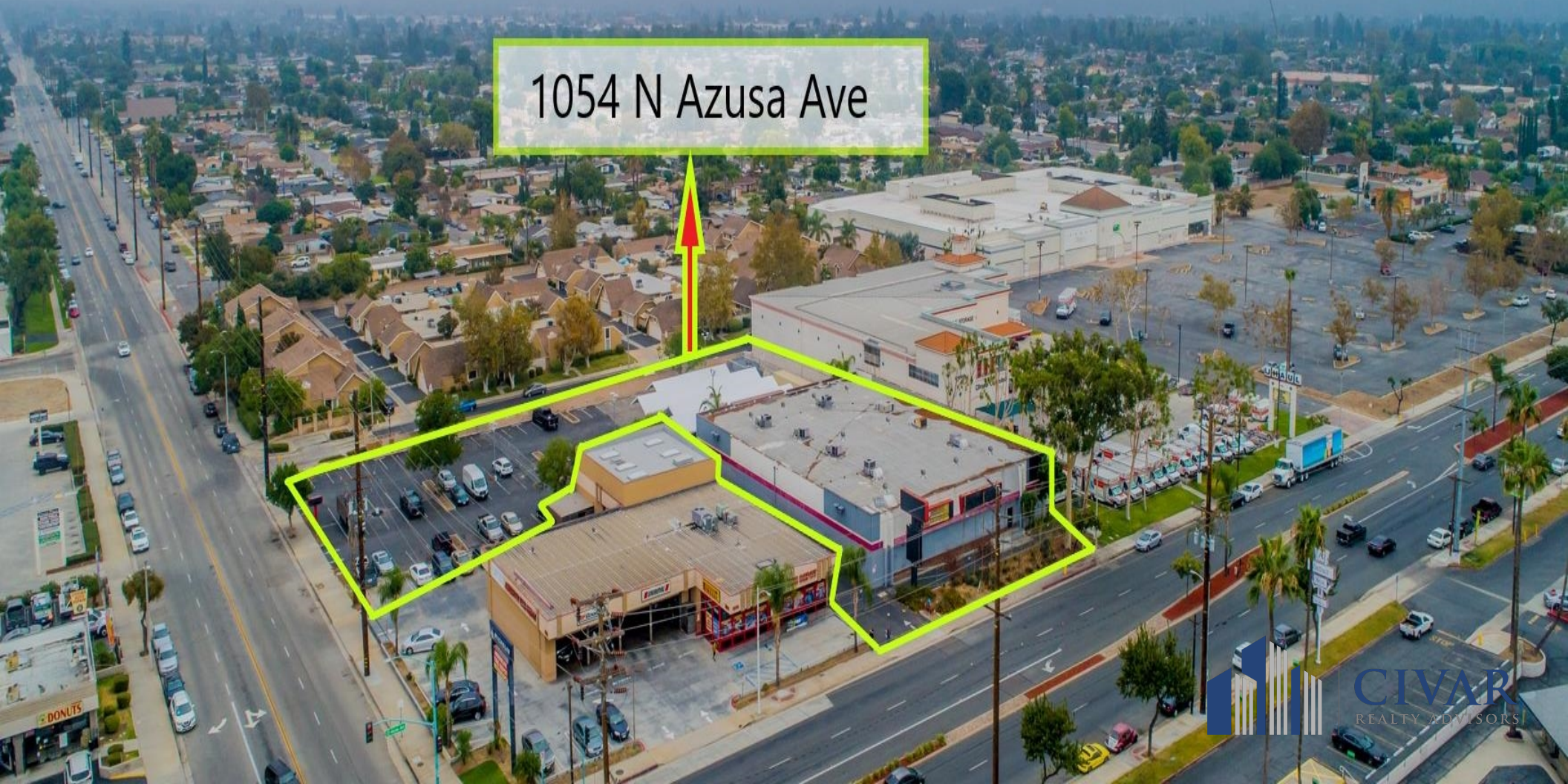


# 1054 N AZUSA AVE

1054 N Azusa Ave | Covina, CA

1054 N Azusa Ave



**CIVAR**  
REALTY ADVISORS



# THE SPACE

Location	1054 N Azusa Ave, Covina, CA, 91722
COUNTY	Los Angeles
APN	8421-001-023
Cross Street	Covina Blvd
Square Feet	14,700
Annual Rent PSF	\$1.15
Lease Type	NNN

