



CITY OF WEST COVINA

AVAILABLE PROPERTY LISTING

CITY OF WEST COVINA COMMUNITY AND ECONOMIC DEVELOPMENT
1444 W. GARVEY AVENUE, SOUTH, WEST COVINA, CA 91790 | (626) 939-8417

This information was obtained from owners, real estate brokers, and property managers. The City of West Covina is not responsible for any omissions, errors, or inaccuracies. This list is not a comprehensive market survey and only contains data for those owners/brokers/managers responding to staff inquiry. If you have properties for lease or sale in West Covina and would like them to be included in the list, please contact Economic and Development staff at (626) 939-8417.

www.westcovina.org

	SITE/ADDRESS	AVAILABLE SQ. FT.	TERMS	AGENT/OWNER #	DESCRIPTION
1	The Colony at the Lakes 301 S. Glendora Avenue Lakes/Glendora	5,888 SF 0.13 Acres Divisible to 1,802 - 2,318 SF	Lease Call for Information	Sperry Commercial David Chen (310) 350-3810	450-unit mixed use housing community. ±19,683 SF of ground floor retail total, divisible to ±2,000 SF. ±131 parking available with roughly ±54 street parking stalls. Grease interceptors in place. Retail tenants include Paris Baguette, Mochinut, Mangosteen Vietnamese Kitchen, and
2	The Lakes Entertainment Center 1230 Lakes Drive Vincent Ave./Lakes Dr.	7,400 SF 0.16 Acres	Lease Call for Information	CBRE Walter Pagel (949) 725-8500	Adjacent to an 18-screen Edwards Theater and Class-A office complex. Shared multi-story public parking structure and large 10-FWY sign. Tenants include: Far East Joint, Anna's Pizza, and more. Fully built out restaurant space for lease. Freeway pylon sign included.
3	Marketplace at the Lakes 940-970 Lakes Drive Lakes		Lease Call for Information	CBRE Walter Pagel (949) 725-8500	Adjacent to an 18-screen Edwards Theater and Class-A office complex. Center includes Michael's, Jerome's, and Columbia Sportswear Company Employee Store.
4	Plaza West Covina 112 Plaza Drive 10 FWY/Vincent Ave.	150 SF - 61,330 SF	Lease Call for Information	Clifton Realty Management Dawn Bogdanski (630) 396-8055	1.2 million square feet super regional shopping center on the I-10 FWY. Anchors include Macy' and JC Penney. Other tenants include: Sephora, Best Buy, Nordstrom Rack, Gold's Gym, Lucille's Smokehouse Bar-B-Que, and Gaucho Grill Argentine Steakhouse.
4b	Former Sears 112 Plaza Drive 10 FWY/Vincent Ave.	65,105 SF 41,105 - 51,604 SF	Lease	KORUS Real Estate Mark Hong (213) 251-9000	1.2 million square feet super regional shopping center on the I-10 FWY. Anchors include Macy' and JC Penney. Other tenants include: Sephora, Best Buy, Nordstrom Rack, Gold's Gym, Lucille's Smokehouse Bar-B-Que, and Gaucho Grill Argentine Steakhouse.
5	West Covina Parkway Plaza 1000 - 1050 West Covina Parkway West Covina Pkwy./California Ave.	27,526 SF 1,352 SF - 9,000 SF	Lease Call for Information	Ophir Management Services Eric Treibatch (818) 708-0888 X132	Vibrant shopping center adjacent to Plaza West Covina. Current tenants include: Panera Bread, Sizzler, Jersey Mike's, and Petco. Tenants include restaurants, offices, and retail shops. Former Fresh & Easy space available.
6	Eastland Center 2620 - 2753 E. Workman Ave. 10 FWY/Citrus St. & Barranca Ave.		Lease Call for Information	JLL Scott Burns (310) 694-3188	Regional shopping center conveniently located off the I-10 FWY. Center include Spouts Target, Dick's Sporting Goods, BevMo!, Ashley Furniture, ULTA Beauty, Hobby Lobby, BJ's Restaurant & Brewhouse, Planet Fitness and many more.
7	Grand Creek Plaza 100 - 150 Grand Ave. Grand Ave./10 FWY	Divisible to 404 - 3,479 SF	Lease Call for Information	Matthews Real Estate Investments James Sanchez (949) 662-2255	Grand Creek Plaza is a 44,835 SF office/retail complex that stands on a major commercial corridor in West Covina. The location has excellent visibility, ample parking, and excellent access from the I-10 FWY. Recently underwent façade renovation.
8	McIntyre Square 200 - 252 S. Citrus Street Citrus St./E. Garvey Ave. South		Lease Call for Information	The McIntyre Company Linda Logan (626) 332-2978	Excellent shopping center; highly convenient I-10 FWY access, high traffic flow along Citrus Ave. and prominent FWY visibility. Tenants include After's Ice Cream, Dog Haus, 85*Degrees Bakery, and more.
9	The Citrus Grove 2500 - 2508 E. Workman Ave. Citrus St./Workman Ave.		Lease Call for Information	The McIntyre Company Linda Logan (626) 332-2978	Retail center adjacent to Nissan Dealership. Tenants include: Buffalo Wild Wings, Vitamin Shoppe, T-Mobile, Dalia's Pizza, 1st Financial Credit Union, Cherry Blossom Nail Spa, Jersey Mike's Subs, and more.
10	West Covina Village 301 - 479 N. Azusa Avenue Azusa/Workman		Lease Call for Information	Hassen Real Estate Partnership Jeff P. Tuck (626) 974-7690	This property is anchored by Stater Bros. Other tenants include: LA Fitness, Chase Bank, FedEx Office, Edible Arrangements. Located within a strong grocery-anchored shopping center with available pylon signage.
11	The Heights at West Covina 2330 - 2360 S. Azusa Ave. Azusa Ave./Aroma Dr.		Lease Call for Information	Coldwell Banker George Realty Irene Chien (909) 772-8837	Spaces available in a newer major power center. This is a rare opportunity to be in a power center and a neighbor of strong national tenants including Target, Home Depot, PetSmart, Staples, Wells Fargo and many more. In addition, the former Fresh & Easy (14, 460 SF) is available.
11b	The Heights at West Covina 2220 S. Azusa Ave. Azusa Ave./Aroma Dr.		Lease Call for Information	CBRE Barclay Harty (949) 725-8639	Freestanding building, located within the Heights Shopping Center. Building was formerly a restaurant and subdivided to 3 units, with Jersey Mike's and UPS as tenants.
12	Cali Saigon Shopping Center 3620 - 3660 S. Nogales Ave. Nogales St./La Puente Rd.	1,200 - 1,400 SF	Lease Call for Information	John Wu - eXp Realty John Wu (323) 578-8988	Center is anchored by SF Super Market and CVS Pharmacy. The center consist of 7 buildings with 34 retail suites.
12b	Cali Saigon Shopping Center 3652 - 3658 S. Nogales Ave. Nogales St./La Puente Rd.		Call for Information	Hieu Tran Hieu Tran (626) 280-9998	Situated in the southern region of West Covina, this shopping center features an ethnic grocery store, SF Super Market, alongside a diverse array of other businesses.
13	South Hills Plaza 1410 - 1432 S. Azusa Ave. Azusa Ave./Aroma Dr.		Lease Call for Information	L.T. Global Investment Inc. Jay Wu (626) 727-6100	Shopping center adjacent to the high traffic flow along Azusa Ave. anchored by Tokyo Central and Dunkin' & Baskin Robbins. Retail, office, and build-to-suit opportunities. Recent improvements included the creation of an outdoor seating area, replacing the former nursery

