

# 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:

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CADRE #01989353

**JAMES CROWELL**  
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CADRE #02240857



## 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



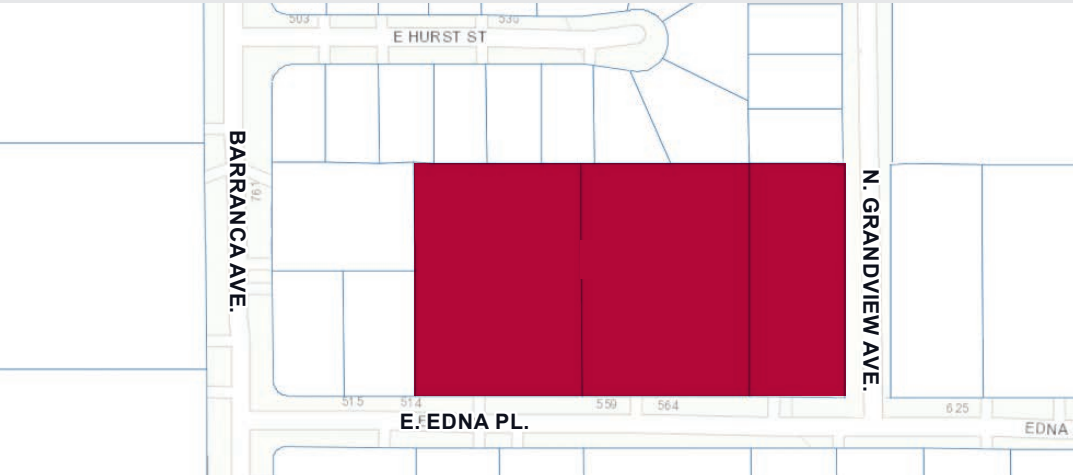
NEWLY  
REFURBISHED



\$1.40-\$1.45 PSF GROSS  
+ \$0.10 CAM



3-5 YEAR  
TERM



# FOR LEASE

## COVINA BUSINESS CENTER

COVINA | CA

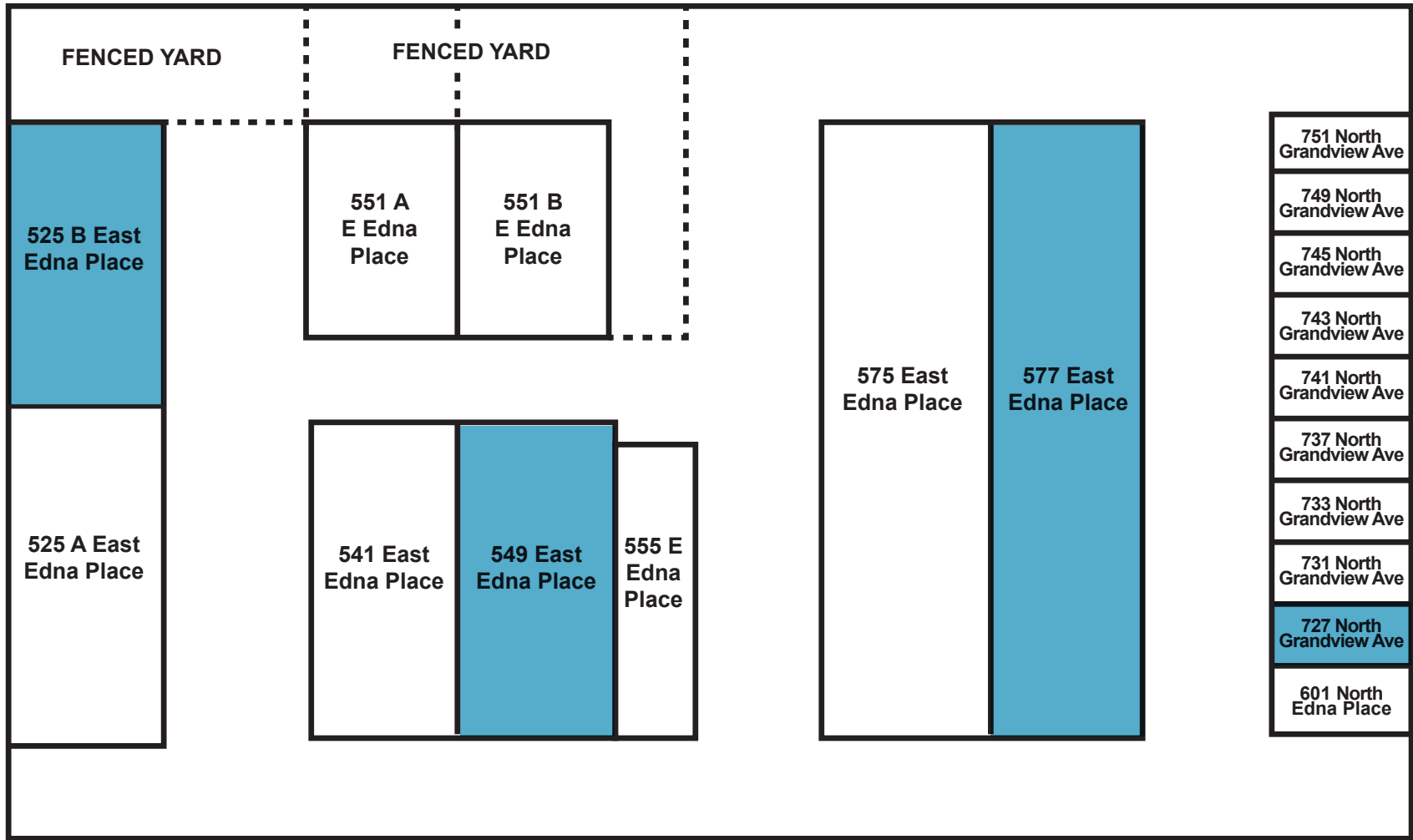
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ABOUT PROPERTY

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES



 AVAILABLE UNITS

EDNA PLACE

GRANDVIEW AVE.

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SITE PLAN