## HIGHLIGHTS

- Free Standing Building
- High Traffic Location
- Large Lot
- Close Proximity To The 10 And 210 Freeway
- Spacious 14,700 Sf Open Floor Plan



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
31,870	200,478	443,744



### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$90,213	\$93,468	\$99,734



### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
9,084	57,233	126,260

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## PROPERTY FEATURES

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BUILDING SF	14,700
GLA (SF)	14,700
LAND SF	57,651
LAND ACRES	1.3
YEAR BUILT	1973
ZONING TYPE	C4
BUILDING CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	95

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## NEIGHBORING PROPERTIES

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NORTH	Bert's Mega Mall
SOUTH	Mcdonald's
EAST	Juan Pollo
WEST	Ray's Tepeyac

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## TENANT INFORMATION

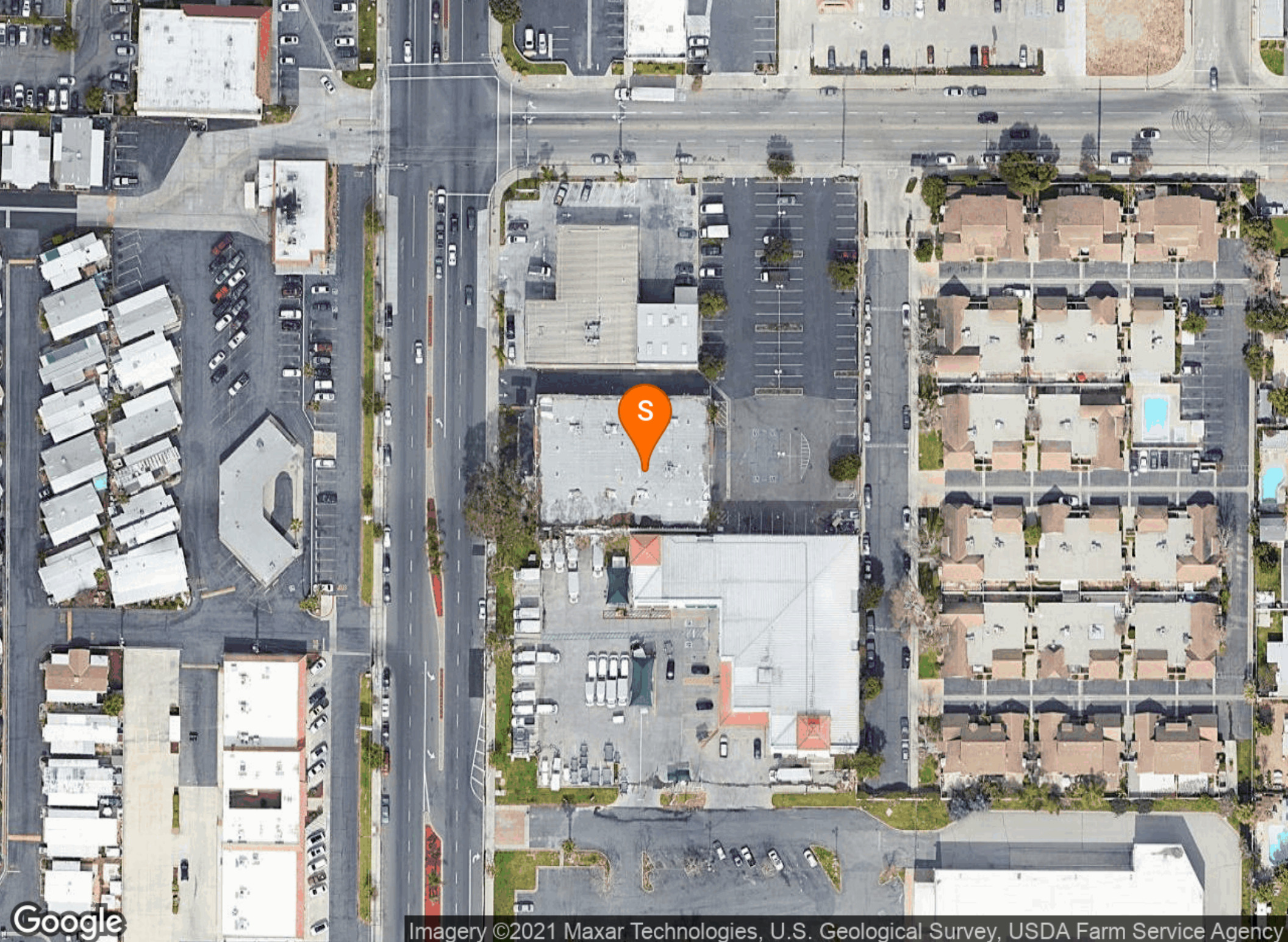
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LEASE TYPE	NNN
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Google

