

DISCOVER SOMETHING NEW

PLAZA WEST COVINA

PLAZA
WEST COVINA



VALET
PARKING

PACIFIC
RETAIL

**EVOLVING
REAL ESTATE
FOR THE NEXT
GENERATION**

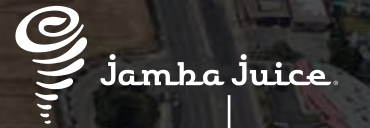


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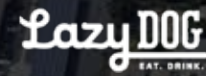


GOLD'S GYM



NORDSTROM

rack



SEPHORA



SAN BERNARDINO FREEWAY / INTERSTATE 10

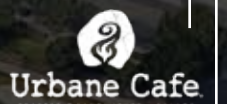
SAN BERNARDINO FREEWAY / INTERSTATE 10

WEST COVINA PARKWAY

WEST COVINA PARKWAY



JCPenney



Welcome

Located off the 10 Freeway and Vincent Avenue, Plaza West Covina is the premier shopping and dining destination for the Los Angeles County community. Anchored by Macy's, Nordstrom Rack, JCPenney and Best Buy, this large regional shopping center includes over 185 stores and restaurants including Sephora, Miniso, Crocs, Aldo, H&M, Gold's Gym, and more. Known as a hot spot for dining, Plaza West Covina offers a vast array of restaurant options including Lazy Dog Restaurant & Bar, Lucille's Smokehouse Bar-B-Que, Mikomi Sushi, Chipotle Mexican Grill and Gen Korean BBQ House. Designed with our families in mind, the Family Lounge features private nursing areas, baby changing stations, kid-friendly restrooms, and a comfortable rest area with children's programming.



PLAZA
WEST COVINA

Plaza West Covina is committed to celebrating the colorful diversity and strong community bonds of the San Gabriel Valley.



PROPERTY INFO

BUILT	1975
STORES	185
TOTAL CENTER GLA	1,200,000 sq. ft.
DAILY VISITORS	28,000+
ANNUAL VISITORS	10 MILLION+
PARKING SPACES	6,000

