

FOR LEASE — TURNKEY F&B SPACE

1,587 SF | Boba / Café | West Covina, CA

324 N Azusa Ave, West Covina, CA 91791

Brand-New TI & FF&E · 118' Frontage · Direct Landlord Lease



1,587 SF

AVAILABLE SF

NNN

LEASE TYPE

\$299,000

FF&E PURCHASE

118' on N Azusa 42 Spaces | 7.37/1K I-10 ±0.25 mi

FRONTAGE

PARKING

FREEWAY



RICKY LEE, CCIM

Broker

CA DRE #01932116 | NMLS #1152232

909-348-3956

rlee@rjrealty.net

RJ REALTY

Ricky & Jessie Realty Inc.

888 Brea Canyon Rd, Ste 200

Diamond Bar, CA 91765

CA DRE #02201099

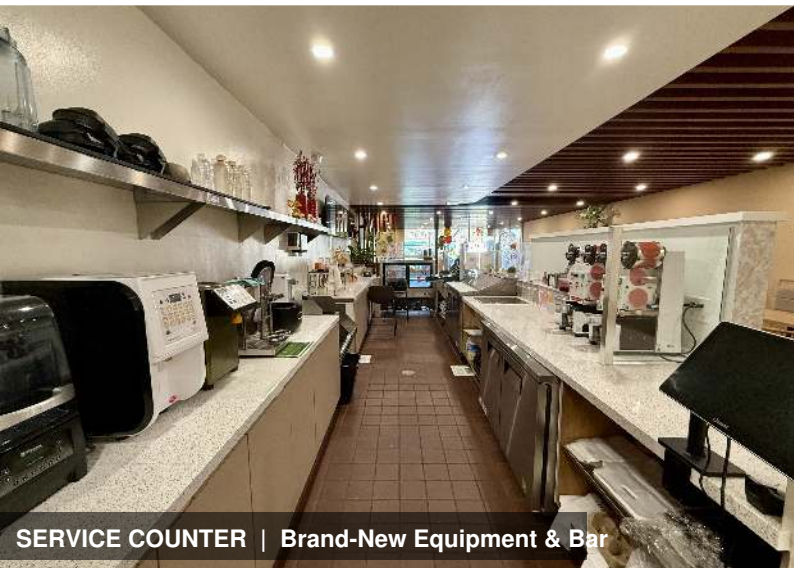
FOR LEASE

324 N Azusa Ave, West Covina, CA 91791

Turnkey Buildout · Brand-New TI & FF&E · Strip Center · 100% Leased



DINING AREA | Hardwood Floors | Custom Ceiling



SERVICE COUNTER | Brand-New Equipment & Bar



WINDOW SEATING | Street Visibility

PROPERTY HIGHLIGHTS

- › **Address**
324 N Azusa Ave, West Covina, CA 91791
- › **Available SF**
1,587 SF
- › **Lease Type**
NNN — Tenant pays operating expenses
- › **Buildout**
Turnkey — Brand-new TI (~1 year old)
- › **FF&E**
Full boba/café equipment package in place
- › **FF&E Option A**
Purchase outright — \$299,000
- › **FF&E Option B**
Lease FF&E — \$2,000/month added to rent
- › **Frontage**
118' on N Azusa Ave — prominent signage
- › **Parking**
42 Spaces | 7.37 per 1,000 SF
- › **Center**
Strip center — 100% leased co-tenancy
- › **Exclusivity**
No food & beverage exclusivity restriction
- › **Freeway**
I-10 within ±0.25 miles — 205K–225K VPD
- › **Street Traffic**
48,000+ VPD on N Azusa Ave (2025)



RICKY LEE, CCIM

Broker
CA DRE #01932116 | NMLS #1152232
909-348-3956
rlee@rjrealty.net

RJ REALTY

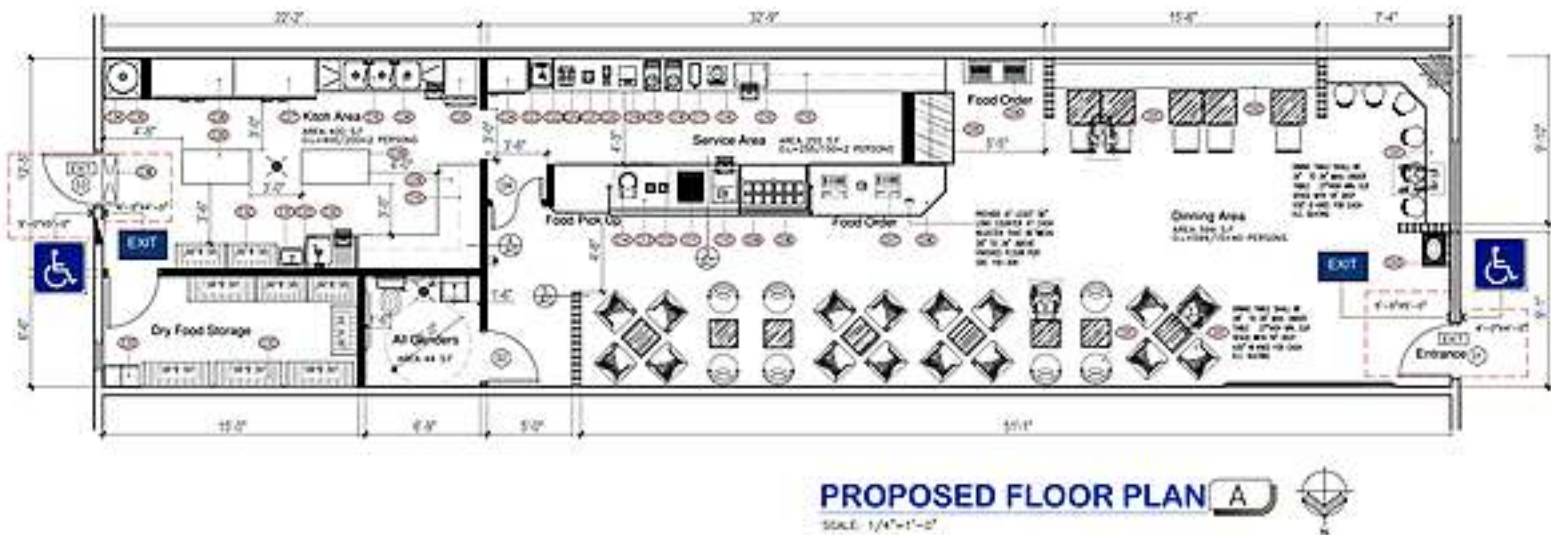
Ricky & Jessie Realty Inc.
888 Brea Canyon Rd, Ste 200
Diamond Bar, CA 91765
CA DRE #02201099

