

For Sale Summary Report



For Sale: 1211 E Badillo St

West Covina, CA 91790 (Los Angeles County) - Upper San Gabriel Valley Submarket



For Sale Summary

Asking Price	Withheld
Status	Active
Sale Type	Investment or Owner User
Investment Type	Core
RBA	169,318 SF
Land	21.22 AC
Built/Renovated	1963/2023
On Market	861 Days
Last Update	November 19, 2025



Property Summary

RBA (% Leased)	169,318 SF (100%)	Docks	7 exterior
Built/Renovated	1963/2023	Levelers	None
Drive Ins	None		
Parking Spaces	10.50/1,000 SF; 1778 Surface Spaces		

Contacts

Sales Company

Newmark 2301-2321 Rosecrans Ave, Suite 4100 El Segundo, CA 90245 USA (310) 491-2000 www.nmrk.com	John McMillan Vice Chairman john.mcmillan@nmrk.com (310) 491-2048
	Connor Reeves Senior Managing Director Connor.reeves@nmrk.com (858) 354-6303
	Jeff Sanita Executive Managing Director Jeff.Sanita@nmrk.com (310) 491-2003
	Danny Williams Executive Managing Director danny.williams@nmrk.com (310) 347-5759
	Andrew Conroy Transaction Manager Andrew.Conroy@nmrk.com (617) 529-1684
Newmark 555 Flower St Los Angeles, CA 90071 USA (213) 596-2222 www.nmrk.com	Mark Repstad Executive Managing Director mark.repstad@nmrk.com (213) 453-1155
	Rob Castro Andrade Associate rob.castro@nmrk.com (657) 532-8400

Recorded Owner

Go West Covina Owners LLC
 18301 Von Karman Ave, Suite 250
 Irvine, CA 92612 USA



For Sale Summary Report

Sale Highlights

- 19 Coverage Huge Excess Yard
- Potential Last Mile Delivery Station
- Rare Low Coverage Industrial Property
- Flexible Zoning Entitlements

Sale Notes

14'-19' Clearance
 Additional Dock High Loading Possible
 Fully Sprinklered

Key Tenants

Tenant Name	Industry	Floor	SF Occupied	Employees	Move Date	Expiration
Jubilee Christian School Inc	Services	1	500	-	Aug 2025	-

Showing 1 of 1 Tenants

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	1,553,332 SF	↓ -29.9%
Submarket 2-4 Star	6.0%	↑ 0.2%	Months on Market	5.8	↑ 1.4 mo
Market Overall	6.4%	↑ 0.6%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$15.68/SF	↓ -6.2%	12 Month Sales Volume	\$261.27M	\$315.45M
Submarket 2-4 Star	\$17.95/SF	↓ -4.1%	Market Sale Price Per Area	\$324/SF	\$319/SF
Market Overall	\$17.64/SF	↓ -4.3%			

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	169,318 SF	Asking Rent	Withheld
Max Contiguous	169,318 SF	Industrial Available	169,318 SF
Vacant	0 SF		

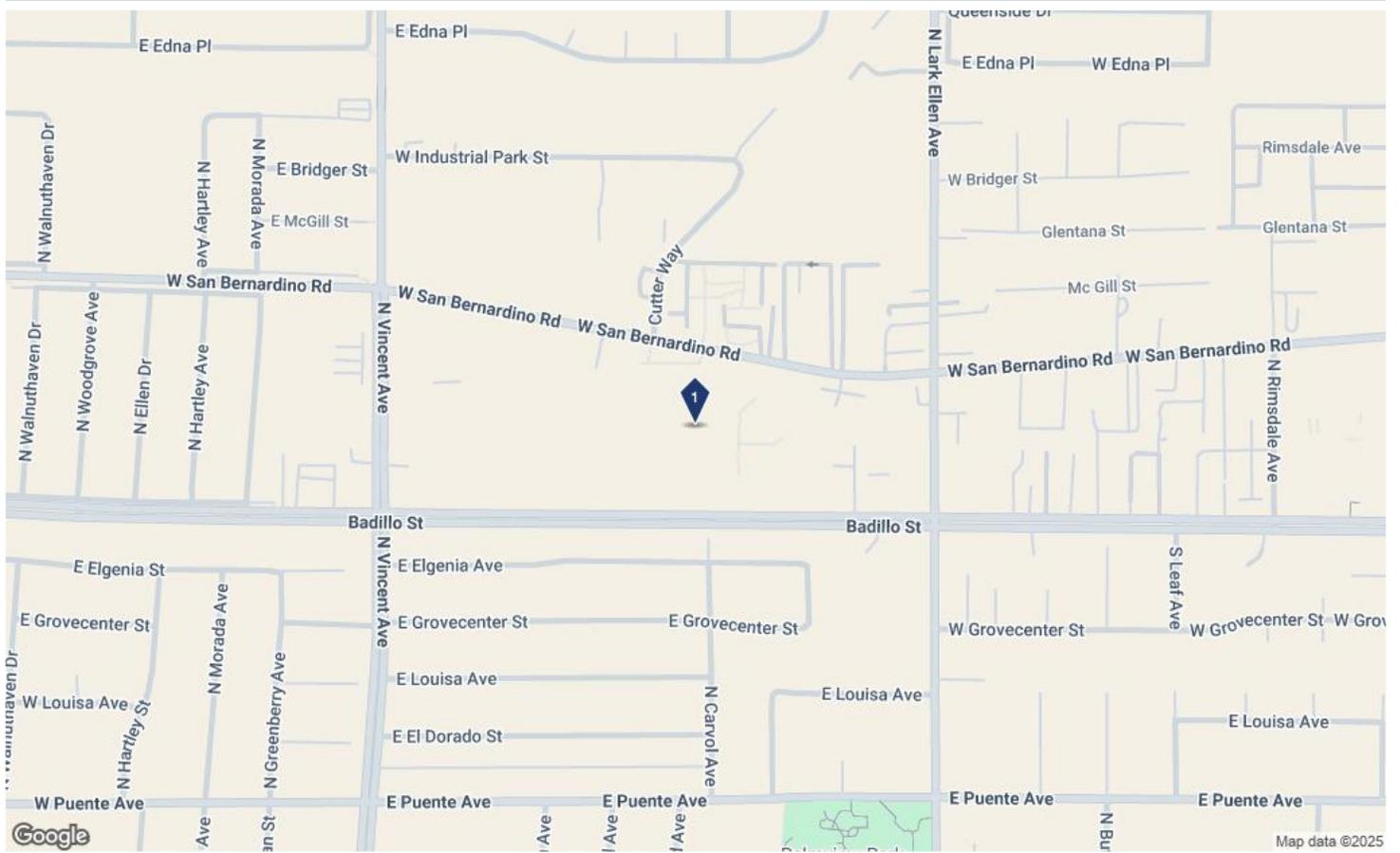
Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	169,318	169,318	Withheld	30 Days	Negotiable	7	-



For Sale Summary Report

For Sale Map Overview



Location

Postcode	91790	Market	Los Angeles
County	Los Angeles	Submarket	Upper San Gabriel Valley
State	California	Submarket Cluster	Upper San Gabriel Valley

Transportation

Parking Details	10.50/1,000 SF; 1778 Surface Spaces		
Traffic Volume	15,733 on N Azusa Ave (2025); 21,224 on W Badillo St (2025); 15,759 on Front St (2025); 17,647 on S Leaf Ave (2025); 1,676 on E Edna Pl (2025); 15,060 on Kingside Dr (2018); 15,430 on E Cypress St (2025); 14,364 on Roxburgh Ave (2025); 16,050 on N Trujillo Dr (2025); 21,744 on E Cypress St (2025)		
Frontage			
Transit/Subway			
Commuter Rail	Baldwin Park 		4 min drive
	Covina 		5 min drive
	Ontario International		28 min drive
Airport	Long Beach (Daugherty Field)		39 min drive
	Bob Hope		43 min drive
Walk Score®	Somewhat Walkable (54)		
Transit Score®			



For Sale Summary Report

Nearby Sale Comparables

Property Name Address	Type	Built/ Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
18689-18701 Arenth Ave	Industrial ★★★★☆	1986	91,151 SF	1/3/2024	\$38,400,000 (\$421.28/SF)	-
LA Industrial Center 425 W Carob St	Industrial ★★★★☆ Part of a Portfolio	1971	104,192 SF	2/22/2024	\$35,449,000 (\$340.23/SF)	-
Empire Business Center 11145 Inland Ave	Industrial ★★★★☆ Part of a Portfolio	1998	209,907 SF (100%)	4/23/2024	\$43,250,000 (\$206.04/SF)	-
1901 E Rosslynn Ave	Industrial ★★★★☆	1965	278,572 SF (100%)	5/10/2024	\$94,250,000 (\$338.33/SF)	-
Currier Industrial Center 20922 Currier Rd	Industrial ★★★★☆	2024	147,490 SF	6/20/2024	\$56,568,500 (\$383.54/SF)	-
918 S Stimson Ave	Industrial ★★★★☆	1981	282,377 SF (100%)	10/25/2024	\$59,900,000 (\$212.13/SF)	-
2501 W Rosecrans Ave	Industrial ★★★★☆	2000	300,217 SF (100%)	12/6/2024	\$137,200,000 (\$457.00/SF)	-
Bldg 1 5005 E Philadelphia St	Industrial ★★★★☆	1989	253,469 SF (100%)	12/19/2024	\$49,300,000 (\$194.50/SF)	3.86% Actual
Surveyor Distribution Center 2867 Surveyor St	Industrial ★★★★☆	1980	190,464 SF	1/6/2025	\$52,650,000 (\$276.43/SF)	-
West Valley Logistics 4200 W Valley Blvd	Industrial ★★★★☆	2024	269,780 SF	1/6/2025	\$99,920,000 (\$370.38/SF)	-
West Ontario Distribution Cent... 1932 S Bon View Ave	Industrial ★★★★☆	2024	174,494 SF (0%)	2/27/2025	\$55,227,351 (\$316.50/SF)	-
4224 District Blvd	Industrial ★★★★☆	2020	117,360 SF	2/28/2025	\$57,000,000 (\$485.69/SF)	-
Williamhouse 705 N Baldwin Park Blvd	Industrial ★★★★☆	1967	169,929 SF (100%)	3/5/2025	\$37,800,000 (\$222.45/SF)	-
Bldg 1 18045 Rowland St	Industrial ★★★★☆	1988	200,000 SF (0%)	5/15/2025	\$65,204,000 (\$326.02/SF)	-
Building 8 4471 State St	Industrial ★★★★☆	2025	110,507 SF (0%)	9/9/2025	\$38,125,000 (\$345.00/SF)	-
Fullerton Rd Bus Park 18501 San Jose Ave	Industrial ★★★★☆ Part of a Portfolio	1984	199,164 SF (100%)	10/10/2025	\$49,000,000 (\$246.03/SF)	-
Multi-Property Sale 18305 San Jose Ave	Industrial ★★★★☆ Part of a Portfolio	1986	250,080 SF	10/10/2025	\$60,000,000 (\$239.92/SF)	-



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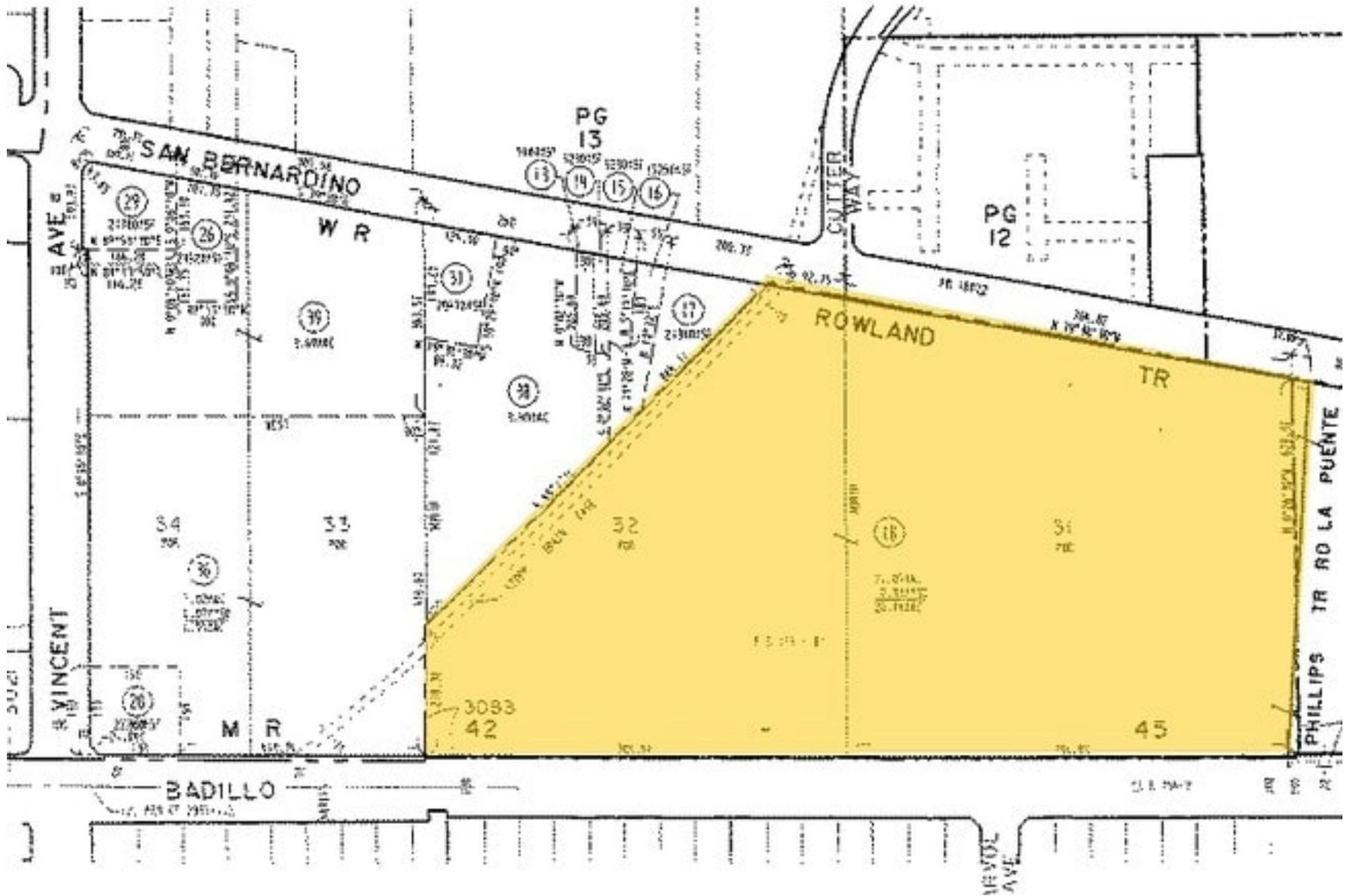


For Sale: 1211 E Badillo St

West Covina, CA 91790 (Los Angeles County) - Upper San Gabriel Valley Submarket



Distribution



For Sale Summary Report



Portfolio Sale: Cameron Court - 4 Properties

West Covina, CA 91790 (Los Angeles County) - Eastern SGV Submarket

Office Portfolio

For Sale Summary

Asking Price	\$17,000,000 (\$141.23/SF)
Status	Active
Portfolio	4-Office Property Portfolio
Portfolio Size	120,374 SF
Cap Rate	6.5%
Net Operating Income	\$1,111,800
Sale Type	Investment
Investment Type	Core, Value Add
Land	5.56 AC
On Market	111 Days
Last Update	November 24, 2025



Contacts

Sales Company

Lee & Associates

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(626) 826-5419

Sale Highlights

- Three 3 threestory buildings and one 1 twostory building enclosing an interior courtyard with water feature and walking paths
- Five 5 Elevators Solar Panels Large Free Surface Parking Lot Common Area Restrooms
- Hard corner location at W Cameron Avenue and Toluca Avenue in the Downtown Zoning Plan of West Covina

Sale Notes

Lee & Associates - Pasadena is pleased to present Cameron Court Office Park located at 1501-1521 W. Cameron Avenue in West Covina, California. The ±118,660 square foot Property is located in the heart of the San Gabriel Valley in the City of West Covina's Downtown, which is undergoing major revitalization and redevelopment. This coveted Downtown area offers immediate access to the San Bernardino (I-10), freeway, City Hall, Court House, Police Station, Public Library, Queen of the Valley Hospital, The Lakes Mall and Plaza West Covina Mall, which encompasses 1.2 million square feet with over 185 stores and restaurants.

Cameron Court Office Park is a unique property encompassing three (3) three-story buildings and one (1) two-story building, served by five elevators, built around an interior courtyard with a water feature, walking path and grass. Zoned for medical and office use, the property features an excellent mix of tenants and is surrounding by new residential, medical and mixed-use developments.

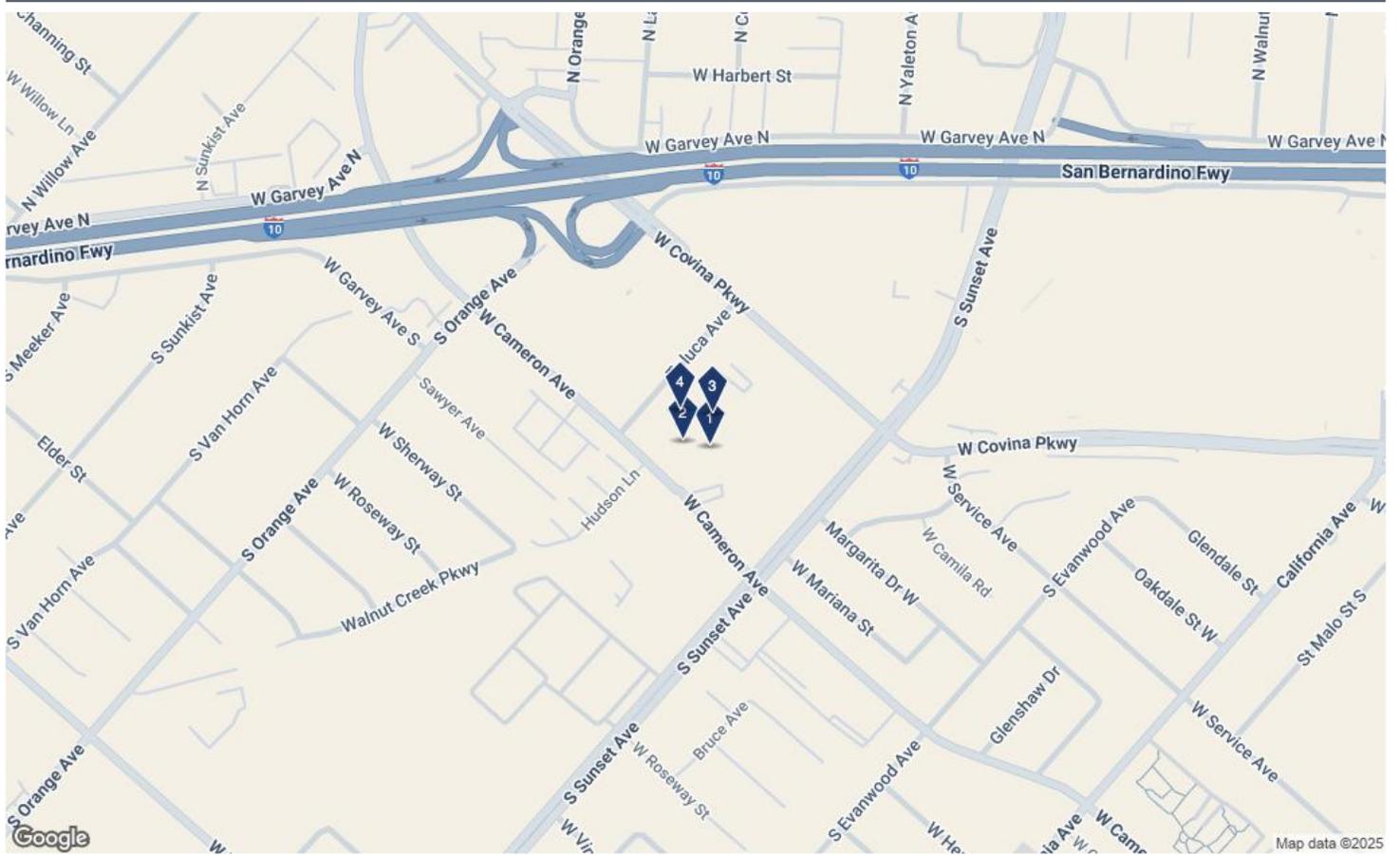
With it's corner lot location, the property offers great street visibility and frontage on Cameron Avenue and Toluca Avenue as well as easy access to ample surface parking for tenants and visitors.

West Covina has adopted a Downtown Plan which benefits Cameron Court with new allowable zoning for mixed-use residential and retail use, as well as access to an influx of new medical users and homeowners. The asset is very well situated near the West Covina's medical practitioner offices and Emanate Health Queen of the Valley 's 325-bed Hospital, which is 1/2 mile away from Cameron Court. Currently the Hospital is spending \$124.8 million in expansion and the first project is the creation of a 350-car parking lot. In addition, an 84-unit town home development is under construction directly across the street from Cameron Court.



For Sale Summary Report

For Sale Map Overview



Properties

	Address	Location	Type	Rating	Size	% Leased
1	1501 W Cameron Ave	West Covina, CA USA	Office	★ ★ ☆ ☆ ☆	31,830 SF	66.7%
2	1509 W Cameron Ave	West Covina, CA USA	Office	★ ★ ☆ ☆ ☆	15,181 SF	95.5%
3	1515 W Cameron Ave	West Covina, CA USA	Office	★ ★ ★ ☆ ☆	31,438 SF	74.8%
4	1521 W Cameron Ave	West Covina, CA USA	Office	★ ★ ☆ ☆ ☆	41,925 SF	64.6%



For Sale Summary Report



1501 W Cameron Ave
West Covina, CA 91790
Cameron Court Bldg C
Office Property



1509 W Cameron Ave
West Covina, CA 91790
Cameron Court Bldg D
Office Property



1515 W Cameron Ave
West Covina, CA 91790
Cameron Court Bldg B
Office Property



1521 W Cameron Ave
West Covina, CA 91790
Cameron Court Bldg A
Office Property



For Sale Summary Report

3 For Sale: 1532-1536 E Amar Rd - Woodside Village Shopping Center
West Covina, CA 91792 (Los Angeles County) - Eastern SGV Submarket

★★★★☆
Retail

For Sale Summary

Asking Price	\$10,900,000 (\$269.92/SF)
Status	Active
Cap Rate	6.2%
Net Operating Income	\$677,100
Sale Type	Investment
Investment Type	Core
Land	3.00 AC
Built	1990
On Market	726 Days
Last Update	November 6, 2025



Property Summary

GLA (% Leased)	40,382 SF (100%)	Tenancy	Multiple
Built	1990	Frontage	201' on Amar Rd
Parking Spaces	2.76/1,000 SF; Surface Spaces Available		

Amenities

- Bus Line
- Pylon Sign
- Signage

Contacts

Sales Company

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Real Estate Service**
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Irvine, CA 92618 USA
(949) 727-1200
www.lee-associates.com

Randall Dalby
Senior Vice President

rdalby@leeirvine.com

(949) 887-9900

Recorded Owner

Y S Saddleback Investors
42 Grassland
Irvine, CA 92620 USA

Sale Notes

Lee & Associates is pleased to present the opportunity to purchase a portion of multi-tenant retail Shopping center with 2 buildings at 1532- 1536 E Amar in West Covina. The 40,382 SF shopping center is situated on a 2.9958 acre (130,496 SF) parcel along East Amar Rd. and adjacent to Azusa Ave., a highly trafficked intersection. The two buildings were built in approximately 1990 and is 100% occupied by 6 highly synergistic mixture of national, regional and local tenants. The average household incomes in a 1 mile, 3 mile, and 5 mile radius are \$103,251, \$106,168 and 105,685 respectively. The tenant line-up is E-commerce resistant with retail and service oriented tenants. Traffic counts are ±63,500 ADT at the major intersection of E. Amar and S. Azusa Ave. Woodside Village retail tenants include: Grocery Outlet, 99¢ Only, Island Pacific Market, Advanced Auto Parts, and Bank of America. National tenants in the trade area include: Home Depot, Target, Petsmart, and numerous other national tenants.