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### 140 E Live Oak Ave

140 E Live Oak Ave  
Arcadia, CA 91006



### 1131 S Glendora Ave

1131 S Glendora Ave  
West Covina, CA 91790



### 253 E Foothill Blvd

253 E Foothill Blvd  
Arcadia, CA 91006



### 3560-3580 Santa Anita

3560-3580 Santa Anita  
El Monte, CA 91731

County	Los Angeles	Los Angeles	Los Angeles	Los Angeles
Submarket	AIR - West SGV		AIR - West SGV	AIR - West SGV
Property Type	Retail	Retail	Retail	Retail
Property Subtype	Freestanding	Freestanding	Freestanding	Community/Specialty
Zoning	C2	N-C	VV	C
Building Status	EXISTING	EXISTING	EXISTING	EXISTING
Class				
Year Built	2007	2008	2008	
Building SF	14,490 SF	13,170 SF	12,610 SF	17,237 SF
Land Size	1.54 Acres	0.85 Acres	1.29 Acres	3.85 Acres
Occupancy Type	Single-Tenant	Single-Tenant	Single-Tenant	Multi-Tenant
Construction				
Elevators				
Floors	1	1	1	1
Parking Total/Ratio	/	/	/	/
Tax ID/APN	8573-024-031	8469-020-018,8469-02	5771-028-053	8579-001-023
Owner	Kermit R Crawford		Kermit R Crawford	

## Space Information

Type / Status	Retail Leased	Retail Leased	Retail Leased	Retail Leased
Floor / Suite	Floor 1	Floor 1	Floor 1	Floor 1, Suite 3570
Primary Use				
Available Date				
Lease/Sale Date				
List Price	Negotiable	Negotiable	Negotiable	Negotiable
Lease/Sale Price				
Lease Type				
Expenses				
Available SF	14,490 SF	13,170 SF	12,610 SF	12,000 SF
Divisible SF				
Office SF / #:				
Doors				
Clear Height				
Electrical				

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	29,356	187,504	421,806
2010 Population	30,586	191,804	429,021
2021 Population	31,870	200,478	443,744
2026 Population	32,156	203,089	448,726
2021 African American	1,055	5,856	12,492
2021 American Indian	400	2,171	4,095
2021 Asian	3,496	24,326	69,173
2021 Hispanic	21,775	129,504	269,538
2021 Other Race	9,009	50,491	106,791
2021 White	16,408	107,580	229,632
2021 Multiracial	1,463	9,715	20,887
2021-2026: Population: Growth Rate	0.90 %	1.30 %	1.10 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	522	3,315	7,785
\$15,000-\$24,999	444	3,428	7,239
\$25,000-\$34,999	699	4,083	8,081
\$35,000-\$49,999	984	6,219	12,433
\$50,000-\$74,999	1,709	10,383	21,430
\$75,000-\$99,999	1,518	8,696	18,488
\$100,000-\$149,999	1,884	11,963	27,689
\$150,000-\$199,999	880	5,470	12,907
\$200,000 or greater	444	3,677	10,208
Median HH Income	\$77,244	\$77,590	\$81,762
Average HH Income	\$90,213	\$93,468	\$99,734