WEST COVINA, CA

Suburban city in Los Angeles County

EASY ACCESS

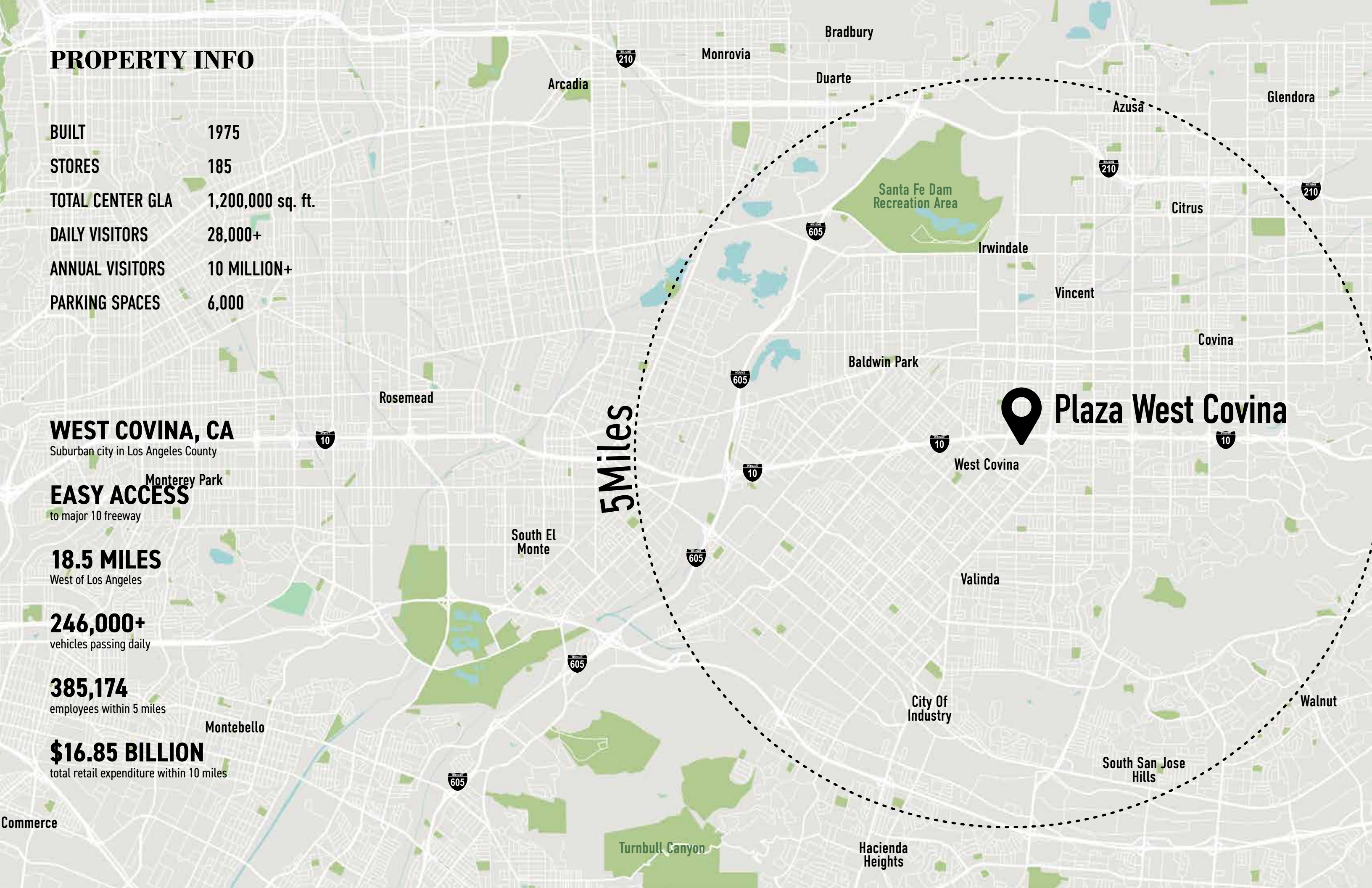
to major 10 freeway

18.5 MILES
West of Los Angeles

246,000+
vehicles passing daily

385,174
employees within 5 miles

\$16.85 BILLION
total retail expenditure within 10 miles





Retail Mix

SHOPPING



DINING



HEALTH / WELLNESS



Demographics

	3-MILE	5-MILE	10-MILE
POPULATION	219,824	469,331	1.34M
TOTAL HOUSEHOLDS	64,341	136,856	424,143
AVG. HOUSEHOLD INCOME	\$122,237	\$121,609	\$130,880

HOUSEHOLDS & EDUCATION

5-MILE RADIUS



78,090+ Bachelor or Associate Degree
23,313+ Graduate Degree
88,836+ High School Graduate

RACE & ETHNICITY

5-MILE RADIUS



61.8% Hispanic
23.7% White
21.9% Asian
16.9% Two or more races & other (Not Hispanic)
3.5% Black or African American

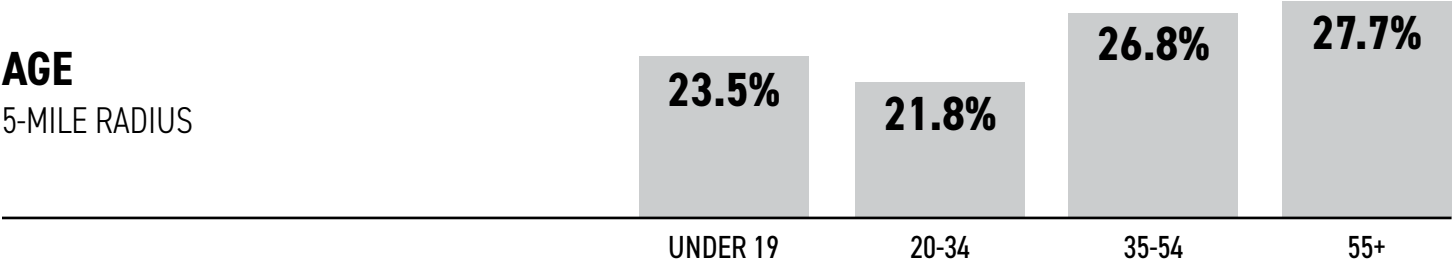


Estimated 10+ million shoppers per year

Generates **\$300+ million** in sales annually
\$7.92 billion total retail expenditure within a 5 mile radius
834,000 shoppers per month **208,000** shoppers per week
880,000 trade area population within a 7-mile radius
35-55+ years of age make up **54.5%** of shoppers

AGE

5-MILE RADIUS



Tenant Marketing

Plaza West Covina features a full service Marketing team to develop and execute strategic Marketing campaigns and programs from community events to public art installations to public relations to increase sales, traffic and visibility at the center.