For Sale Summary Report

Key Tenants

Tenant Name	Industry	Floor	SF Occupied	Employees	Move Date	Expiration
Giant Dollar	Retailer	1	14,200	-	Mar 2017	-
Angelic Nail	Services	1	2,472	4	May 2013	-
Healthy Smile Group	Health Care and Social Assistance	1	2,472	5	May 2013	-

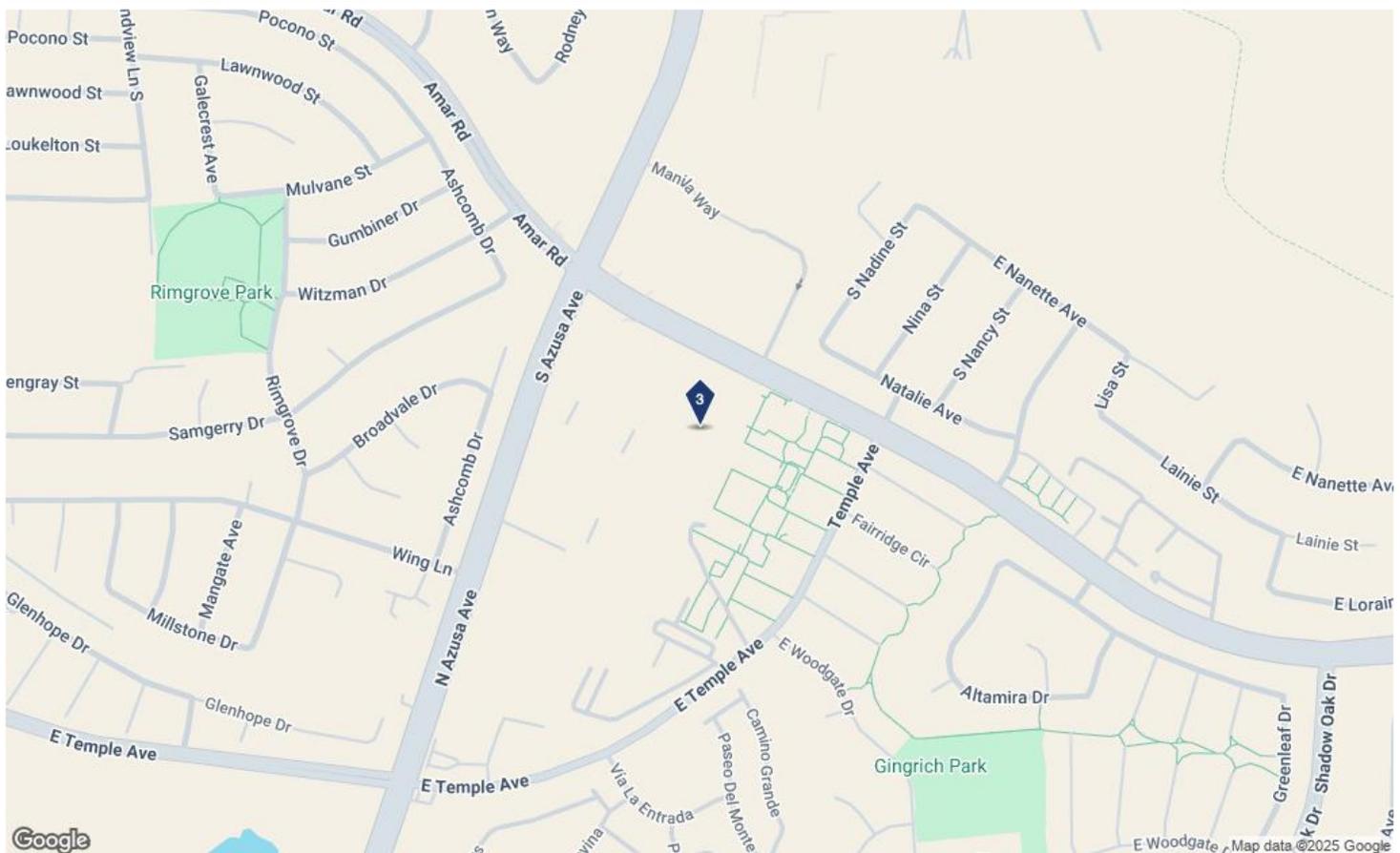
Showing 3 of 3 Tenants

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	730,502 SF	↓ -39.8%
Submarket 1-3 Star	6.2%	↑ 0.8%	Months on Market	9.1	↓ -0.9 mo
Market Overall	5.9%	↑ 0.2%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$22.23/SF	↓ -0.6%	12 Month Sales Volume	\$196.14M	\$300.13M
Submarket 1-3 Star	\$27.69/SF	0.1%	Market Sale Price Per Area	\$313/SF	\$316/SF
Market Overall	\$36.79/SF	↓ -1.0%			

For Sale Map Overview



For Sale Summary Report

Location

Postcode	91792	Market	Los Angeles
County	Los Angeles	Submarket	Eastern SGV
State	California	Submarket Cluster	San Gabriel Valley

Transportation

Parking Details	2.76/1,000 SF; Surface Spaces Available		
Traffic Volume	35,831 on Wing Ln (2025); 2,659 on Ashcomb Dr (2025); 839 on Ashcomb Dr (2025); 2,675 on Ashcomb Dr (2025); 13,014 on Via la Entrada (2025); 2,346 on Samgerry Dr (2025); 1,566 on Sam Gerry Dr (2025); 28,987 on S Brentwood Dr (2025); 1,074 on Gumbiner St (2025)		
Frontage	201' on Amar Rd		
Transit/Subway			
Commuter Rail	Industry 		11 min drive
	Covina 		10 min drive
	Ontario International		30 min drive
Airport	Long Beach (Daugherty Field)		40 min drive
	John Wayne/Orange County		41 min drive
Walk Score [®]	Very Walkable (72)		
Transit Score [®]			

Nearby Sale Comparables

Property Name Address	Type	Built/ Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
Central Chino Plaza 12550 Central Ave	Retail ★★★★☆ Part of a Portfolio	1967	24,085 SF	12/15/2023	\$5,038,000 (\$209.18/SF)	-
610 Las Tunas Dr	Retail ★★★★☆ Part of a Portfolio	1960	27,692 SF	12/21/2023	\$4,604,500 (\$166.28/SF)	-
700 N Harbor Blvd	Retail ★★★★☆	1962	22,628 SF	3/11/2024	\$4,475,000 (\$197.76/SF)	-
2969 Wilshire Blvd	Retail ★★★★☆	1929/1954	26,075 SF (0%)	3/27/2024	\$13,250,000 (\$508.15/SF)	-
Food 4 Less Shopping Center 635 N Azusa Ave	Retail ★★★★☆	1962	27,318 SF (0%)	4/30/2024	\$5,750,000 (\$210.48/SF)	-
Walmart Neighborhood Market 10912 Katella Ave	Retail ★★★★☆	1958	46,287 SF	5/13/2024	\$18,000,000 (\$388.88/SF)	-
Envision Toyota of West Covina 205 N Citrus Ave	Retail ★★★★☆	2007	40,359 SF (100%)	5/15/2024	\$38,000,000 (\$941.55/SF)	5.49% Actual 7.28% ProFor- ma
9125 Whittier Blvd	Retail ★★★★☆	1960	21,060 SF	6/3/2024	\$3,810,000 (\$180.91/SF)	-
24 Hour Fitness 1530 W West Covina Pky	Retail ★★★★☆	1962/1999	37,500 SF	9/30/2024	\$14,000,000 (\$373.33/SF)	-
Mall Of Fortune 9920 Westminster Ave	Retail ★★★★☆	1963	30,800 SF	11/15/2024	\$6,470,000 (\$210.06/SF)	-
East Duarte Road Center 130 E Duarte Rd	Retail ★★★★☆	1965	21,000 SF (100%)	3/12/2025	\$6,059,553 (\$288.55/SF)	4.73% Actual
	Retail					



For Sale Summary Report

Nearby Sale Comparables (Continued)

Property Name Address	Type	Built/ Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
AutoZone 601 E Holt Ave	★★★★☆☆	2012	30,650 SF (100%)	5/20/2025	\$5,700,000 (\$185.97/SF)	5.00% Actual
San Dimas Station 536-661 W Arrow Hwy	Retail ★★★★☆☆	1989	31,062 SF	6/25/2025	\$7,200,000 (\$231.79/SF)	6.75% Actual
Olympic & Hill 940 S Hill St	Retail ★★★★☆☆	1971	24,432 SF (0%)	7/3/2025	\$13,500,000 (\$552.55/SF)	-
3635 Colorado Blvd	Retail ★★★★☆☆	1938	25,240 SF	7/24/2025	\$7,250,000 (\$287.24/SF)	-
1107 S Harbor Blvd	Retail ★★★☆☆☆☆	1993	20,379 SF	8/6/2025	\$4,500,000 (\$220.82/SF)	-
310 S Magnolia Ave	Retail ★★★★☆☆	1965	33,197 SF	9/29/2025	\$11,000,000 (\$331.36/SF)	-



For Sale Summary Report



For Sale: 318 S California Ave - Plaza West Covina
West Covina, CA 91790 (Los Angeles County) - Eastern SGV Submarket

★★★★☆
Retail

For Sale Summary

Asking Price	Withheld
Status	Active
Sale Type	Investment
Investment Type	Core
Built	1994
On Market	54 Days
Last Update	November 10, 2025



Property Summary

Center Type	Super Regional Mall	Built	1994
GLA (% Leased)	33,359 SF (100%)	Tenancy	Multiple
Parking Spaces	Surface Spaces Available		

Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Bus Line
- Signage
- Signalized Intersection

Contacts

Sales Company

JLL 4 Park Plaza, Suite 900 Irvine, CA 92614 USA (949) 885-2900 www.us.jll.com	Daniel Tyner Managing Director, Capital Markets Daniel.Tyner@jll.com (562) 810-1282
	Gleb Lvovich Managing Director, Capital Markets Gleb.Lvovich@am.jll.com (949) 365-6698
JLL 2029 Century Park E, Suite 30th Flr Los Angeles, CA 90067 USA (310) 595-3660 www.us.jll.com	Geoff Tranchina Managing Director, Capital Markets geoff.tranchina@am.jll.com (949) 278-6149

Recorded Owner

Centermark Properties of West Covina Inc
Carlsbad, CA 92013
USA
www.starwoodcapital.com

True Owner



For Sale Summary Report

Contacts (Continued)

Starwood Capital Group
591 Putnam Ave, Suite 700
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(305) 695-5200
www.starwoodcapital.com

Sale Highlights

- Prime Location Adjacent to Top Regional Mall
- Immediate NOI Growth Opportunity Through LeaseUp
- Highly Dense Trade Area With Abundant Rooftops Surrounding The Property
- Diverse Credit Tenant Roster with Nationally Recognized Brands

Sale Notes

JLL is pleased to present Plaza West Covina, a 46,786 square foot retail center located in West Covina, CA, adjacent to one of California's top-performing regional malls. The property features a premier national and regional tenant roster including Bank of America, Jamba Juice, Gen Korean BBQ House, California Fish Grill, Urbane Café, America's Best Contacts & Eyeglasses, and SchoolsFirst Federal Credit Union.

Plaza West Covina is 87.6% occupied, offering a compelling immediate NOI growth opportunity through lease-up of approximately 5,800 square feet of vacant shop space. Existing tenants benefit from the close proximity to the Plaza West Covina Mall while paying below market rents creating an opportunity for future rent growth as new leases are executed and shop spaces are brought to market.

Located in a dense trade area with over 219,000 people within a three-mile radius and \$121,880 average household income, Plaza West Covina benefits from exceptional consumer demand, substantial daily foot traffic generated by the adjacent Plaza West Covina mall, and outstanding visibility and access from major thoroughfares.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
11/18/2013	\$1,640,000,000 (\$383.29/-SF)	45 Property Portfolio	Starwood Capital Group	Westfield Group

Showing 1 of 1 Historic Comparables

Key Tenants

Tenant Name	Industry	Floor	SF Occupied	Employees	Move Date	Expiration
America's Best Contacts & Eyeglasses	Retailer	1	3,200	4	Dec 2016	Dec 2026
Urbane Cafe	Accommodation and Food Services	1	2,000	-	Aug 2025	-
Poki Blast	Accommodation and Food Services	1	1,700	5	Jun 2017	-
Schools First Federal Credit Union	Finance and Insurance	1	1,500	23	Jul 2017	-
T Moblie	-	1	1,200	-	Oct 2020	-

Showing 5 of 7 Tenants



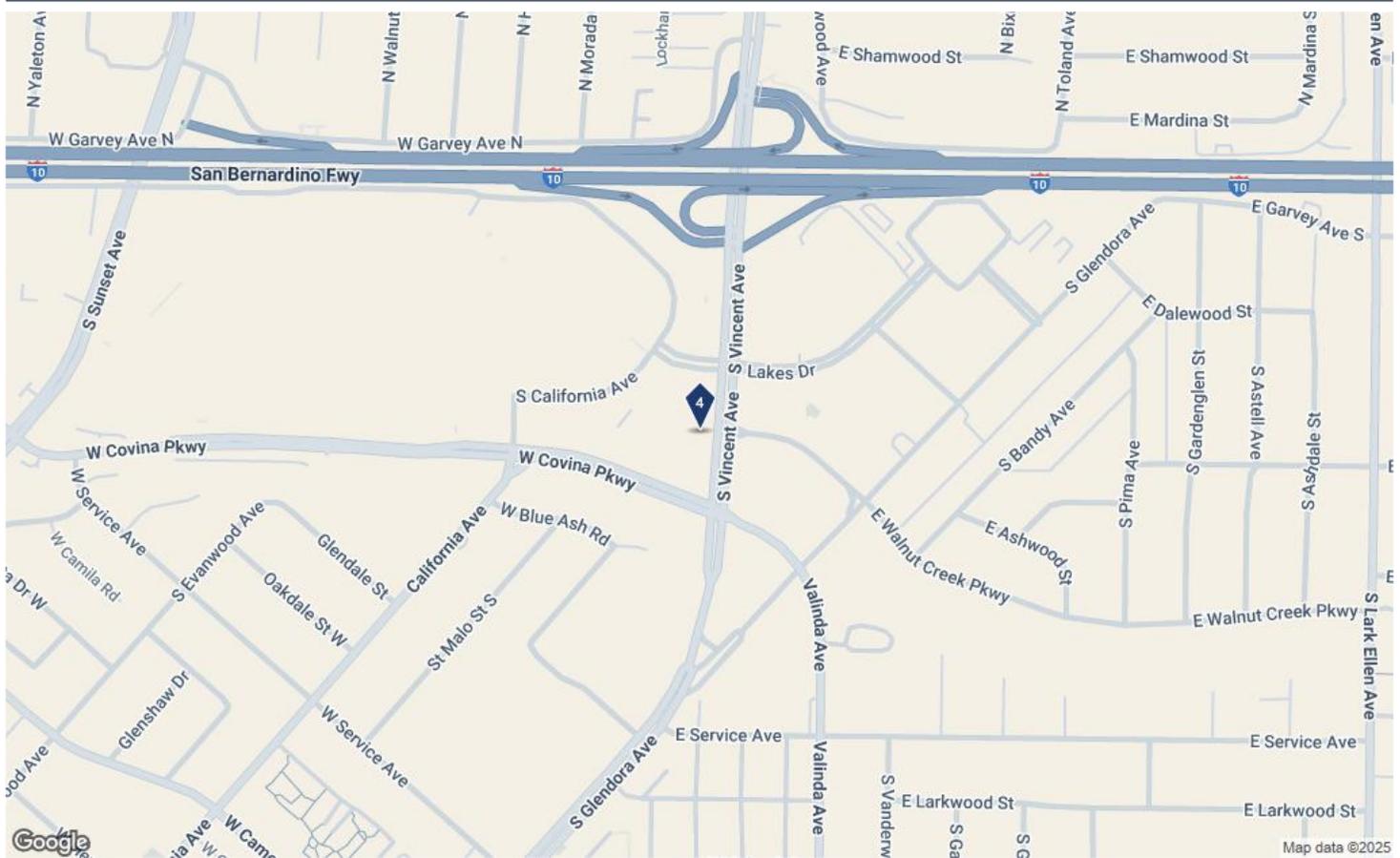
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Submarket 2-4 Star	6.2%	↑ 1.0%	Months on Market	9.1	↓ -0.9 mo
Market Overall	5.9%	↑ 0.2%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$23.94/SF	↓ -0.5%	12 Month Sales Volume	\$196.14M	\$300.13M
Submarket 2-4 Star	\$28.06/SF	↑ 0.1%	Market Sale Price Per Area	\$313/SF	\$316/SF
Market Overall	\$36.79/SF	↓ -1.0%			

For Sale Map Overview



Location

Postcode	91790	Market	Los Angeles
County	Los Angeles	Submarket	Eastern SGV
State	California	Submarket Cluster	San Gabriel Valley



For Sale Summary Report

Transportation

Parking Details	Surface Spaces Available
Traffic Volume	182,015 on I- 10 (2024); 6,146 on W West Covina Pkwy (2025); 17,696 on E Service Ave (2025); 205,472 on N Vincent Ave (2025); 181,692 on I- 10 (2025); 192,117 on N Vincent Ave (2025); 235,863 on N Toland Ave (2025); 13,737 on S Valinda Ave (2025); 19,522 on E Herring Ave (2025); 226,798 on W Pacific Ave (2025)
Frontage	
Transit/Subway	
Commuter Rail	Baldwin Park  6 min drive
	Covina  7 min drive
	Ontario International 26 min drive
Airport	Long Beach (Daugherty Field) 37 min drive
	Bob Hope 42 min drive
Walk Score [®]	Very Walkable (87)
Transit Score [®]	

Nearby Sale Comparables

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610 Las Tunas Dr	Retail ★★★★☆ Part of a Portfolio	1960	27,692 SF	12/21/2023	\$4,604,500 (\$166.28/SF)	-
700 N Harbor Blvd	Retail ★★★★☆	1962	22,628 SF	3/11/2024	\$4,475,000 (\$197.76/SF)	-
Food 4 Less Shopping Center 635 N Azusa Ave	Retail ★★★★☆	1962	27,318 SF (0%)	4/30/2024	\$5,750,000 (\$210.48/SF)	-
Walmart Neighborhood Market 10912 Katella Ave	Retail ★★★☆☆	1958	46,287 SF	5/13/2024	\$18,000,000 (\$388.88/SF)	-
Envision Toyota of West Covina 205 N Citrus Ave	Retail ★★★☆☆	2007	40,359 SF (100%)	5/15/2024	\$38,000,000 (\$941.55/SF)	5.49% Actual 7.28% ProForma
24 Hour Fitness 1530 W West Covina Pky	Retail ★★★★☆	1962/1999	37,500 SF	9/30/2024	\$14,000,000 (\$373.33/SF)	-
La Habra Plaza 580 W La Habra Blvd	Retail ★★★☆☆	1953	17,689 SF (0%)	12/4/2024	\$3,200,000 (\$180.90/SF)	-
16055 Whittier Blvd	Retail ★★★☆☆	1953	20,000 SF	12/9/2024	\$4,000,000 (\$200.00/SF)	-
East Duarte Road Center 130 E Duarte Rd	Retail ★★★★☆	1965	21,000 SF (100%)	3/12/2025	\$6,059,553 (\$288.55/SF)	4.73% Actual
Lopez Tires 1860 N Hacienda Blvd	Retail ★★★☆☆	1964	17,000 SF	3/18/2025	\$3,100,000 (\$182.35/SF)	-
AutoZone 601 E Holt Ave	Retail ★★★★☆	2012	30,650 SF (100%)	5/20/2025	\$5,700,000 (\$185.97/SF)	5.00% Actual
San Dimas Station 536-661 W Arrow Hwy	Retail ★★★★☆	1989	31,062 SF	6/25/2025	\$7,200,000 (\$231.79/SF)	6.75% Actual
Olympic & Hill 940 S Hill St	Retail ★★★★☆	1971	24,432 SF (0%)	7/3/2025	\$13,500,000 (\$552.55/SF)	-



For Sale Summary Report

Nearby Sale Comparables (Continued)

Property Name Address	Type	Built/ Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
3635 Colorado Blvd	Retail ★★★★☆☆	1938	25,240 SF	7/24/2025	\$7,250,000 (\$287.24/SF)	-
2539-2563 S Euclid Ave	Retail ★★★★☆☆	1980	16,704 SF	9/16/2025	\$4,925,000 (\$294.84/SF)	5.08% Actual
310 S Magnolia Ave	Retail ★★★★☆☆	1965	33,197 SF	9/29/2025	\$11,000,000 (\$331.36/SF)	-



For Sale Summary Report



For Sale: 537 S Glendora Ave

West Covina, CA 91790 (Los Angeles County) - Eastern SGV Submarket



Retail

For Sale Summary

Asking Price	\$3,575,000 (\$231.51/SF)
Status	Active
Sale Type	Investment or Owner User
Investment Type	Opportunistic
Land	0.47 AC
Built	1960
On Market	161 Days
Last Update	November 25, 2025



Property Summary

GLA	15,442 SF	Tenancy	Single
Built	1960	Frontage	Glendora
Parking Spaces	0.65/1,000 SF; 8 Surface Spaces; 2 Covered Spaces		

Amenities

- Signage

Contacts

Sales Company

Douglas Elliman 150 El Camino Dr, Suite 300 Beverly Hills, CA 90212 USA (310) 595-3888 www.elliman.com	Jason Froehlich Vice President - Douglas Elliman Commercial jason.froehlich@elliman.com (310) 266-9585
	Scott James Realtor scott.james@elliman.com (626) 327-1836
7 Capital Real Estate 220 Glenoaks Blvd, Suite D Burbank, CA 91502 USA (818) 524-8321	Sevak Amranyan Principal Broker sev@7capitalre.com (818) 524-8321
Douglas Elliman Real Estate 70 Lake Ave, Suite 800 Pasadena, CA 91101 USA (626) 204-5252 www.elliman.com	Christian Stillmark Realtor christian.stillmark@elliman.com (626) 319-6927

Recorded Owner

IFF Partnership
2025 Braeburn Rd
Altadena, CA 91001 USA
(626) 683-9290



For Sale Summary Report

Contacts (Continued)

True Owner

IFF Partnership
2025 Braeburn Rd
Altadena, CA 91001 USA
(626) 683-9290

Michael Fortanasce
Partner

(626) 484-6977

Sale Notes

HIGHLY MOTIVATED OWNER/LANDLORD - FOR LEASE OR FOR SALE.

