

COVINA BUSINESS PARK



FOR LEASE

5 BUILDINGS | 18 UNITS

TOTALING 61,075 SF

MULTI-TENANT INDUSTRIAL BUSINESS PARK

COVINA | CA

PROPERTY HIGHLIGHTS



5 BUILDINGS
18 UNITS



MULTI-TENANT
INDUSTRIAL
BUSINESS PARK



TOTAL
61,075 SF



CVM1
ZONING



NEW SECURITY
LIGHTS/CAMERAS



CENTRALLY LOCATED
BETWEEN THE
210 FWY & 10 FWY



AMPLE
PARKING



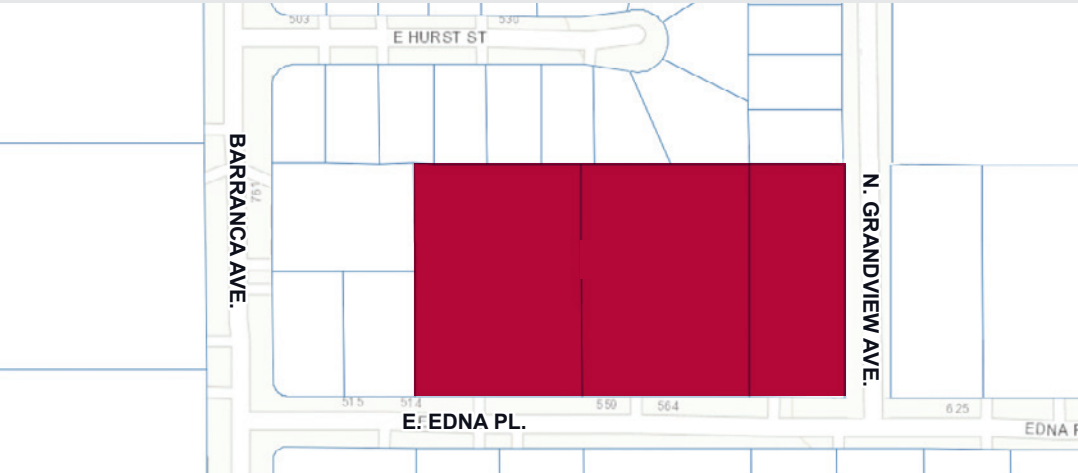
NEWLY
REFURBISHED



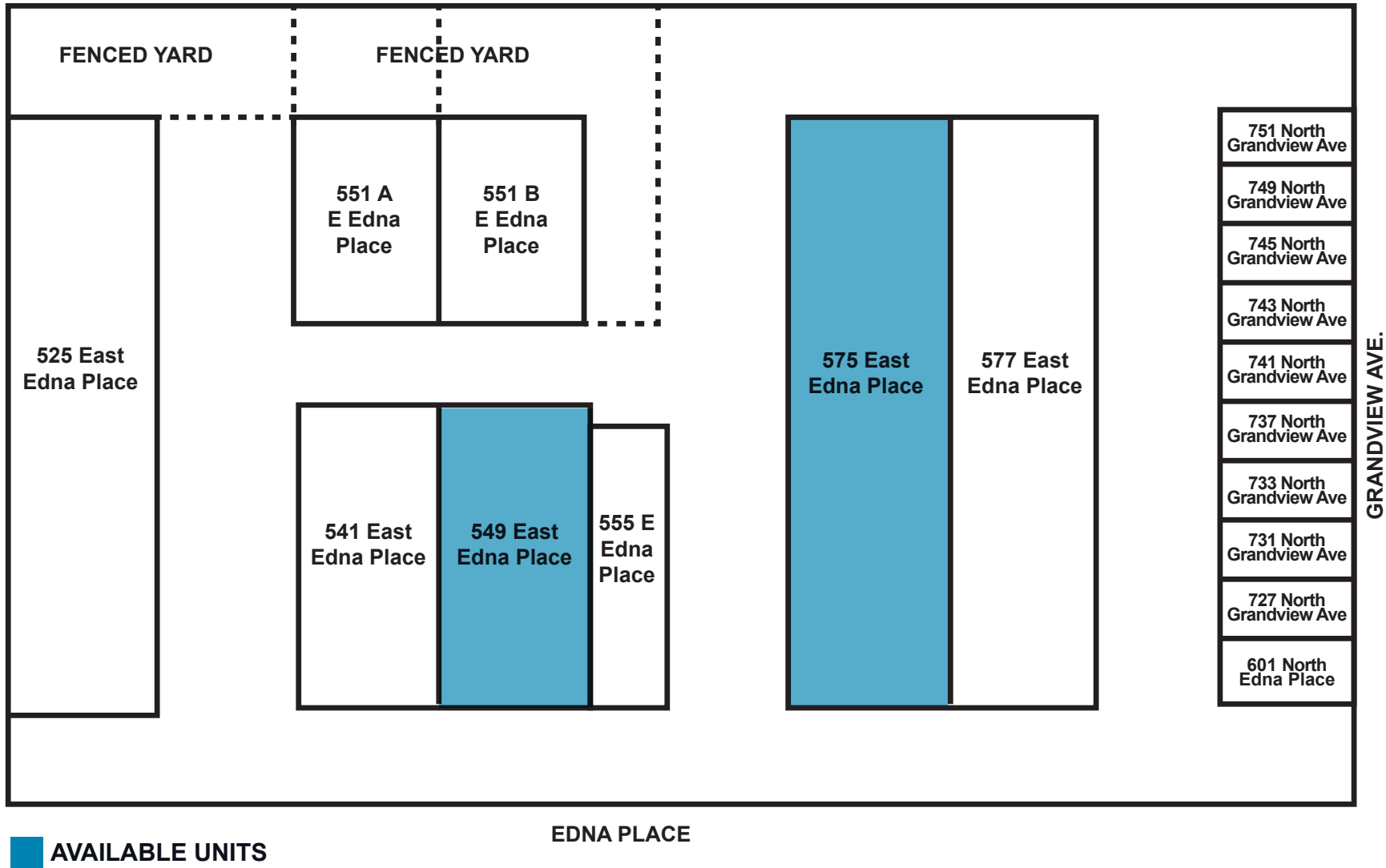
\$1.50 PSF GROSS
+ \$0.10 CAM



3-5 YEAR
TERM



FOR LEASE
COVINA BUSINESS CENTER
COVINA | CA



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Unit	SF	Status	Pricing
525	10,000	Occupied	-
541	5,000	Occupied	-
549	5,000	AVAILABLE NOW	\$1.50 psf gross + \$0.10 CAM
555	2,075	Occupied	-
551-A	3,500	Occupied	-
551-B	3,500	Occupied	-
575	10,000	AVAILABLE JULY 1 2023	\$1.50 psf gross + \$0.10 CAM
577	10,000	Occupied	-
601	1,200	Occupied	-
727	1,200	Occupied	-
731	1,200	Occupied	-
733	1,200	Occupied	-
737	1,200	Occupied	-
741	1,200	Occupied	-
743	1,200	Occupied	-
745	1,200	Occupied	-
749	1,200	Occupied	-
751	1,200	Occupied	-

