

FOR LEASE
FURNITURE / MATTRESS / SHOWROOM

1705 W. GARVEY NORTH | WEST COVINA, CA 91790



C O R E - C R E . C O M

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PROPERTY OVERVIEW

1705 W. GARVEY NORTH
WEST COVINA, CA 91790

High visibility, trophy commercial property ideal for any retailer in need of significant square footage and infrastructure to support large-scale inventory deliveries. The sprawling, 11,130 SF space, currently occupied by Sit 'n Sleep (relocating to a nearby alternative site), features an expansive open floor plan and high ceilings illuminated by ample natural light streaming through the large front windows.

Rounding out the vast interior are two private restrooms, a breakroom / kitchenette, an equipment room, and a large storage room accessible through a roll-up door and rear gated lot intended for receiving inventory shipments. Property amenities include a pole sign (the available space receives top billing), parking in a shared on-site lot, and A+ co-tenancy with Sherwin-Williams Paint Store, Napa Auto Service, and SWTF Personal Training.

Superbly located, the freeway visible property is immediately off the 10 frwy at the Covina Parkway exit. Situated in prime West Covina, the site is surrounded by densely populated residential neighborhoods, numerous regional and national retailers, and the West Covina Plaza shopping mall, anchored by Best Buy, JCPenney, Nordstrom Rack, and many more!



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PROPERTY HIGHLIGHTS

1705 W. GARVEY NORTH
WEST COVINA, CA 91790

- » Freeway visible site (the 10 Frwy) in prime West Covina
- » 11,130 SF retail space currently occupied by Sit'n Sleep
- » Expansive open floor plan with high ceilings and abundant natural light
- » Includes two private restrooms, breakroom/kitchenette, and equipment room
- » Large storage room with roll-up door access and rear gated lot for inventory receiving
- » Pole signage with top billing for available space
- » Shared on-site parking
- » Join Sherwin-Williams Paint Store, Napa Auto Service, and SWTF Personal Training
- » Immediately off the 10 Freeway at the Covina Parkway exit
- » Close to many regional and national retailers, and West Covina Plaza (Best Buy, JCPenney, Nordstrom Rack, and more)

LEASE RATE: \$2.10 PSF + NNN (Estimated NNN Fee \$0.50 PSF)



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SITE PHOTOS

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INTERIOR PHOTOS

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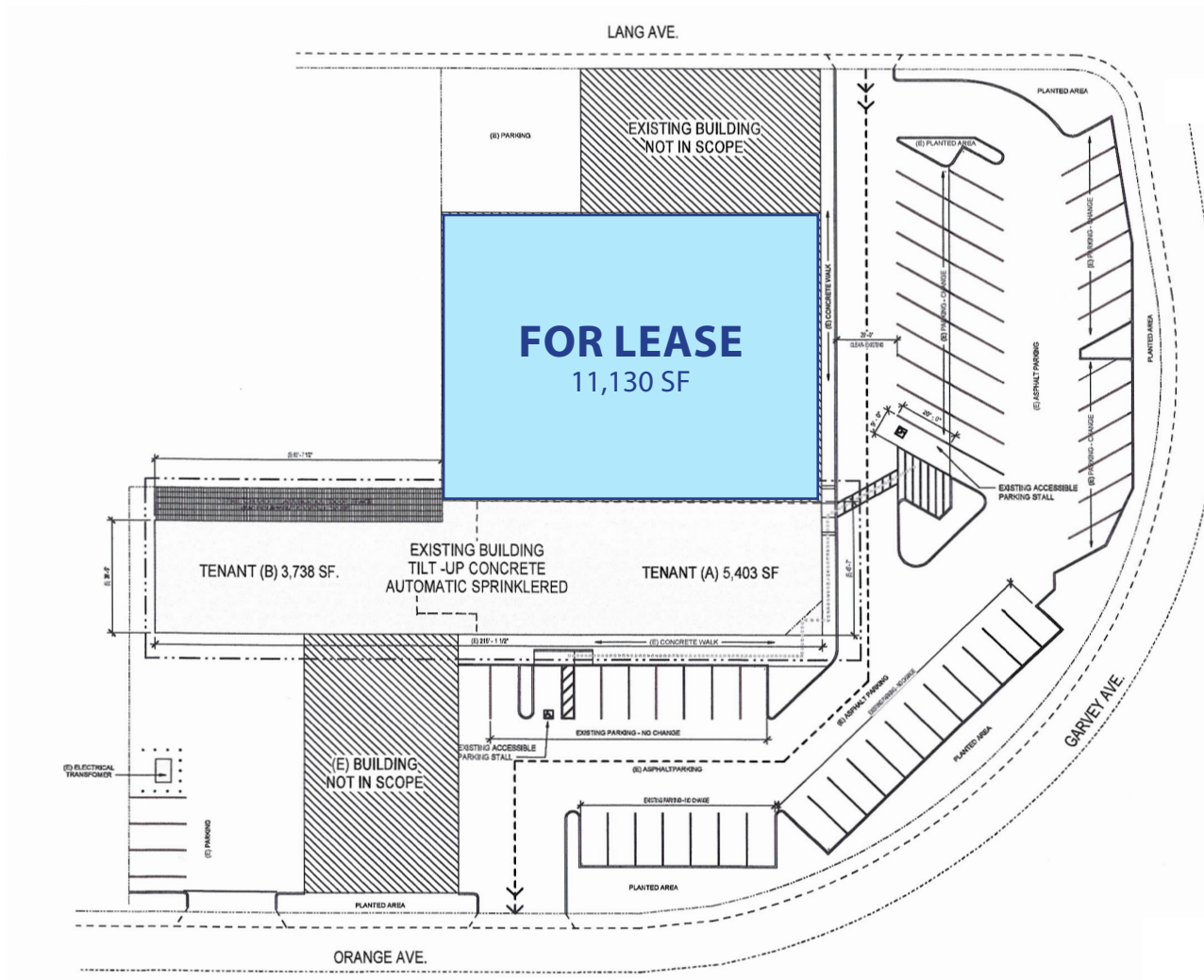
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SITE PLAN

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COMMUNITY PROFILE

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WEST COVINA, CA 91790



West Covina is a primarily residential community situated in Los Angeles County's San Gabriel Valley. A thriving municipality hosting 100,000+ residents earning a median household income exceeding \$100,000+ annually, spread across a diverse, densely populated consumer base. Conveniently located, the subject property resides amid one of San Gabriel Valley's most active retail corridors, luring shoppers from across the region via direct offered by the 10 Freeway access, with many visitors drawn to the nearby Plaza West Covina, a 1.2-million-square-foot regional mall anchored by Best Buy, JCPenney, and Nordstrom Rack. With a well-established retail infrastructure and a captive residential audience, West Covina persists as proven, high-performance market for national and regional tenants alike.

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AERIAL OVERVIEW

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