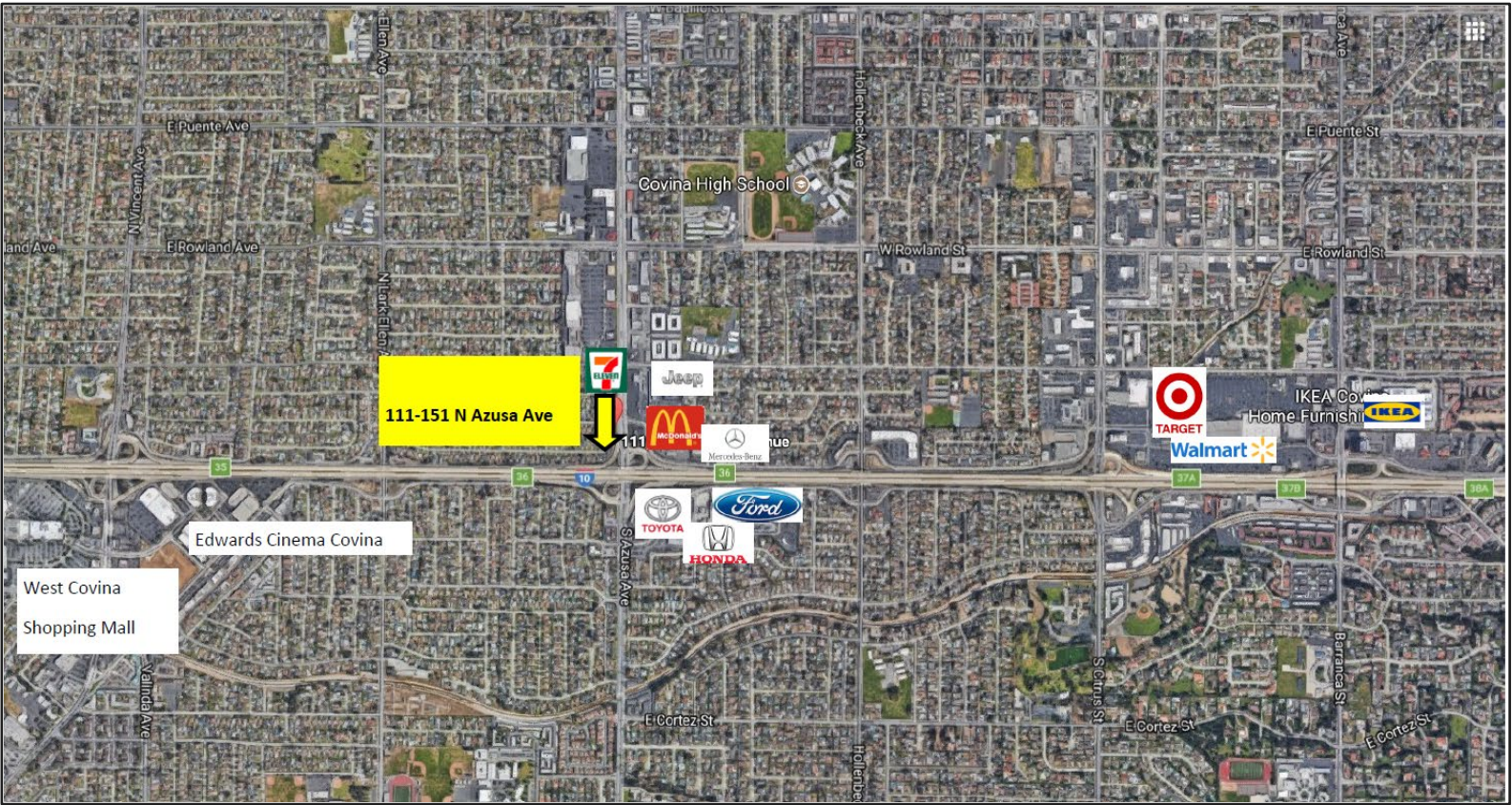




2,700 SF Retail Space with Freeway Visibility

131 N. Azusa Ave West Covina, CA 91790
For Lease: \$1.95 PSF NNN

- 2,700 SF retail space currently a jiu-jitsu studio with freeway visibility to the 10 freeway at Azusa Ave.
- Large monument signage to the 10-freeway visible to over 225K cars daily!
- Open retail space with a large showroom and rear loading area. Bonus mezzanine office/storage space approx 800 SF at no charge!
- Ample parking in the center with a good tenant mix. Other tenants include a well-established jewelry store, dentist office, Napa Autoparts and Gracie Ibarra Jujitsu Studio.
- Large window display along entire length of store along heavily trafficked Azusa Avenue. Across the street from car dealerships and McDonald's.
- Perfect for fitness/gym, clothing, retail, appliance store, etc. Verify use with City of West Covina.



Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2021)	88,267	482,321	1,292,857
Average HH Income	\$102,862	\$98,254	\$102,634
Traffic Count at Azusa and 10 Freeway	225,195 Cars Daily 2020 Data		

All information deemed reliable but not guaranteed. Lessee to verify square footage, use and other information.



Top Commercial Realty

Linda Vidov, CA Broker Lic#1715788
 100 W Lemon Ave Suite 101 • Monrovia, CA 91016
 o: 626.358.8287/c: 626.399.3715 • Linda@TopComRealty.com • www.TopComRealty.com