Extensively improved over the last few months since the previous Tenant moved out, including new paint, new floor surfaces, new lighting, new ceiling panels and removal of previous tenant's unwanted equipment and installations.

Douglas Elliman Commercial and 7 Capital are proud to present 537 S Glendora Ave. A Single-Tenant retail and/or industrial property ideally located in the heart of West Covina. This extraordinary, prime location asset offers exceptional flexibility for Tenants, Investors or Owner/Users. Previously occupied and used as a Dry Cleaner and Fabric Restoration Services. Whether you're an investor seeking strong and stable returns with long-term upside or an owner/user looking for a prime industrial/retail space with freeway visibility and accessibility — 537 S Glendora Ave. checks all the boxes. • ±15,442 SF Building on ±20,439 SF Lot • Built in 1960 | Renovated in 1988 & 2005 • Zoned WCNC Commercial – Suitable for Various Uses • Excellent Curb Appeal with Direct Access from S. Glendora Ave • 8 Parking Spaces + Roll-Up Door for Loading • Full Driveway with Convenient Ingress/Egress • Ideal for Light Industrial, Retail, Restoration, Showroom, or Potential Medical Uses • Possible Parking Space Enhancements • One Block South of I-10 (San Bernardino) Freeway • Immediate Proximity to Plaza West Covina & The Lakes Entertainment Center • Surrounded by Restaurants, Services, and Major Retailers *Tenant/Buyer to confirm and verify all information, including potential uses with The City to satisfy themselves of the same.

- ±15,442 SF Building on ±20,439 SF Lot
- Built in 1960 | Renovated in 1988, 2005 & 2025
- Zoned WCNC Commercial – Suitable for Various Uses
- Excellent Curb Appeal with Direct Access from S. Glendora Ave
- 8 Parking Spaces + Roll-Up Door for Loading
- Full Driveway with Convenient Ingress/Egress
- Ideal for Light Industrial, Retail, Restoration, Showroom, or Potential Medical Uses
- Possible Parking Space Enhancements
- One Block South of I-10 (San Bernardino) Freeway
- Immediate Proximity to Plaza West Covina & The Lakes Entertainment Center
- Surrounded by Restaurants, Services, and Major Retailers

*Tenant/Buyer to confirm and verify all information, including potential uses with The City to satisfy themselves of the same.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
1/10/2017	\$3,800,000 (\$246.08/SF)	Investment	IFF Partnership	Donald Canzoneri
5/1/1997	\$400,000 (\$25.90/SF)	Individual Property	M/M Donald R. & Rosalinda Canzoneri	Keren Jane Zepeda Kerr

Showing 2 of 2 Historic Comparables



For Sale Summary Report

Market Conditions

Vacancy Rates			Submarket Leasing Activity		
	Current	YOY Change		Current	YOY Change
Subject Property	100.0%	↑ 100.0%	12 Month Leased	730,502 SF	↓ -39.8%
Submarket 1-3 Star	6.2%	↑ 0.8%	Months on Market	9.1	↓ -0.9 mo
Market Overall	5.9%	↑ 0.2%			

Market Asking Rent Per Area			Submarket Sales Activity		
	Current	YOY Change		Current	Prev Year
Subject Property	\$21.83/SF	↑ 1.6%	12 Month Sales Volume	\$196.14M	\$300.13M
Submarket 1-3 Star	\$27.69/SF	0.1%	Market Sale Price Per Area	\$313/SF	\$316/SF
Market Overall	\$36.79/SF	↓ -1.0%			

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	15,442 SF	Asking Rent	\$17.16 SF/Year
Max Contiguous	15,442 SF	Service Type	Modified Gross
Vacant	15,442 SF	Retail Available	15,442 SF

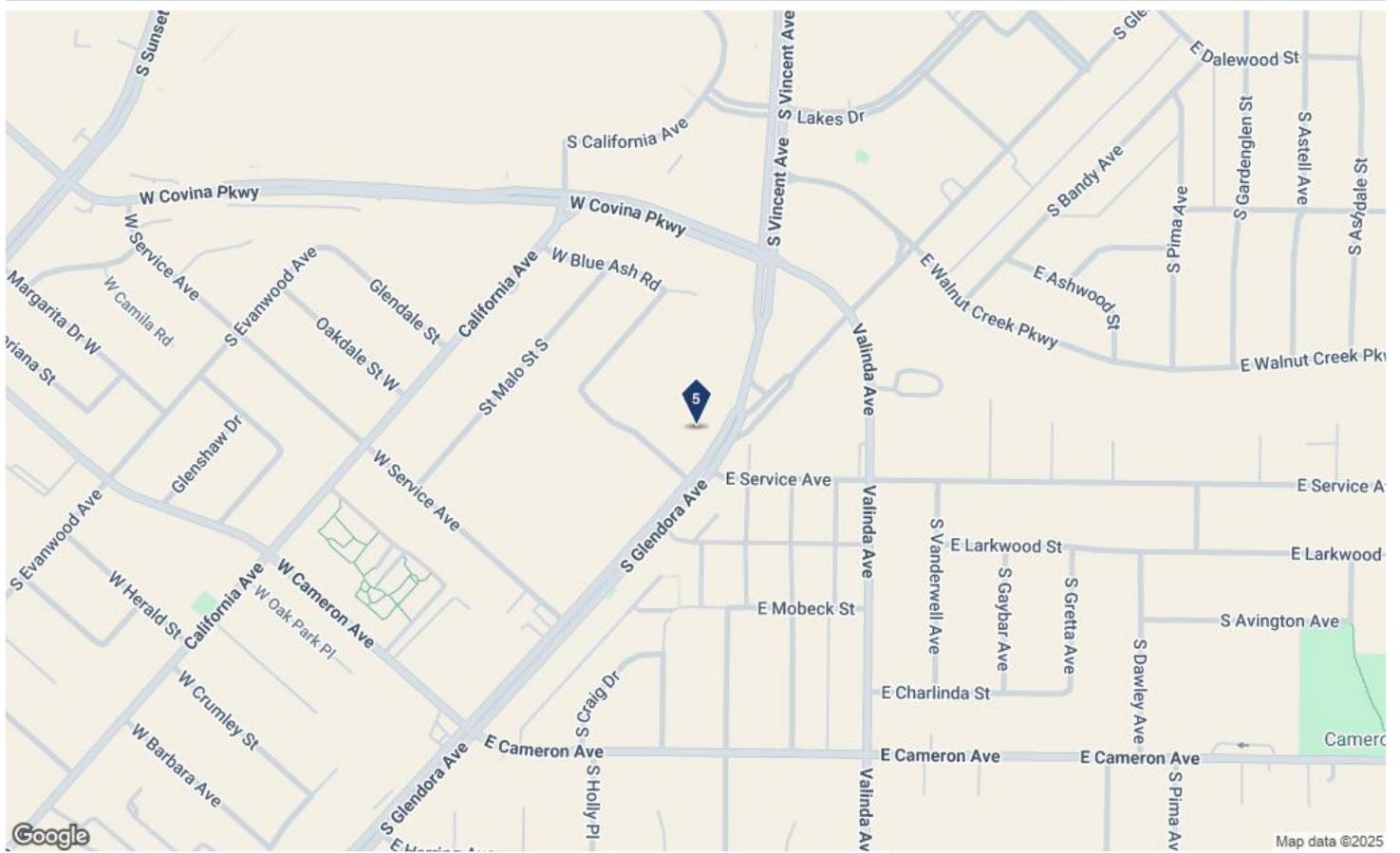
Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/year	Occupancy	Term
E 1	-	Retail	Direct	15,442	15,442	15,442	\$17.16 MG	Vacant	Negotiable



For Sale Summary Report

For Sale Map Overview



Location

Postcode	91790	Market	Los Angeles
County	Los Angeles	Submarket	Eastern SGV
State	California	Submarket Cluster	San Gabriel Valley

Transportation

Parking Details	0.65/1,000 SF; 8 Surface Spaces; 2 Covered Spaces		
Traffic Volume	6,146 on W West Covina Pkwy (2025); 17,696 on E Service Ave (2025); 13,737 on S Valinda Ave (2025); 182,015 on I-10 (2024); 19,522 on E Herring Ave (2025); 205,472 on N Vincent Ave (2025); 181,692 on I-10 (2025); 192,117 on N Vincent Ave (2025); 235,863 on N Toland Ave (2025); 10,103 on S Valinda Ave (2025)		
Frontage			
Transit/Subway			
Commuter Rail	Baldwin Park 		7 min drive
	Covina 		8 min drive
	Ontario International		27 min drive
Airport	Long Beach (Daugherty Field)		38 min drive
	Bob Hope		44 min drive
Walk Score [®]	Very Walkable (87)		
Transit Score [®]			



For Sale Summary Report

Nearby Sale Comparables

Property Name Address	Type	Built/ Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
West Covina Plaza 2889 E Valley Blvd	Retail ★★★★☆	2004	8,754 SF	12/6/2023	\$4,200,000 (\$479.78/SF)	-
11917 Washington Blvd	Retail ★★★★☆	1979	8,500 SF	1/2/2024	\$2,400,000 (\$282.35/SF)	-
700 N Harbor Blvd	Retail ★★★★☆	1962	22,628 SF	3/11/2024	\$4,475,000 (\$197.76/SF)	-
Food 4 Less Shopping Center 635 N Azusa Ave	Retail ★★★★☆	1962	27,318 SF (0%)	4/30/2024	\$5,750,000 (\$210.48/SF)	-
826-836 N Glendora Ave	Retail ★★★☆☆	1963	8,033 SF (70.9%)	6/17/2024	\$1,300,000 (\$161.83/SF)	-
Fortune Square 4720-4728 N Peck Rd	Retail ★★★☆☆	1948	10,870 SF (100%)	9/13/2024	\$2,568,000 (\$236.25/SF)	-
12242 Valley Blvd	Retail ★★★☆☆	1967	15,044 SF	12/16/2024	\$3,800,000 (\$252.59/SF)	-
13800 Los Angeles	Retail ★★★☆☆	1948	8,190 SF (100%)	1/6/2025	\$2,290,000 (\$279.61/SF)	-
11217 Whittier Blvd	Retail ★★★☆☆	1946	11,921 SF	2/6/2025	\$2,200,000 (\$184.55/SF)	-
14316 Amar Rd	Retail ★★★★☆	1990	8,150 SF	2/19/2025	\$2,150,000 (\$263.80/SF)	-
East Duarte Road Center 130 E Duarte Rd	Retail ★★★★☆	1965	21,000 SF (100%)	3/12/2025	\$6,059,553 (\$288.55/SF)	4.73% Actual
Lopez Tires 1860 N Hacienda Blvd	Retail ★★★☆☆	1964	17,000 SF	3/18/2025	\$3,100,000 (\$182.35/SF)	-
CVS 702 N Azusa Ave	Retail ★★★★☆	1999	16,101 SF	4/15/2025	\$7,125,000 (\$442.52/SF)	-
152 E Foothill Blvd	Retail ★★★★☆	1939	10,485 SF	6/24/2025	\$2,490,000 (\$237.48/SF)	-
12 Rancho Camino Dr	Retail ★★★★☆	2007	10,008 SF (100%)	7/29/2025	\$5,000,000 (\$499.60/SF)	5.00% Actual



For Sale Summary Report



For Sale: 3106 E Garvey Ave

West Covina, CA 91791 (Los Angeles County) - Upper San Gabriel Valley Submarket



For Sale Summary

Asking Price	\$4,750,000 (\$380.82/SF)
Status	Active
Sale Type	Investment or Owner User
Investment Type	Opportunistic
RBA	12,473 SF
Land	0.57 AC
Built	1973
On Market	32 Days
Last Update	November 19, 2025



Property Summary

RBA	12,473 SF	Clear Height	28'
Built	1973	Drive Ins	2 total
Tenancy	Single	Levelers	None
Parking Spaces	2.65/1,000 SF; 33 Surface Spaces		

Contacts

Sales Company

Berkshire Hathaway California Properties

15025 Whittier Blvd, Suite A & B
Whittier, CA 90603 USA
(562) 945-2221
www.bhhscaprops.com

Kevin Lee
Associate Broker

KevinLee@kmpmgroup.com

(626) 975-2521

Recorded Owner

Fu Chuan Li

600 Garfield Ave, Suite 206
Monterey Park, CA 91754 USA

True Owner

Fu Chuan Li

600 Garfield Ave, Suite 206
Monterey Park, CA 91754 USA

Fu Chuan Li

fli@gmail.com

Sale Highlights

- Seller Financing Available Call for Details
- Building Size 12473 SF approximately 5542 SF office and 6931 SF of warehouse area
- Approximately 7110 SF of secured fenced yard space in the rear
- I10 Freeway view SIGNAGE visibility
- 28foot Ceiling Heights Ample parking with 33 spaces
- Zoned SCMU



For Sale Summary Report

Sale Notes

** SELLER FINANCING AVAILABLE - CALL FOR DETAILS **

Priced at \$4,750,000.00, this prime industrial property boasts a strategic location with easy access from the bustling San Bernardino Freeway (I-10) and direct frontage on Garvey Ave. This rare investment opportunity is perfect for an owner-user looking to maximize ROI and establish a strong presence in a high-traffic area.

Discover a strategic investment opportunity at 3106 E. Garvey Ave South in vibrant West Covina, CA. This Owner User office warehouse boasts freeway view SIGNAGE visibility on approximately 0.57 acres of land, offering a prime location for your next venture. With a building constructed in 1973 and totaling 12,473 SF, this property provides ample parking with 33 spaces.

Unlock the potential of this industrial gem, boasting a stand-alone structure on a spacious lot with a signalized entrance and high ceilings. Step inside to discover a wide front double door entrance, a built-in secretary reception area, multiple offices, conference rooms, and built-in file cabinets. With a total office area of approximately 5,542 SF, this property offers endless possibilities for customization and growth.

The warehouse area features soaring 28-foot ceilings and spans approximately 6,931 SF, complete with two roll-up ground loading doors for seamless operations. Additionally, the property includes approximately 7,110 SF of secured fenced yard space in the rear, providing ample room for storage and expansion. Don't miss out on this lucrative investment opportunity with a strong return on investment potential.

Zoned SCMU for versatile use pending City approval. Explore the possibilities with the attached Zoning Permitted Use Chart, and seize the chance to make your mark in this high-traffic area surrounded by national retail giants and unparalleled exposure. Trust in the reliability of the described data, but verify for yourself - your investment journey starts here.

Nestled in the vibrant core of West Covina, this Commercial Building stands as a lucrative investment gem, enveloped by a bustling high-traffic zone and renowned national retail giants, promising unparalleled exposure and prominence for your entrepreneurial dreams to flourish.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
5/17/2013	\$1,600,000 (\$128.28/SF)	Owner User	Fu Chuan Li	JJS Management
3/13/1997	\$735,000 (\$58.93/SF)	Individual Property	JJS Management GP	Roy Courtney

Showing 2 of 2 Historic Comparables

Key Tenants

Tenant Name	Industry	Floor	SF Occupied	Employees	Move Date	Expiration
Serenity By The Sea	Services	Unk	500	1	Jul 2012	-
Oeyama-Moto Cancer Research	Professional, Scientific, and Technical Services	Unk	-	4	Jul 2016	-
Poolspa.Com	Professional, Scientific, and Technical Services	Unk	-	5	Jul 2016	-

Showing 3 of 3 Tenants



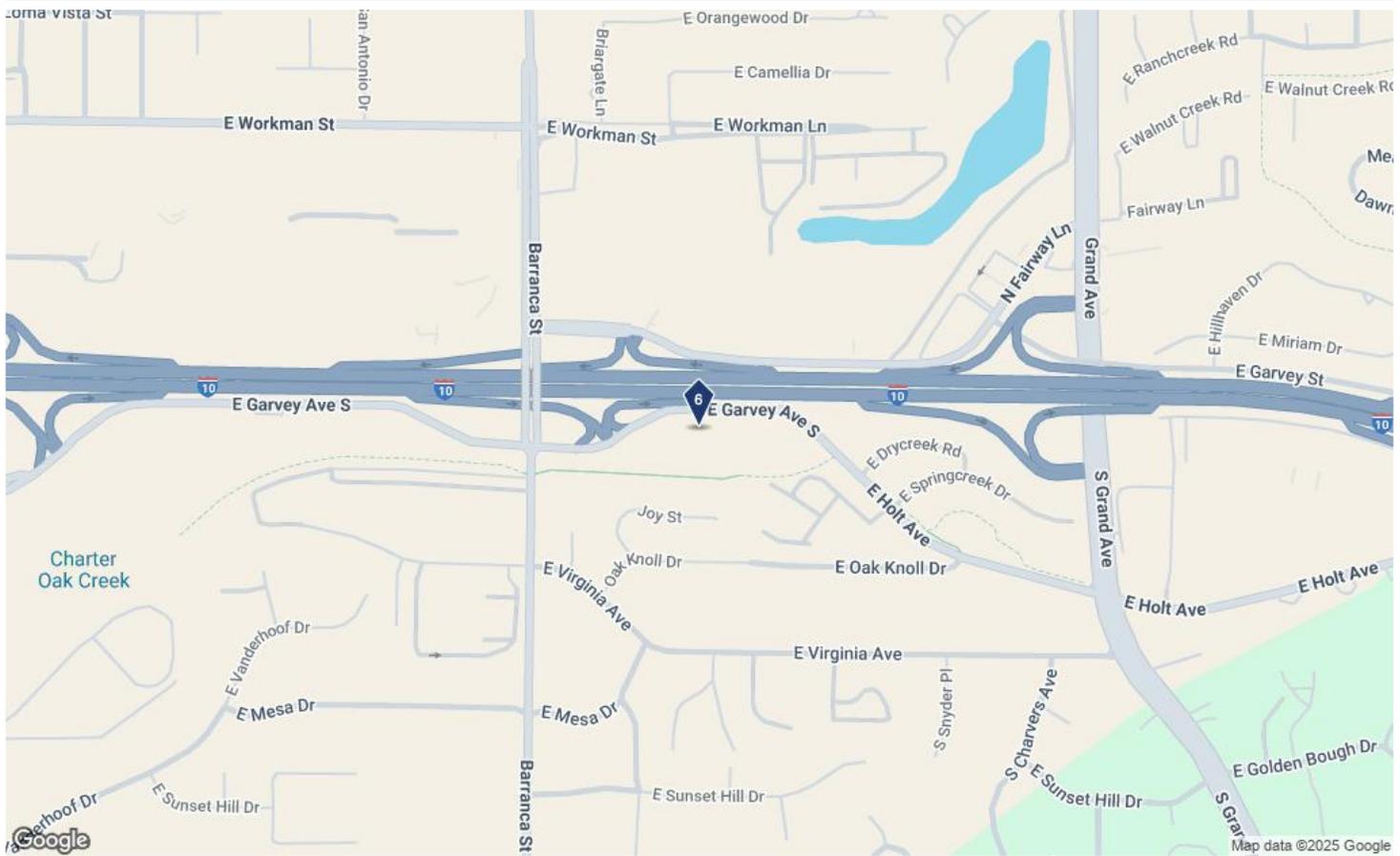
For Sale Summary Report

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	100.0%	↑ 100.0%	12 Month Leased	1,553,332 SF	↓ -29.9%
Submarket 2-4 Star	6.0%	↑ 0.2%	Months on Market	5.8	↑ 1.4 mo
Market Overall	6.4%	↑ 0.6%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$21.45/SF	↓ -3.6%	12 Month Sales Volume	\$261.27M	\$315.45M
Submarket 2-4 Star	\$17.95/SF	↓ -4.1%	Market Sale Price Per Area	\$324/SF	\$319/SF
Market Overall	\$17.64/SF	↓ -4.3%			

For Sale Map Overview



Location

Postcode	91791	Market	Los Angeles
County	Los Angeles	Submarket	Upper San Gabriel Valley
State	California	Submarket Cluster	Upper San Gabriel Valley



For Sale Summary Report

Transportation

Parking Details	2.65/1,000 SF; 33 Surface Spaces		
Traffic Volume	228,386 on N Barranca St (2024); 231,100 on N Barranca St (2025); 208,594 on I- 10 (2025); 230,129 on N Barranca St (2025); 219,176 on E Springcreek Rd (2024); 2,558 on Briargate Ln (2025); 209,184 on N Grand Ave (2025); 220,883 on E Springcreek Rd (2025); 229,273 on N Citrus Ave (2024)		
Frontage			
Transit/Subway			
Commuter Rail	Covina 		5 min drive
	Baldwin Park 		10 min drive
	Ontario International		28 min drive
Airport	Long Beach (Daugherty Field)		41 min drive
	John Wayne/Orange County		42 min drive
Walk Score [®]	Somewhat Walkable (64)		
Transit Score [®]			

Nearby Sale Comparables

Property Name Address	Type	Built/ Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
208 N Aspan Ave	Industrial ★★★★☆	2004	6,300 SF (0%)	12/21/2023	\$1,750,000 (\$277.78/SF)	-
308 Irwindale Ave	Industrial ★★★★☆	1961	7,800 SF (100%)	1/2/2024	\$2,250,000 (\$288.46/SF)	-
Pomona West Commerce Cen... 2680 Pomona Blvd	Industrial ★★★★☆	1977	11,936 SF	1/18/2024	\$2,750,000 (\$230.40/SF)	5.40% Actual
105 Mercury Cir NW	Industrial ★★★★☆	1983	12,320 SF (100%)	4/29/2024	\$4,430,000 (\$359.58/SF)	5.25% Actual
Valley Industrial Park 18421 E Valley Blvd	Industrial ★★★★☆	1976	17,600 SF (100%)	5/20/2024	\$4,900,000 (\$278.41/SF)	-
3101 Pomona Blvd	Industrial ★★★★☆	1990	7,938 SF (100%)	5/29/2024	\$2,780,000 (\$350.21/SF)	-
851 W Front St	Industrial ★★★★☆	1950	11,950 SF (100%)	6/6/2024	\$2,050,000 (\$171.55/SF)	-
145 University Pky	Industrial ★★★★☆	1989	8,391 SF (0%)	7/18/2024	\$2,850,000 (\$339.65/SF)	-
716 N McKeever Ave	Industrial ★★★★☆	1985	8,625 SF (100%)	7/24/2024	\$2,800,000 (\$324.64/SF)	-
2809 Pomona Blvd	Industrial ★★★★☆	1979	8,504 SF (100%)	1/9/2025	\$2,600,000 (\$305.74/SF)	-
695 W Terrace Dr	Industrial ★★★★☆	1973	13,024 SF (100%)	1/10/2025	\$3,500,000 (\$268.73/SF)	-
425 Front St	Industrial ★★★★☆	1962	8,775 SF (0%)	2/24/2025	\$2,050,000 (\$233.62/SF)	-
Cypress Industrial Park 1028-1030 E Cypress St	Industrial ★★★★☆	1965	7,650 SF	2/26/2025	\$2,025,000 (\$264.71/SF)	-
Pomona Lewis Business Park 169 Pacific St	Industrial ★★★★☆	1983	8,900 SF (100%)	6/16/2025	\$2,719,000 (\$305.51/SF)	5.02% Actual
890-904 Aileron Ave	Industrial ★★★★☆	1962	14,780 SF (100%)	6/25/2025	\$2,950,000 (\$199.59/SF)	5.48% Actual



