



**THE LAKES**  
Entertainment Center

**FOR LEASE**

**1230 Lakes Drive**  
West Covina, CA 91790



**PROPERTY SUMMARY**

SUITE #	102
LEASE RATE:	\$3.25/sq ft (NNN)
AVAILABLE SF:	4,370 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 an excellent opportunity to lease a 2<sup>nd</sup> generation end-cap restaurant space in a highly visible and well-trafficked retail center. The space is ideal for a full-service restaurant format capable of accommodating approximately 70-90 seats. This turnkey configuration features a full restaurant buildout & FF&E including hoods, walk-in refrigerator/freezer, and dry storage. The built-in bar, stage and 450+ sq ft of outdoor patio provide an ideal venue for music/live performances and event hosting.

**FOR MORE INFORMATION**

**Darren Diao**  
DRE# 01866997

Cell (714) 609-7130  
Office (626) 464-0241  
Email [Darren@GoldenWestPM.com](mailto:Darren@GoldenWestPM.com)

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## SPACE HIGHLIGHTS

- Kitchen is equipped with three hoods (10', 10', and 12'), walk-in refrigerator/freezer dishwashing station, and dry storage.
- 2 separate restrooms for men and women.
- 800 amp electric panel.
- Interior seating for 70-90 customers with 450+ sq ft of additional outdoor seating available.
- 22' built-in bar and stage allow for live music/performances and event hosting.

## PROPERTY HIGHLIGHTS

- Anchored by newly renovated Regal Edwards West Covina with 18 screens
- Strong co-tenancy with Kopan Sushi & Ramen, 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

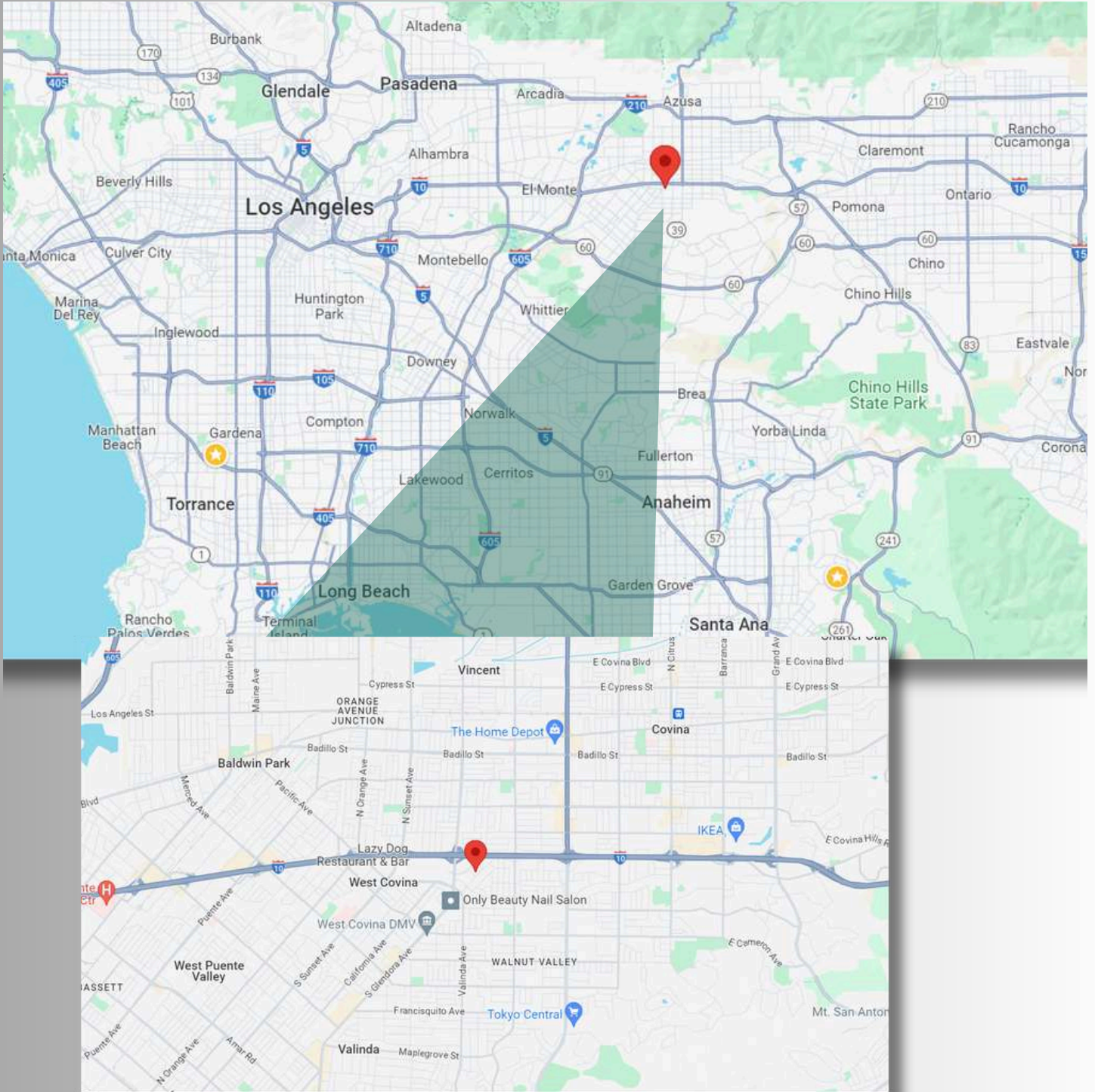
- **The Lakes at West Covina office building:** 176k sq ft with 95%+ occupancy.
- **The Colony at the Lakes Apartments:** 450 units luxury mid-rise apartments.
- **Marketplace at the Lakes:** Adjoining shopping center with Jerome's Furniture, Michael's, Columbia Sportswear.
- **Plaza West Covina:** Super 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.