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,710	56,450	123,610
2010 Total Households	8,775	55,045	122,551
2021 Total Households	9,084	57,233	126,260
2026 Total Households	9,128	57,762	127,243
2021 Average Household Size	3.50	3.44	3.47
2000 Owner Occupied Housing	5,413	34,254	80,290
2000 Renter Occupied Housing	3,058	20,742	40,476
2021 Owner Occupied Housing	5,559	34,945	81,253
2021 Renter Occupied Housing	3,525	22,288	45,007
2021 Vacant Housing	359	2,844	5,754
2021 Total Housing	9,443	60,077	132,014
2026 Owner Occupied Housing	5,596	35,351	81,966
2026 Renter Occupied Housing	3,533	22,411	45,277
2026 Vacant Housing	365	3,026	6,372
2026 Total Housing	9,493	60,788	133,615
2021-2026: Households: Growth Rate	0.50 %	0.90 %	0.80 %

2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	2,759	16,247	35,435
2021 Population Age 35-39	2,273	13,992	30,137
2021 Population Age 40-44	2,085	12,310	26,756
2021 Population Age 45-49	1,915	11,785	26,332
2021 Population Age 50-54	1,865	12,012	27,021
2021 Population Age 55-59	1,845	11,784	26,970
2021 Population Age 60-64	1,641	10,756	25,025
2021 Population Age 65-69	1,373	8,974	21,149
2021 Population Age 70-74	1,066	6,889	16,890
2021 Population Age 75-79	660	4,770	11,573
2021 Population Age 80-84	429	3,122	7,568
2021 Population Age 85+	402	3,272	7,796
2021 Population Age 18+	24,114	153,991	342,895
2021 Median Age	34	35	36

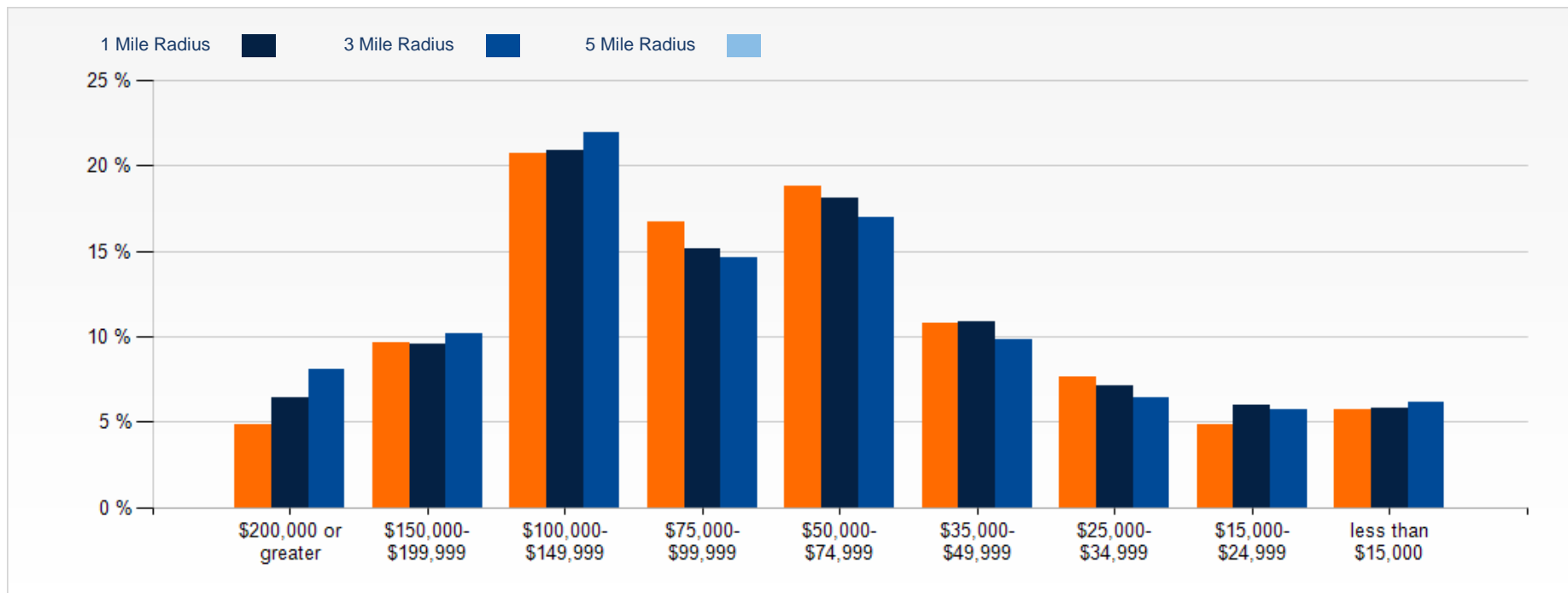
2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,463	\$78,040	\$81,084
Average Household Income 25-34	\$92,274	\$91,490	\$95,730
Median Household Income 35-44	\$96,354	\$93,954	\$99,087
Average Household Income 35-44	\$103,668	\$105,921	\$111,097
Median Household Income 45-54	\$90,933	\$94,525	\$101,323
Average Household Income 45-54	\$102,024	\$108,944	\$117,198
Median Household Income 55-64	\$80,440	\$83,239	\$90,602
Average Household Income 55-64	\$93,278	\$99,002	\$109,151
Median Household Income 65-74	\$58,707	\$61,422	\$66,915
Average Household Income 65-74	\$76,708	\$82,457	\$88,671
Average Household Income 75+	\$51,443	\$55,770	\$59,495