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14	Sunset & Francisquito Center 1200 - 1232 W. Francisquito Ave. Sunset Ave./Francisquito Ave.	10,410 SF 2,008 - 6,002 SF	Lease Call for Information	Reliable Properties Jeffrey Nourafshan (323) 653-3777 ext.116	The center has just been remodeled and expanded. Anchored by Northgate Gonzalez Supermarkets, dd's Discounts, and many others.
15	Hong Kong Plaza 993 - 1029 S. Glendora Ave. Glendora Ave./Vine Ave.		Lease Call for Information	Haven City Market David Tran (626) 820-0635	Excellent retail space available in a established shopping center. The center is anchored by HK2 Food District and offers an array of restaurants and retailers including the Crawfish Spot and BMC Pho Banh Che Cali. Haven City Food Hall, the city's first food hall, is slated to open in 2024.
16	West Covina Center 1557-1559 E. Amar Rd Amar/Azusa		Call for Information	Pacific Properties Management Steve Kim (323) 662-7943	West Covina Center is an anchored shopping center. Center adjacent to center anchored by Target and Home Depot.
17	Woodside Plaza 2301 - 2435 S. Azusa Avenue Azusa/Amar		Lease Call for Information	Harvey Capital Raymond Salvatierra (310) 478-1771 ext.123	Neighborhood retail center at the intersection of Amar / Azusa. Co-anchored by Walgreens, H&R Block, and Staffing Solutions. Ample parking with great visibility. Tierra Mia Coffee will be opened by June 2019.
18	Island Plaza 1512-1524 E. Amar Road Amar/Azusa		Lease Call for Information	Excel Property Management Services, Inc. Julia Gabay (310) 247-0900 Ext. 514	Center includes Island Pacific Supermarket, Rite Aid, Giant Dollar, Bank of America, Grocery Outlet, Jack in the Box, Subway, and Pep Boys. Great retail trade area. Excellent signalized intersection.
18b	Island Plaza 1532-1536 S. Amar Road Amar/Azusa	40,382 SF 0.92 Acres	Sale Call for Information	Lee & Associates Commercial Randall Dalby (949) 790-3165	Multi-tenant retail shopping center with two buildings for sale. Shopping center includes Island Pacific Supermarket, Rite Aid, Giant Dollar, Bank of America, Grocery Outlet, Jack in the Box, Subway, and Pep Boys. Property is in close proximity to major retail centers including Target
19	Amar/Valinda Center 1005-1017 E. Amar Road Amar/Azusa	Divisible 900 - 1,800 SF	Lease Call for Information	Summit Team Inc. Andrew Meyer (714) 241-1550 X218	End-Cap Pad space with Stater Brothers and AutoZone as anchored tenants. Redevelopment potential. Property features ample parking.
20	Canyon Center 2530 - 2560 E. Amar Road Amar/Nogales		Lease Call for Information	KW Commercial Joe Kim (818) 432-1561	Canyon Center is centrally located in the City of West Covina. The center has an excellent mix of retail, services, and food-related tenants such as Salo - Salo Restaurant, Cozy Thai, and Korean Tofu House.
21	Vincent Plaza 501 S. Vincent Avenue Vincent/West Covina Parkway		Lease Call for Information	Newmark David Ghermezian (310) 407-6573	Freestanding mixed use commercial building; Space available on the 2nd floor; Building signage; Immediate access to the I-10 FWY; Current tenants: Social Security Admin, Goodwill, Big O Tires, and Dollar Tree.
22	Azusa Corner Property 711-713 N. Azusa Avenue Azusa/Puente		Sale Call for Information	CBRE Brandon Beauchemin (909) 418-2213	The traffic at this corner exceeds 36,500 ADT. Property is located approximately 1 mile away from the Interstate 10.
23	Pioneer Center 539 - 563 N. Azusa Azusa/Rowland	3,500 SF 0.08 Acres	Lease Call for Information	Paley Commercial Real Estate Richard Paley (818) 343-3000 ext.2	Retail space with excellent storefront visibility with high visible signage. Location is in close proximity with large tenants including Food 4 Less, LA Fitness, Norm's Restaurant and more.
24	Samantha Courtyard 430-538 S. Glendora Ave. Glendora Ave./ West Covina Pkwy.	2,000 SF 0.04 Acres	Lease Call for Information	Proper Management Cindy Yang (626) 695-3363	The Samantha Courtyard Shopping Center is multi-tenant retail center located on a main commercial/retail corridor of East San Gabriel Valley.
25	Covina Palms Center 2211-2249 E. Garvey Avenue N. Hollenbeck Street/Garvey Ave.	5,275 SF 0.12 Acres	Lease Call for Information	ADR/ Preferred Business Properties Dave Rotkin (949) 295-5665	A former gym space with an office or retail opportunity. Freeway frontage to the San Bernardino (10) freeway. Single-story building with ample amount of parking and close proximity to shops & restaurants. Pylon signage may be available.
26	Sunset and Merced Center 1200 S. Sunset Ave. Sunset/ Merced		Lease Call for Information	Wilshire Realty & Investment Kenny Yoo kyyoo1@gmail.com	This property is surrounded by National Credit Tenants and is anchored by Subway, which is the main catalyst for the strip center. The other tenants are an eye doctor, donut shop, restaurant, and 2nd floor office space.
27	4-acre Land 8735-004-008 Azusa/Amar	4-acres		Property Owner Mahesh Vyas (714) 357-8927	4-acre vacant land for sale. Topographic map available per request. Great development opportunity.
28	Former Villa Tepayac 2200 E. Garvey Avenue Garvey/Hollenbeck	13,783 SF 1.31 Acres	Lease Call for Information	CBRE Walter Pagel (949) 725-8500	Free standing restaurant/retail building that was previously a restaurant space located on a 1.31 acre lot.

