

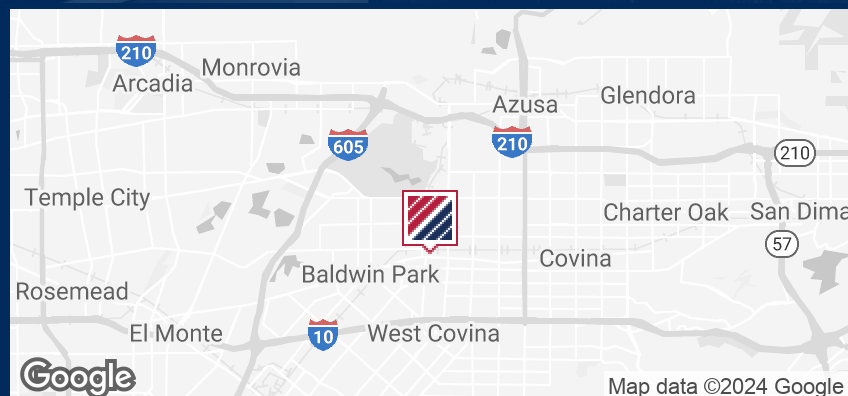


INDUSTRIAL PROPERTY  
**FOR LEASE**

1773 WEST SAN BERNARDINO ROAD #81  
WEST COVINA | CA, 91790

**PROPERTY FEATURES:**

- Great-Image Industrial Building
- High Ceiling
- 1 Ground Level Door
- Close proximity to 10, 605, and 210 Freeway



FOR MORE INFORMATION PLEASE CONTACT:

**ALAN MAO**

ASSOCIATE

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CADRE #02106206

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



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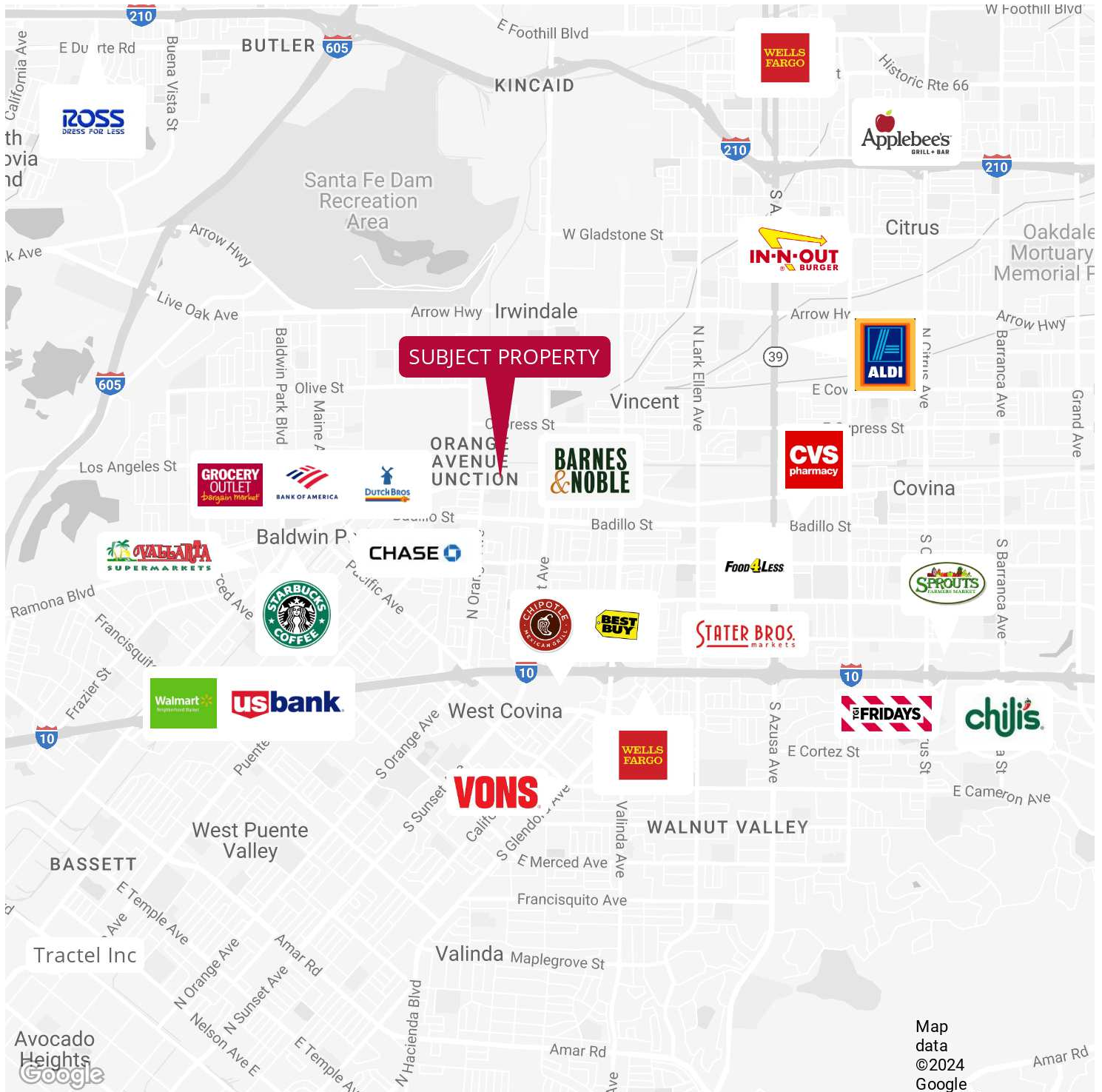


