



**new listing**



**PRIME RETAIL SPACE ON PAD OF STATER BROS. CENTER**

*NEC Amar Road and Valinda Avenue—West Covina*

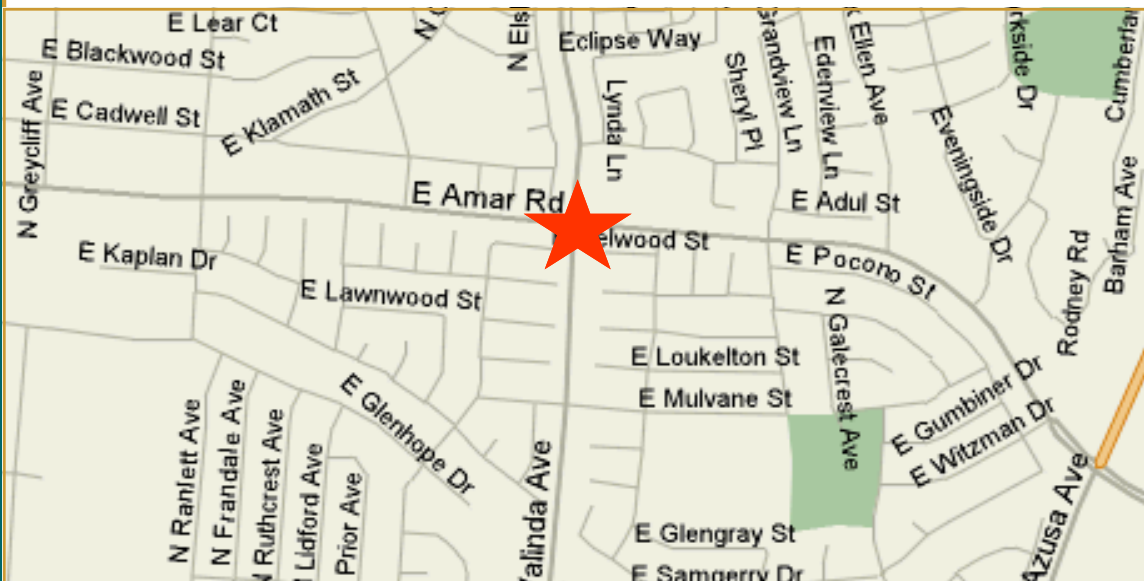
FEATURES

- Approx. 1,350 SQFT. Available
- Adjacent to Subway
- Ideal for Food or Retail
- Stater Bros. Anchored Center
- Excellent Curb Appeal
- Ample Parking

AREA AMENITIES

- Prime West Covina Location
- Signalized Intersection
- Outstanding Traffic Counts
- Strong Area Demographics

**1001 E. Amar Road  
West Covina, CA 91792**



**CONTACT...**

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1517 S. Sepulveda Blvd.  
Los Angeles, CA 90025

17030 Ventura Blvd. #200  
Encino, CA 91316



# Demographics

Date: 06/29/09

Current Geography Selection: (3 Selected) 1,3,5 mile radii: 1001 E AMAR RD, WEST COVINA, CA 91792

Lat: 34.035897 Long: -117.926290

City: West Covina Pop: 106,924

County: Los Angeles County Pop: 10,092,923

Zip: 91792 Pop: 31,218

## Demographic Snapshot Comparison Report

	1 Miles:	3 Miles:	5 Miles:
<b>Population: 2008</b>			
Total Population	30,054	195,092	490,072
Male Population	49.5%	49.4%	49.4%
Female Population	50.5%	50.6%	50.6%
Median Age	31.8	33.3	34.2
Population Density (per sq. mi.)	9,566.5	6,900.0	6,239.8
Employees	2,542	71,360	185,562
Establishments	289	5,233	14,782
<b>Income: 2008</b>			
Median HH Income	\$61,139	\$63,389	\$62,466
Per Capita Income	\$16,770	\$18,825	\$20,198
Average HH Income	\$71,912	\$75,735	\$77,219
<b>Households: 2008</b>			
Total Households	6,934	47,698	126,103
Average Household Size	4.33	4.07	3.87
Household Growth 1990 - 2000	2.6%	3.9%	4.2%
<b>Housing: 2008</b>			
Owner Occupied Housing Units	69.3%	69.7%	67.5%
Renter Occupied Housing Units	27.2%	26.6%	28.6%
Vacant Housing Units	3.5%	3.7%	3.9%
<b>Race: 2008</b>			
White	35.5%	38.1%	39.3%
Black	4.2%	4.0%	3.3%
American Indian, Eskimo, Aleut	0.5%	0.5%	0.5%
Asian	15.9%	18.2%	22.1%
Hawaiian or Pacific Islander	0.3%	0.3%	0.3%
Other	38.0%	33.6%	29.6%
Multirace	5.6%	5.3%	5.0%
<b>Ethnicity: 2008</b>			
Hispanic	69.7%	65.3%	59.6%
Non-Hispanic	30.3%	34.7%	40.5%

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