Unit	SF	Status	Pricing
525	10,000	Occupied	-
525 A	5,000	Occupied	-
525 B	5,000	AVAILABLE NOW	\$1.40 PSF + CAM
541	5,000	Occupied	-
549	5,000	AVAILABLE NOW	\$1.45 PSF + CAM
555	2,075	Occupied	-
551-A	3,500	Occupied	-
551-B	3,500	Occupied	-
575	10,000	Occupied	-
577	10,000	AVAILABLE AUGUST 1	\$1.40 PSF + CAM
601	1,200	Occupied	-
727	1,200	AVAILABLE	\$1.45 PSF + CAM
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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PROPERTY PHOTOS

**DAUM**  
 COMMERCIAL REAL ESTATE SERVICES

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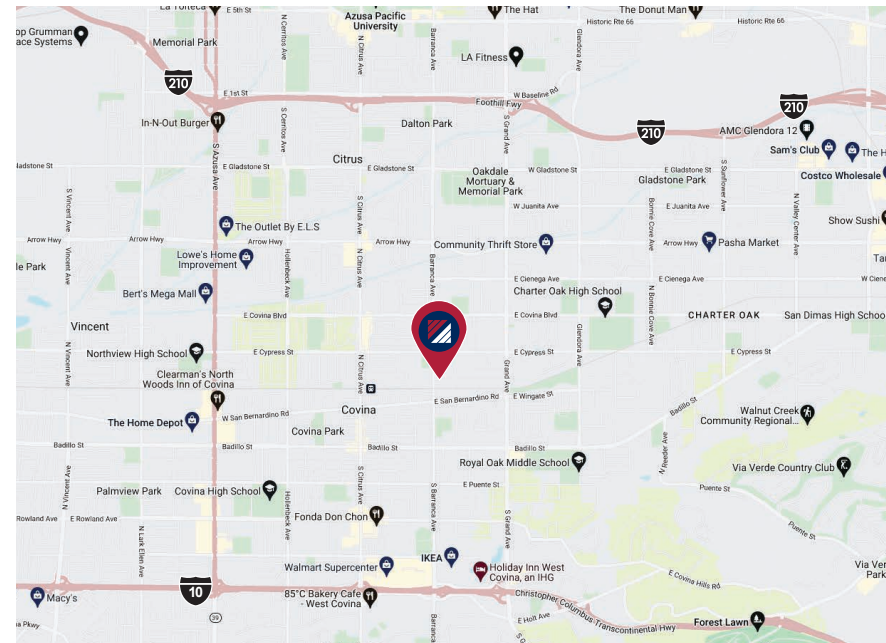
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PROPERTY PHOTOS