— DIGITAL & SOCIAL

Inclusion on property website and directories.
Regular social media posts on property social media channels with paid support when applicable.
Opportunity to include info (offers, events, promotions) in monthly e-newsletter.

— PUBLIC RELATIONS

Press releases coordinated with tenants, released in conjunction with paid social posts.
Strong relationships with local media and influencers who can offer turnkey services.

— ADVERTISING

General campaigns for center brand awareness across digital, social, print and sponsorships.





*Plaza West Covina embraces the unique and vibrant
community in Southern California's **San Gabriel Valley***





**24/7 SECURITY
PRESENCE**



**AMAZON
LOCKER**



**FITNESS
ON-SITE FACILITY**



**DIVERSE
TENANT MIX**



**OUTDOOR
DINING**



**AMPLE
PARKING**



**COMMUNITY CENTER
& KID'S CLUB**



**FOOTHILL TRANSIT
LINE STOP**



**UNITED STATES
POSTAL SERVICE**



**ELECTRIC VEHICLE
CHARGING STATIONS**

By The Numbers

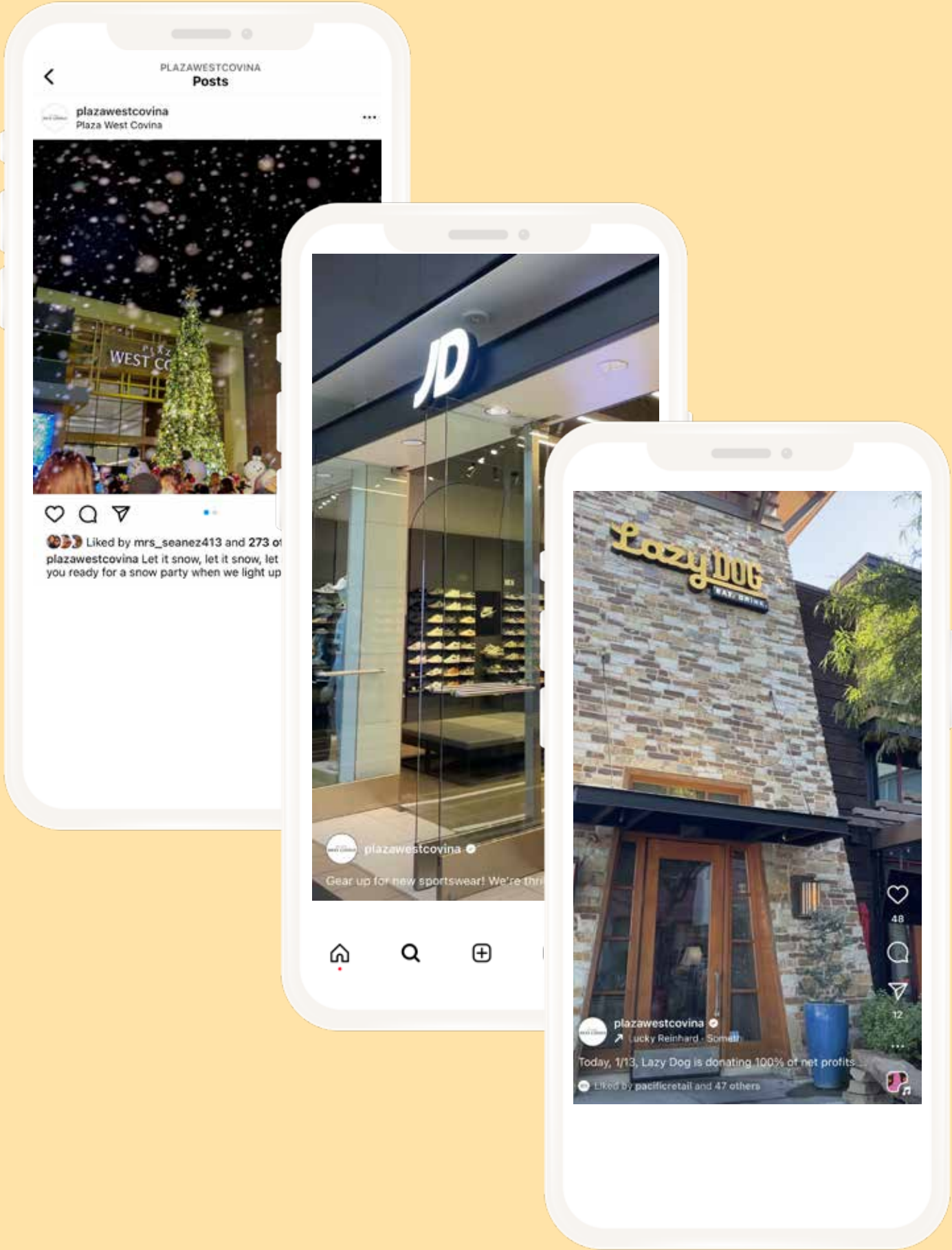
FACEBOOK
51,000+ Page Likes
94,000+ Check-ins

