

<b>LOCATION:</b>	533 N. Azusa Avenue West Covina, Ca 91791
<b>SIZE/RENTAL RATE:</b>	3,500 +/- square feet* @ \$1.65 p.s.f., MG
<b>OCCUPANCY:</b>	Immediate
<b>PARKING:</b>	Excellent parking
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>* Neighborhood Center Anchored by Goodwill and Norm's Restaurant.</li><li>* Excellent Storefront Visibility with Highly Visible Signage</li><li>* National Tenants in Close Proximity Include: Food 4 Less, LA Fitness, Big Lots, Denny's, and Family Dollar</li><li>* Located on a Major Retail Corridor</li><li>* Strong Demographics</li><li>* High Vehicle Foot Traffic</li><li>* Former Carpet Store</li></ul>

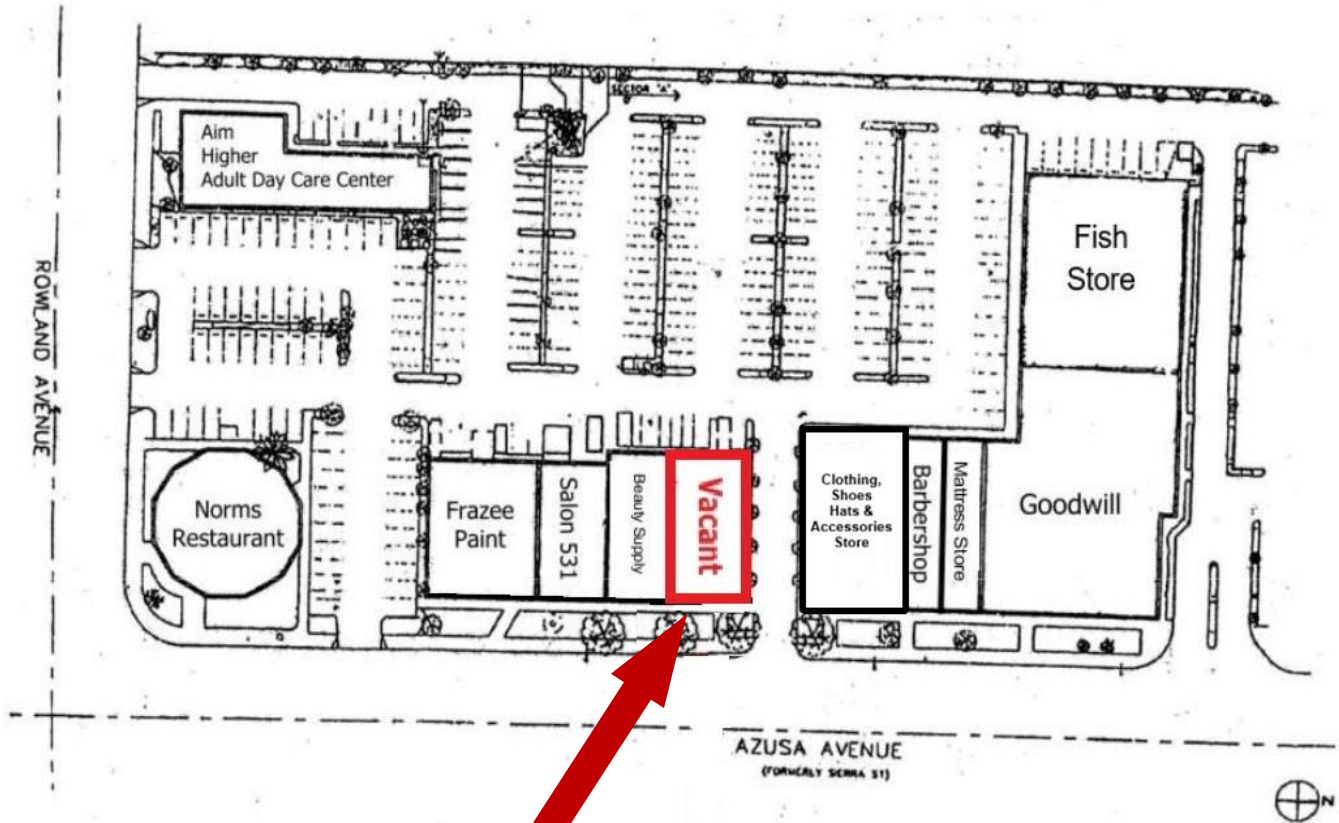
### FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

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*\*Lessee to Verify*

## SITE PLAN



**SITE - 533**

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