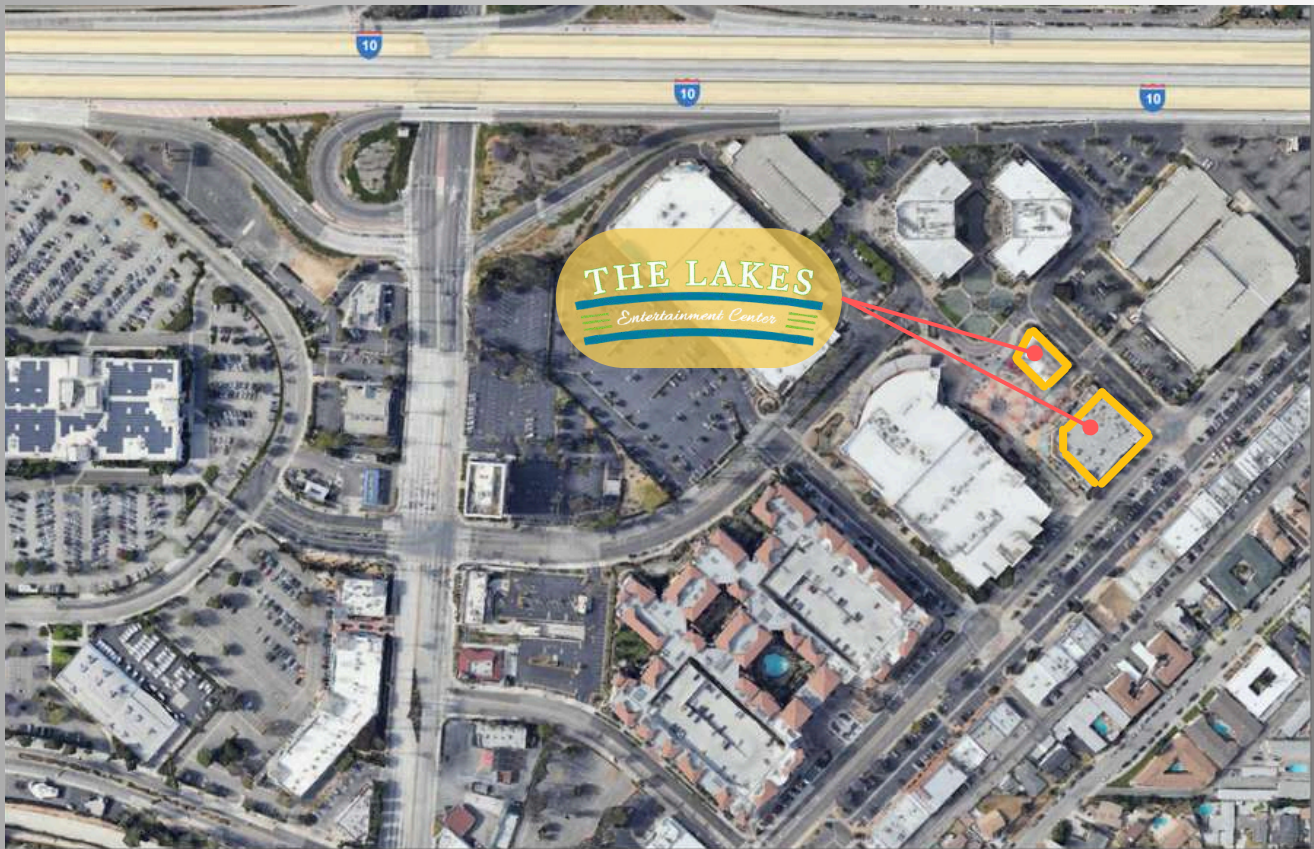


# THE LAKES

Entertainment Center

# MAP OVERVIEW

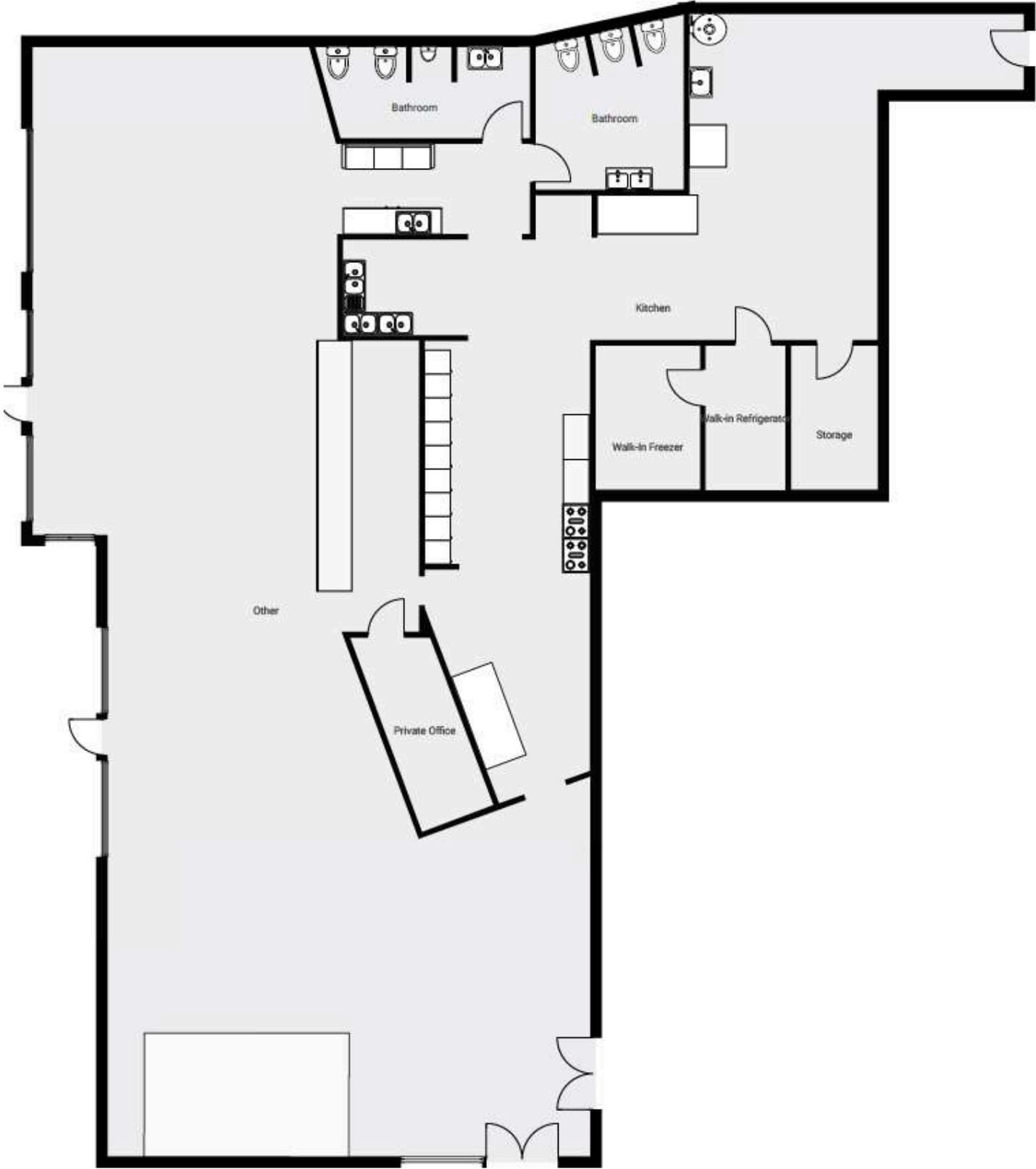


