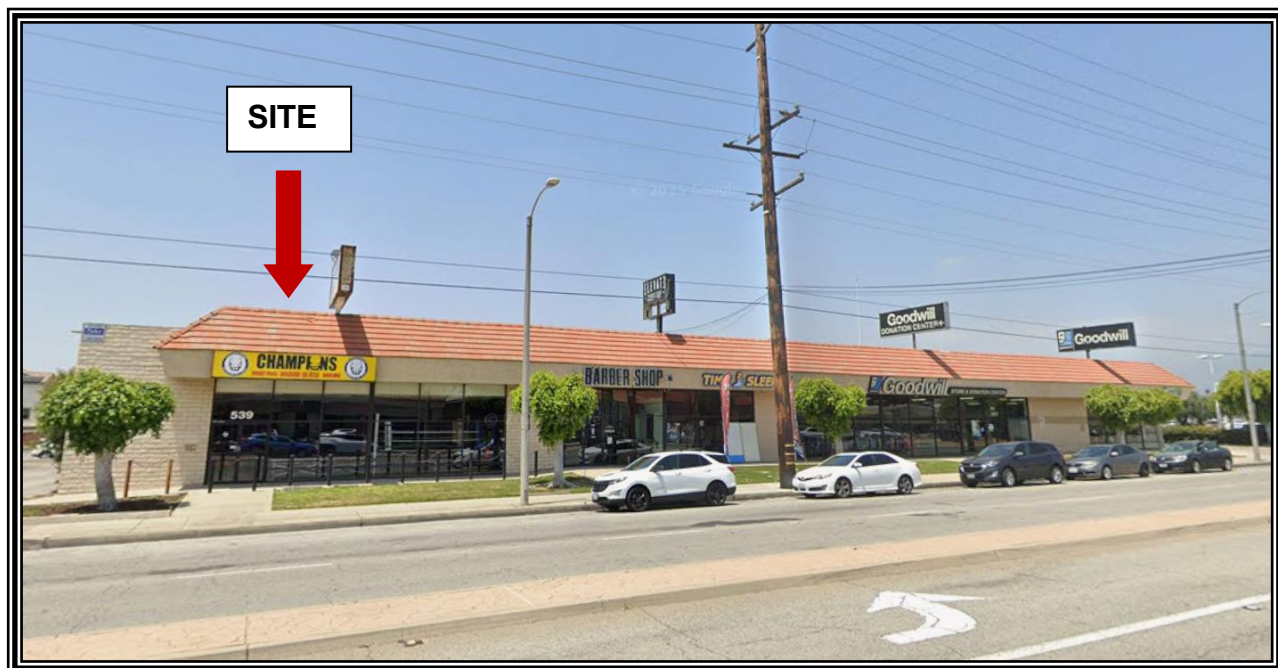


Pioneer Center ~ West Covina for Lease
539 N. AZUSA AVENUE



LOCATION:	539 N. Azusa Avenue West Covina, Ca 91791
SIZE:	5,000 +/- square feet*
RENTAL RATE:	\$1.50 per square foot, MG
OCCUPANCY:	October 2025
PARKING:	Excellent parking
COMMENTS:	<ul style="list-style-type: none">* Neighborhood Center Anchored by Goodwill and Norm's Restaurant.* Excellent Storefront Visibility with Highly Visible Signage* National Tenants in Close Proximity Include: Food 4 Less, LA Fitness, Big Lots, Denny's, and Family Dollar* Located on a Major Retail Corridor* Strong Demographics* High Vehicle Foot Traffic* Former Carpet Store

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

richard@paleycommercial.com

DRE: 00966353

Benjamin L. Paley

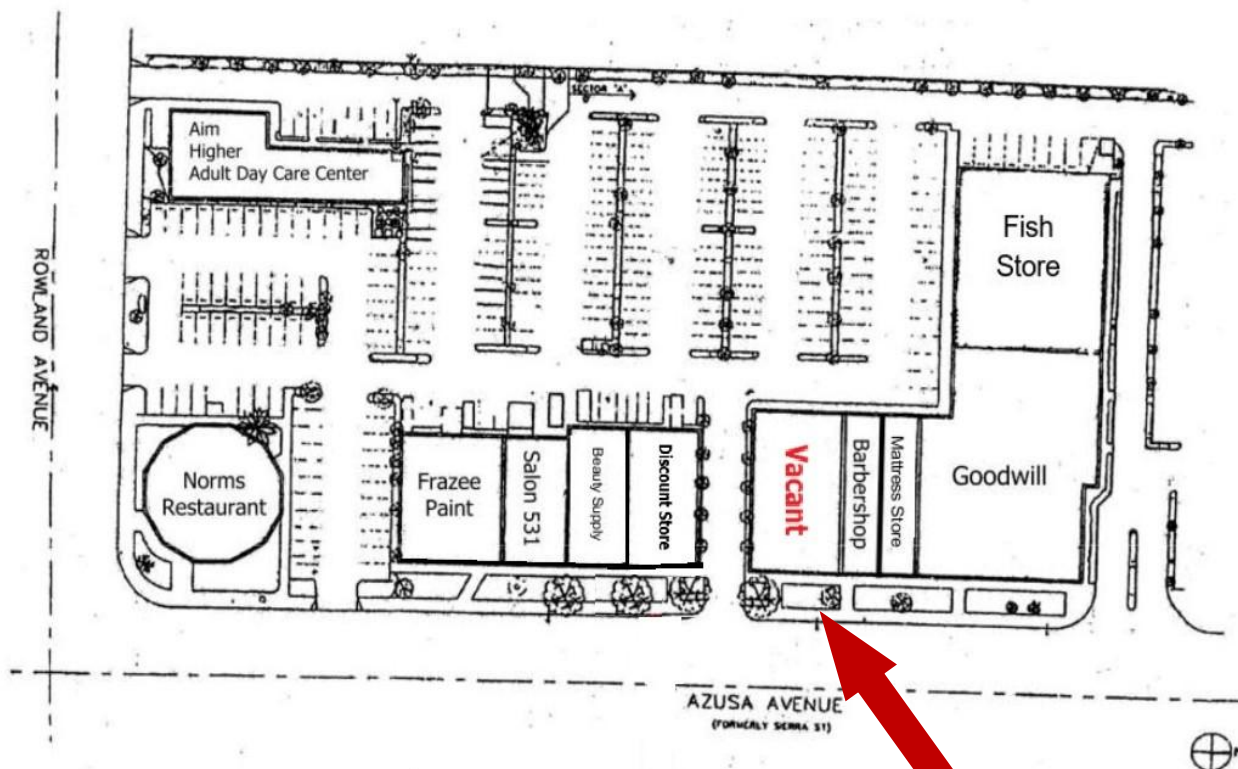
ben@paleycommercial.com

DRE: 02074047

**Lessee to Verify*

19507 Ventura Boulevard, Tarzana, Ca 91356 ~ Phone (818) 343-3000 ~ Fax (818) 343-3311
www.paleycommercial.com

SITE PLAN



SITE

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Richard L. Paley

richard@paleycommercial.com

DRE: 00966353

**Lessee to Verify*

Benjamin L. Paley

ben@paleycommercial.com

DRE: 02074047

19507 Ventura Boulevard, Tarzana, Ca 91356 ~ Phone (818) 343-3000 ~ Fax (818) 343-3311
www.paleycommercial.com