For Sale Summary Report

Nearby Sale Comparables (Continued)

Property Name Address	Type	Built/ Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1138 E Edna Pl	Industrial ★★★★☆	1958	6,308 SF (100%)	7/14/2025	\$1,930,000 (\$305.96/SF)	-
1450 Industrial Park St	Industrial ★★★★☆	1968	7,200 SF	9/26/2025	\$2,020,000 (\$280.56/SF)	-



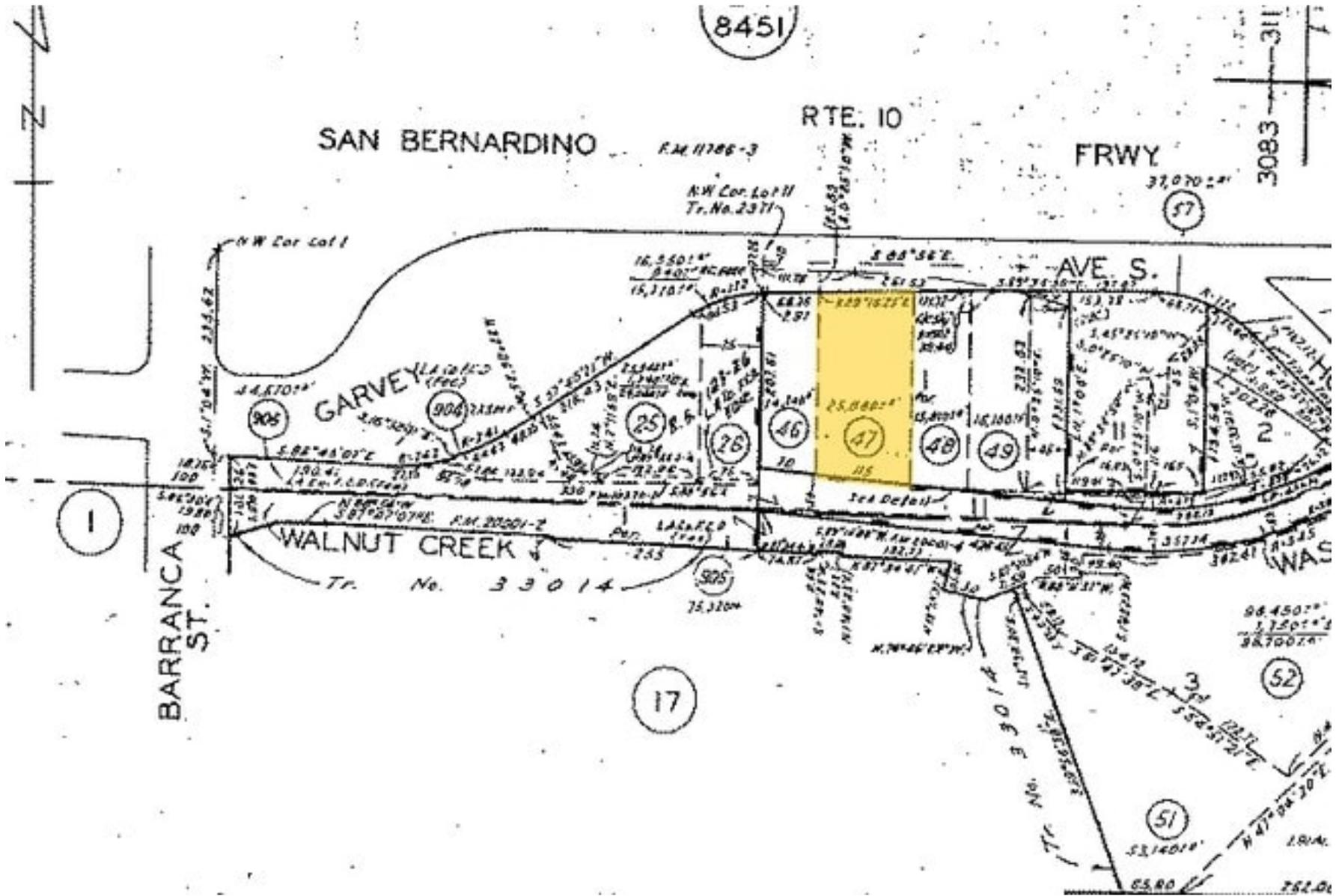
For Sale Summary Report

6

For Sale: 3106 E Garvey Ave

West Covina, CA 91791 (Los Angeles County) - Upper San Gabriel Valley Submarket

★★★★☆
Service



For Sale Summary Report



For Sale: 767 S Sunset Ave

West Covina, CA 91790 (Los Angeles County) - Eastern SGV Submarket



For Sale Summary

Asking Price	\$4,250,000 (\$343.30/SF)
Status	Active
Sale Type	Owner User
Investment Type	Opportunistic
RBA	12,380 SF
Land	1.29 AC
Built	1967
On Market	678 Days
Last Update	November 24, 2025



Property Summary

RBA	12,380 SF	Elevators	None
Built	1967	Typical Floor	12,380 SF
Stories	1	Tenancy	Multiple
Parking Spaces	5.30/1,000 SF; Surface Spaces Available		

Contacts

Sales Company

Lee & Associates 1055 Colorado Blvd, Suite 330 Pasadena, CA 91106 USA (626) 535-9888 www.lee-associates.com	Chris Johnson Senior Vice President	chris.johnson@lee-associates.com	(626) 272-3853
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Recorded Owner

767 Sunset Ave Llc
767 Sunset Ave
West Covina, CA 91790 USA

True Owner

Dharmesh Mehta 906 Sunset Ave, Suite 105 West Covina, CA 91790 USA (626) 608-7320	Dharmesh Mehta	foothillspainmngt@gmail.com	(626) 608-7320
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Sale Highlights

- Medical/Professional Office
- Medical Build Outs
- Great Parking
- Signalized Corner Location



For Sale Summary Report

Sale Notes

Medical/Professional Office for Sale

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
1/31/2022	\$3,500,000 (\$282.71/SF)	Owner User	Dharmesh Mehta	Pacific Gateway Transportation Inc.
6/3/2013	\$2,550,000 (\$205.98/SF)	Investment	Annie Lam	Walter S Buckley, III
2/20/2004	\$1,850,000 (\$149.43/SF)	Owner User	Walter Buckley	MDS Company GP

Showing 3 of 3 Historic Comparables

Key Tenants

Tenant Name	Industry	Floor	SF Occupied	Employees	Move Date	Expiration
Foothills Pain Management Clinic	-	1	7,598	-	Feb 2022	-
Wittenberg & Wittenberg	Professional, Scientific, and Technical Services	1	900	6	Jul 2016	-
San Gabriel Valley Neurological Medical Group	Professional, Scientific, and Technical Services	1	600	3	Jul 2016	-
Sun Clinical Laboratories LLC	Professional, Scientific, and Technical Services	1	600	2	Feb 2016	-
Atlas Chiropractic West Covina	Health Care and Social Assistance	1	450	3	Jul 2016	-

Showing 5 of 7 Tenants

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	100.0%	0.0%	12 Month Leased	707,971 SF	↓ -34.4%
Submarket 1-3 Star	5.8%	↑ 0.2%	Months on Market	7.9	↑ 0.9 mo
Market Overall	16.1%	0.0%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$27.32/SF	↓ -0.3%	12 Month Sales Volume	\$128.88M	\$86.65M
Submarket 1-3 Star	\$31.39/SF	↑ 0.8%	Market Sale Price Per Area	\$265/SF	\$268/SF
Market Overall	\$42.08/SF	↓ -0.3%			

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	1,100 SF	Asking Rent	\$22.20 SF/Year
Max Contiguous	1,100 SF	Service Type	Modified Gross
Vacant	12,380 SF	Office/Medical Available	1,100 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/year	Occupancy	Term
P 1	Suite 1	Office/Medical	Direct	1,100	1,100	1,100	\$22.20 MG	Vacant	Negotiable

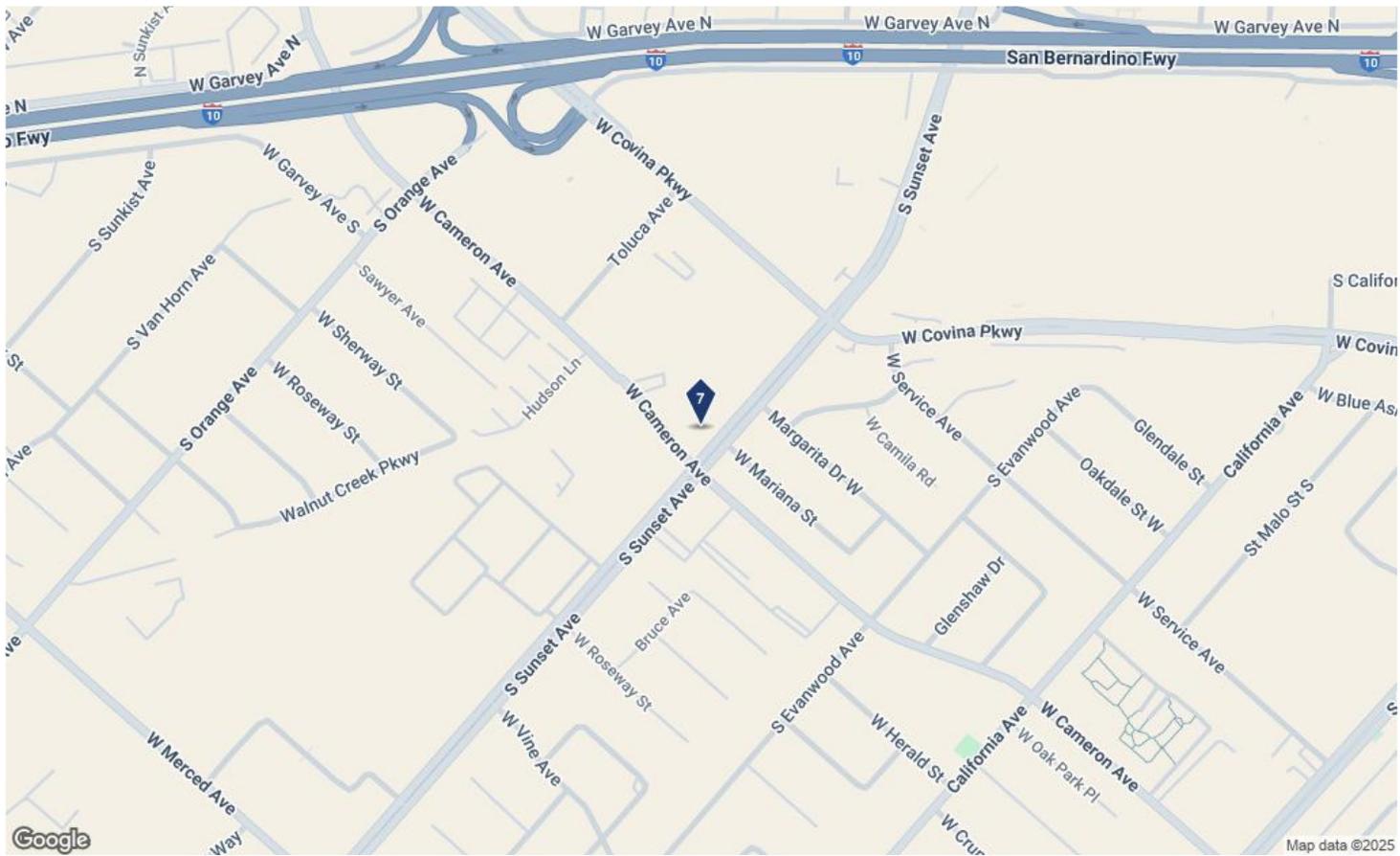


For Sale Summary Report

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/year	Occupancy	Term
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For Sale Map Overview



Location

Postcode	91790	Market	Los Angeles
County	Los Angeles	Submarket	Eastern SGV
State	California	Submarket Cluster	San Gabriel Valley

Transportation

Parking Details	5.30/1,000 SF; Surface Spaces Available		
Traffic Volume	22,185 on S Orange Ave (2025); 226,798 on W Pacific Ave (2025); 175,782 on W Pacific Ave (2025); 178,761 on W Pacific Ave (2025); 6,146 on W West Covina Pkwy (2025); 182,015 on I- 10 (2024); 17,665 on N Leland Ave (2018); 219,130 on Puente Ave (2025); 181,692 on I- 10 (2025); 205,472 on N Vincent Ave (2025)		
Frontage			
Transit/Subway			
Commuter Rail	Baldwin Park		5 min drive
	Covina		9 min drive
	Ontario International		29 min drive
Airport	Long Beach (Daugherty Field)		37 min drive
	Bob Hope		43 min drive



For Sale Summary Report

Transportation (Continued)

Walk Score® Somewhat Walkable (69)

Transit Score®

Nearby Sale Comparables

Property Name Address	Type	Built/ Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1107 S Glendora Ave	Office ★☆☆☆☆	1963	6,200 SF (0%)	11/27/2023	\$1,850,000 (\$298.39/SF)	-
131 S 6th Ave	Office ★★★★☆	1987/2014	7,040 SF (0%)	12/5/2023	\$2,518,000 (\$357.67/SF)	-
Temple City Plaza 4808 Baldwin Ave	Office ★★★★☆	2008	12,382 SF (100%)	12/29/2023	\$4,030,000 (\$325.47/SF)	2.83% Actual
17026-17030 E Cypress St	Office ★★☆☆☆	1979	11,152 SF	6/4/2024	\$1,950,000 (\$174.86/SF)	-
3042 Santa Anita Ave	Office ★★☆☆☆	1941	7,798 SF (100%)	8/16/2024	\$2,800,000 (\$359.07/SF)	-
3218 E Holt Ave	Office ★★★★☆	1985	10,844 SF (100%)	9/3/2024	\$3,300,000 (\$304.32/SF)	-
9864 Baldwin Pl	Office ★★☆☆☆	1969/2003	7,633 SF (100%)	10/25/2024	\$2,363,000 (\$309.58/SF)	-
117 E Live Oak Ave	Office ★★☆☆☆	1966	16,076 SF (100%)	10/30/2024	\$2,600,000 (\$161.73/SF)	-
831 E Huntington Dr	Office ★★★★☆	2008	20,574 SF	11/1/2024	\$7,650,000 (\$371.83/SF)	8.09% Actual 7.82% ProForma
11227-11229 Valley Blvd	Office ★★☆☆☆	1957	10,115 SF (50.0%)	11/4/2024	\$2,500,000 (\$247.16/SF)	4.80% Actual
Village Oaks 970 S Village Oaks Dr	Office ★★★★☆	1980	19,538 SF (100%)	11/14/2024	\$4,000,000 (\$204.73/SF)	5.00% Actual
501 S 1st Ave	Office ★★☆☆☆	1955	6,527 SF (100%)	12/18/2024	\$2,900,000 (\$444.31/SF)	-
VMH Professional Bldg 625 E Arrow Hwy	Office ★★☆☆☆	1962	11,400 SF	1/6/2025	\$2,575,000 (\$225.88/SF)	-
Eastland Professional Bldg 271-281 E Workman St	Office ★★☆☆☆	1962	20,784 SF (69.5%)	4/2/2025	\$4,350,000 (\$209.30/SF)	-
1901 W. Pacific Ave. 1901 W Pacific Ave	Office ★★☆☆☆	1984	14,255 SF (100%)	7/8/2025	\$2,650,000 (\$185.90/SF)	6.25% Actual
The Rowland Bldg 480 W Rowland Ave	Office ★★☆☆☆	1989	7,512 SF (0%)	8/29/2025	\$1,950,000 (\$259.58/SF)	-
Plaza West Covina 1215 W Covina Pky	Office ★★★★☆	1973	17,698 SF (100%)	10/15/2025	\$4,000,000 (\$226.01/SF)	7.73% Actual



For Sale Summary Report



For Sale: 1535-1551 E Amar Rd - West Covina Shopping Center
West Covina, CA 91792 (Los Angeles County) - Eastern SGV Submarket

★★★★☆
Retail

For Sale Summary

Asking Price	\$5,500,000 (\$486.94/SF)
Status	Active
Sale Type	Investment or Owner User
Investment Type	Core
Land	1.96 AC
Built	1975
On Market	109 Days
Last Update	November 19, 2025



Property Summary

Center Type	Community Center	Tenancy	Multiple
GLA (% Leased)	11,295 SF (100%)	Frontage	358' on E. Amar Rd
Built	1975		
Parking Spaces	5.31/1,000 SF; 300 Surface Spaces		

Amenities

- Bus Line
- Pylon Sign
- Signalized Intersection

Contacts

Sales Company

Konex Realty 6281 Beach Blvd Buena Park, CA 90621 USA (714) 927-1234	Jay Kim	jaykimrealty@gmail.com	(213) 718-0411
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Recorded Owner

M & K LLC
1535 Amar Rd
West Covina, CA 91792 USA

True Owner

Helen Lee
14613 Serenade Dr
Eastvale, CA 92880 USA
(909) 333-8900

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
4/1/2011	\$3,800,000 (\$336.43/SF)	Investment	M & K LLC	Shu Hsin Kuo



For Sale Summary Report

Sale History (Continued)

Sale Date	Price	Sale Type	Buyer	Seller
8/11/2003	\$2,150,000 (\$190.35/SF)	Investment	New World RTC	MAMS

Showing 2 of 2 Historic Comparables

Key Tenants

Tenant Name	Industry	Floor	SF Occupied	Employees	Move Date	Expiration
Dr. Neomi Bautista DDS	-	1	1,355	-	Nov 2011	-
Maganda Gift	Retailer	1	1,355	2	Nov 2011	-
Toto's Lechon Manok	Retailer	1	1,355	20	Nov 2011	-
Expert Nail & Spa	Services	1	904	5	Nov 2011	-
Positive Image Salon	Services	1	678	5	Nov 2011	-

Showing 5 of 12 Tenants

Market Conditions

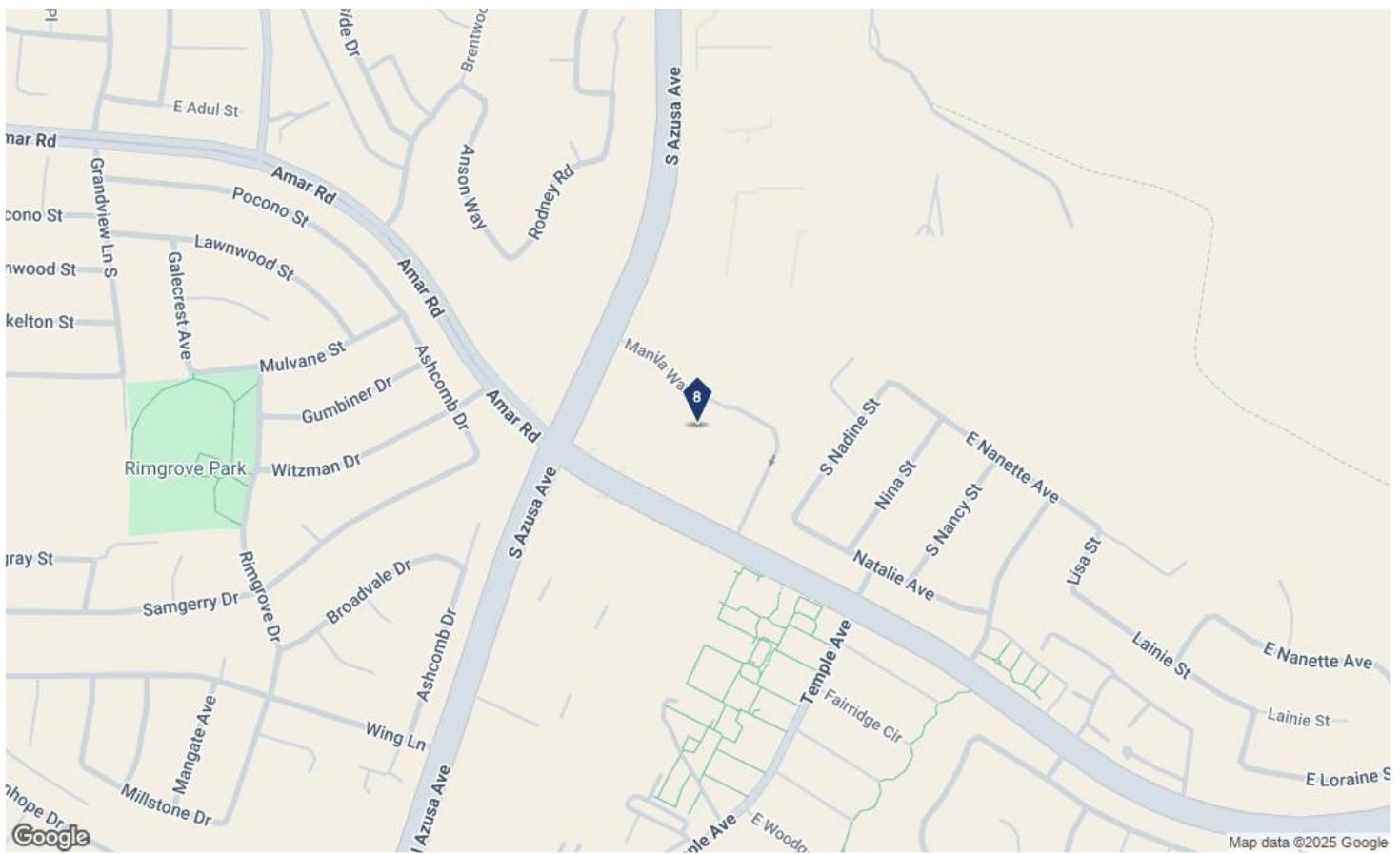
Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	730,502 SF	↓ -39.8%
Submarket 1-3 Star	6.2%	↑ 0.8%	Months on Market	9.1	↓ -0.9 mo
Market Overall	5.9%	↑ 0.2%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$38.72/SF	↓ -0.6%	12 Month Sales Volume	\$196.14M	\$300.13M
Submarket 1-3 Star	\$27.69/SF	0.1%	Market Sale Price Per Area	\$313/SF	\$316/SF
Market Overall	\$36.79/SF	↓ -1.0%			



For Sale Summary Report

For Sale Map Overview



Location

Postcode	91792	Market	Los Angeles
County	Los Angeles	Submarket	Eastern SGV
State	California	Submarket Cluster	San Gabriel Valley

Transportation

Parking Details	5.31/1,000 SF; 300 Surface Spaces		
Traffic Volume	839 on Ashcomb Dr (2025); 35,831 on Wing Ln (2025); 28,987 on S Brentwood Dr (2025); 2,659 on Ashcomb Dr (2025); 1,060 on Gumbiner St (2025); 1,074 on Gumbiner St (2025); 2,675 on Ashcomb Dr (2025); 2,346 on Samgerry Dr (2025); 1,566 on Sam Gerry Dr (2025)		
Frontage	358' on E. Amar Rd		
Transit/Subway			
Commuter Rail	Industry 	11 min drive	
	Covina 	10 min drive	
Airport	Ontario International	29 min drive	
	Long Beach (Daugherty Field)	40 min drive	
	John Wayne/Orange County	41 min drive	
Walk Score [®]	Somewhat Walkable (65)		
Transit Score [®]			