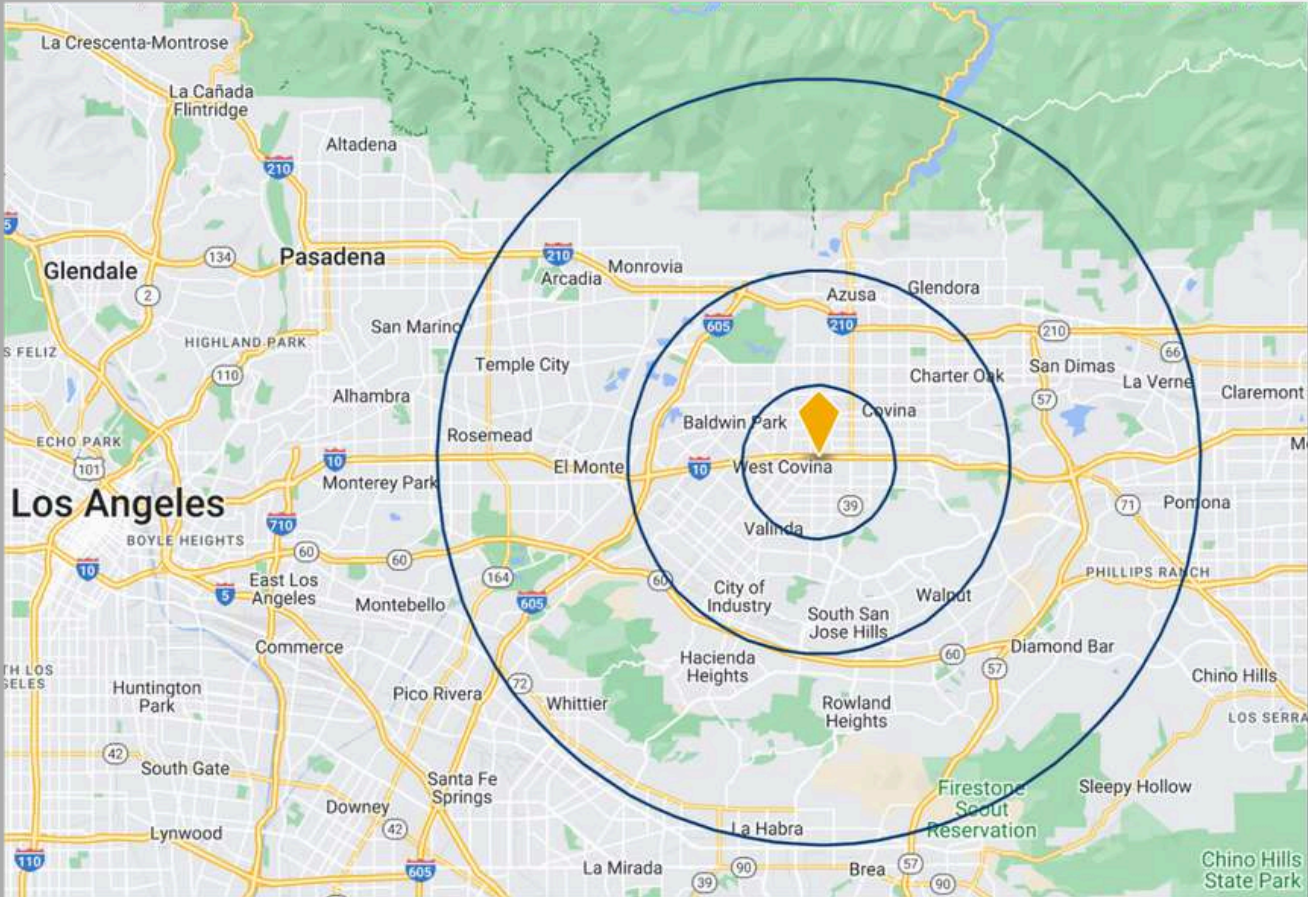




# FLOOR PLAN

## 1230 Lakes Dr #102





	2 miles	5 miles	10 miles
<b>Population</b>			
2023 Population	94,794	460,985	1,310,102
Median Age	38	37	38.8
Bachelor Degree or Higher	23%	20%	27%
<b>Households</b>			
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