81,736 SF GROCERY REPLACEMENT OPPORTUNITY

PLAZA DE HACIENDA



1821 N Hacienda Blvd, La Puente, CA 91744

JLL

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 (Divisible)

TOTAL GLA
156,013 SF

PARKING
675 Surface Level

INTERSECTION
Hacienda Blvd. and Francisquito Ave

RENT
Available Upon Request

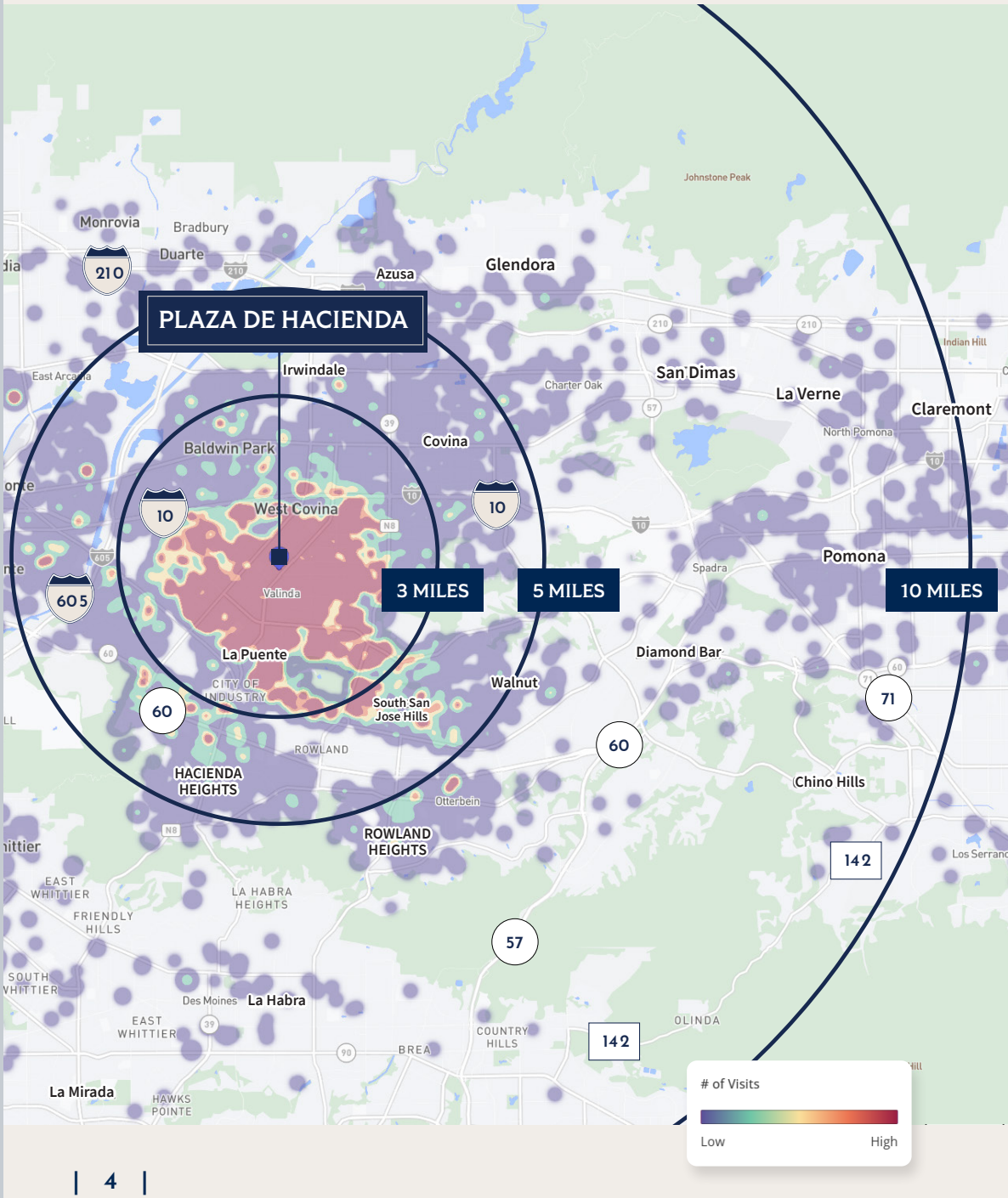
ANNUAL VISITS
940K (Placer.ai, 2026)

