

FOR LEASE



PRIME SAN GABRIEL VALLEY SHOPPING CENTER SPACE

20502-20540 E ARROW HIGHWAY COVINA, CA 91724



COLDWELL BANKER
COMMERCIAL
REALTY

FOR LEASE

SUNRISE PLAZA | 20502-20540 E Arrow Highway Covina, CA 91724

THE SPACE

LOCATION:

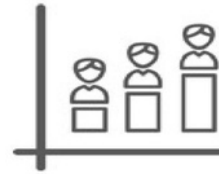


20502-20540 E Arrow Highway
Covina, CA 91724



AVAILABLE SPACES:

Suite	Tenant	Floor	Square Feet	Rent Per SF (Monthly)
Unit D	20540	First	1,100	\$1.85
Unit I	20540	First	1,040	\$1.85



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
24,241	161,991	316,583



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$115,865	\$120,551	\$122,005



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
8,011	53,055	100,512

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Sunrise Plaza
20502-20540 E Arrow Highway
Covina, CA 91724

 PROPERTY PARCEL

APN: 8401-001-014
8401-001-017

SITE PLAN | PARCEL MAP



SUITE	TENANTS	SF
20502	Club 23	3,405
20504	Sunrise Liquor	1,600
20504 - Unit A	Available	1,150
20504 - Unit B	Cal State Investment	1,150
20510	Anatome Fitness	5,200
20512	Move Christian Ministries	2,200
20514	Smoke Shop	1,250
20516	American Legion	2,340
20540 - Unit U	Fine Flooring	1,250
20540 - Unit T	Eyelash Extensions	1,175
20540 - Unit S	Mad & Co.	1,050
20540 - Unit R	Long Nails	1,000
20540 - Unit Q.P	Iglesia De Dios	2,350
20540 - Unit O, N	Bald Eagle Financial	1,500
20540 - Unit M	ICM Export	900
20540 - Unit L	Serrano Enterprises	500
20540 - Unit K	Library	2,500
20540 - Unit J	Arrow Smile Dental Lab	885
20540 - Unit I	Kids Styles	1,100
20540 - Unit H	Available	1,100
20540 - Unit G	Tax Plus	900
20540 - Unit F	Lifted Fitness	1,250
20540 - Unit E	George & Brenda Hoffmeister	1,100
20540 - Unit D	Bonnie Cove Pharmacy	1,040
20540 - Unit C, B	Med Cove Urgent Care	1,946
20540 - Unit A	Citrus Family Practice	1,350
20530 - Unit A	Arrow Smile Dental	2,115
20530 - Unit B	Super Wash N' Dry	2,115
-	Cell Tower	0
TOTAL SQUARE FOOTAGE		45,421



NET RENTABLE AREA
30,817 SF



ACCESS
5 POINTS OF ACCESS



TRAFFIC COUNTS
30,000 CPD



PARKING
±160 SPACES (approx.)



YEAR BUILT
1988

[Second Floor]



FOR LEASE

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DEMOGRAPHICS

Population:

1-Mile Radius	23,856
3-Mile Radius	161,858
5-Mile Radius	318,042

Household Income:

1-Mile Radius	\$101,198
3-Mile Radius	\$106,626
5-Mile Radius	\$104,995

AERIAL OVERVIEW



FOR LEASE

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AERIAL OVERVIEW



FOR LEASE

DEMOGRAPHICS

SUNRISE PLAZA | 20502-20540 E Arrow Highway Covina, CA 91724

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,074	153,572	299,657
2010 Population	23,401	155,396	304,791
2022 Population	24,241	161,991	316,583
2027 Population	23,694	158,297	309,727
2022 African American	853	5,155	10,056
2022 American Indian	476	2,994	6,006
2022 Asian	3,364	22,576	54,032
2022 Hispanic	12,289	81,656	165,889
2022 Other Race	5,341	34,571	73,567
2022 White	9,356	63,281	108,417
2022 Multiracial	4,811	33,182	63,990
2022-2027: Population: Growth Rate	-2.30 %	-2.30 %	-2.20 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	401	2,680	4,892
\$15,000-\$24,999	368	2,474	4,607
\$25,000-\$34,999	361	2,884	5,184
\$35,000-\$49,999	705	4,508	8,309
\$50,000-\$74,999	1,263	8,138	15,347
\$75,000-\$99,999	964	7,070	13,743
\$100,000-\$149,999	1,951	12,382	23,570
\$150,000-\$199,999	1,277	6,675	12,657
\$200,000 or greater	722	6,245	12,203
Median HH Income	\$98,163	\$94,626	\$95,827
Average HH Income	\$115,865	\$120,551	\$122,005

