

**10** (+226,800 VPD)

PLAZA  
WEST COVINA

# THE SHOPS AT PLAZA WEST COVINA

LOS ANGELES (WEST COVINA), CA

FOUR OUTPARCELS ADJACENT TO  
DOMINANT PLAZA WEST COVINA  
MALL WITH IMMEDIATE UPSIDE

*Jones Lang LaSalle Americas, Inc. ("JLL"), real estate license #01223413*

# THE OFFERING

JLL is pleased to present Plaza West Covina, a 46,786 square foot retail center located in West Covina, CA, adjacent to one of California’s top-performing regional malls. The property features a premier national and regional tenant roster including Bank of America, Jamba Juice, Gen Korean BBQ House, California Fish Grill, Urbane Café, America’s Best Contacts & Eyeglasses, and SchoolsFirst Federal Credit Union.


Plaza West Covina is 87.6% occupied, offering a compelling immediate NOI growth opportunity through lease-up of approximately 5,800 square feet of vacant shop space. Existing tenants benefit from the close proximity to the Plaza West Covina Mall while paying below market rents creating an opportunity for future rent growth as new leases are executed and shop spaces are brought to market.

Located in a dense trade area with over 219,000 people within a three-mile radius and \$121,880 average household income, Plaza West Covina benefits from exceptional consumer demand, substantial daily foot traffic generated by the adjacent Plaza West Covina mall, and outstanding visibility and access from major thoroughfares.







