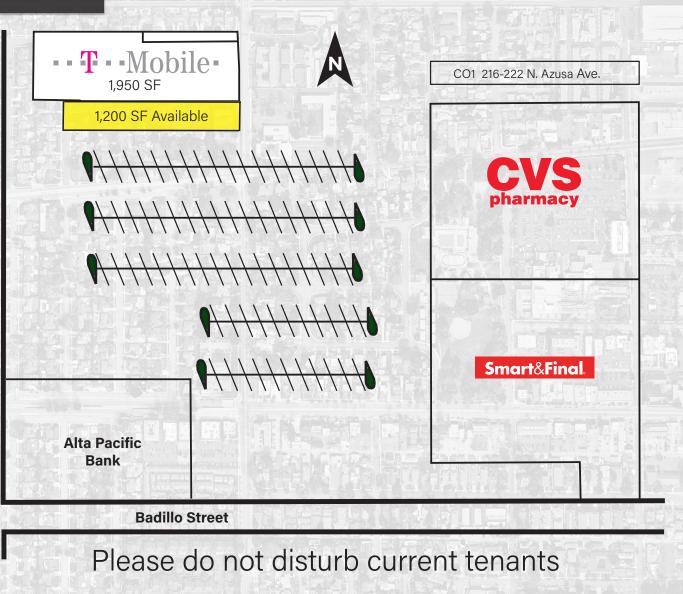


# For Lease 216-220 Azusa Ave. Covina, CA

**Azusa Avenue** 



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