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,898	51,067	95,814
2010 Total Households	7,750	49,992	94,120
2022 Total Households	8,011	53,055	100,512
2027 Total Households	7,837	51,960	98,574
2022 Average Household Size	2.99	2.98	3.06
2000 Owner Occupied Housing	5,449	33,210	63,392
2000 Renter Occupied Housing	2,293	16,547	30,095
2022 Owner Occupied Housing	5,297	33,915	66,702
2022 Renter Occupied Housing	2,714	19,141	33,811
2022 Vacant Housing	189	1,755	3,488
2022 Total Housing	8,200	54,810	104,000
2027 Owner Occupied Housing	5,214	33,383	65,724
2027 Renter Occupied Housing	2,623	18,577	32,851
2027 Vacant Housing	353	2,876	5,503
2027 Total Housing	8,190	54,836	104,077
2022-2027: Households: Growth Rate	-2.20 %	-2.10 %	-1.95 %

Source: esri

FOR LEASE

DEMOGRAPHICS

SUNRISE PLAZA | 20502-20540 E Arrow Highway Covina, CA 91724

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,946	12,649	24,449
2022 Population Age 35-39	1,610	10,496	20,564
2022 Population Age 40-44	1,537	9,475	18,606
2022 Population Age 45-49	1,452	9,428	18,145
2022 Population Age 50-54	1,597	10,352	19,605
2022 Population Age 55-59	1,633	10,725	20,319
2022 Population Age 60-64	1,562	10,128	19,433
2022 Population Age 65-69	1,279	8,430	16,384
2022 Population Age 70-74	1,008	6,787	12,913
2022 Population Age 75-79	743	4,999	9,475
2022 Population Age 80-84	484	3,350	6,200
2022 Population Age 85+	500	3,470	6,461
2022 Population Age 18+	19,420	128,937	250,375
2022 Median Age	39	38	37

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$102,617	\$90,426	\$92,929
Average Household Income 25-34	\$115,310	\$110,408	\$113,473
Median Household Income 35-44	\$115,067	\$106,394	\$108,235
Average Household Income 35-44	\$134,410	\$131,270	\$135,324
Median Household Income 45-54	\$116,837	\$114,955	\$114,866
Average Household Income 45-54	\$140,206	\$145,736	\$146,927
Median Household Income 55-64	\$104,856	\$107,545	\$107,816
Average Household Income 55-64	\$124,885	\$137,420	\$138,467
Median Household Income 65-74	\$74,664	\$81,134	\$81,589
Average Household Income 65-74	\$96,463	\$108,356	\$107,718
Average Household Income 75+	\$63,818	\$75,648	\$75,135

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	2,006	12,384	23,621
2027 Population Age 35-39	2,005	13,030	25,139
2027 Population Age 40-44	1,584	10,312	20,319
2027 Population Age 45-49	1,495	9,277	18,216
2027 Population Age 50-54	1,385	8,970	17,174
2027 Population Age 55-59	1,510	9,704	18,447
2027 Population Age 60-64	1,447	9,447	17,992
2027 Population Age 65-69	1,356	8,854	16,995
2027 Population Age 70-74	1,089	7,358	14,271
2027 Population Age 75-79	821	5,580	10,649
2027 Population Age 80-84	571	3,926	7,353
2027 Population Age 85+	531	3,758	6,958
2027 Population Age 18+	19,227	127,554	247,733
2027 Median Age	40	39	39

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$110,913	\$104,005	\$105,438
Average Household Income 25-34	\$135,785	\$130,609	\$133,722
Median Household Income 35-44	\$129,516	\$121,673	\$122,992
Average Household Income 35-44	\$158,724	\$158,809	\$161,290
Median Household Income 45-54	\$130,873	\$129,299	\$128,659
Average Household Income 45-54	\$163,995	\$168,670	\$169,507
Median Household Income 55-64	\$115,884	\$121,075	\$120,548
Average Household Income 55-64	\$148,555	\$161,739	\$161,346
Median Household Income 65-74	\$91,081	\$100,893	\$101,255
Average Household Income 65-74	\$120,178	\$136,753	\$134,919
Average Household Income 75+	\$84,642	\$105,158	\$104,025