For Sale Summary Report

Nearby Sale Comparables

Property Name Address	Type	Built/ Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
West Covina Plaza 2889 E Valley Blvd	Retail ★★★★☆	2004	8,754 SF	12/6/2023	\$4,200,000 (\$479.78/SF)	-
532-540 N Azusa Ave	Retail ★★★★☆	1989/2019	7,540 SF	6/8/2024	\$2,437,500 (\$323.28/SF)	5.40% Actual
113-121 E Olive Ave	Retail ★★★★☆	1908	7,300 SF (88.0%)	8/6/2024	\$1,850,000 (\$253.42/SF)	-
15327-15335 Amar Rd	Retail ★★★★☆	1964	6,623 SF	9/16/2024	\$1,500,000 (\$226.48/SF)	-
14316 Amar Rd	Retail ★★★★☆	1990	8,150 SF	2/19/2025	\$2,150,000 (\$263.80/SF)	-
3216 Baldwin Park Blvd	Retail ★★★★☆	1967	6,000 SF	2/24/2025	\$1,375,000 (\$229.17/SF)	-
Lopez Tires 1860 N Hacienda Blvd	Retail ★★★★☆	1964	17,000 SF	3/18/2025	\$3,100,000 (\$182.35/SF)	-
CVS 702 N Azusa Ave	Retail ★★★★☆	1999	16,101 SF	4/15/2025	\$7,125,000 (\$442.52/SF)	-
120 E Lemon Ave	Retail ★★★★☆	1925	10,080 SF	4/18/2025	\$3,400,000 (\$337.30/SF)	-
La Mirada Towne Center 15831 Imperial Hwy	Retail ★★★★☆	1961	9,527 SF (100%)	4/21/2025	\$2,500,000 (\$262.41/SF)	-
254-260 E Rowland St	Retail ★★★★☆	1955	6,776 SF	6/3/2025	\$1,750,000 (\$258.26/SF)	5.47% Actual
13414 Ramona Blvd	Retail ★★★★☆	1966	6,000 SF	7/14/2025	\$1,400,000 (\$233.33/SF)	-
138-142 E College St	Retail ★★★★☆	1946	7,500 SF	7/25/2025	\$1,450,000 (\$193.33/SF)	-
Brea Plaza 105 W Lambert Rd	Retail ★★★★☆	1980/2001	6,576 SF	7/31/2025	\$3,475,000 (\$528.44/SF)	-
6724 Bright Ave	Retail ★★★★☆	1937	5,810 SF	8/8/2025	\$3,000,000 (\$516.35/SF)	-
3006-3030 N Brea Blvd	Retail ★★★★☆	1978	12,448 SF	9/2/2025	\$3,500,000 (\$281.17/SF)	-
1501 Nogales St	Retail ★★★★☆	1980	14,890 SF	11/13/2025	\$4,450,000 (\$298.86/SF)	-



For Sale Summary Report



For Sale: 600-610 N Azusa Ave

West Covina, CA 91791 (Los Angeles County) - Eastern SGV Submarket



Retail

For Sale Summary

Asking Price	\$1,950,000 (\$444.90/SF)
Status	Active
Sale Type	Investment or Owner User
Investment Type	Core
Land	0.45 AC
Built	1962
On Market	202 Days
Last Update	November 12, 2025
Sale Conditions	1031 Exchange +2



Property Summary

GLA (% Leased)	4,383 SF (100%)	Tenancy	Multiple
Built	1962	Frontage	71' on E Danes Dr
Parking Spaces	4.56/1,000 SF; 20 Surface Spaces		

Amenities

- Corner Lot
- Pylon Sign
- Signage
- Signalized Intersection

Contacts

Sales Company

Re/Max Champions
2335 Azusa Ave
West Covina, CA 91792 USA
(626) 653-5188
www.remax.com

Lily Sie
Realtor

Lilysie88@yahoo.com

(626) 625-3599

Recorded Owner

Chandra Fortier
30473 Mulholland Hwy
CORNELL, CA 91301 USA

Choice Dc Llc
10258 Live Oak Ave
Arcadia, CA 91007 USA

Sale Highlights

- Strategically located on a hard corner with tremendous traffic count
- One of the busiest intersections excellent access frontage and visibility
- Flexible lease term tenants are on month to month lease
- Located in a busy retail area surrounded by national retail brand including Food 4 Less Home Depot Stater Bros Markets Walmart and many others
- Freestanding building with two separate properties and two separate parcel number
- Large lot size approximately 19741 sqft



For Sale Summary Report

Sale Notes

Two separate properties with two separate parcel number, included three freestanding buildings sell together for one price at \$1,950,000. One of the building (600-610 N.Azusa Ave, West Covina) is a commercial retail Strip Mall, corner location. High visibility, ±50,000 cars per day on Azusa Ave, 4 units retail, 3048 sqft. Lot size 9817 sqft, APN#8443-017-016. Included other building next to it on 1809 E. Danes Dr, West Covina, SFR in a neighborhood commercial zoning, per city of West Covina, 1336 sqft. Lot size 9924 sqft, APN#8443-017-015. Plenty of parking spaces. Total 4384 sqft and total lot size 19,741 sqft for both properties. Great investment opportunity, own your own business and rent the others for rental income, or rent everything! Also good for developer/builder and has great potential!

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
3/24/2021	\$910,000 (\$207.62/SF)	Individual Property*	Chandra Fortier	Michael A. Laberge
3/24/2021	Not Disclosed	Investment*	-	-
3/19/2021	Not Disclosed	Individual Property*	Jason E Laberge	Jusic Dalila
1/3/2018	Not Disclosed	Individual Property	Michael J & Jason E Laberge	Laberge Michael A Trust
4/28/2016	Not Disclosed	Individual Property	Laberge Michael A Trust	Laberge Michael

*Non-arms Length Sale Comp

Showing 5 of 6 Historic Comparables

Key Tenants

Tenant Name	Industry	Floor	SF Occupied	Employees	Move Date	Expiration
Lizzy Lulu's Salon and Supply	Services	1	1,500	2	Nov 2017	-
One Dollar Cleaners	Services	1	1,011	1	Apr 2012	-
Payday Loans	Finance and Insurance	1	964	-	Apr 2012	-
Our Lovely Nails	Services	1	723	1	Apr 2012	-

Showing 4 of 4 Tenants

Market Conditions

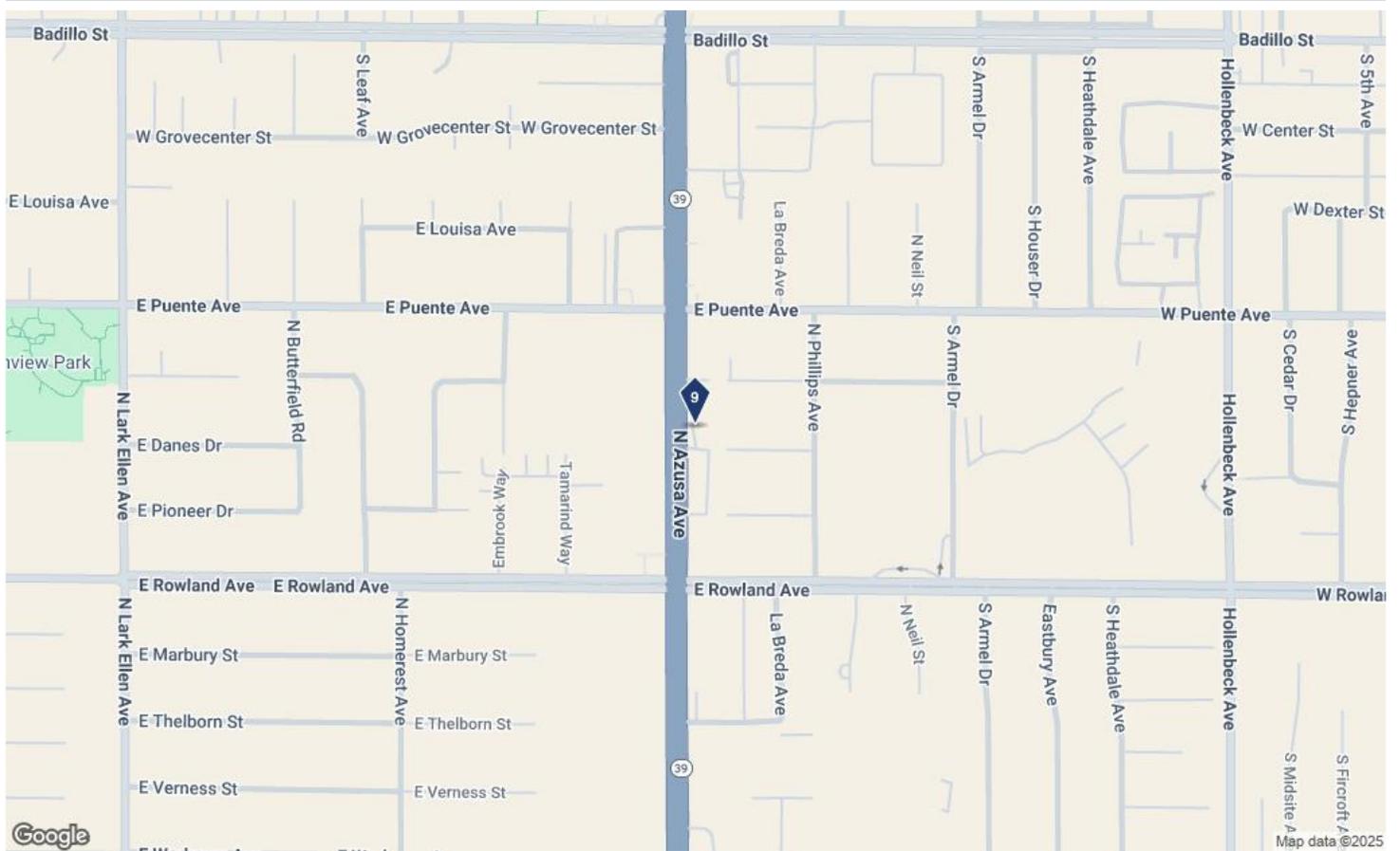
Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	730,502 SF	↓ -39.8%
Submarket 1-3 Star	6.2%	↑ 0.8%	Months on Market	9.1	↓ -0.9 mo
Market Overall	5.9%	↑ 0.2%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$16.90/SF	↓ -3.9%	12 Month Sales Volume	\$196.14M	\$300.13M
Submarket 1-3 Star	\$27.69/SF	0.1%	Market Sale Price Per Area	\$313/SF	\$316/SF
Market Overall	\$36.79/SF	↓ -1.0%			



For Sale Summary Report

For Sale Map Overview



Location

Postcode	91791	Market	Los Angeles
County	Los Angeles	Submarket	Eastern SGV
State	California	Submarket Cluster	San Gabriel Valley

Transportation

Parking Details	4.56/1,000 SF; 20 Surface Spaces		
Traffic Volume	39,942 on E Puente Ave (2025); 7,631 on N Neil St (2025); 48,173 on E Thelborn St (2025); 17,647 on S Leaf Ave (2025); 31,411 on W San Bernardino Rd (2025); 48,173 on E Garvey Ave N (2025); 17,307 on W Center St (2025); 14,822 on W Rowland St (2025); 7,583 on S Cedar Dr (2025); 12,766 on S Hepner Ave (2025)		
Frontage	71' on E Danes Dr		
Transit/Subway			
Commuter Rail	Covina 		3 min drive
	Baldwin Park 		5 min drive
	Ontario International		26 min drive
Airport	Long Beach (Daugherty Field)		39 min drive
	Bob Hope		43 min drive
Walk Score [®]	Very Walkable (82)		
Transit Score [®]			



For Sale Summary Report

Nearby Sale Comparables

Property Name Address	Type	Built/ Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
Route 66 Retail 856-860 E Route 66	Retail ★☆☆☆☆	1964	3,480 SF (100%)	4/22/2024	\$1,200,000 (\$344.83/SF)	4.54% Actual
627 N Azusa Ave	Retail ★★★★☆	1955	4,000 SF	5/8/2024	\$1,327,500 (\$331.88/SF)	-
532-540 N Azusa Ave	Retail ★★★★☆	1989/2019	7,540 SF	6/8/2024	\$2,437,500 (\$323.28/SF)	5.40% Actual
15327-15335 Amar Rd	Retail ★★★★☆	1964	6,623 SF	9/16/2024	\$1,500,000 (\$226.48/SF)	-
Starbucks 843 W Arrow Hwy	Retail ★★★★☆	1970/2025	3,800 SF (0%)	10/4/2024	\$2,200,000 (\$578.95/SF)	-
15869 Amar Rd	Retail ★★★★☆	1986	5,343 SF	12/26/2024	\$2,000,000 (\$374.32/SF)	-
14316 Amar Rd	Retail ★★★★☆	1990	8,150 SF	2/19/2025	\$2,150,000 (\$263.80/SF)	-
1463 N Hollenbeck Ave	Retail ★★★★☆	1960	3,025 SF	4/28/2025	\$790,000 (\$261.16/SF)	-
254-260 E Rowland St	Retail ★★★★☆	1955	6,776 SF	6/3/2025	\$1,750,000 (\$258.26/SF)	5.47% Actual
801 S Grand Ave	Retail ★★★★☆	1972	7,440 SF	6/10/2025	\$3,450,000 (\$463.71/SF)	-
701 N Grand Ave	Retail ★★★★☆	2004	3,090 SF	7/7/2025	\$2,795,000 (\$904.53/SF)	-
13414 Ramona Blvd	Retail ★★★★☆	1966	6,000 SF	7/14/2025	\$1,400,000 (\$233.33/SF)	-
Starbucks 843 W Arrow Hwy	Retail ★★★★☆	1970/2025	3,800 SF (100%)	10/16/2025	\$4,314,000 (\$1,135.26/SF)	5.10% Actual
220 S Vincent Ave	Retail ★★★★☆	2003	4,064 SF (100%)	11/5/2025	\$4,600,000 (\$1,131.89/SF)	5.20% Actual



For Sale Summary Report



For Sale: 2426 S Nancy St

West Covina, CA 91792 (Los Angeles County) - Rowland Submarket

★★★★☆
Apartments

For Sale Summary

Asking Price	\$1,499,000 (\$374,750/Unit)
Status	Active
Cap Rate	5.1%
GRM	15.84
Net Operating Income	\$75,888
Sale Type	Investment
Units	4
GBA	4,050 SF
Price per SF	\$370.12/SF
Land	0.26 AC
Built	1978
On Market	102 Days
Last Update	November 4, 2025
Sale Conditions	1031 Exchange



Property Summary

Units	4	Elevators	Walk Up
Built	1978	Market Segment	All
Stories	2		
Parking Spaces	2 Covered Spaces; Attached Garage Spaces Available; 2 One-Car Garage Spaces; 2 Two-Car Garage Spaces		

Contacts

Sales Company

eXp Realty
2138 Cameo Vista Dr
West Covina, CA 91791 USA
(626) 643-7090
expworldholdings.com

Shawn Luong
Broker

shawn@shawnluong.com

(626) 643-7090

Sale Highlights

- Across the street from the HOA pool and clubhouse the 3bedroom was designed and built as an owner unit long term tenants room for one ADU

Sale Notes

We are delighted to present this well-maintained four-unit property in the desirable community of Woodbridge in West Covina, conveniently located within a short walking distance of three supermarkets, restaurants, and public transportation. This outstanding asset is right across to the community pool and comprises the following units: ***Unit 1: A spacious 3-bedroom, 2-bathroom unit featuring a large living room with a fireplace, a dining room, and a kitchen with ample cabinetry. This unit also offers a private patio, a powder room downstairs, an upstairs bathroom with dual sinks, and an attached two-car garage. ***Unit 2: This is a 2-bedroom, 1.5-bathroom unit with a living room, dining room, and a good-sized kitchen. It also has a guest powder room downstairs, a full bath upstairs, a private patio, an attached one-car garage, and a covered carport. ***Unit 3: Similar in layout to Unit 2, this 2-bedroom, 1.5-bathroom unit includes an attached one-car garage and an additional uncovered parking space. ***Unit 4: A 2-bedroom, 1.5-bathroom unit featuring a living room, dining room, and a good-sized kitchen. It also has a shared full bath with an extra sink, a balcony, a one-car garage, and an uncovered parking space. Separate meters for electricity and gas Individual laundry hookups 20% upside in rent Long-term tenants Buyers are to cooperate with the seller's 1031 exchange at



For Sale Summary Report

Sale Notes (Continued)

no cost. This property is a gem in a sought-after community, popular with renters, and is ideal for investors seeking a stable asset with appreciating value to add to their portfolio. The back of the building has the potential to build one ADU (SB 1211).

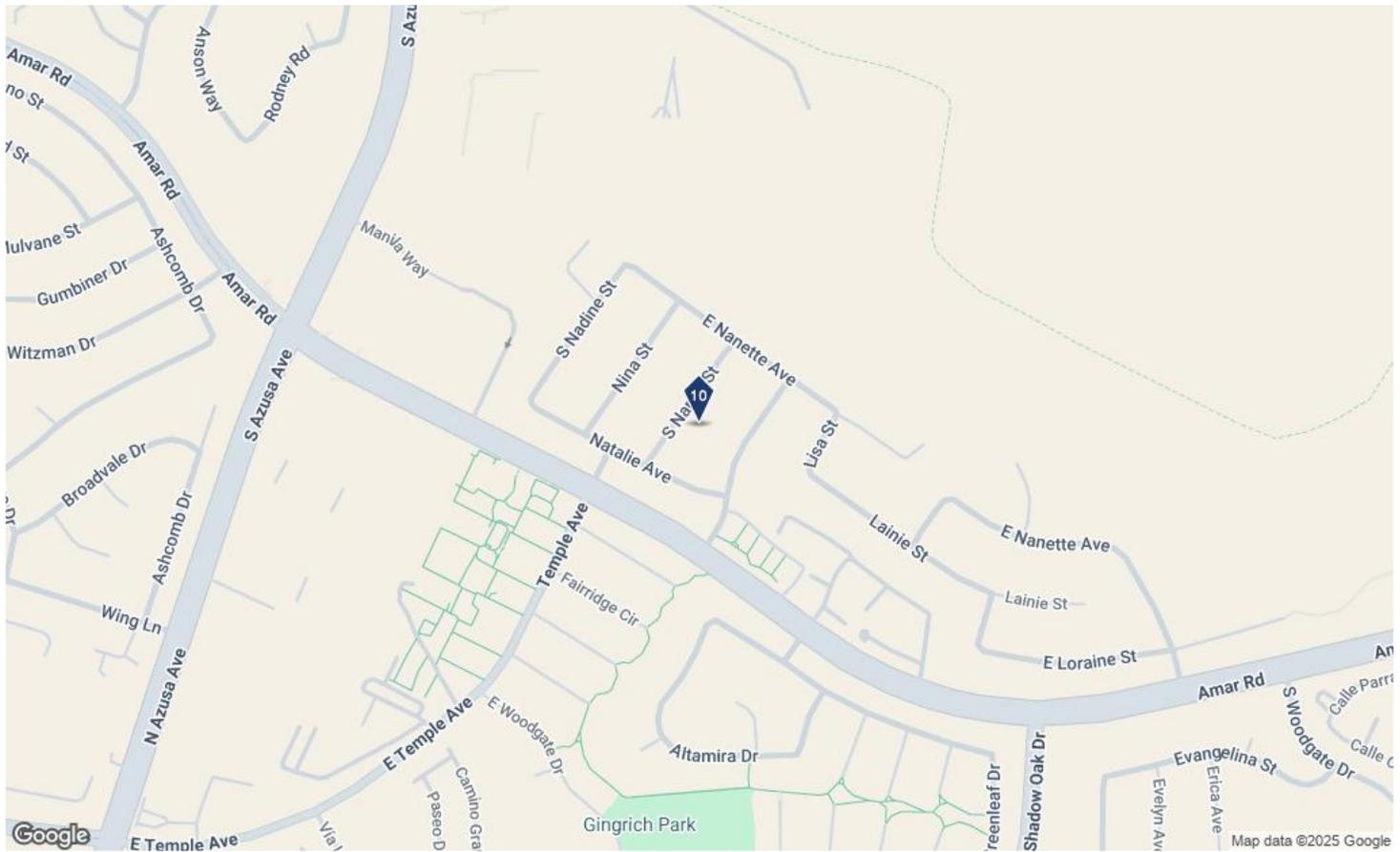
Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	0.0%	0.0%	12 Month Sales Volume	\$632.17M	\$436.1M
Submarket 1-3 Star	4.1%	↑ 0.8%	Market Sales Price Per Unit	\$341.97K	\$328.94K
Market Overall	5.6%	↑ 0.6%			

Market Rent Per Unit	Current	YOY Change	Under Construction Units	Current	Prev Year
Subject Property	-	-	Market Overall	17,793	↓ -21.3%
Submarket 1-3 Star	\$1,961	↑ 0.7%			
Market Overall	\$2,323	0.0%			

Concessions	Current	YOY Change
Subject Property	-	-
Submarket 1-3 Star	0.7%	↑ 0.2%
Market Overall	0.8%	↑ 0.1%

For Sale Map Overview



For Sale Summary Report

Location

Postcode	91792	Market	Los Angeles
County	Los Angeles	Submarket	Rowland
State	California	Submarket Cluster	San Gabriel Valley

Transportation

Parking Details	2 Covered Spaces; Attached Garage Spaces Available; 2 One-Car Garage Spaces; 2 Two-Car Garage Spaces		
Traffic Volume	35,831 on Wing Ln (2025); 839 on Ashcomb Dr (2025); 2,659 on Ashcomb Dr (2025); 13,014 on Via la Entrada (2025); 28,987 on S Brentwood Dr (2025); 2,675 on Ashcomb Dr (2025); 2,346 on Samgerry Dr (2025); 1,074 on Gumbiner St (2025); 1,566 on Sam Gerry Dr (2025)		
Frontage			
Transit/Subway			
Commuter Rail	Industry 	10 min drive	
	Covina 	10 min drive	
	Ontario International	30 min drive	
Airport	Long Beach (Daugherty Field)	40 min drive	
	John Wayne/Orange County	40 min drive	
Walk Score [®]	Somewhat Walkable (69)		
Transit Score [®]			

Nearby Sale Comparables

Property Name Address	Type	Built/ Renovated	Size	Sale Date	Price	Cap Rate
14625 Nelson Ave	Multi-Family ★★★★☆	1959	5 Units	12/20/2023	\$1,200,000 (\$240,000.00/Unit)	4.91% Actual
143 N Grandview Ave	Multi-Family ★★★★☆	1962	6 Units	1/5/2024	\$1,790,000 (\$298,333.00/Unit)	5.35% Actual
2425 S Ridgewood Dr	Multi-Family ★★★★☆	1978/2022	4 Units	4/30/2024	\$1,560,000 (\$390,000.00/Unit)	3.39% Actual
628-638 E Badillo St	Multi-Family ★★★★☆	1988	7 Units	5/2/2024	\$2,287,500 (\$326,786.00/Unit)	4.72% Actual
645 S Eremland Dr	Multi-Family ★★★★☆	1956	5 Units	5/10/2024	\$1,525,000 (\$305,000.00/Unit)	4.06% Actual
316 E Orlando Way	Multi-Family ★★★★☆	1962	6 Units	6/12/2024	\$1,635,000 (\$272,500.00/Unit)	4.67% Actual
1923 Sierra Leone Ave	Multi-Family ★★★★☆	1964	8 Units	9/24/2024	\$2,150,000 (\$268,750.00/Unit)	3.26% Actual
204 S Bandy Ave	Multi-Family ★★★★☆	1959	6 Units	11/7/2024	\$1,400,000 (\$233,333.00/Unit)	4.75% Actual
131 N Vecino Dr	Multi-Family ★★★★☆	1959	4 Units	11/13/2024	\$1,300,000 (\$325,000.00/Unit)	-
Deana Apartments 238 S 4th Ave	Multi-Family ★★★★☆	1961	7 Units	12/10/2024	\$1,540,000 (\$220,000.00/Unit)	5.44% Actual 6.43% ProFor- ma
323 W Center St	Multi-Family ★★★★☆	1992	4 Units	12/20/2024	\$1,700,000 (\$425,000.00/Unit)	4.03% Actual
449 Puente St	Multi-Family ★★★★☆	1964	5 Units	1/23/2025	\$1,630,000 (\$326,000.00/Unit)	4.48% Actual



