

81,736 SF GROCERY REPLACEMENT OPPORTUNITY

PLAZA DE HACIENDA



1821 N Hacienda Blvd, La Puente, CA 91744



PROPERTY OVERVIEW

Your Access to a Premier Retail Opportunity on Hacienda Ave.

Tap into the powerful and diverse consumer base of the Hacienda Avenue corridor.

Retailers benefit from the affluent West Covina market, where average annual household incomes exceed \$124,000 and residents demonstrate significant spending power, particularly in discretionary categories. This retail node begins north of Plaza de Hacienda along I-10 at Plaza West Covina, a top-tier regional mall that attracts over 8.9 million visitors annually (Porto's Bakery, Round 1, Nordstrom Rack, EoS Fitness, JCPenney, and Macy's). This creates a halo effect that supports shopping at shadow-anchored retail and strip centers along Hacienda Avenue south to the City of Industry.

Based on the trade area demographics and traffic patterns, retailers positioned on Hacienda Avenue gain unparalleled access to a consumer base characterized by essential spending patterns. This is bolstered by the area's concentration of residential properties and multigenerational homes. The ideal tenant will take advantage of the real demand for goods and services-based retail in this very multicultural trade area, and will access a high-spending, steady stream of traffic and diverse revenue opportunity.



About the Property



AVAILABLE SQUARE FOOTAGE

81,736 SF



TOTAL GLA

156,013 SF



PARKING

675 Surface Level



INTERSECTION

Hacienda Blvd. and Francisquito Ave



RENT

Available Upon Request



ANNUAL VISITS

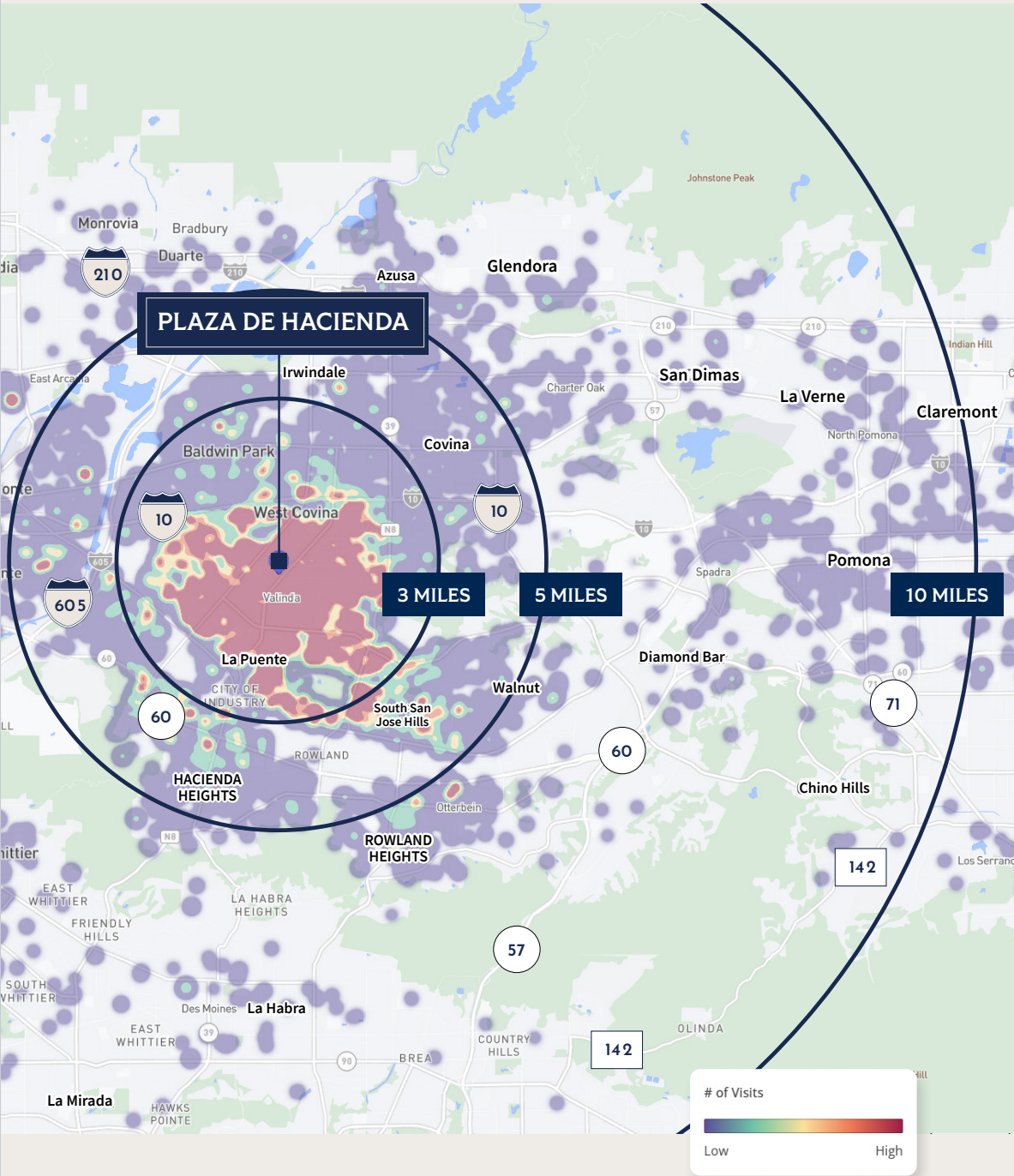
940K (Placer.ai, 2026)