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,602	16,284	34,955
2026 Population Age 35-39	2,759	16,649	36,431
2026 Population Age 40-44	2,313	13,999	30,422
2026 Population Age 45-49	2,041	12,189	26,821
2026 Population Age 50-54	1,821	11,385	25,682
2026 Population Age 55-59	1,785	11,614	26,069
2026 Population Age 60-64	1,680	10,774	24,838
2026 Population Age 65-69	1,481	9,641	22,507
2026 Population Age 70-74	1,175	7,879	18,802
2026 Population Age 75-79	864	5,730	14,188
2026 Population Age 80-84	500	3,705	9,059
2026 Population Age 85+	436	3,427	8,468
2026 Population Age 18+	24,456	157,743	350,405
2026 Median Age	36	37	38

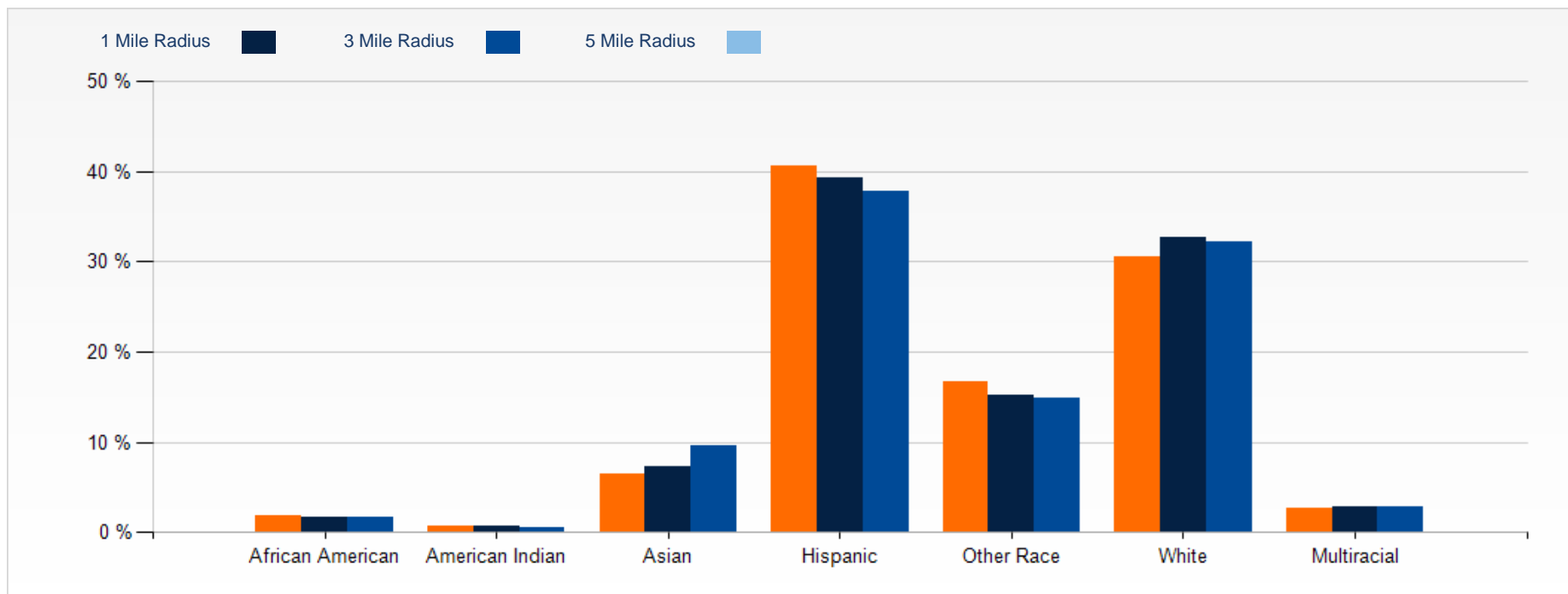
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$91,478	\$87,590	\$91,627
Average Household Income 25-34	\$106,885	\$104,100	\$108,873
Median Household Income 35-44	\$104,651	\$104,255	\$107,557
Average Household Income 35-44	\$119,040	\$121,996	\$128,828
Median Household Income 45-54	\$101,590	\$104,112	\$109,210
Average Household Income 45-54	\$116,839	\$123,903	\$132,589
Median Household Income 55-64	\$89,570	\$93,879	\$102,008
Average Household Income 55-64	\$108,388	\$114,262	\$124,620
Median Household Income 65-74	\$68,402	\$71,221	\$78,018
Average Household Income 65-74	\$92,033	\$97,049	\$104,535
Average Household Income 75+	\$61,008	\$67,824	\$73,356