For Sale Summary Report

Nearby Sale Comparables (Continued)

Property Name Address	Type	Built/ Renovated	Size	Sale Date	Price	Cap Rate
Orlando Apartments 275 E Orlando Way	Multi-Family ★★★★☆	1957	6 Units	4/1/2025	\$1,815,000 (\$302,500.00/Unit)	5.33% Actual
219 W Center St	Multi-Family ★★★★☆	1985	5 Units	4/2/2025	\$1,575,000 (\$315,000.00/Unit)	5.56% Actual
211 E Center St	Multi-Family ★★★★☆	1962	6 Units	4/25/2025	\$1,600,000 (\$266,667.00/Unit)	-
Del Rey Apartments 544 S 1st Ave	Multi-Family ★★★★☆	1959	5 Units	7/22/2025	\$1,250,000 (\$250,000.00/Unit)	6.48% Actual
305 E Navilla Pl	Multi-Family ★★★★☆	1958	6 Units	10/30/2025	\$1,475,000 (\$245,833.00/Unit)	6.54% Actual



For Sale Summary Report



Condo Sale: 1623 W San Bernardino Rd

West Covina, CA 91790 (Los Angeles County) - Upper San Gabriel Valley Submarket



Industrial Condo

For Sale Summary

Asking Price	\$1,669,000
Asking Price Per Area	\$424.90/SF
Status	Active
Condo Unit	Lots 6 - 1st Floor
Condo Type	Industrial
Condo Size	3,928 SF
Sale Type	Investment
On Market	305 Days
Last Update	November 12, 2025



Property Summary

RBA	44,711 SF	Drive Ins	9 total
Built	2022	Docks	1 exterior
Tenancy	Multiple	Levelers	None
Clear Height	28'		
Parking Spaces	2.48/1,000 SF; 111 Surface Spaces		

Contacts

Sales Company

DC Corporation

1773 San Bernardino Rd, Suite B42
West Covina, CA 91790 USA
(626) 338-5650

Jonathan Cook

VP of Sales and Marketing

joncook8@gmail.com

(310) 873-8083

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
10/23/2025	\$1,600,000 (\$407.33/SF)	Investment	Hkw Investments Llc	Wc Homes Llc
8/21/2025	\$1,606,552 (\$409.00/SF)	Owner User	OP Almaraz	WC Homes
4/18/2025	\$1,719,225 (\$405.00/SF)	Owner User	Zhimei Shen	WC Homes
10/30/2024	\$1,630,000 (\$403.67/SF)	Owner User	Fan Mo	David Cook
9/9/2024	\$1,615,200 (\$400.00/SF)	Owner User	Airdog	David Cook

*Non-arms Length Sale Comp

Showing 5 of 8 Historic Comparables



For Sale Summary Report

Key Tenants

Tenant Name	Industry	Floor	SF Occupied	Employees	Move Date	Expiration
Zhaoyan Tian	-	1	4,286	-	Jun 2024	-
Airdog	-	1	4,038	-	Sep 2024	-
Fan Mo	-	1	4,038	-	Oct 2024	-
Issa Alasker	-	1	4,038	-	Aug 2024	-

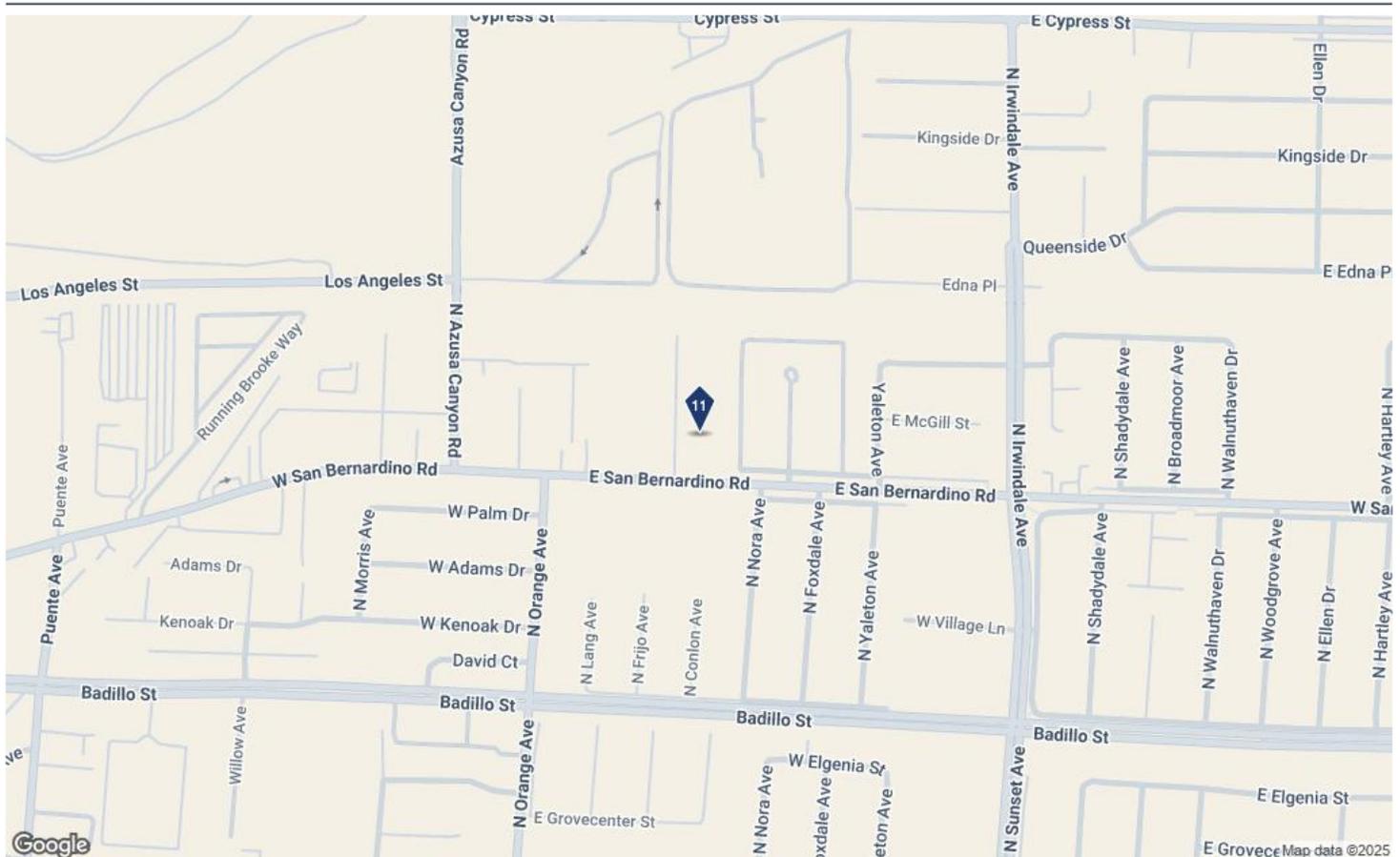
Showing 4 of 4 Tenants

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	1,553,332 SF	↓ -29.9%
Submarket 2-4 Star	6.0%	↑ 0.2%	Months on Market	5.8	↑ 1.4 mo
Market Overall	6.4%	↑ 0.6%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$19.41/SF	↓ -3.7%	12 Month Sales Volume	\$261.27M	\$315.45M
Submarket 2-4 Star	\$17.95/SF	↓ -4.1%	Market Sale Price Per Area	\$324/SF	\$319/SF
Market Overall	\$17.64/SF	↓ -4.3%			

For Sale Map Overview



For Sale Summary Report

Location

Postcode	91790	Market	Los Angeles
County	Los Angeles	Submarket	Upper San Gabriel Valley
State	California	Submarket Cluster	Upper San Gabriel Valley

Transportation

Parking Details	2.48/1,000 SF; 111 Surface Spaces		
Traffic Volume	16,663 on Nora Ave (2025); 14,583 on W San Bernardino Rd (2025); 982 on Ramona Blvd (2025); 5,902 on W Palm Dr (2025); 6,067 on W Adams Dr (2025); 6,268 on W Adams Dr (2025); 16,805 on Ramona Blvd (2025); 11,936 on Azusa Canyon Rd (2025); 723 on E Badillo St (2025); 17,237 on N Orange Ave (2025)		
Frontage			
Transit/Subway			
Commuter Rail	Baldwin Park  		4 min drive
	Covina  		7 min drive
Airport	Ontario International		30 min drive
	Long Beach (Daugherty Field)		39 min drive
	Bob Hope		43 min drive
Walk Score [®]	Car-Dependent (49)		
Transit Score [®]			



For Sale Summary Report



For Sale: 1553 Dennis PI

West Covina, CA 91790 (Los Angeles County) - West Covina Submarket



For Sale Summary

Asking Price	\$1,499,000 (\$499,667/Unit)
Status	Under Contract
Cap Rate	5.2%
Net Operating Income	\$77,552
Sale Type	Investment
Units	3
GBA	3,580 SF
Price per SF	\$418.72/SF
Land	0.25 AC
Built	1979
On Market	166 Days
Last Update	November 13, 2025



Property Summary

Units	3	Stories	2
Built	1979	Market Segment	All
Parking Spaces	2 Surface Spaces		

Amenities

Unit Amenities

- Air Conditioning
- Washer/Dryer Hookup

Site Amenities

- 24 Hour Access
- Air Conditioning

Contacts

Sales Company

Century 21 Masters
140 Grand Ave, Suite E, F, G, H
Glendora, CA 91741 USA
(626) 963-9337
www.century21masters.com

Al Jafarkani
Broker Associate

al@markandal.com

(626) 926-4060

Recorded Owner

Genevieve Rocillo
14440 Barrydale St
La Puente, CA 91746 USA

Sale Notes

Price Just Dropped! Discover a rare investment opportunity with this gated triplex located on a quiet cul-de-sac in the heart of West Covina. Each of the three well-maintained, two-story units offers central A/C, in-unit laundry, and separate gas and electric meters, providing comfort, privacy, and efficiency for residents. Unit A boasts 1,541 sq. ft., while Units B and C each offer 1,020 sq. ft. All units are two stories with no one living above or below, eliminating noise concerns and enhancing the peaceful living experience. The property is ideal for investors or owner-occupants looking to live in one unit while renting out the others, with strong rental potential in a highly desirable neighborhood. The gated entrance adds extra security, and the tranquil cul-de-sac setting



For Sale Summary Report

Sale Notes (Continued)

boosts residential appeal. No HOA fees and low operating costs. There's also potential to add several ADUs for additional income—buyer to verify with the city. Conveniently located near the West Covina Mall, major freeways, schools, and dining, this property combines prime location, flexibility, and long-term value—don't miss out on this exceptional opportunity!

Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	0.0%
Submarket 1-3 Star	4.1%	↑ 0.8%
Market Overall	5.6%	↑ 0.6%

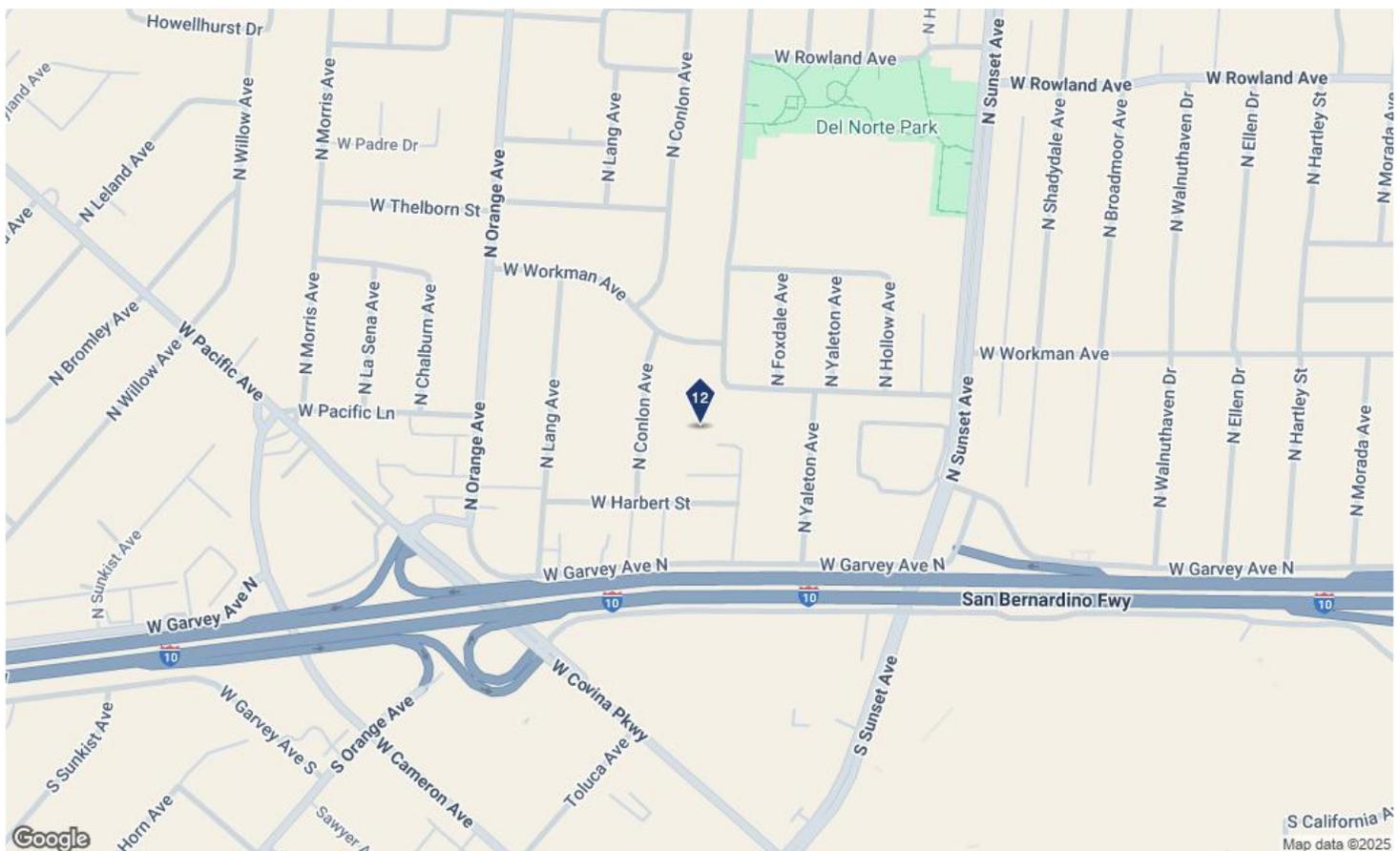
Submarket Sales Activity	Current	Prev Year
12 Month Sales Volume	\$632.17M	\$436.1M
Market Sales Price Per Unit	\$341.97K	\$328.94K

Market Rent Per Unit	Current	YOY Change
Subject Property	-	-
Submarket 1-3 Star	\$1,961	↑ 0.7%
Market Overall	\$2,323	0.0%

Under Construction Units	Current	Prev Year
Market Overall	17,793	↓ -21.3%

Concessions	Current	YOY Change
Subject Property	-	-
Submarket 1-3 Star	0.7%	↑ 0.2%
Market Overall	0.8%	↑ 0.1%

For Sale Map Overview



For Sale Summary Report

Location

Postcode	91790	Market	Los Angeles
County	Los Angeles	Submarket	West Covina
State	California	Submarket Cluster	San Gabriel Valley

Transportation

Parking Details	2 Surface Spaces		
Traffic Volume	226,798 on W Pacific Ave (2025); 22,185 on S Orange Ave (2025); 175,782 on W Pacific Ave (2025); 178,761 on W Pacific Ave (2025); 17,665 on N Leland Ave (2018); 7,911 on N Morris Ave (2025); 181,692 on I- 10 (2025); 205,472 on N Vincent Ave (2025); 192,117 on N Vincent Ave (2025); 21,017 on Puente Ave (2025)		
Frontage			
Transit/Subway			
Commuter Rail	Baldwin Park 		5 min drive
	Covina 		8 min drive
Airport	Ontario International		28 min drive
	Long Beach (Daugherty Field)		36 min drive
	Bob Hope		42 min drive
Walk Score [®]	Somewhat Walkable (62)		
Transit Score [®]			

Nearby Sale Comparables

Property Name Address	Type	Built/ Renovated	Size	Sale Date	Price	Cap Rate
14625 Nelson Ave	Multi-Family ★★★★☆	1959	5 Units	12/20/2023	\$1,200,000 (\$240,000.00/Unit)	4.91% Actual
143 N Grandview Ave	Multi-Family ★★★★☆	1962	6 Units	1/5/2024	\$1,790,000 (\$298,333.00/Unit)	5.35% Actual
2425 S Ridgewood Dr	Multi-Family ★★★★☆	1978/2022	4 Units	4/30/2024	\$1,560,000 (\$390,000.00/Unit)	3.39% Actual
645 S Eremland Dr	Multi-Family ★★★★☆	1956	5 Units	5/10/2024	\$1,525,000 (\$305,000.00/Unit)	4.06% Actual
Grandview Apartments 222 N Grandview Ave	Multi-Family ★★★★☆	1958	4 Units	5/24/2024	\$1,275,000 (\$318,750.00/Unit)	-
13651-13653 Los Angeles St	Multi-Family ★★★★☆	1954	5 Units	6/7/2024	\$1,450,000 (\$290,000.00/Unit)	6.74% Actual
316 E Orlando Way	Multi-Family ★★★★☆	1962	6 Units	6/12/2024	\$1,635,000 (\$272,500.00/Unit)	4.67% Actual
204 S Bandy Ave	Multi-Family ★★★★☆	1959	6 Units	11/7/2024	\$1,400,000 (\$233,333.00/Unit)	4.75% Actual
323 W Center St	Multi-Family ★★★★☆	1992	4 Units	12/20/2024	\$1,700,000 (\$425,000.00/Unit)	4.03% Actual
14557 Pacific Ave	Multi-Family ★★★★☆	1958	6 Units	12/23/2024	\$1,100,000 (\$183,333.00/Unit)	3.87% Actual
449 Puente St	Multi-Family ★★★★☆	1964	5 Units	1/23/2025	\$1,630,000 (\$326,000.00/Unit)	4.48% Actual
Orlando Apartments 275 E Orlando Way	Multi-Family ★★★★☆	1957	6 Units	4/1/2025	\$1,815,000 (\$302,500.00/Unit)	5.33% Actual



For Sale Summary Report

Nearby Sale Comparables (Continued)

Property Name Address	Type	Built/ Renovated	Size	Sale Date	Price	Cap Rate
219 W Center St	Multi-Family ★ ★ ☆ ☆ ☆	1985	5 Units	4/2/2025	\$1,575,000 (\$315,000.00/Unit)	5.56% Actual
211 E Center St	Multi-Family ★ ★ ☆ ☆ ☆	1962	6 Units	4/25/2025	\$1,600,000 (\$266,667.00/Unit)	-
4158 La Rica Ave	Multi-Family ★ ★ ☆ ☆ ☆	1962	5 Units	6/5/2025	\$1,880,000 (\$376,000.00/Unit)	5.11% Actual
Del Rey Apartments 544 S 1st Ave	Multi-Family ★ ★ ☆ ☆ ☆	1959	5 Units	7/22/2025	\$1,250,000 (\$250,000.00/Unit)	6.48% Actual
305 E Navilla Pl	Multi-Family ★ ★ ☆ ☆ ☆	1958	6 Units	10/30/2025	\$1,475,000 (\$245,833.00/Unit)	6.54% Actual



For Sale Summary Report



Condo Sale: 1623 W San Bernardino Rd

West Covina, CA 91790 (Los Angeles County) - Upper San Gabriel Valley Submarket



Industrial Condo

For Sale Summary

Asking Price	\$1,271,340
Asking Price Per Area	\$420.00/SF
Status	Active
Condo Unit	1 - 1st Floor
Condo Type	Industrial
Condo Size	3,027 SF
Sale Type	Owner User
Investment Type	Opportunistic
On Market	179 Days
Last Update	November 14, 2025



Property Summary

RBA	44,711 SF	Drive Ins	9 total
Built	2022	Docks	1 exterior
Tenancy	Multiple	Levelers	None
Clear Height	28'		
Parking Spaces	2.48/1,000 SF; 111 Surface Spaces		

Contacts

Sales Company

DAUM Commercial Real Estate Services

13181-13191 Crossroads Pky N,
Suite 100
City of Industry, CA 91746 USA
(562) 695-7244
daumcommercial.com

Kurt Yacko
Vice President

Kurt.Yacko@daumcommercial.com

(949) 903-0496

James Crowell

jcrowell@daumcommercial.com

(949) 877-4906

Sale Notes

Phase 2
Perfect for Owner/User or Investment
36,789 sf Contiguous.
9 Separate Condos
Can be combined to form larger units

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
10/23/2025	\$1,600,000 (\$407.33/SF)	Investment	Hkw Investments Llc	Wc Homes Llc
8/21/2025	\$1,606,552 (\$409.00/SF)	Owner User	OP Almaraz	WC Homes
4/18/2025	\$1,719,225 (\$405.00/SF)	Owner User	Zhimei Shen	WC Homes
10/30/2024	\$1,630,000 (\$403.67/SF)	Owner User	Fan Mo	David Cook



For Sale Summary Report

Sale History (Continued)

Sale Date	Price	Sale Type	Buyer	Seller
9/9/2024	\$1,615,200 (\$400.00/SF)	Owner User	Airdog	David Cook

*Non-arms Length Sale Comp

Showing 5 of 8 Historic Comparables

Key Tenants

Tenant Name	Industry	Floor	SF Occupied	Employees	Move Date	Expiration
Zhaoyan Tian	-	1	4,286	-	Jun 2024	-
Airdog	-	1	4,038	-	Sep 2024	-
Fan Mo	-	1	4,038	-	Oct 2024	-
Issa Alasker	-	1	4,038	-	Aug 2024	-

