#### **COVINA BUSINESS PARK**



FOR LEASE
5 BUILDINGS | 18 UNITS
TOTALING 61,075 SF

MULTI-TENANT INDUSTRIAL BUSINESS PARK COVINA | CA FOR MORE INFORMATION, PLEASE CONTACT:

**KURT YACKO** 

VICE PRESIDENT
P: 562.692.7876 | M: 949.903.0496
kurt.yacko@daumcommercial.com
CADRE #01989353



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#### **PROPERTY HIGHLIGHTS**



**5 BUILDINGS 18 UNITS** 



**MULTI-TENANT INDUSTRIAL BUSINESS PARK** 



TOTAL 61,075 SF



ZONING



**NEW SECURITY** LIGHTS/CAMERAS



**CENTRALLY LOCATED BETWEEN THE** 210 FWY & 10 FWY



**PARKING** 



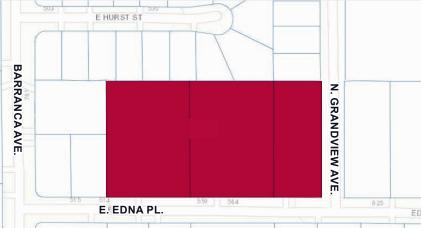
**NEWLY REFURBISHED** 



\$1.55 PSF GROSS + \$0.10 CAM



**3-5 YEAR TERM** 





# BARRANGAAME E. EDNA PL

#### **FOR LEASE COVINA BUSINESS CENTER** COVINA | CA

FOR MORE INFORMATION, PLEASE CONTACT:

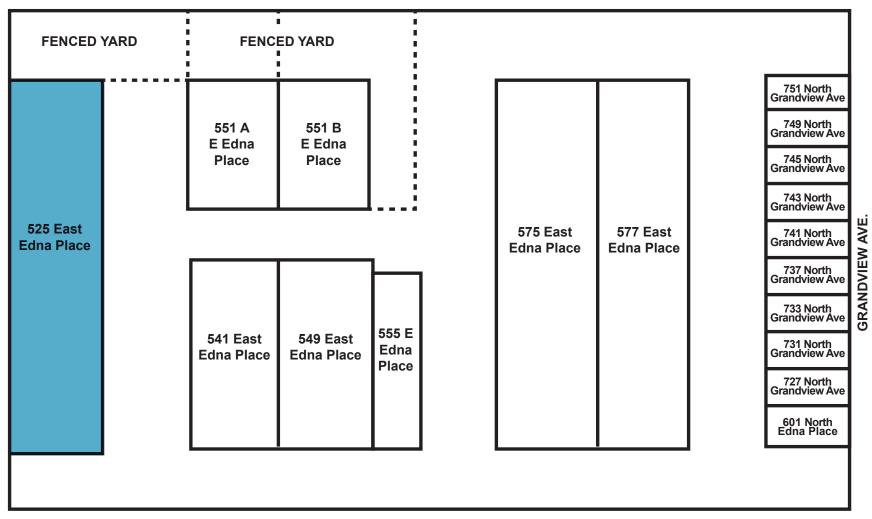
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**ABOUT PROPERTY** 



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AVAILABLE UNITS

**EDNA PLACE** 

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SITE PLAN

Unit	SF	Status	Pricing
525	10,000	AVAILABLE 8/1/24	\$1.55 PSF + \$.10 CAM.
541	5,000	Occupied	-
549	5,000	Occupied	-
555	2,075	Occupied	-
551-A	3,500	Occupied	-
551-B	3,500	Occupied	-
575	10,000	Occupied	-
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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**RENT ROLL** 









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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	

	La l'Olleca Y E 5th St Z	Azusa Pacific University		The Donut Man W ric Rte 66 Historic Rte	166
op Grumman O	Memorial Park	N Oltru	Giendo		
		us Ave	LA Fitness 🗣		
	210 E 161 St		W Baseline R <sup>b</sup>		-
	In-N-Out Burger 🕡	Dalto	Park &	-	210
	S N A		A A	AMC Glendo	0.0
adstone St	E Gladstone St	Citrus	3		Sam's Club The I
ostone si	A Fridations zi	E Gladstone St	Oakdale W Gladstone St Mortuary & Memorial Park	Gladstone St & State of State	Costco Wholesale
fincer		SOllius	W Juanita Ave	E Juanita Ave	I Valle
Awe	The Outlet B	y E.L.S ≩		e Cg	Show Sushi
Arrow Hwy	Arrow Hwy Arrow Hwy	Arrow Hwy	Community Thrift Store	Arrow Hwy Pasha Marke	et 2
e Park	Lowe's Home (2)	N O		1	a Ta
Traik g		us Av	E Cienega Ave	E Cienega Ave	W Clen
	Bert's Mega Mall		Charter Oak High Sci		
	E Covina Blvd		E Covina Blvd	CHARTER OAK	San Dimas High School
Vincent			Gle	ow .	
Z S North	view High School Copress S	8 7	E Cypress St	E Cypress St	
90		N City	Star		
A N	Clearman's North Woods Inn of Covina	¥0	- d		
	• •		E San Bernardino Rd E Wingare St	walnut Walnut	
	The Home Depot (2) W San Bernardino Rd	Covina Covina Park		Community Regi	Creek onal
Badillo St	Badillo St	Badillo St	Badillo St	de	
8		99	Royal Oak Middle School	Via Verde	Country Club
5	mview Park Covina High School 🗣	Žirus Ave	E Pueme St	Puente St	
owland Ave. E Rowland Av	ve de	Fonda Don Chon	S G		
	N X		8		Avenue 51
	Ř.		KEA 🚭 🚅		
	n v	Valmart Supercenter 😜 "	Holiday Inn West Covina, an IHG	FO	Via Ve Pari
A	10	IS*C Pakany Cafe C	▼ Covina, an IHG	E Covina Hills Rd	Train
Macy's		5°C Bakery Cafe - West Covina	Christopher Columbia Tre		
a Pkwy	39		E HOR AVE	Forest Lawn	

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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