



THE LAKES
Entertainment Center

FOR LEASE

1230 Lakes Drive
West Covina, CA 91790



PROPERTY SUMMARY

SUITE #	104
LEASE RATE:	\$3.25/sq ft (NNN)
AVAILABLE SF:	1,640 SF
BUILDING SIZE:	23,610 SF
YEAR BUILT:	Built 1996/Renov 2005
LOT SIZE:	1.09 Acres
APN:	8474-011-047

PROPERTY DESCRIPTION

Located at Lakes Entertainment Center, this location represents a rare opportunity to lease a 2nd generation restaurant space in a highly visible and well-trafficked retail center. The space is ideal for a QSR restaurant format capable of accommodating approximately 45-50 seats. This turnkey configuration features a full restaurant buildout & FF&E including hood, burners, deep fryers, flat tops, walk-in refrigerator, and a 200+ sq ft outdoor patio, all of which can be easily adapted for a new operator to significantly reduce initial setup costs and time to open.

FOR MORE INFORMATION

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SPACE HIGHLIGHTS

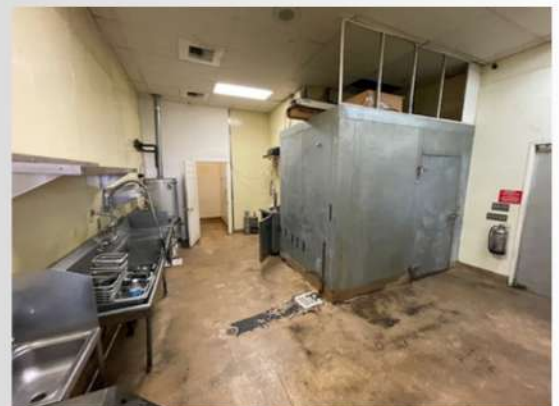
- Kitchen is equipped with all FF&E in-place (2x griddles, 2x deep fryers, 6 burner stove, 75 gallon water heater, etc.
- 2 restrooms for men and women.
- Interior seating for 45-50 customers with 200+ sq ft of additional outdoor seating available
- 6' x 9' Walk In Refrigerator & separate dry storage area
- Built-in service counter and prep area

PROPERTY HIGHLIGHTS

- Anchored by newly renovated Regal Edwards West Covina with 18 screens
- Strong co-tenancy with Kopan Sushi & Ramen, Noypitz Bar & Grill, Ice Cream Chef, Jasmine Hookah and more.
- Freeway facing monument sign with excellent exposure available.
- Easily accessible 4-story parking structure.
- Convenient location directly off 10 fwy at S. Vincent Ave. exit