FOR LEASE

324 N Azusa Ave, West Covina, CA 91791

Floor Plan · 1,587 SF · Full Commercial Kitchen · Dining Room · Dry Storage

FLOOR PLAN | 1,587 SF | 324 N Azusa Ave, West Covina, CA 91791



LEASE TERMS

SPACE AVAILABLE

1,587 SF — NNN Lease

Direct Lease with Landlord
No Exclusivity Restrictions
Immediate Occupancy Available

Space:	1,587 SF (Rentable Area)
Lease Type:	NNN — Tenant pays pro-rata operating costs
Est. NNN:	±\$0.50/SF/month (taxes, ins., CAM)
Lease Term:	Negotiable — Contact Listing Broker
Availability:	Immediate
Landlord:	Single Landlord Contact (Lease + FF&E)

* Lease rate does not include utilities, property expenses or building services.

FF&E / TI PACKAGE OPTIONS

OPTION A — PURCHASE OUTRIGHT

\$299,000

All FF&E + TI conveyed in place
Pay base rent + NNN only after purchase
Brand-new · ±1 year old · Full boba/café setup

OPTION B — LEASE FF&E

\$2,000/month

FF&E lease added to monthly rent
Total occupancy ±\$6,000/mo (base + NNN + FF&E)
Lower upfront cost · All-in monthly structure

WHAT'S INCLUDED

- Full boba service counter & bar equipment
- POS system & display setup
- Commercial kitchen equipment (fryers, prep tables)
- Dining furniture — tables, chairs, bench seating



RICKY LEE, CCIM

Broker
CA DRE #01932116 | NMLS #1152232
909-348-3956
rlee@rjrealty.net

RJ REALTY

Ricky & Jessie Realty Inc.
888 Brea Canyon Rd, Ste 200
Diamond Bar, CA 91765
CA DRE #02201099

FOR LEASE

324 N Azusa Ave, West Covina, CA 91791

West Covina · N Azusa Ave Corridor · I-10 Freeway ±0.25 mi · 48K+ VPD



SITE AERIAL — Parcel Overlay



AERIAL VIEW — Context & Access

WHY THIS SPACE

● **Turnkey — Zero Buildout Cost**

Brand-new TI installed ~1 yr ago. Move in and open immediately — no permits, no contractors.

● **Ideal F&B Demographics**

Median HH income \$91K–\$95K (1–3 mi). Dense daytime base: 7,100+ employees within 1 mi.

● **Flexible FF&E Structure**

Buy out (\$299K) or lease (\$2K/mo). Single landlord handles both — no third-party negotiations.

● **Prime Azusa Ave Corridor**

118' of frontage. 48,000+ VPD with I-10 on-ramp within ¼ mile — gateway location.

● **100% Leased Center — Proven Co-Tenancy**

Fully occupied strip center. No F&B exclusivity — compete freely and benefit from foot traffic.

● **Owner-Operator / Franchisee Ready**

Perfect for boba, café, or F&B concept entering West Covina. Everything is already done.

✓
N Azusa Ave
48,000+
VPD (2025)

✓
I-10 Freeway
±0.25 mi
205K–225K VPD

✓
Population
465,273
within 5 miles

✓
Avg HH Income
\$121,493
within 2 miles

✓
Employees
62,000+
within 3 miles

✓
Parking
42 Spaces
7.37 / 1,000 SF

The information contained herein has been obtained from sources deemed reliable, but no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner. RJ Realty | Ricky & Jessie Realty Inc. | CA DRE #02201099. All square footages and measurements are approximate. Prospective tenants should independently verify all information.



RICKY LEE, CCIM

Broker
CA DRE #01932116 | NMLS #1152232
909-348-3956
rlee@rjrealty.net

RJ REALTY

Ricky & Jessie Realty Inc.
888 Brea Canyon Rd, Ste 200
Diamond Bar, CA 91765
CA DRE #02201099