## PROPERTY SUMMARY




**Address**  
312 S California Ave,  
West Covina, CA 91793




**Total Rentable Area**  
46,786 SF




**Occupancy**  
87.6%




**Year Built**  
1994




**Year 1 NOI**  
\$1,746,739




**Year 3 NOI**  
\$2,054,686

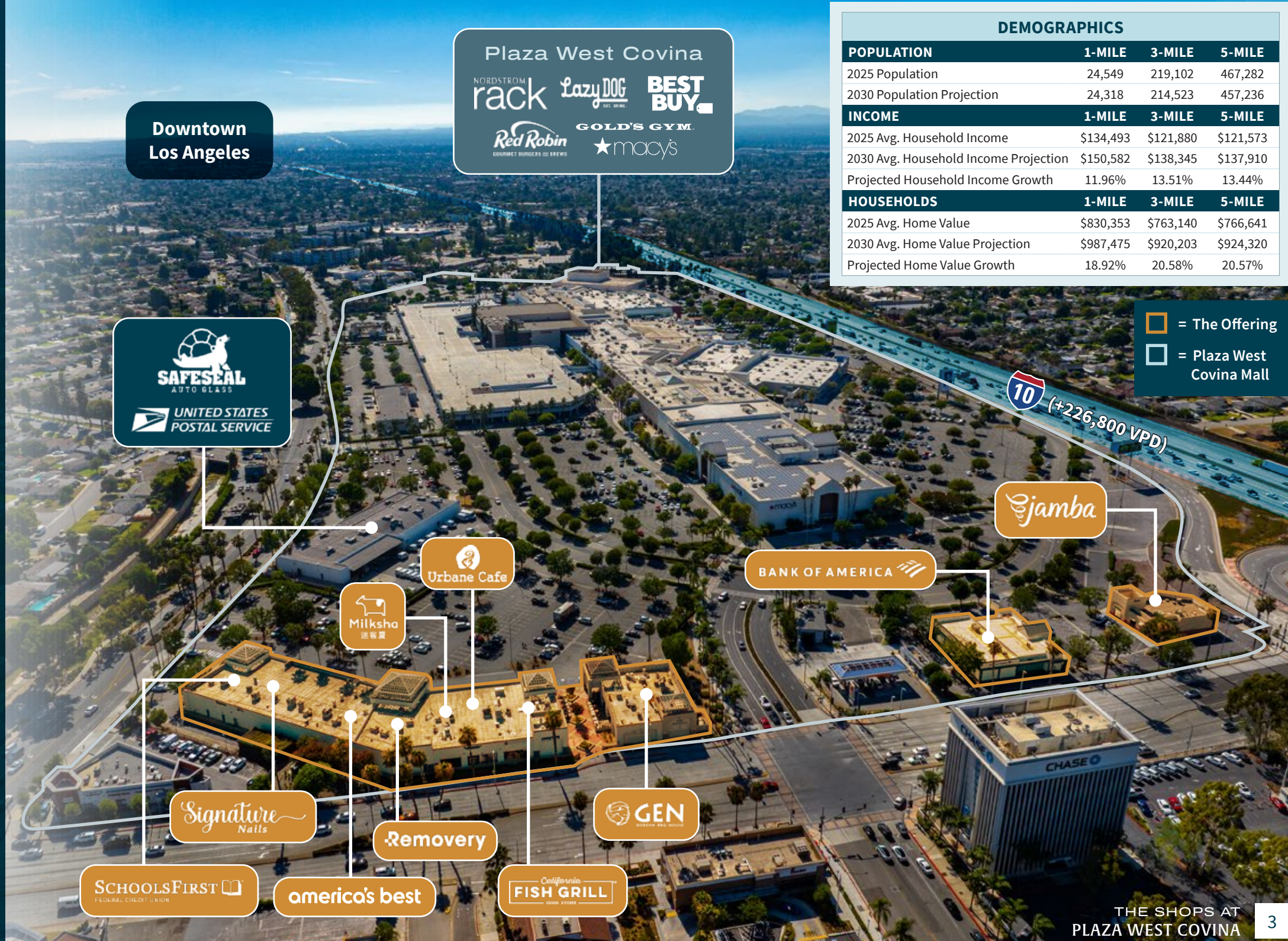


**10-Year CAGR**  
3.38%



**WALT**  
7.1 Years

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# INVESTMENT HIGHLIGHTS



## Prime Location Adjacent to Top Regional Mall

The property is situated directly next to Plaza West Covina mall which ranks as the 6th most popular regional mall in California. With over 8.9 million annual visitors, the mall is a regional draw for retail and dining experiences. This outparcel strip offering will benefit from substantial daily foot traffic, strong consumer demand, and exceptional visibility, supporting both tenant sales performance and sustained leasing demand for the asset.



## Highly Dense Trade Area With Abundant Rooftops Surrounding The Property

Plaza West Covina benefits from the highly infill location with over 219,000 people within a 3 mile radius of the center. The property provides a service-oriented shopping center for the residents immediately surrounding the property and greater community of Covina.



## Immediate NOI Growth Opportunity Through Lease-Up

Plaza West Covina currently sits at 88% occupancy, presenting an immediate opportunity for a new investor to drive NOI growth by leasing up the remaining vacancy. With existing shop rents already at strong market levels, the property is well positioned for income expansion through accelerated lease-up of the available space.





## Premier National Tenant Lineup

Plaza West Covina features a line-up of retailers performing at the top tier of their chain averages.



**Top 20%** **#1**  
Nationwide 10-Mile Radius

## america's best

**Top 24%** **#1**  
Nationwide 10-Mile Radius



**#1** **#1**  
Nationwide 10-Mile Radius



### West Covina Civic Center

West Covina City Hall  
West Covina Police  
West Covina Courthouse  
West Covina Library

### THE SHOPS AT PLAZA WEST COVINA

Over **219,000 people** within  
**3 miles** of Plaza West Covina

Plaza West Covina  
NORDSTROM  
**rack** **Lazy DOG** **BEST BUY**  
**Red Robin** **GOLD'S GYM**  
GOURMET BURGERS AND BEERS ★ **macy's**

Marketplace  
at the Lakes  
**Jerome's** **Michaels**  
Furniture

**petco** **Sizzler**  
**bundt** **ups** **Panera**  
**Yogurtland** **verizon**  
BREAD

Vincent Plaza  
**Pollo Loco** **goodwill** **McDonald's**  
**BIG TIRES**



**BANC OF CALIFORNIA**



**REGAL CINEMAS**

The Colony at  
Lakes Apartments  
450 units



## Diverse Credit Tenant Roster with Nationally Recognized Brands

The property's tenant lineup features prominent national and regional brands, including Bank of America, Jamba Juice, Gen Korean BBQ House, California Fish Grill, Urbane Café, America's Best Contacts & Eyeglasses, and SchoolsFirst Federal Credit Union. Most of these tenants have strong brand recognition and operate extensive networks of locations across California and the broader U.S., providing highly dependable and diversified streams of rental income.



SITE PLAN



TENANT ROSTER

Suite	Tenant	SF	% of GLA	Rent PSF	Lease Exp.
7007B	Jamba Juice	1,670	3.57%	\$68.85	Aug-29
7012	Bank of America	7,421	15.86%	\$35.04	Aug-33
7500	Gen Korean BBQ House	6,122	13.09%	\$66.59	Jan-31
7054A	California Fish Grill	2,744	5.87%	\$55.00	Apr-35
7504A	Urbane Café	2,000	4.27%	\$48.00	Dec-34
7060	Milksha Boba	1,319	2.82%	\$60.00	Oct-35
7061-7062	Ocean Buffet	10,254	21.92%	\$20.42	Feb-31
7070	America's Best Contacts & Eye	3,500	7.48%	\$47.30	Apr-27
7074	Signature Nails	1,373	2.93%	\$30.17	Aug-33
7076B	Removery	1,367	2.92%	\$31.21	Dec-27
7076A	Schoolsfirst Federal Credit Union	3,200	6.84%	\$49.63	Oct-27
Total Occupied SF		40,970	87.57%		
7007A	Vacant	2,771	5.92%		
7504B	Vacant	3,045	6.51%		
Total Available SF		5,816	12.43%		
Total Overall SF		46,786	100.00%		

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