AREA HIGHLIGHTS

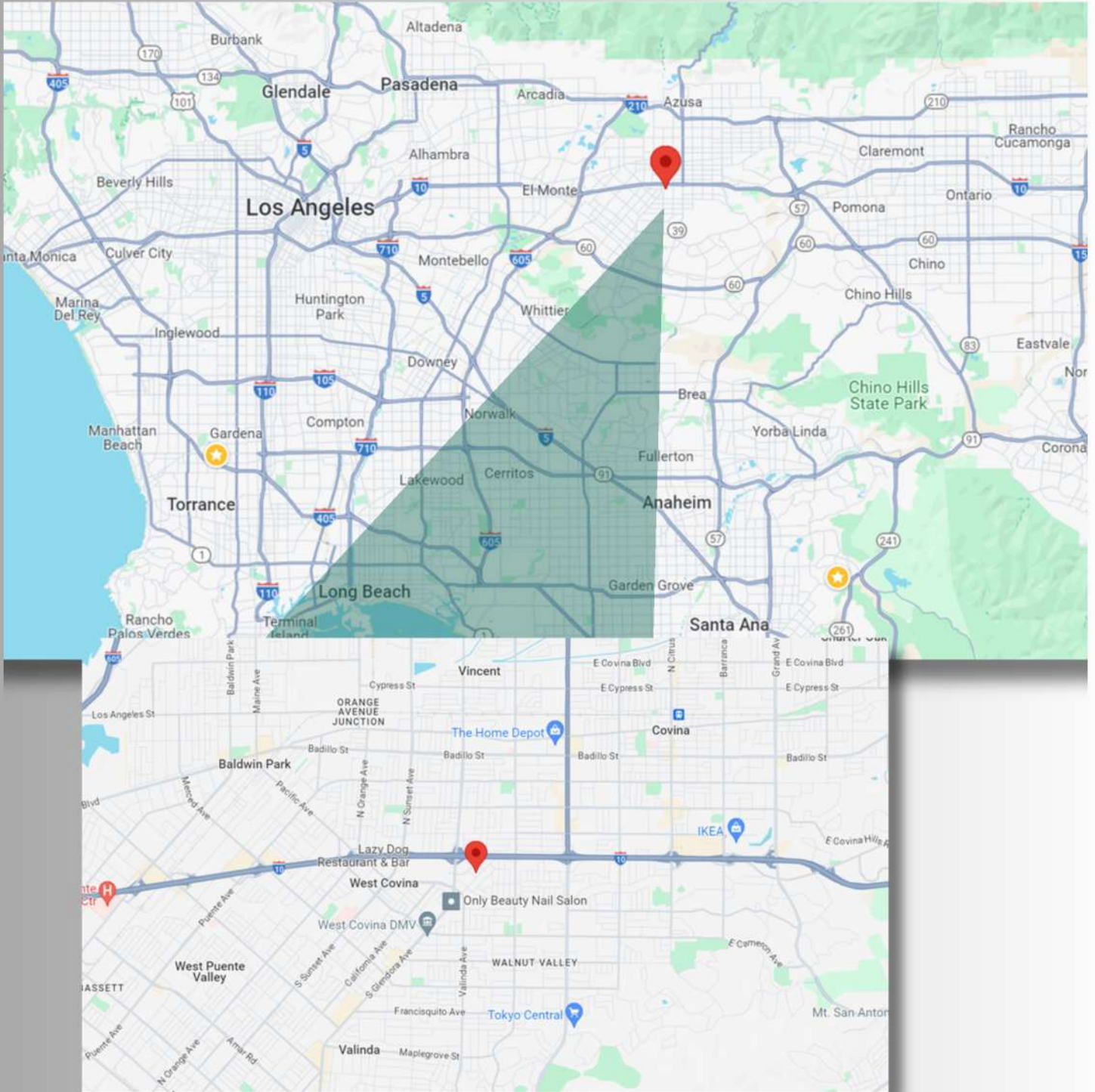
- **The Lakes at West Covina office building:** 176k sq ft with 95%+ occupancy.
- **The Colony at the Lakes Apartments:** 450 units luxury mid-rise apartments.
- **Marketplace at the Lakes:** Adjoining shopping center with Jerome's Furniture, Michael's, Columbia Sportswear.
- **Plaza West Covina:** Super regional mall across S. Vincent Ave. with 185 stores covering over 1.2m sq ft.
- Bustling retail corridor adjacent to the property with healthy mix of local businesses.
- West Covina Civic Center with City Hall, West Covina Library, LA Superior Court, Police Dept, etc. less than 1 mile away.