IDEAL RETAIL DEMOGRAPHICS WITHIN 10 MILES

Demographics

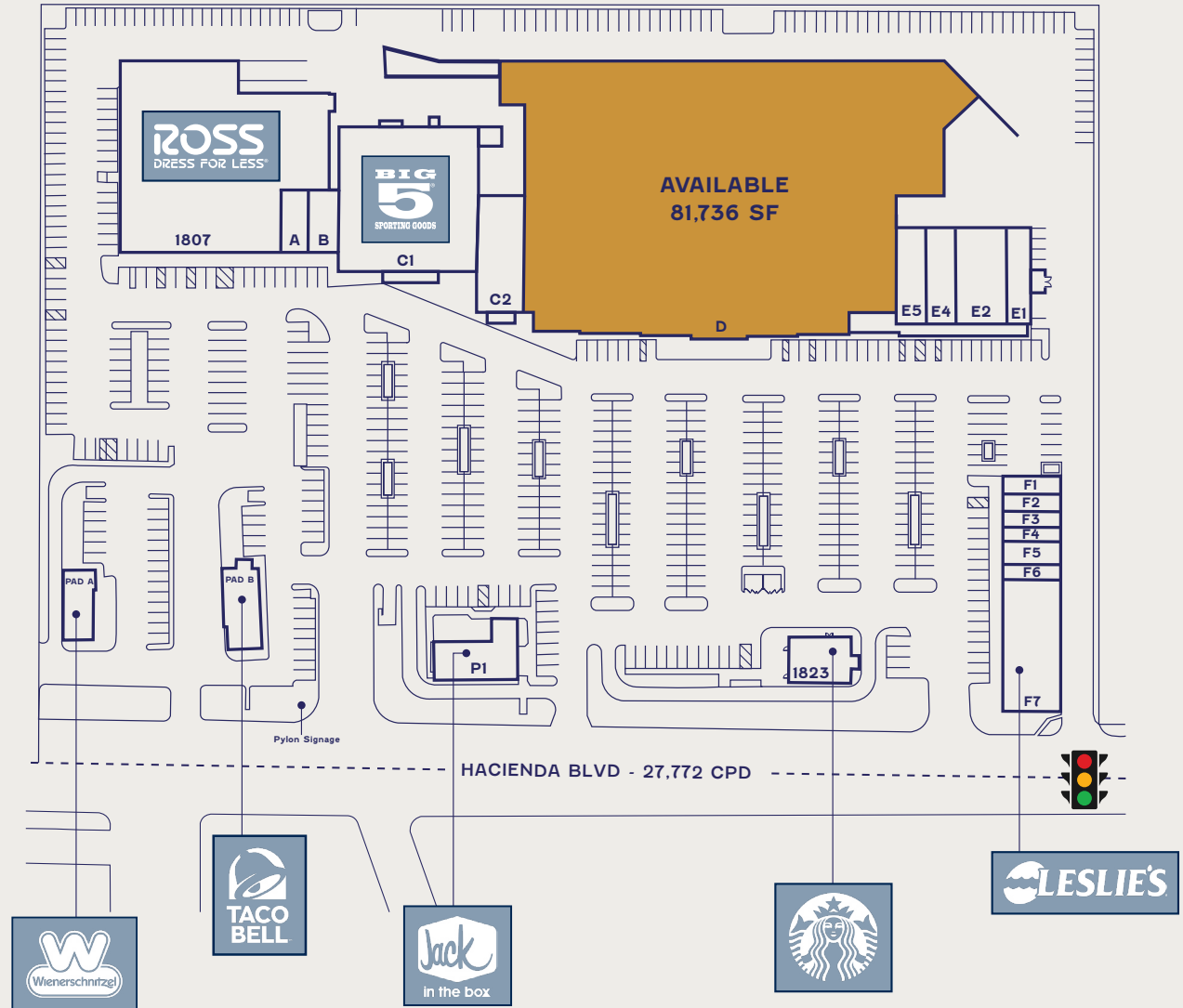
	3 MILES	5 MILES	10 MILES
POPULATION	216,457	483,382	1.51 M
AVERAGE HOUSEHOLD INCOME	\$124,288	\$125,058	\$135,647
AVERAGE HOUSEHOLD SIZE	3.55	3.43	3.11
RETAIL SPENDING	\$3.28 B	\$7.55 B	\$26.15 B
MEDIAN AGE	38.0	38.6	40.1
MEDIAN HOME VALUE	\$685,672	\$717,592	\$817,406
PROJECTED MEDIAN HOME VALUE (2031)	\$806,293	\$844,046	\$928,291

(Sources: Esri, 2026, Sites USA, 2026)



Overall Site Plan

UNIT	TENANT
1807	ROSS
A	Springleaf Financial
B	Kaya Threading
C1	Big 5 Sporting Goods
C2	Kaiser Permanente
D	AVAILABLE
E5	Sally's Beauty Supply
E4	Save Plus
E2	Rent-A-Center
E1	Jackie's Party Supply
F1	Check 'N Go
F2	Adriana's Insurance
F3	Nail Passion
F4	Ro's Pure Water
F5	Victory Management Group
F6	Cigarettes Etc.
F7	Leslie's Pool Supply
Pad A	Wienerschnitzel
Pad B	Taco Bell
P1	Jack In the Box
1823	Starbucks



Shopping



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CONTACT US

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