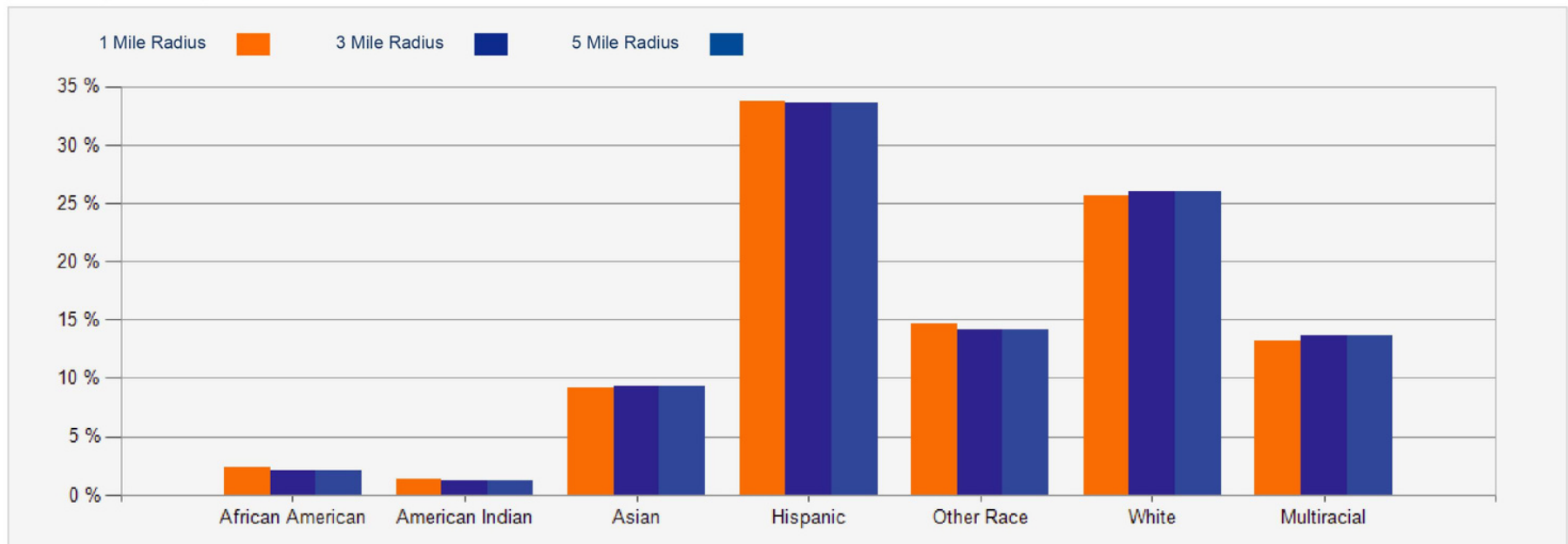
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2022 Household Income



