

For Sublease Retail Space

711 N. Azusa Ave., West Covina, CA 91791



Available

Size: ±2,500 SF
Rent: \$1.50 PSF/Mo., NNN
Term Through: 4/30/2035

Features

Signalized hard corner of N. Azusa Avenue and E. Puente Avenue which has ±37,383 cars per day

Former convenience store

Trade Area



Prospective tenants are hereby advised that all uses are subject to City approval

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Area Demographics

	0.5 Mile	1 Mile	2 Mile
Population			
2024 Estimated Population	6,210	23,192	95,797
2029 Projected Population	5,922	22,115	92,161
2020 Census Population	6,303	23,893	102,160
2010 Census Population	6,087	23,013	96,697
Projected Annual Growth 2024 to 2029	-0.9%	-0.9%	-0.8%
Historical Annual Growth 2010 to 2024	0.1%	-	-
2024 Median Age	39.7	39.3	38.0
Households			
2024 Estimated Households	2,153	7,643	30,947
2029 Projected Households	2,049	7,296	29,771
2020 Census Households	2,202	7,867	31,567
2010 Census Households	2,089	7,468	29,241
Projected Annual Growth 2024 to 2029	-1.0%	-0.9%	-0.8%
Historical Annual Growth 2010 to 2024	0.2%	0.2%	0.4%
Race & Ethnicity			
2024 Estimated White	27.0%	29.0%	28.1%
2024 Estimated Black or African American	5.1%	4.7%	4.6%
2024 Estimated Asian or Pacific Islander	21.7%	19.6%	19.1%
2024 Estimated American Indian or Native Alaskan	1.9%	1.9%	1.9%
2024 Estimated Other Races	44.2%	44.8%	46.3%
2024 Estimated Hispanic	55.7%	57.6%	59.6%
Income			
2024 Estimated Average Household Income	\$101,884	\$124,362	\$125,495
2024 Estimated Median Household Income	\$82,090	\$98,412	\$94,864
2024 Estimated Per Capita Income	\$35,425	\$41,106	\$40,624
Education			
2024 Estimated High School Graduate	27.2%	27.8%	27.9%
2024 Estimated Some College	21.9%	22.5%	22.2%
2024 Estimated Associates Degree Only	8.0%	7.8%	7.9%
2024 Estimated Bachelors Degree Only	15.0%	17.1%	17.8%
2024 Estimated Graduate Degree	9.0%	8.0%	8.4%
Business			
2024 Estimated Total Businesses	334	1,025	4,299
2024 Estimated Total Employees	3,140	10,497	37,967
2024 Estimated Employee Population per Business	9.4	10.2	8.8
2024 Estimated Residential Population per Business	18.6	22.6	22.3