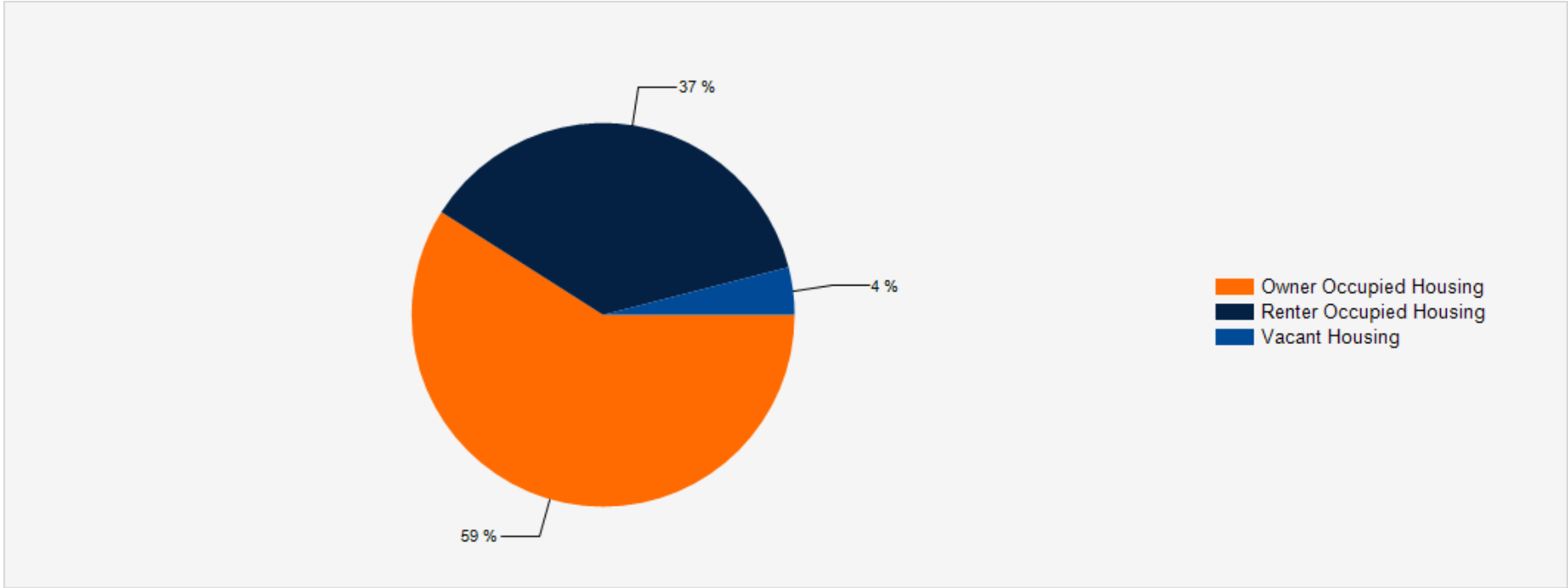
## 2021 Household Income



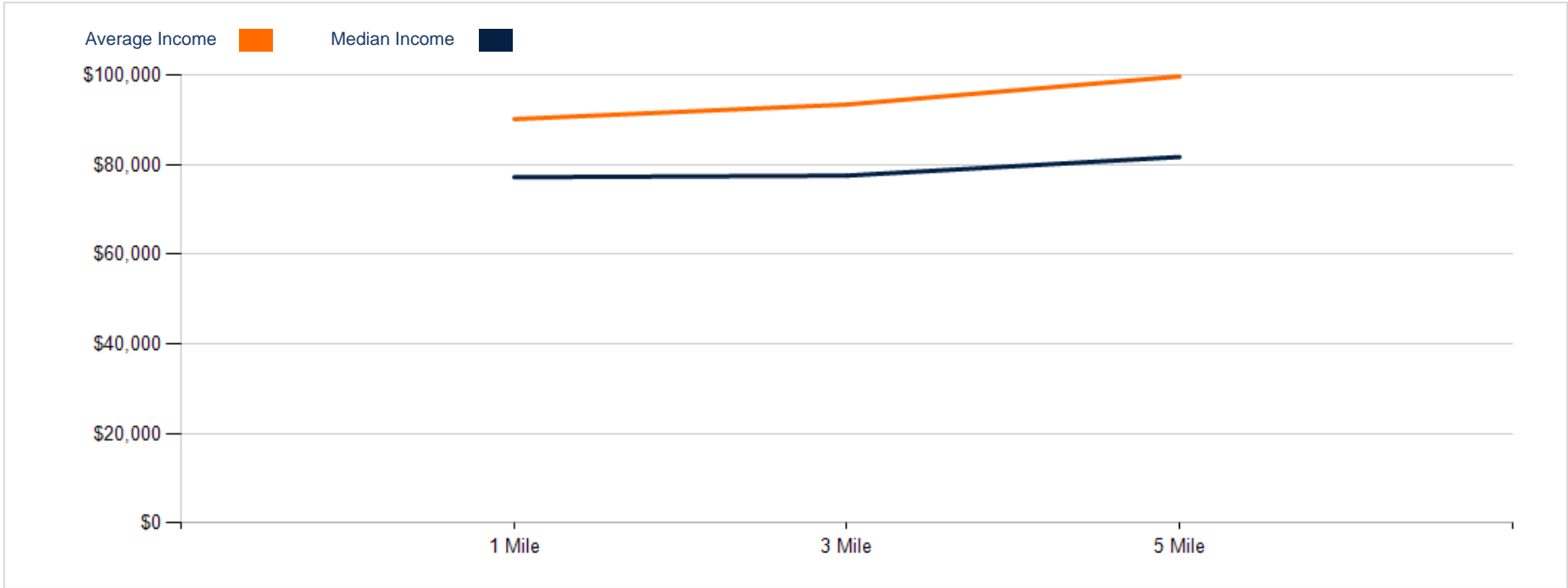
## 2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median





**Carlos Rivas**  
CEO

Mr. Rivas is CEO, and principal Owner of CIVAR Realty Advisors. With years of experience in the Luxury & Commercial Real Estate Industry Mr. Rivas has served multiple types of Investors which include Dispositions and Acquisitions in the Healthcare, Retail, Office, and Industrial sectors all within the Los Angeles and Orange County sub markets. Mr. Rivas has successfully closed over \$200 Millions Dollars in acquisitions and dispositions and has leased over One million square feet of commercial real estate space. With 10 years of experience in the real estate Industry He has served some prestigious clients globally known as:

Pacific Medical Alliance Center

168 Builder LLC

Metro Real Estate Group

Strive Medical Management INC.

Paul Calvo Group

Royal Anchor Management

Eaglestar Enterprises LLC

Golden Dragon Holding Company LLC

Water Dragon Investment LLC



# 1054 N Azusa Ave

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1054 N Azusa Ave

*Exclusively Marketed by:*

**Carlos Rivas**  
CEO  
(626) 703-1586  
carlosrivas@civaradvisor.net  
Lic: 01957895



**CIVAR**  
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