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29	Former CVS 702 N. Azusa Avenue Azusa/Puente	16,101 SF 1.40 Acres	Lease Call for Information	SRS Real Estate Partners Terrison Quinn (949) 698-1107	Free standing building on the north end of the San Bernardino (10) freeway.
30	West Covina Cleaners 537 S. Glendora Avenue Glendora	15,442 SF 0.35 Acres	Sale Call for Information	IREA, Inc. David Leibowitz (818) 574-5132	Located in the downtown area, West Covina Cleaners is for sale.
31	Free Standing Building 803 S. Glendora Avenue Cameron/Glendora	1,188 SF 0.4 Acres	Sale Call for Information	Stewards Real Estate Christopher Chon (714) 309-8329	Free standing building located close to the downtown area, and slightly south of the San Bernardino (10) freeway.
32	Downtown Free Standing Building 400 S. Glendora Avenue Glendora/Walnut Creek Parkway	2,207 SF 0.05 Acres	Lease	CBRE Masih Waliyar (909) 418-2141	Located in the downtown area, the second generation restaurant site on a 0.61 acre lot with surface and street parking.
33	Garvey Avenue Warehouse 3106 E. Garvey Avenue Garvey	12,473 SF 0.28 Acres	Sale	Marcus & Millichap Colin Wu (909) 456-3432	Warehouse located along the Interstate 10 freeway, with freeway visibility.
34	Downtown Office Building 1215 West Covina Parkway West Covina Parkway	18,404 SF 0.42 Acres	Sale Call for Information	Ideal Realty T.Y. Hsu (626) 289-8888	Situated in the downtown area, the 2-story office building is located across from the West Covina Mall.
35	Former Faith Community Church 1211 E. Badillo Street Badillo	169,318 SF 21.22 Acres	Sale Call for Information	Newmark John McMillan (310) 491-2048	Located north of West Covina, the site has a wide range of opportunities with over 20 acres of land.