WEBSITE
17,300+ Average Monthly Visitors
34,400+ Average Monthly Page Views

INSTAGRAM
10,200+ Total Followers
69,000+ Average Monthly Reach

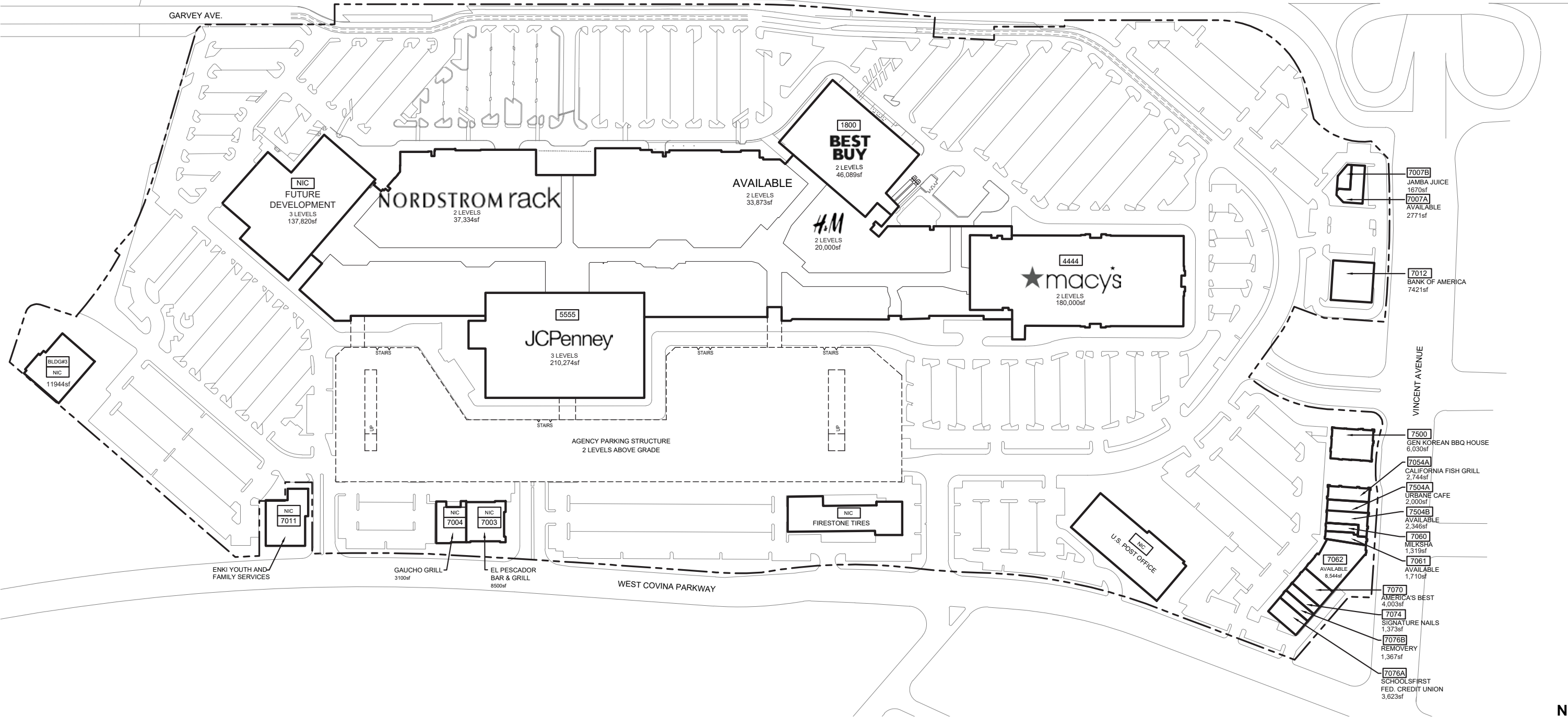
EMAIL
68,000+ Total Subscribers

SMS
46,800+ Total Subscribers



Site Plan

SAN BERNARDINO FREEWAY / INTERSTATE 10

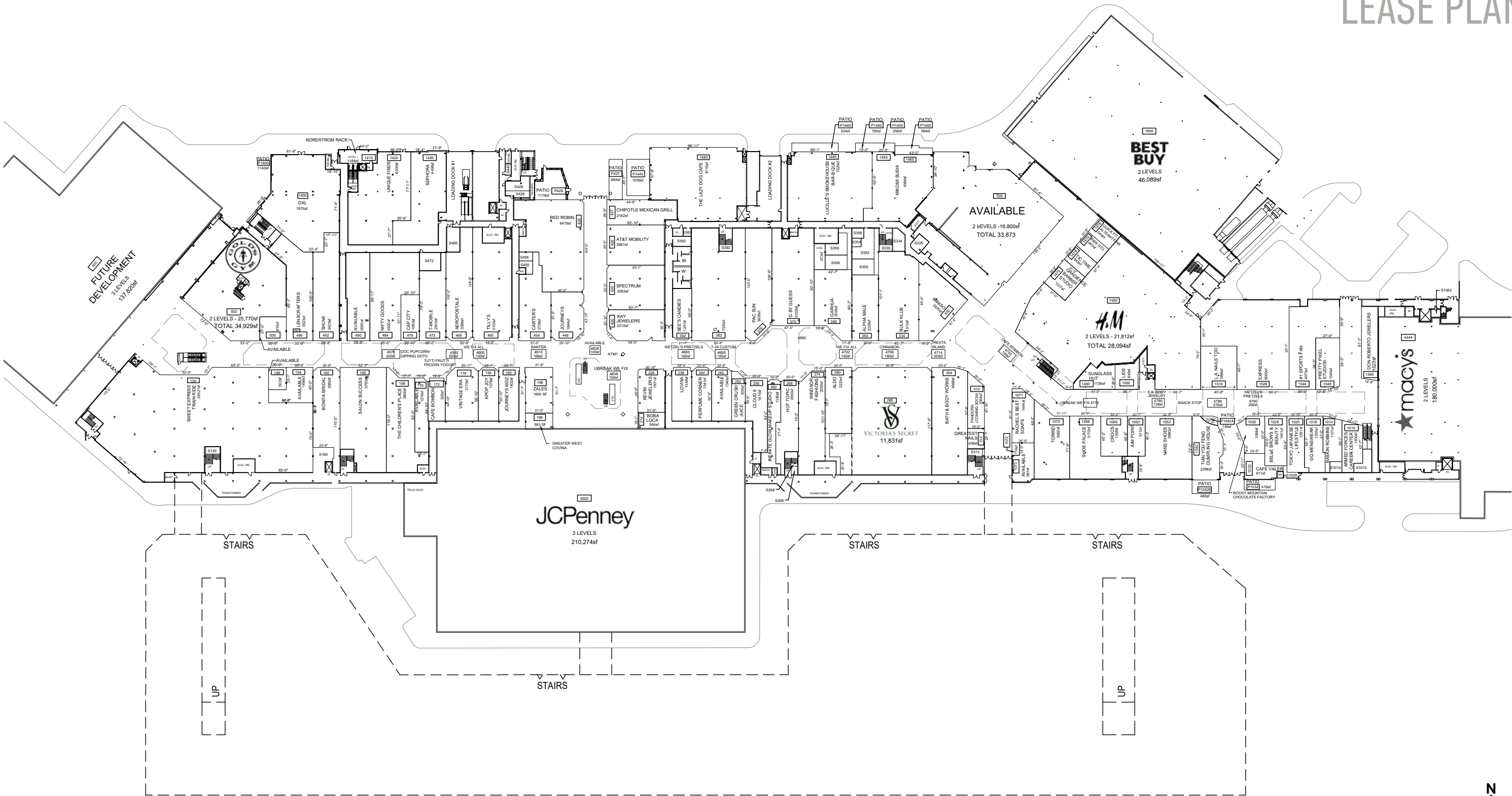


EXISTING SITE PLAN



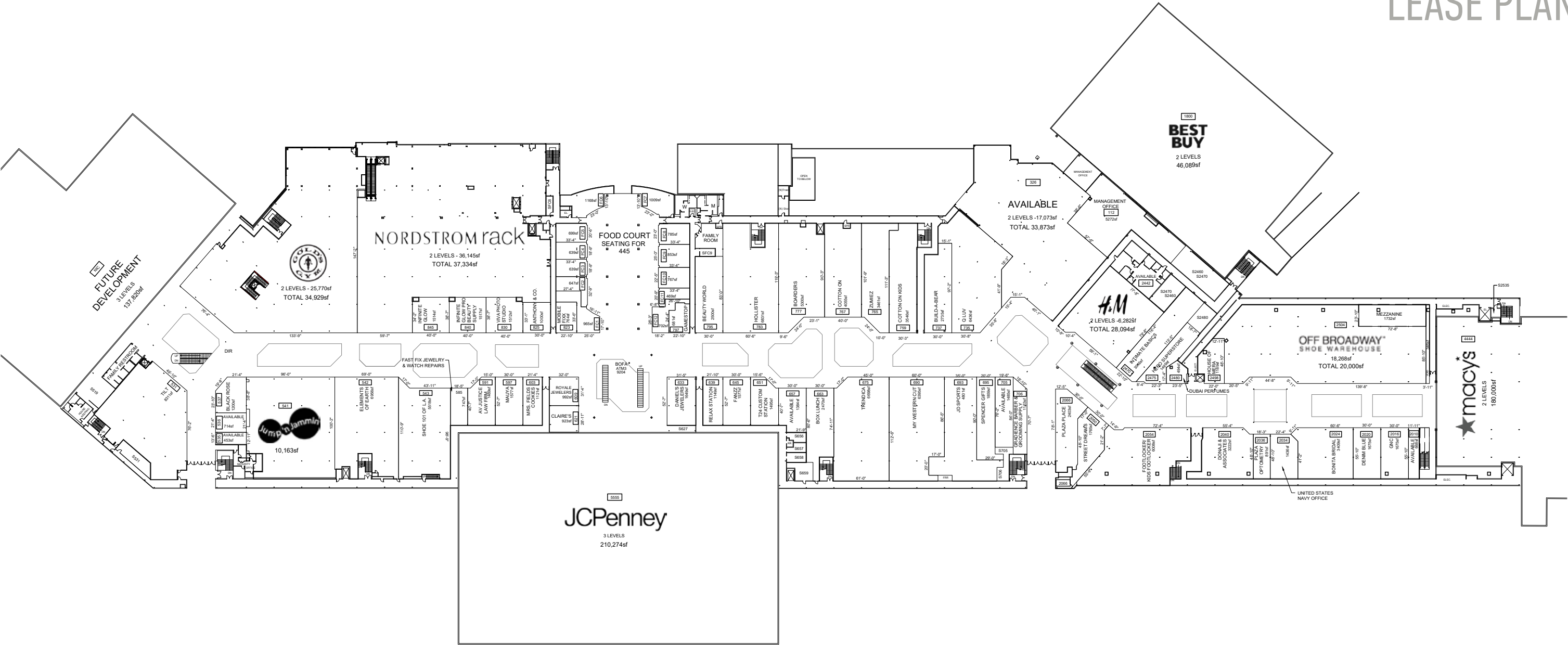
Lower Level

LEASE PLAN



Upper Level

LEASE PLAN





LEASING

ANNE SINGLETON
310.562.2460
ASINGLETON@PACIFICRETAIL.COM

RYAN BACKS
317.389.6875
RBACKS@PACIFICRETAIL.COM

LOCAL LEASING

LAURA SEANEZ
626.437.6950
LSEANEZ@PLAZAWESTCOVINA.COM

MAGGIE PAWELEK
630.816.4110
MPAWELEK@PACIFICRETAIL.COM

PLAZA
WEST COVINA

  @PlazaWestCovina
plazawestcovina.com
112 Plaza Drive
West Covina, CA 91790

Partner with us!

Pacific Retail Capital Partners (PRCP) is one of the nation's premier real estate investment groups, with a proven track record of evolving and repositioning large-format retail properties. Based in Southern California, PRCP strategically leads over \$3 billion and 24 million square feet in assets under direct management and leasing. Additionally, 17 million square feet of asset management, advisory and master planning services.





LAZY DOG

RESTAURANT & BAR

PACIFIC
RETAIL

CONNECT WITH US AT

   @PACIFICRETAIL

© 2025 Pacific Retail Capital Partners

2029 Century Park East
Suite 1550
Los Angeles, CA 90067

310.641.8060
info@pacificretail.com
pacificretail.com

CHIPOTLE