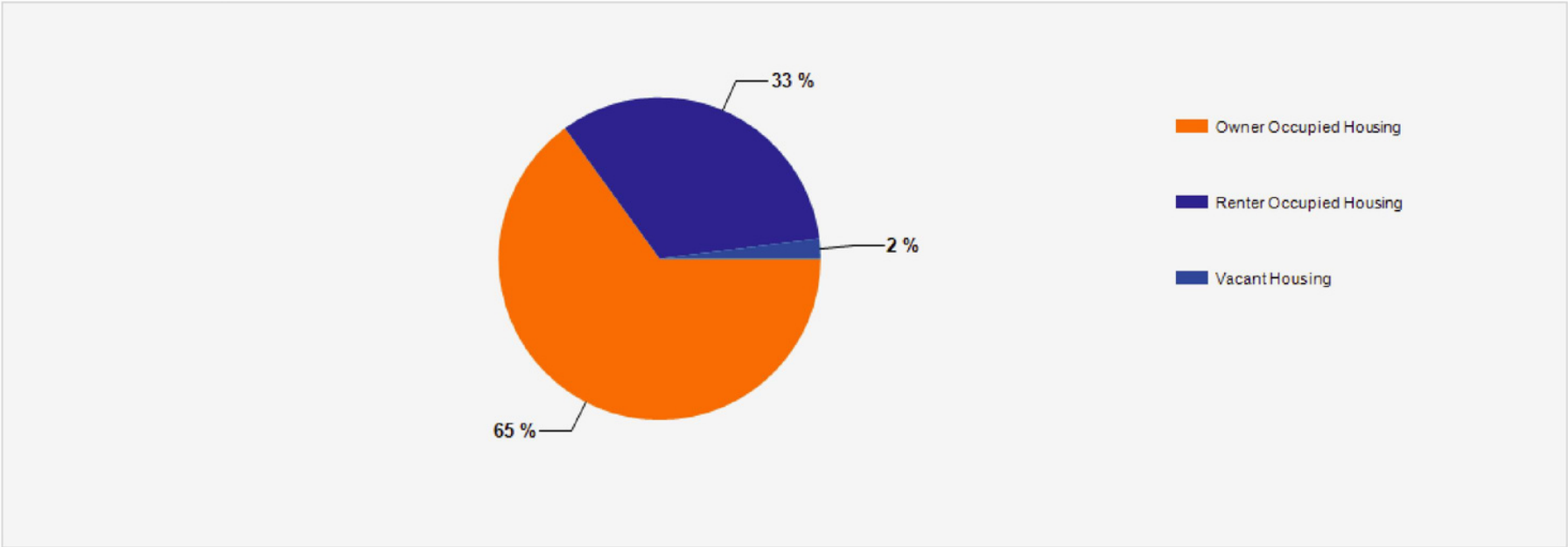
2022 Population by Race



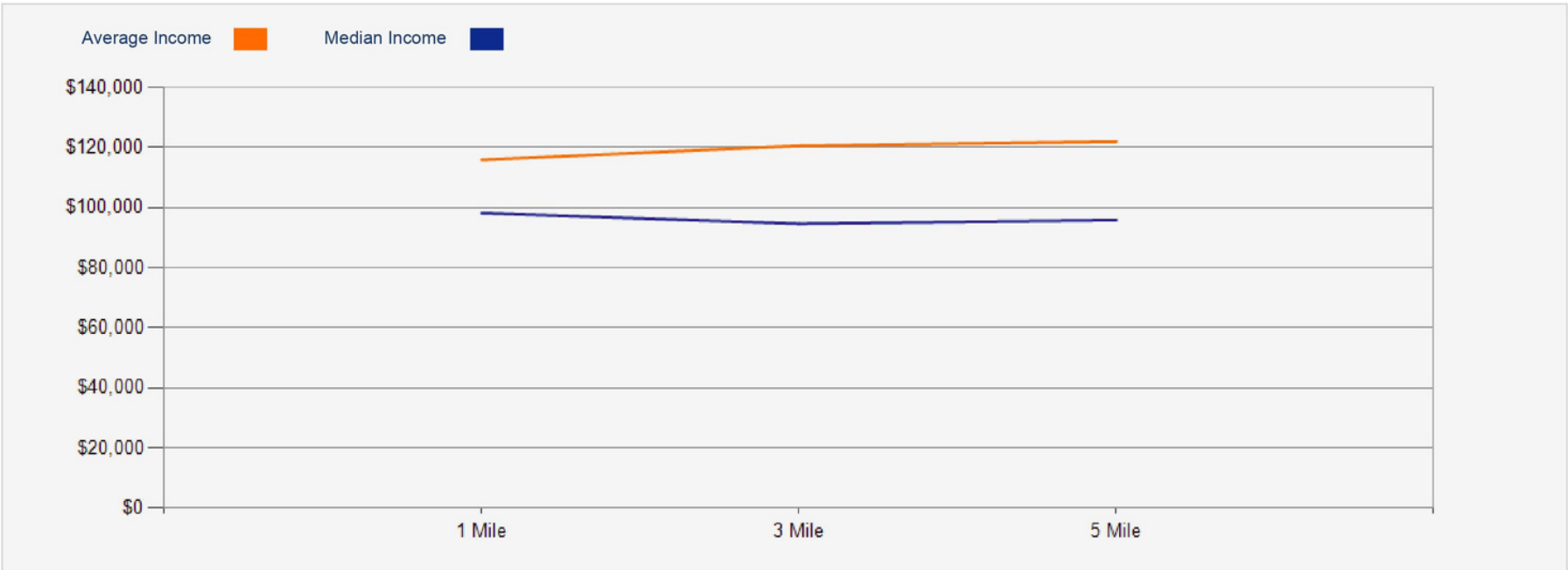
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2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



Sunrise Plaza 20502-20540 E Arrow Highway Covina, CA 91724

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