Showing 4 of 4 Tenants

Market Conditions

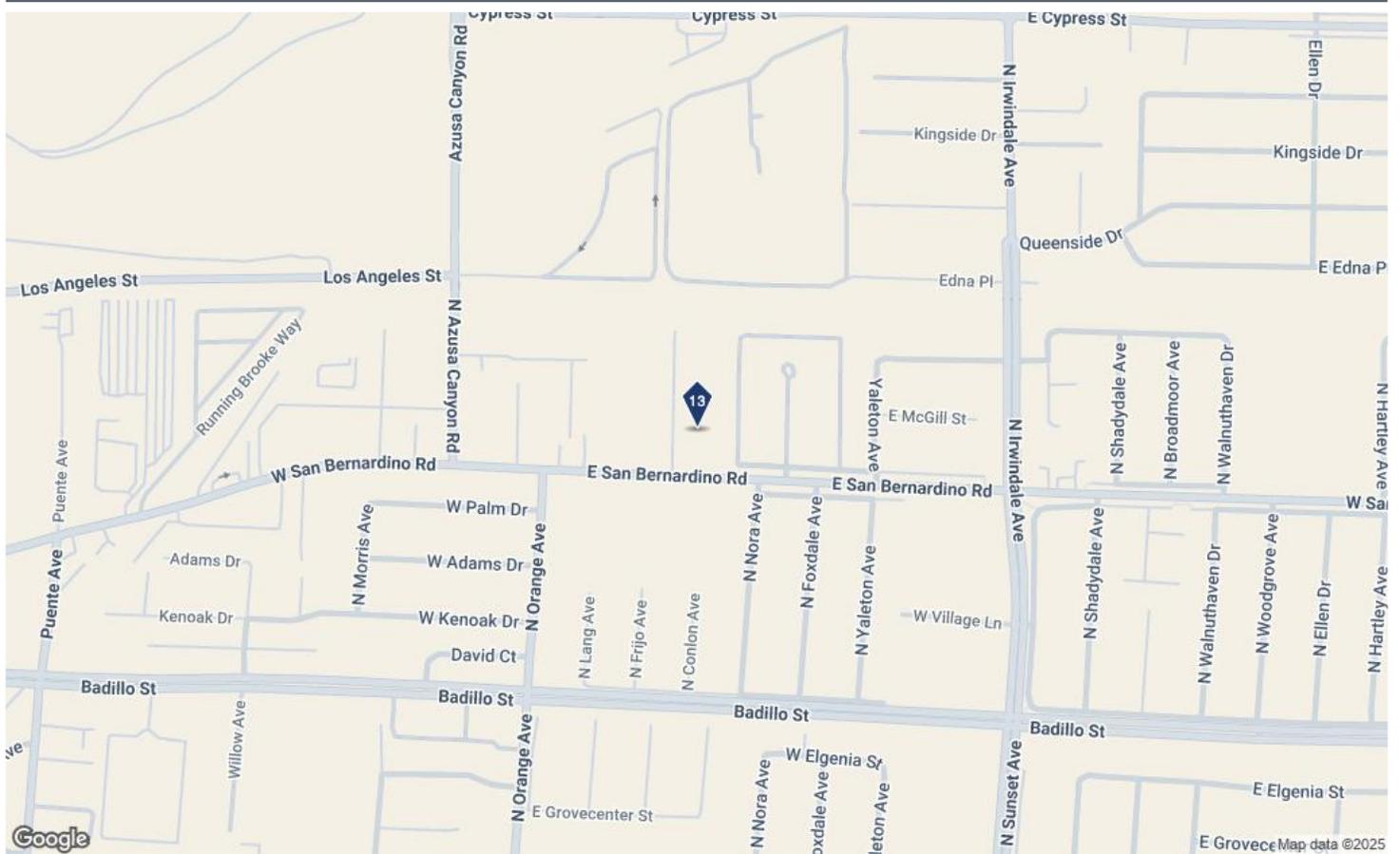
Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	1,553,332 SF	↓ -29.9%
Submarket 2-4 Star	6.0%	↑ 0.2%	Months on Market	5.8	↑ 1.4 mo
Market Overall	6.4%	↑ 0.6%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$19.41/SF	↓ -3.7%	12 Month Sales Volume	\$261.27M	\$315.45M
Submarket 2-4 Star	\$17.95/SF	↓ -4.1%	Market Sale Price Per Area	\$324/SF	\$319/SF
Market Overall	\$17.64/SF	↓ -4.3%			



For Sale Summary Report

For Sale Map Overview



Location

Postcode	91790	Market	Los Angeles
County	Los Angeles	Submarket	Upper San Gabriel Valley
State	California	Submarket Cluster	Upper San Gabriel Valley

Transportation

Parking Details	2.48/1,000 SF; 111 Surface Spaces		
Traffic Volume	16,663 on Nora Ave (2025); 14,583 on W San Bernardino Rd (2025); 982 on Ramona Blvd (2025); 5,902 on W Palm Dr (2025); 6,067 on W Adams Dr (2025); 6,268 on W Adams Dr (2025); 16,805 on Ramona Blvd (2025); 11,936 on Azusa Canyon Rd (2025); 723 on E Badillo St (2025); 17,237 on N Orange Ave (2025)		
Frontage			
Transit/Subway			
Commuter Rail	Baldwin Park  METROLINK 	4 min drive	
	Covina  METROLINK 	7 min drive	
	Ontario International	30 min drive	
Airport	Long Beach (Daugherty Field)	39 min drive	
	Bob Hope	43 min drive	
Walk Score [®]	Car-Dependent (49)		
Transit Score [®]			



For Sale Summary Report



Condo Sale: 1623 W San Bernardino Rd

West Covina, CA 91790 (Los Angeles County) - Upper San Gabriel Valley Submarket

★★★★☆
Industrial Condo

For Sale Summary

Asking Price	\$1,269,240
Asking Price Per Area	\$420.00/SF
Status	Active
Condo Unit	2 - 1st Floor
Condo Type	Industrial
Condo Size	3,022 SF
Sale Type	Owner User
Investment Type	Opportunistic
On Market	179 Days
Last Update	November 14, 2025



Property Summary

RBA	44,711 SF	Drive Ins	9 total
Built	2022	Docks	1 exterior
Tenancy	Multiple	Levelers	None
Clear Height	28'		
Parking Spaces	2.48/1,000 SF; 111 Surface Spaces		

Contacts

Sales Company

DAUM Commercial Real Estate Services
13181-13191 Crossroads Pky N,
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Vice President

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(949) 903-0496

James Crowell

jcrowell@daumcommercial.com

(949) 877-4906

Sale Notes

POL 36,789 sf Industrial Building
9 Condos Available
Can combine multiple condos to make larger warehouse

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
10/23/2025	\$1,600,000 (\$407.33/SF)	Investment	Hkw Investments Llc	Wc Homes Llc
8/21/2025	\$1,606,552 (\$409.00/SF)	Owner User	OP Almaraz	WC Homes
4/18/2025	\$1,719,225 (\$405.00/SF)	Owner User	Zhimei Shen	WC Homes
10/30/2024	\$1,630,000 (\$403.67/SF)	Owner User	Fan Mo	David Cook
9/9/2024	\$1,615,200 (\$400.00/SF)	Owner User	Airdog	David Cook

*Non-arms Length Sale Comp

Showing 5 of 8 Historic Comparables



For Sale Summary Report

Key Tenants

Tenant Name	Industry	Floor	SF Occupied	Employees	Move Date	Expiration
Zhaoyan Tian	-	1	4,286	-	Jun 2024	-
Airdog	-	1	4,038	-	Sep 2024	-
Fan Mo	-	1	4,038	-	Oct 2024	-
Issa Alasker	-	1	4,038	-	Aug 2024	-

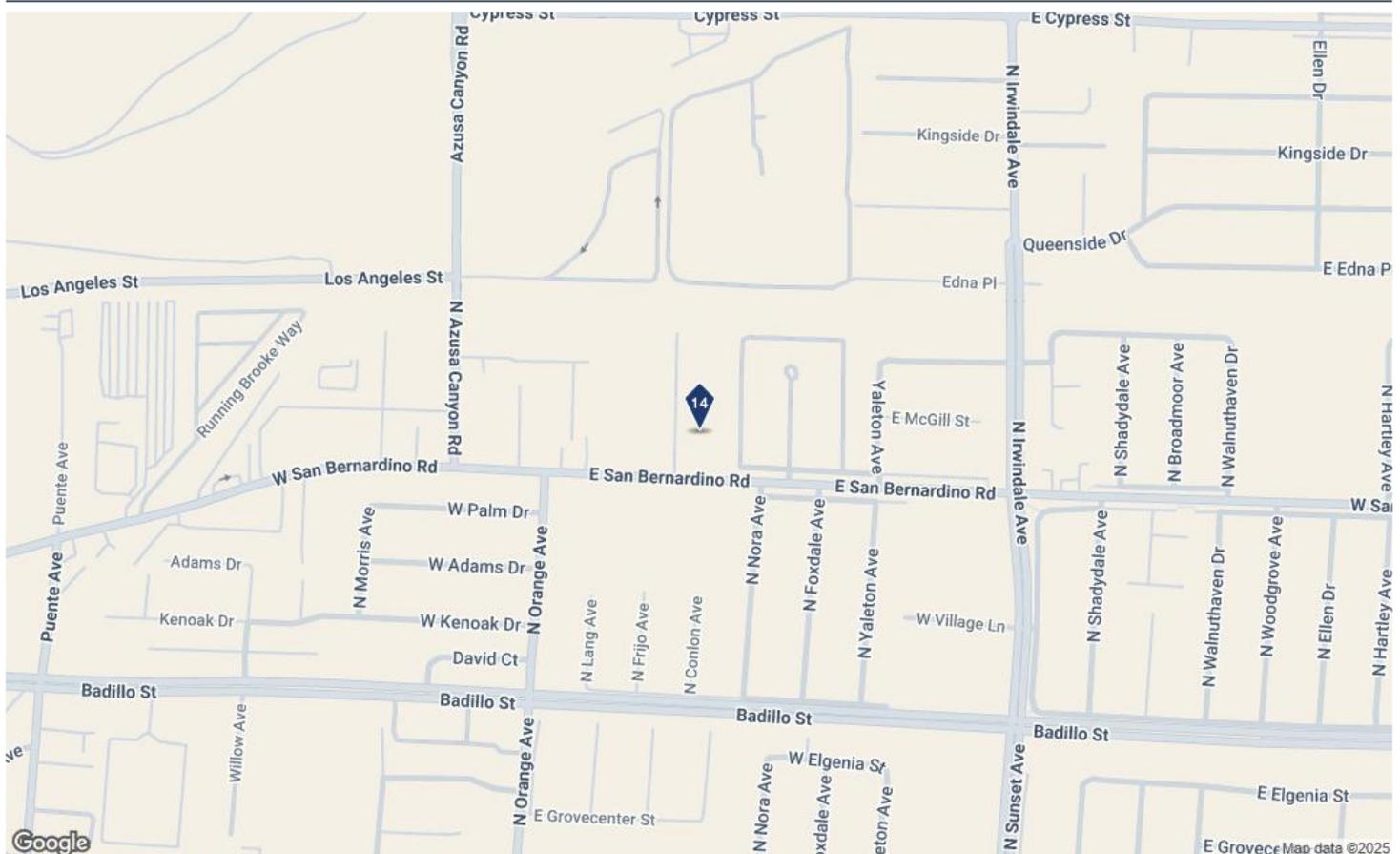
Showing 4 of 4 Tenants

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	1,553,332 SF	↓ -29.9%
Submarket 2-4 Star	6.0%	↑ 0.2%	Months on Market	5.8	↑ 1.4 mo
Market Overall	6.4%	↑ 0.6%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$19.41/SF	↓ -3.7%	12 Month Sales Volume	\$261.27M	\$315.45M
Submarket 2-4 Star	\$17.95/SF	↓ -4.1%	Market Sale Price Per Area	\$324/SF	\$319/SF
Market Overall	\$17.64/SF	↓ -4.3%			

For Sale Map Overview



For Sale Summary Report

Location

Postcode	91790	Market	Los Angeles
County	Los Angeles	Submarket	Upper San Gabriel Valley
State	California	Submarket Cluster	Upper San Gabriel Valley

Transportation

Parking Details	2.48/1,000 SF; 111 Surface Spaces		
Traffic Volume	16,663 on Nora Ave (2025); 14,583 on W San Bernardino Rd (2025); 982 on Ramona Blvd (2025); 5,902 on W Palm Dr (2025); 6,067 on W Adams Dr (2025); 6,268 on W Adams Dr (2025); 16,805 on Ramona Blvd (2025); 11,936 on Azusa Canyon Rd (2025); 723 on E Badillo St (2025); 17,237 on N Orange Ave (2025)		
Frontage			
Transit/Subway			
Commuter Rail	Baldwin Park  		4 min drive
	Covina  		7 min drive
Airport	Ontario International		30 min drive
	Long Beach (Daugherty Field)		39 min drive
	Bob Hope		43 min drive
Walk Score [®]	Car-Dependent (49)		
Transit Score [®]			

For Sale Summary Report



For Sale: 1823 W San Bernardino Rd
West Covina, CA 91790 (Los Angeles County) - Eastern SGV Submarket

★★★★☆
Office

For Sale Summary

Asking Price	\$2,750,000 (\$1,104.42/SF)
Status	Active
Sale Type	Owner User
RBA	2,490 SF
Land	0.30 AC
Built	1955
On Market	68 Days
Last Update	November 24, 2025



Property Summary

RBA	2,490 SF	Typical Floor	2,490 SF
Built	1955	Tenancy	Single
Stories	1		
Parking Spaces	5.40/1,000 SF; 13 Surface Spaces		

Contacts

Sales Company

Lee & Associates 1055 Colorado Blvd, Suite 330 Pasadena, CA 91106 USA (626) 535-9888 www.lee-associates.com	Mauricio Olaiz Principal	molaiz@lee-associates.com	(626) 841-1864
	David Chen Principal	dchen@lee-associates.com	(310) 350-3810
	Trevor Gleason Senior Associate	tgleason@lee-associates.com	(626) 710-7734

Recorded Owner

Bhullar Trust

True Owner

Bhullar Karambir S
2601 Wagon Train Ln
Diamond Bar, CA 91765 USA
(909) 861-5557



For Sale Summary Report

Sale Highlights

- AllInclusive Sale Business and real estate included for a seamless investment
- Superior Parking 5221000 SF ratio with 13 onsite spaces for client convenience
- Fully Equipped Includes all kennels tables and equipment for immediate operation MoveIn Ready Wellmaintained and fully operational
- Property Specs 2490 SF building on a 13158 SF lot offering ample space
- Quality Build Masonry construction with modern highend finishes
- Flexible M1 Zoning Supports a wide range of uses from medical to industrial

Sale Notes

Rare Opportunity: Veterinary Practice & Real Estate Available

1823 W San Bernardino Rd, West Covina, presents a rare opportunity to acquire West Covina Pet Hospital, a well-established veterinary practice, along with its prime ±2,490 SF real estate on a ±13,158 SF lot. This turnkey property features durable masonry construction, modern finishes, 13 parking spaces (5.22/1,000 SF ratio), and flexible M-1 zoning for diverse uses. Fully operational with steady revenue, the business and property are ideally located near I-10 and I-605 freeways in the thriving San Gabriel Valley, making it perfect for owner-user veterinarians or investors seeking a profitable, adaptable asset. Contact us to schedule a tour!

Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	100.0%	↑ 100.0%
Submarket 1-3 Star	5.8%	↑ 0.2%
Market Overall	16.1%	0.0%

Submarket Leasing Activity	Current	YOY Change
12 Month Leased	707,971 SF	↓ -34.4%
Months on Market	7.9	↑ 0.9 mo

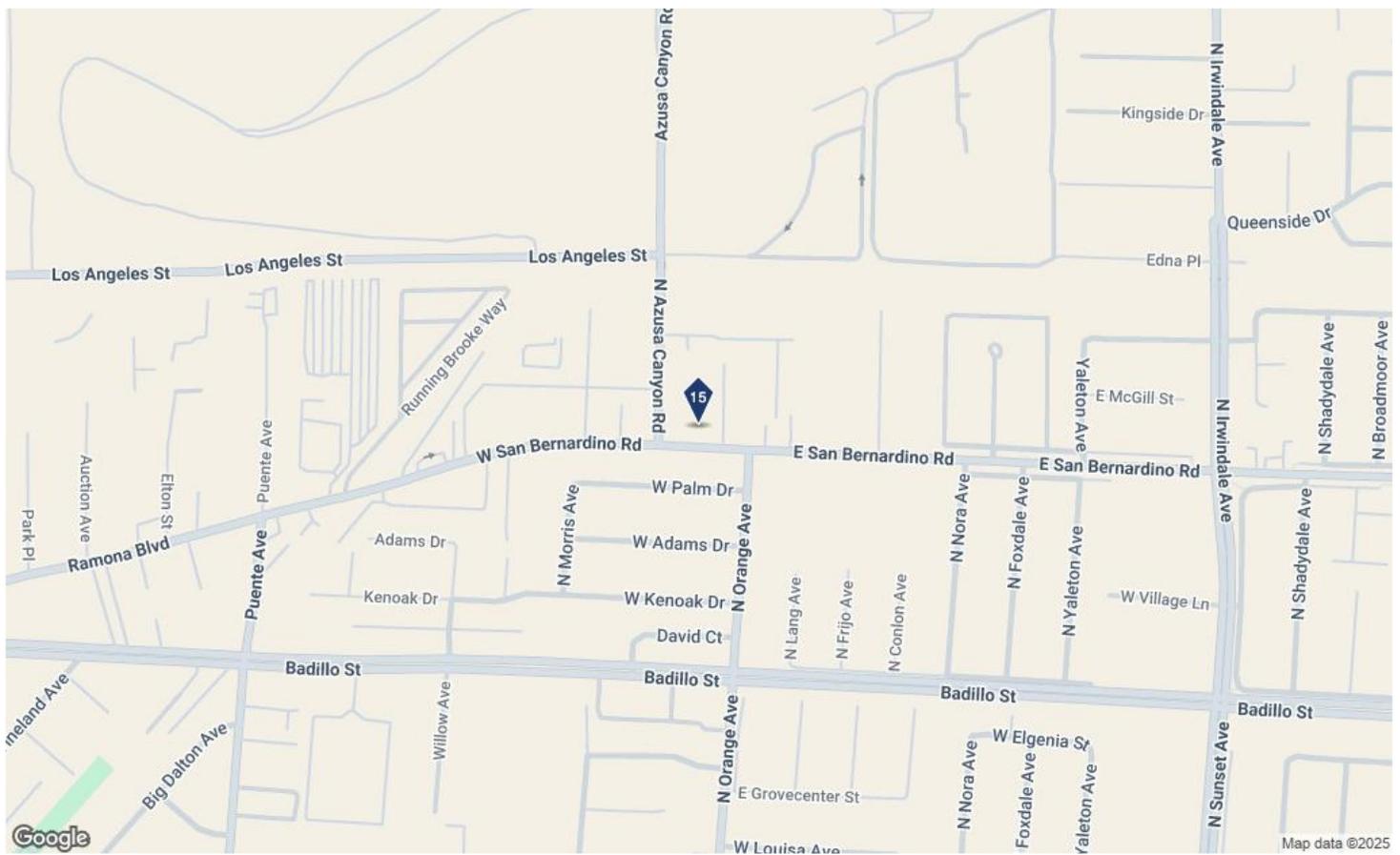
Market Asking Rent Per Area	Current	YOY Change
Subject Property	\$28.86/SF	↓ -0.6%
Submarket 1-3 Star	\$31.39/SF	↑ 0.8%
Market Overall	\$42.08/SF	↓ -0.3%

Submarket Sales Activity	Current	Prev Year
12 Month Sales Volume	\$128.88M	\$86.65M
Market Sale Price Per Area	\$265/SF	\$268/SF



For Sale Summary Report

For Sale Map Overview



Location

Postcode	91790	Market	Los Angeles
County	Los Angeles	Submarket	Eastern SGV
State	California	Submarket Cluster	San Gabriel Valley

Transportation

Parking Details	5.40/1,000 SF; 13 Surface Spaces		
Traffic Volume	5,902 on W Palm Dr (2025); 6,067 on W Adams Dr (2025); 11,936 on Azusa Canyon Rd (2025); 14,583 on W San Bernardino Rd (2025); 6,268 on W Adams Dr (2025); 17,237 on N Orange Ave (2025); 16,663 on Nora Ave (2025); 982 on Ramona Blvd (2025); 12,728 on Cypress St (2025); 8,219 on W San Bernardino Rd (2025)		
Frontage			
Transit/Subway			
Commuter Rail	Baldwin Park 		18 min walk
	Covina 		6 min drive
Airport	Ontario International		29 min drive
	Long Beach (Daugherty Field)		37 min drive
	Bob Hope		42 min drive
Walk Score®	Somewhat Walkable (59)		
Transit Score®			



For Sale Summary Report

Nearby Sale Comparables

Property Name Address	Type	Built/ Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
10158 Garvey Ave	Office ★☆☆☆☆	1940	2,230 SF	1/3/2024	\$960,000 (\$430.49/SF)	-
140 E Lemon Ave	Office ★☆☆☆☆	1930	2,498 SF (0%)	3/1/2024	\$840,000 (\$336.27/SF)	-
675-677 S 2nd Ave	Office ★☆☆☆☆	1954	2,150 SF (49.0%)	3/18/2024	\$920,000 (\$427.91/SF)	-
57-59 E Foothill Blvd	Office ★★★★☆	1994	3,500 SF	4/1/2024	\$1,620,000 (\$462.86/SF)	-
1748 Royal Oaks Dr	Office ★★☆☆☆	1908	3,720 SF	5/14/2024	\$1,020,000 (\$274.19/SF)	-
971 N Citrus Ave	Office ★★☆☆☆	1954	1,246 SF	7/30/2024	\$700,000 (\$561.80/SF)	-
642 S 2nd Ave	Office ★☆☆☆☆	1975	3,400 SF (100%)	10/29/2024	\$1,240,000 (\$364.71/SF)	-
665-667 Cliffside Dr	Office ★★☆☆☆	1983	3,336 SF (100%)	11/21/2024	\$1,175,000 (\$352.22/SF)	-
927 E Covina Blvd	Office ★★☆☆☆	1989	1,511 SF	12/2/2024	\$825,000 (\$546.00/SF)	5.15% Actual
3419 Tyler Ave	Office ★★☆☆☆	1998/2006	3,801 SF (100%)	3/19/2025	\$1,650,000 (\$434.10/SF)	-
15002 Clark Ave	Office ★★☆☆☆	1948/2021	3,192 SF	5/13/2025	\$1,875,000 (\$587.41/SF)	-
19523 E Cypress St	Office ★★☆☆☆	1947	2,477 SF (100%)	6/3/2025	\$1,275,000 (\$514.74/SF)	-
3622 Center Ave	Office ★★☆☆☆	1951	1,935 SF (100%)	7/21/2025	\$935,000 (\$483.20/SF)	-
101 W Bennett Ave	Office ★★☆☆☆	1926	1,668 SF (100%)	7/23/2025	\$1,090,000 (\$653.48/SF)	-
629 S 2nd Ave	Office ★★☆☆☆	1966	2,207 SF (100%)	9/15/2025	\$899,000 (\$407.34/SF)	-
Professional or Medical Offic... 303 N Glendora Ave	Office ★★☆☆☆	1946	2,400 SF	9/24/2025	\$1,500,000 (\$625.00/SF)	-
49 E Huntington Dr	Office ★★☆☆☆	1952	2,376 SF (0%)	10/2/2025	\$1,288,000 (\$542.09/SF)	-
1624-1628 S Grand Ave	Office ★★☆☆☆	1978	3,315 SF	11/21/2025	\$1,408,000 (\$424.74/SF)	-



For Sale Summary Report



For Sale: 250 S Glendora Ave

West Covina, CA 91790 (Los Angeles County) - Eastern SGV Submarket



Retail

For Sale Summary

Asking Price	\$649,900 (\$361.06/SF)
Status	Active
Sale Type	Investment
Investment Type	Core
Land	0.07 AC
Built	1962
On Market	46 Days
Last Update	November 12, 2025



Property Summary

GLA (% Leased)	1,800 SF (100%)	Tenancy	Single
Built	1962	Frontage	35' on Glendora Ave
Parking Spaces	6.67/1,000 SF; 12 Surface Spaces		

Contacts

Sales Company

Berkshire Hathaway California Properties 15025 Whittier Blvd, Suite A & B Whittier, CA 90603 USA (562) 945-2221 www.bhhscaprops.com	Luis Carrion CCIM CEO/President luiscarrion@bhhscaprops.com (323) 803-9422
Berkshire Hathaway California Properties 120 5th St Huntington Beach, CA 92648 USA (714) 846-4485 www.bhhs.com	Ceila Gonzalez Senior Vice President, National Sales celiagonzalez1@yahoo.com (800) 999-1120

Recorded Owner

NGUYEN-LE FAMILY TRUST
 16085 Mount Hicks St
 Fountain Valley, CA 92708 USA

Sale Highlights

- Freestanding retail building in prime West Covina location
- Adjacent to Marketplace at The Lakes and across from theater
- Central HVAC and walkstreet frontage for strong visibility
- Longterm tenant with renewed lease through August 2026
- Functional salon layout with private rooms and storage
- Surrounded by major retail and entertainment destinations



For Sale Summary Report

Sale Notes

Positioned in the heart of West Covina's vibrant retail corridor, 250 S. Glendora Ave. presents a rare opportunity to acquire a freestanding commercial asset with built-in tenancy and proximity to high-traffic destinations. This 1,800-square-foot retail building is currently home to The Hair Room beauty salon, which recently renewed its lease and has expressed interest in continuing occupancy beyond the current term. The property features a functional layout with five hair stations, two shampoo bowl stations, four private rooms, two restrooms, and a rear storage room with direct exit access.