IDEAL RETAIL DEMOGRAPHICS WITHIN 10 MILES

Demographics

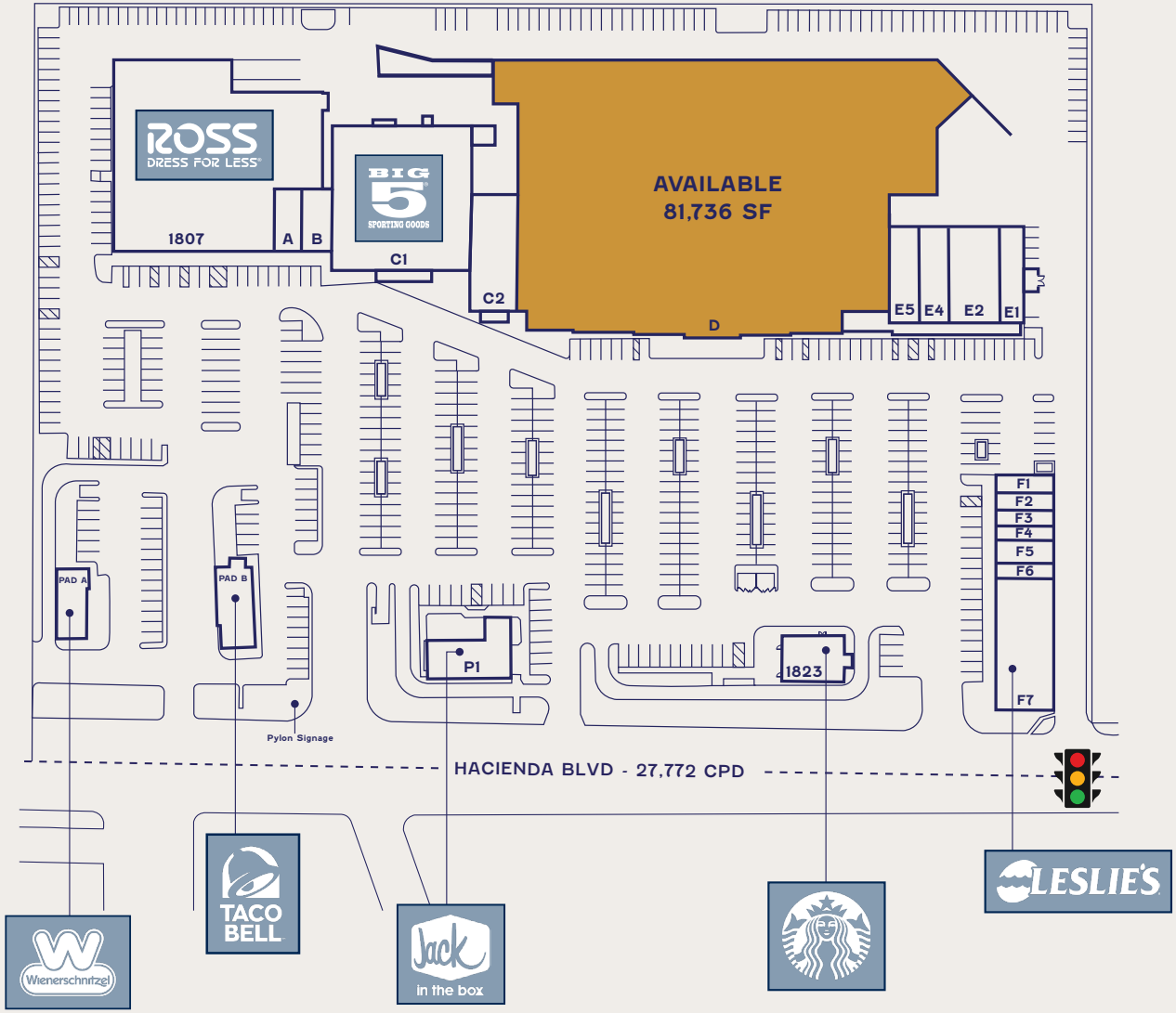
	3 MILES	5 MILES	10 MILES
POPULATION	216,457	483,382	1.51 M
AVERAGE HOUSEHOLD INCOME	$124,288	$125,058	$135,647
AVERAGE HOUSEHOLD SIZE	3.55	3.43	3.11
RETAIL SPENDING	$3.28 B	$7.55 B	$26.15 B
MEDIAN AGE	38.0	38.6	40.1
MEDIAN HOME VALUE	$685,672	$717,592	$817,406
PROJECTED MEDIAN HOME VALUE (2031)	$806,293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


BALDWIN PARK
PLAZA WEST COVINA
BEST BUY
DXL BIG + TALL
H&M
EOS FITNESS
EXPRESS
JCPenney
PORTO'S BAKERY & CAFE
macy's
SEPHORA
ROUND1
Rack
Walmart
TURNER'S OUTDOORSMAN
FOOD 4 LESS
COVINA
BADILLO ST
STATER BROS. markets
Mercedes-Benz
EASTLAND CENTER
ASHLEY
Burlington
DICK'S SPORTING GOODS
SPROUTS FARMERS MARKET
TARGET
HOBBY LOBBY
SAN DIMAS
605
210
10
57
Marketplace at The Lakes
BIG 5 SPORTING GOODS & Decor
CVS pharmacy
Bowlero West Covina
Audi
GW Supermarket & Haven City Food Hall
Cal Poly Pomona
PLAZA DE HACIENDA
BIG 5
ROSS
FOOD 4 LESS
DOLLAR TREE
3 MILES
5 MILES
SOUTH HILLS SHOPPING CENTER
AutoZone
TOKYO CENTRAL
GRAND AVE
Walmart
ALDI
El Super
HARBOR FREIGHT TOOLS USA 250
ACE Hardware
HEIGHTS AT WEST COVINA
TARGET
PETSMART
THE HOME DEPOT
AMAR RD
IN-N-OUT BURGER
LA PUENTE
DIAMOND BAR
HACIENDA PLAZA
NORTHGATE MARKET
WALNUT HILLS PLAZA SHOPPING CENTER
24 FITNESS
Firestone
O'Reilly
TACO BELL
WALNUT
Industry Hills Golf Course
HACIENDA BLVD
AZUSA AVE
60
8
57
57
60

PLAZA DE HACIENDA

CONTACT US

LIAM BREDBERG
Senior Associate
liam.bredberg@jll.com
424 294 3450
CA Lic. 02174288

FRANCESCA HOWARD
Vice President
francesca.howard@jll.com
310 536 6334
CA Lic. 02125832

SCOTT BURNS
Senior Managing Director
scott.burns@jll.com
310 694 3188
CA Lic. 01237652

JLL

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.