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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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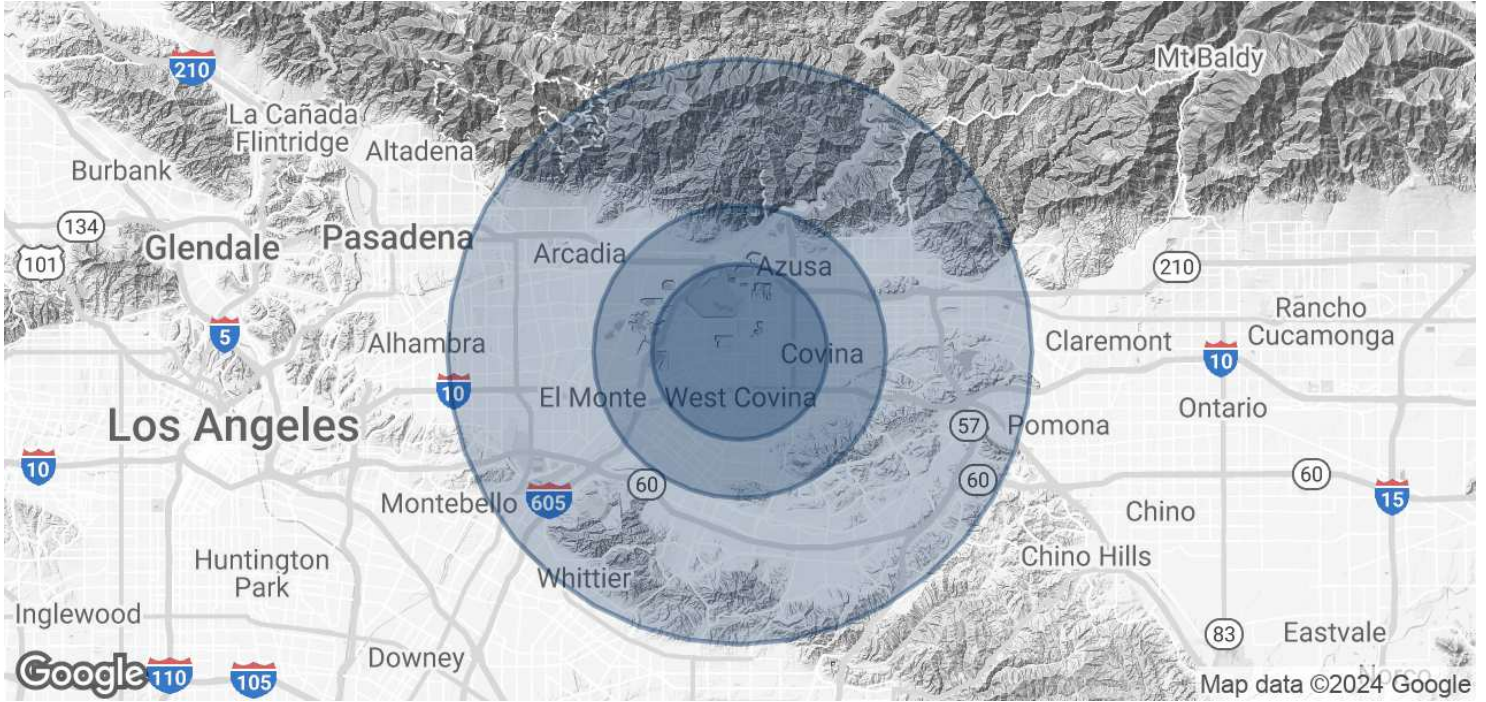


# 1773

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# FOR LEASE

INDUSTRIAL PROPERTY



## DEMOGRAPHICS

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	48,586	134,564	371,157
# of persons per HH	3.5	3.4	3.2
Average HH income	\$100,299	\$102,137	\$109,966
Average house value	\$657,822	\$677,070	\$744,325

\* Demographic data derived from CoStar

## TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE PROPERTY
Ramona Blvd	W San Bernardino Rd W	14,524	2022	0.16 mi
N Azusa Canyon Rd	Azusa Canyon Rd N	11,958	2022	0.17 mi
Ramona Blvd	Nora Ave W	16,695	2022	0.21 mi

\*Traffic Count data derived from CoStar

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