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MAP OVERVIEW

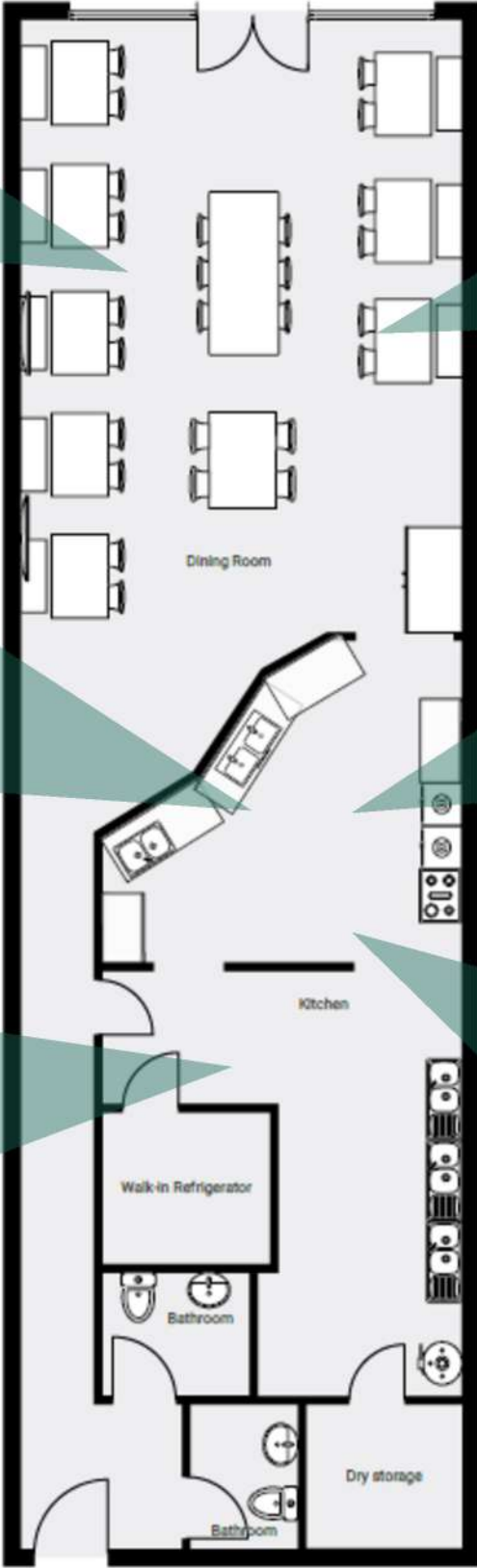


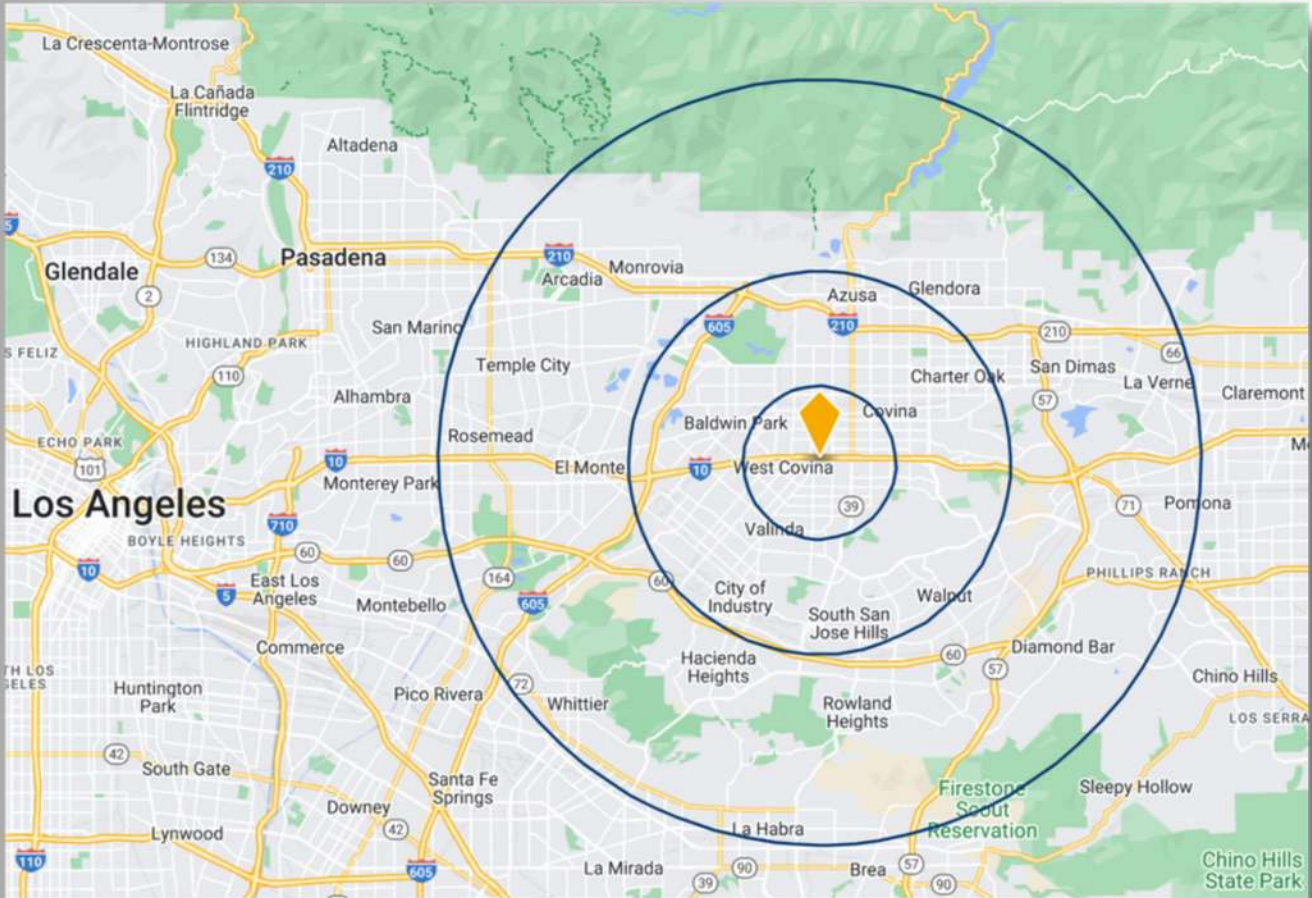




FLOOR PLAN

1230 Lakes Dr #104





Population	2 miles	5 miles	10 miles
2023 Population	94,794	460,985	1,310,102
Median Age	38	37	38.8
Bachelor Degree or Higher	23%	20%	27%
Households	2 miles	5 miles	10 miles
2023 Households	27,283	121,216	381,327
Avg Household Size	3.4	3.7	3.3
Median Home Value	\$646,136	\$594,091	\$689,588
Avg Household Income	\$106,177	\$99,657	\$105,209