

# AVAILABLE FOR LEASE

## CVS SURPLUS

702 N AZUSA AVE, WEST COVINA, CA 91791



## PROPERTY FEATURES

- Free standing building at the signalized hard corner of N Azusa Ave and E Puente Ave.
- Great access to the 10 freeway.
- In the heart of West Covina, CA.
- Former CVS Pharmacy.
- 16,101 SF of retail space.

## 3 MILE RADIUS DEMOS

**194,912**

POPULATION



**\$93,743**

AVERAGE  
HOUSEHOLD  
INCOME

DAYTIME  
DEMOGRAPHICS

**139,918**

## TRAFFIC COUNTS

,At N Azusa Ave and E Puente Ave

**±44,926 CPD**



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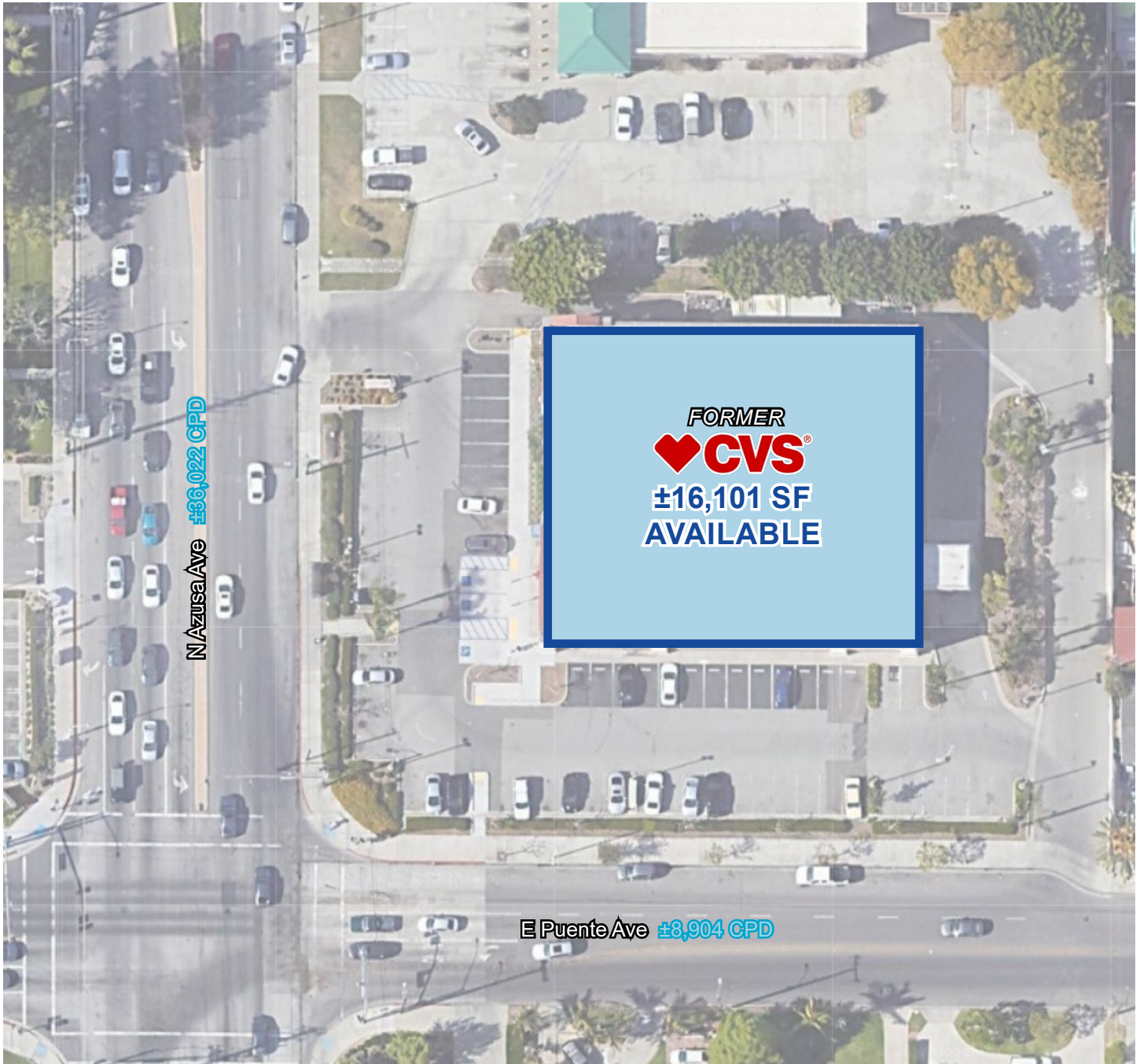
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| 702 N Azusa Ave<br>West Covina, CA 91791              | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius |
|---|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2022 Estimated Population                             | 23,732         | 194,912        | 473,775        |
| 2027 Projected Population                             | 23,563         | 194,602        | 472,667        |
| 2020 Census Population                                | 24,319         | 199,711        | 485,049        |
| 2010 Census Population                                | 23,338         | 192,138        | 479,216        |
| Projected Annual Growth 2022 to 2027                  | -0.1%          | -              | -              |
| Historical Annual Growth 2010 to 2022                 | 0.1%           | 0.1%           | -              |
| 2022 Median Age                                       | 36.7           | 35.6           | 35.9           |
| <b>Households</b>                                     |                |                |                |
| 2022 Estimated Households                             | 7,827          | 57,717         | 137,479        |
| 2027 Projected Households                             | 7,844          | 58,230         | 138,597        |
| 2020 Census Households                                | 8,013          | 59,134         | 140,709        |
| 2010 Census Households                                | 7,582          | 55,195         | 132,528        |
| Projected Annual Growth 2022 to 2027                  | -              | 0.2%           | 0.2%           |
| Historical Annual Growth 2010 to 2022                 | 0.3%           | 0.4%           | 0.3%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2022 Estimated White                                  | 29.1%          | 27.3%          | 26.4%          |
| 2022 Estimated Black or African American              | 3.5%           | 3.3%           | 2.8%           |
| 2022 Estimated Asian or Pacific Islander              | 18.3%          | 18.0%          | 20.8%          |
| 2022 Estimated American Indian or Native Alaskan      | 2.0%           | 2.1%           | 1.8%           |
| 2022 Estimated Other Races                            | 47.0%          | 49.4%          | 48.2%          |
| 2022 Estimated Hispanic                               | 60.3%          | 63.3%          | 60.8%          |
| <b>Income</b>   |                |                |                |
| 2022 Estimated Average Household Income               | \$87,783       | \$93,743       | \$98,662       |
| 2022 Estimated Median Household Income                | \$77,561       | \$82,651       | \$83,885       |
| 2022 Estimated Per Capita Income                      | \$29,065       | \$27,833       | \$28,741       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2022 Estimated Elementary (Grade Level 0 to 8)        | 9.2%           | 9.9%           | 11.2%          |
| 2022 Estimated Some High School (Grade Level 9 to 11) | 6.9%           | 8.0%           | 8.4%           |
| 2022 Estimated High School Graduate                   | 28.6%          | 28.2%          | 26.2%          |
| 2022 Estimated Some College                           | 24.0%          | 22.3%          | 20.9%          |
| 2022 Estimated Associates Degree Only                 | 5.9%           | 7.1%           | 7.6%           |
| 2022 Estimated Bachelors Degree Only                  | 18.0%          | 17.5%          | 18.4%          |
| 2022 Estimated Graduate Degree                        | 7.4%           | 7.1%           | 7.3%           |



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