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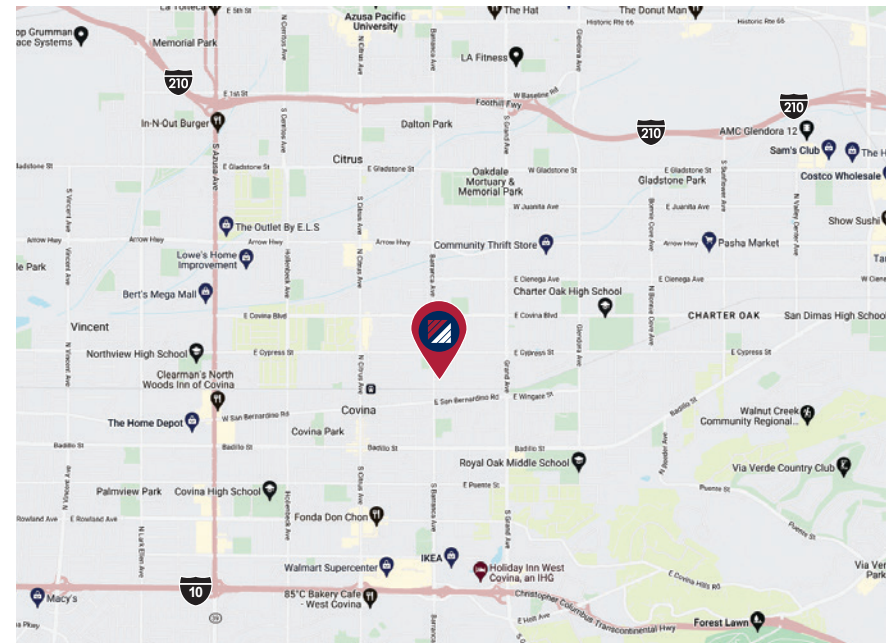
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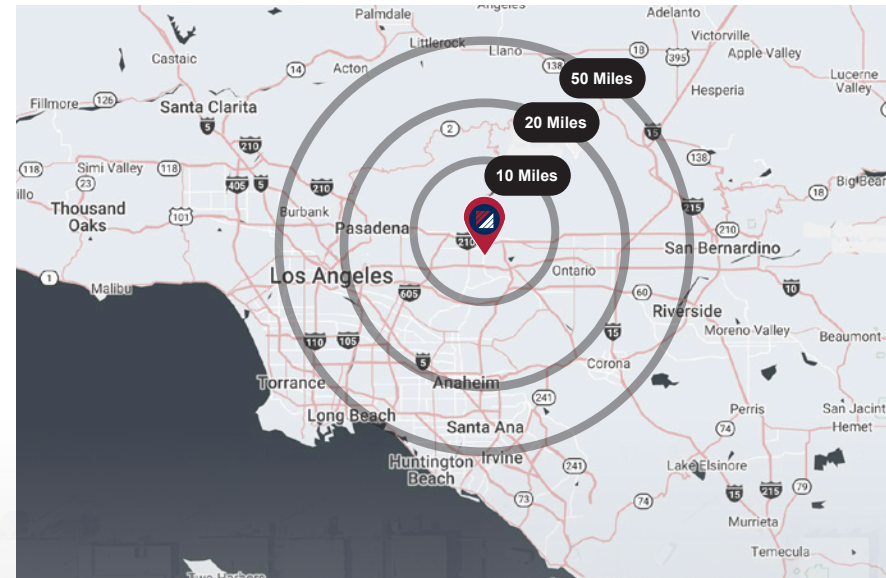
TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
N Barranca Ave	W Bennett Ave N	23,207	2022	0.08 mi
E Cypress St	N Prospero Dr W	8,717	2022	0.21 mi
E San Bernardino Rd	Commercial Ave E	10,668	2022	0.23 mi
E Cypress St	N 1st Ave E	9,764	2022	0.35 mi
E San Bernardino Rd	Howard Ave E	12,742	2022	0.43 mi
N Grand Ave	E Hurst St N	34,546	2022	0.46 mi
E Badillo St	S Grandview Ave SE	18,421	2022	0.51 mi
N Grand Ave	E Cypress St S	33,359	2022	0.51 mi
E Badillo St	Monte Vista Ave SE	19,638	2022	0.53 mi
E Cypress St	N Grand Ave W	9,316	2022	0.55 mi



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
1 mile	3 mile	5 mile	1,177,745
2010 Population	25,139	185,625	378,569
2022 Population	25,415	184,082	373,740
2027 Population Projection	25,078	180,958	367,084
2022 Households	8,473	55,851	110,057
2027 Household Projection	8,357	54,894	108,044
Total Specified Consumer Spending (\$)	\$287.7M	\$2.2B	\$4.5B
Avg Household Income	\$86,660	\$98,599	\$106,014
Median Household Income	\$66,814	\$80,287	\$86,378



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