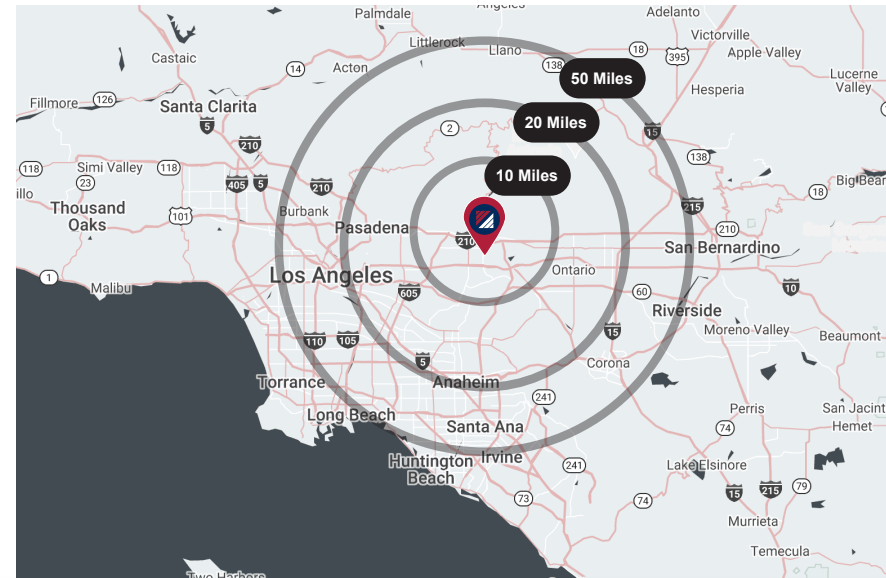
## TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
N Barranca Ave	W Bennett Ave N	23,171	2025	0.12 mi
E Cypress St	N Prospero Dr W	8,706	2025	0.18 mi
E San Bernardino Rd	Commercial Ave E	10,648	2025	0.20 mi
N Grand Ave	E Hurst St N	34,493	2025	0.40 mi
E Cypress St	N 1st Ave E	9,750	2025	0.41 mi
N Grand Ave	E Cypress St S	33,298	2025	0.45 mi
E San Bernardino Rd	Howard Ave E	12,720	2025	0.49 mi
E Cypress St	N Grand Ave W	9,302	2025	0.49 mi
E Badillo St	S Grandview Ave SE	18,784	2025	0.50 mi
E Badillo St	Monte Vista Ave SE	19,851	2025	0.52 mi



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
1 mile	3 mile	5 mile	1,177,745
2020 Population	27,209	192,074	387,925
2024 Population	25,875	182,667	366,529
2029 Population Projection	24,988	176,399	353,505
2024 Households	8,548	56,435	111,054
2029 Household Projection	8,231	54,362	106,810
Total Specified Consumer Spending (\$)	\$297.9M	\$2.2B	\$4.5
Avg Household Income	\$96,548	\$105,710	\$113,379
Median Household Income	\$74,288	\$85,635	\$90,724



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DEMOGRAPHICS