Strategically located adjacent to the Marketplace at The Lakes and directly across from a popular movie theater, the site benefits from consistent foot traffic and strong visibility. The surrounding area is dense with national retailers, dining options, and service providers, making it a compelling location for continued salon use or future repositioning. Built in 1962, the building has central heating and air conditioning, public water access, and sits on a 2,871-square-foot lot with walkstreet frontage.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
4/11/2022	Not Disclosed	Individual Property*	NGUYEN-LE FAMILY TRUST	Le David N
11/10/2021	\$530,000 (\$294.44/SF)	Individual Property	N Le David	Lucas Krista M Trust
3/3/2017	Not Disclosed	Individual Property	Krista M Trust & Daniel M T Lucas Krista M Trust	Lucas Amelia M Trust
11/4/2011	Not Disclosed	Individual Property*	Amelia Lucas Trust	Carol Ann Carlton Trust

*Non-arms Length Sale Comp

Showing 4 of 4 Historic Comparables

Key Tenants

Tenant Name	Industry	Floor	SF Occupied	Employees	Move Date	Expiration
The Hair Room	Services	1	1,800	-	Sep 2025	-

Showing 1 of 1 Tenants

Market Conditions

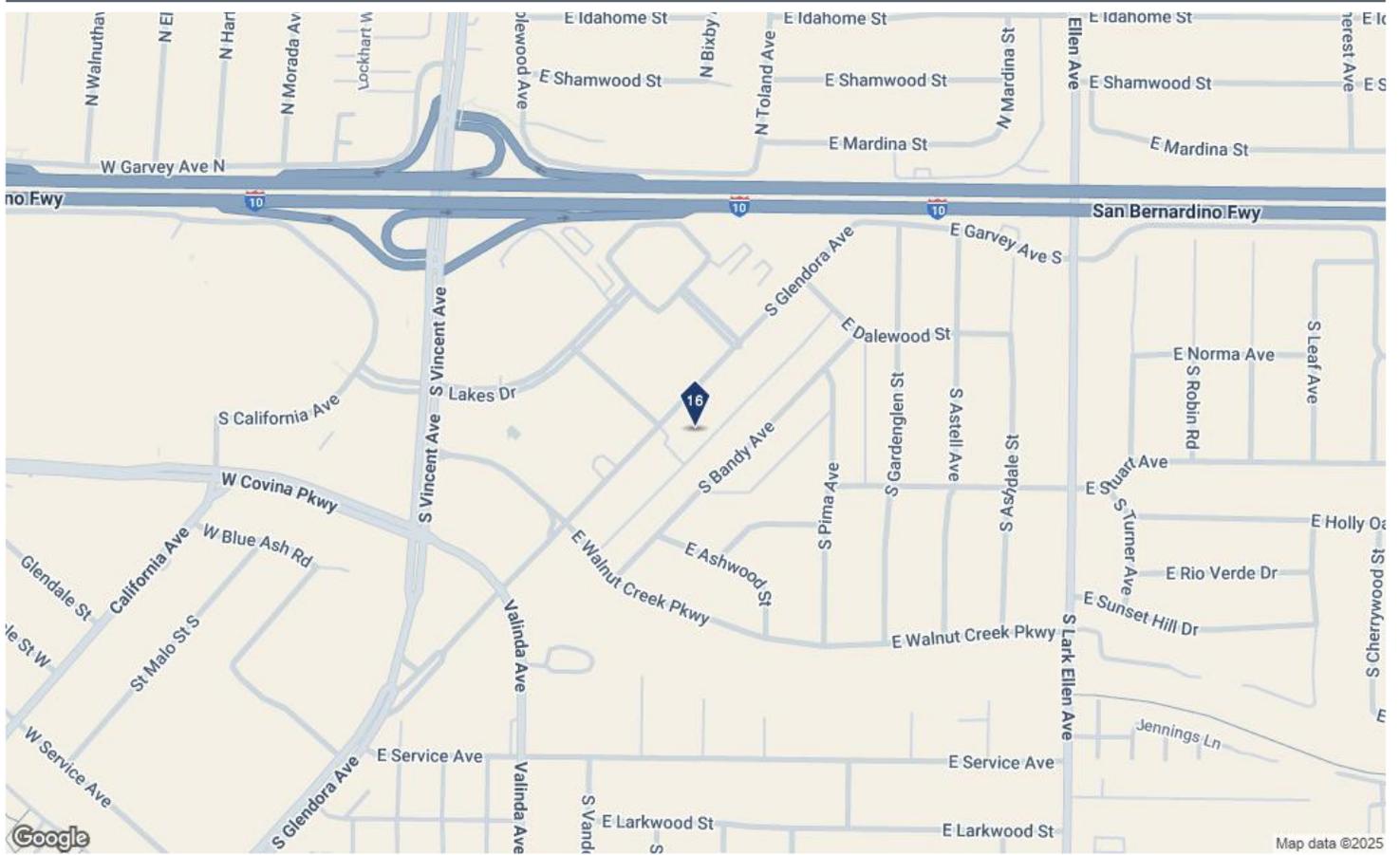
Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	730,502 SF	↓ -39.8%
Submarket 2-4 Star	6.2%	↑ 1.0%	Months on Market	9.1	↓ -0.9 mo
Market Overall	5.9%	↑ 0.2%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$27.27/SF	↓ -3.8%	12 Month Sales Volume	\$196.14M	\$300.13M
Submarket 2-4 Star	\$28.06/SF	↑ 0.1%	Market Sale Price Per Area	\$313/SF	\$316/SF
Market Overall	\$36.79/SF	↓ -1.0%			



For Sale Summary Report

For Sale Map Overview



Location

Postcode	91790	Market	Los Angeles
County	Los Angeles	Submarket	Eastern SGV
State	California	Submarket Cluster	San Gabriel Valley

Transportation

Parking Details	6.67/1,000 SF; 12 Surface Spaces		
Traffic Volume	235,863 on N Toland Ave (2025); 17,696 on E Service Ave (2025); 182,015 on I- 10 (2024); 6,146 on W West Covina Pkwy (2025); 205,472 on N Vincent Ave (2025); 192,117 on N Vincent Ave (2025); 181,692 on I- 10 (2025); 13,737 on S Valinda Ave (2025); 19,522 on E Herring Ave (2025); 224,992 on S Azusa Ave (2025)		
Frontage	35' on Glendora Ave		
Transit/Subway			
Commuter Rail	Baldwin Park 		6 min drive
	Covina 		8 min drive
	Ontario International		27 min drive
Airport	Long Beach (Daugherty Field)		38 min drive
	Bob Hope		43 min drive
Walk Score [®]	Very Walkable (86)		
Transit Score [®]			



For Sale Summary Report

Nearby Sale Comparables

Property Name Address	Type	Built/ Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
332-334 W Foothill Blvd	Retail ★☆☆☆☆	1952	2,742 SF	4/24/2024	\$1,398,000 (\$509.85/SF)	-
10334 Garvey Ave	Retail ★☆☆☆☆	1991	2,628 SF (100%)	9/3/2024	\$2,375,000 (\$903.73/SF)	-
Johnny's Shrimp Boat 803 S Glendora Ave	Retail ★☆☆☆☆	1966	1,188 SF	12/4/2024	\$1,143,300 (\$962.37/SF)	-
All Time Diesel Repair 610 S Vecino Dr	Retail ★☆☆☆☆	1964	1,848 SF	12/16/2024	\$1,050,000 (\$568.18/SF)	-
Dutch Bros. Coffee 14521 Ramona Blvd	Retail ★★★★☆	2024	950 SF (100%)	12/24/2024	\$3,315,000 (\$3,489.47/SF)	4.52% Actual
5200 Rivergrade Rd	Retail ★☆☆☆☆	2012	3,222 SF	1/31/2025	\$7,600,000 (\$2,358.78/SF)	-
4336 Peck Rd	Retail ★☆☆☆☆	1940	1,381 SF (0%)	2/14/2025	\$985,000 (\$713.25/SF)	-
701 N Grand Ave	Retail ★★★★☆	2004	3,090 SF	7/7/2025	\$2,795,000 (\$904.53/SF)	-
444 E Foothill Blvd	Retail ★★★★☆	2005	3,600 SF (100%)	7/18/2025	\$2,000,000 (\$555.56/SF)	-
846 W Front St	Retail ★☆☆☆☆	1980	1,950 SF	8/7/2025	\$1,400,000 (\$717.95/SF)	-
2712 San Gabriel Blvd	Retail ★☆☆☆☆	2004	1,620 SF	10/7/2025	\$1,180,000 (\$728.40/SF)	-
El Pollo Loco 1343 Nogales St	Retail ★★★★☆	1990	2,808 SF	10/29/2025	\$3,350,000 (\$1,193.02/SF)	-
154 E Arrow Hwy	Retail ★★★★☆	1967	2,145 SF	11/3/2025	\$4,987,000 (\$2,324.94/SF)	-



For Sale Summary Report

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Condo Sale: 2707 E Valley Blvd - Nogales Medical Plaza
West Covina, CA 91792 (Los Angeles County) - Eastern SGV Submarket



Office/Medical Condo

For Sale Summary

Asking Price	\$790,000
Asking Price Per Area	\$603.51/SF
Status	Active
Condo Unit	311 - 3rd Floor
Condo Type	Office/Medical
Condo Size	1,309 SF
Sale Type	Investment or Owner User
On Market	459 Days
Last Update	November 7, 2025



Property Summary

RBA	72,000 SF	Elevators	Yes
Built	2009	Typical Floor	24,000 SF
Stories	3	Tenancy	Multiple
Parking Spaces	4.44/1,000 SF; 320 Surface Spaces		

Amenities

- Air Conditioning
- Reception
- Air Conditioning
- Reception
- Air Conditioning
- Central Heating

Contacts

Sales Company

Harvest Realty Development 50 Hill Ave, Suite 301 Pasadena, CA 91106 USA (626) 593-7456 www.jiazhouwu.com	Christine Li Broker, MBA, CFA	Christine.Harvest@gmail.com	(310) 985-9956
Harvest Realty Development 50 Hill Ave, Suite 311 Pasadena, CA 91106 USA (626) 593-7456 www.jiazhouwu.com	Harper Wang	harperw.realtor@gmail.com	(626) 996-0498

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
7/14/2025	Not Disclosed	Individual Property*	Ivy Living Trust	Huang Ivy
5/23/2025	Not Disclosed	Individual Property*	Jjd Family Trust	Yin Janice Tiau
5/22/2025	Not Disclosed	Individual Property*	Chan Family Trust	Chan Chiu Kwong
5/22/2025	Not Disclosed	Individual Property*	Chan Family Trust	Chan Chiu Kwong
3/11/2023	\$518,000 (\$617.40/SF)	Investment	-	-



For Sale Summary Report

Sale History (Continued)

Sale Date	Price	Sale Type	Buyer	Seller
*Non-arms Length Sale Comp				Showing 5 of 29 Historic Comparables

Key Tenants

Tenant Name	Industry	Floor	SF Occupied	Employees	Move Date	Expiration
Concord Eye Center	Health Care and Social Assistance	2	2,500	8	Oct 2009	-
SmartClinic Urgent Care	Health Care and Social Assistance	1	2,496	3	Sep 2010	-
Huang Marlon Tienfu	Professional, Scientific, and Technical Services	3	2,400	3	Sep 2009	-
Certified Nursing Registry Inc	Health Care and Social Assistance	3	1,946	4	Oct 2011	-
Access Dental	Health Care and Social Assistance	2	1,630	4	Jul 2016	-

Showing 5 of 30 Tenants

Market Conditions

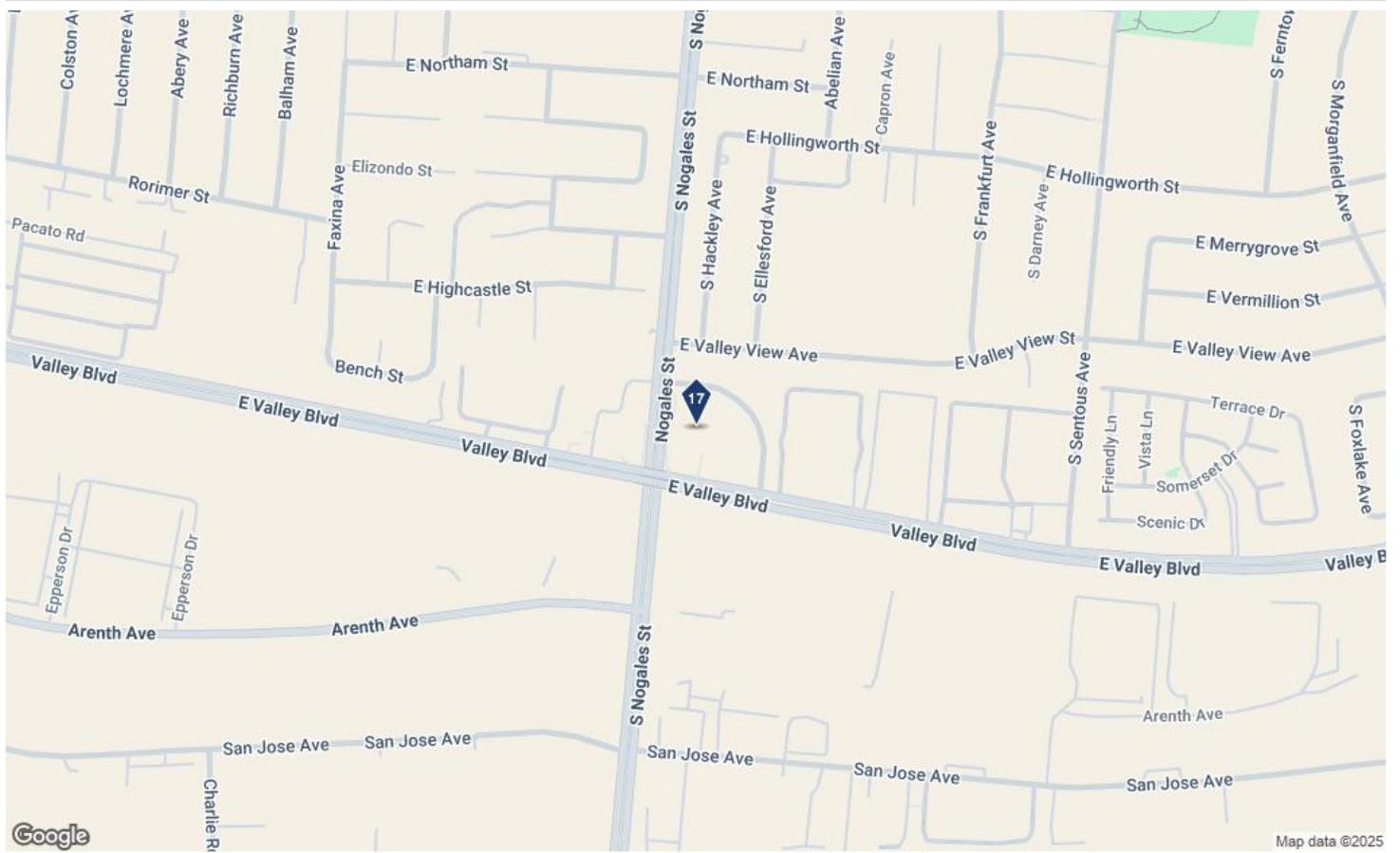
Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	707,971 SF	↓ -34.4%
Submarket 2-4 Star	5.7%	↑ 0.2%	Months on Market	7.9	↑ 0.9 mo
Market Overall	16.1%	0.0%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$34.80/SF	↑ 2.4%	12 Month Sales Volume	\$128.88M	\$86.65M
Submarket 2-4 Star	\$31.56/SF	↑ 0.8%	Market Sale Price Per Area	\$265/SF	\$268/SF
Market Overall	\$42.08/SF	↓ -0.3%			



For Sale Summary Report

For Sale Map Overview



Location

Postcode	91792	Market	Los Angeles
County	Los Angeles	Submarket	Eastern SGV
State	California	Submarket Cluster	San Gabriel Valley

Transportation

Parking Details	4.44/1,000 SF; 320 Surface Spaces		
Traffic Volume	34,142 on San Jose Ave (2025); 5,567 on S Nogales St (2025); 1,383 on N Capron Ave (2025); 7,885 on S Nogales St (2025); 4,535 on Valley Blvd (2025); 40,664 on Railroad St (2018); 33,274 on Northam St (2025); 6,699 on Charlie Rd (2025); 3,920 on Valleyview Ave (2025); 14,993 on Nogales St (2025)		
Frontage			
Transit/Subway			
Commuter Rail	Industry 	6 min drive	
	Covina 	15 min drive	
	Ontario International	28 min drive	
Airport	John Wayne/Orange County	36 min drive	
	Long Beach (Daugherty Field)	40 min drive	
Walk Score®	Somewhat Walkable (65)		
Transit Score®			



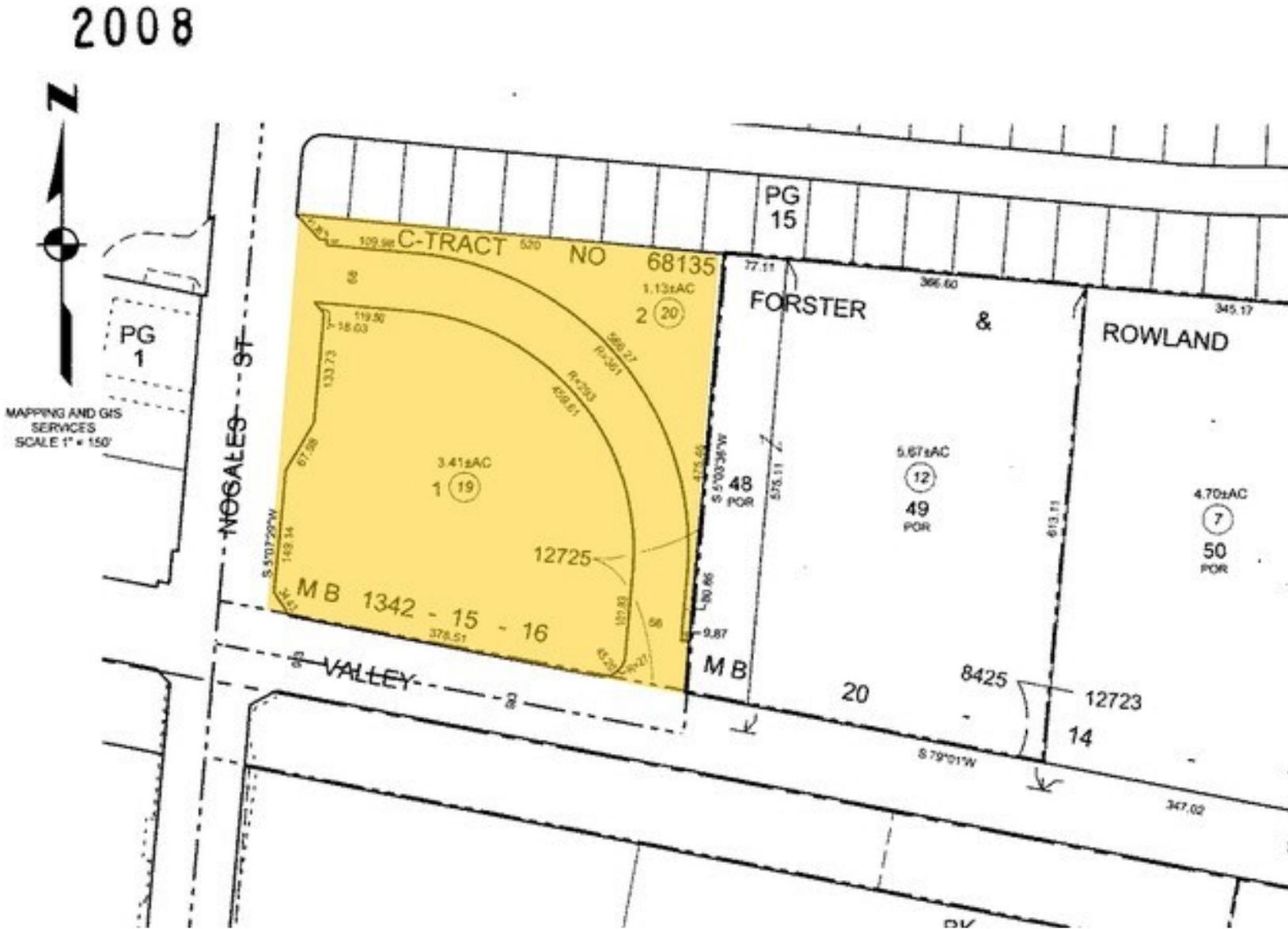
For Sale Summary Report

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Condo Sale: 2707 E Valley Blvd - Nogales Medical Plaza
West Covina, CA 91792 (Los Angeles County) - Eastern SGV Submarket



Office/Medical Condo



For Sale Summary Report



Condo Sale: 2707 E Valley Blvd - Nogales Medical Plaza
West Covina, CA 91792 (Los Angeles County) - Eastern SGV Submarket



Office/Medical Condo

For Sale Summary

Asking Price	\$770,000
Asking Price Per Area	\$616.00/SF
Status	Active
Condo Unit	312 - 3rd Floor
Condo Type	Office/Medical
Condo Size	1,250 SF
Sale Type	Owner User
On Market	459 Days
Last Update	November 7, 2025



Property Summary

RBA	72,000 SF	Elevators	Yes
Built	2009	Typical Floor	24,000 SF
Stories	3	Tenancy	Multiple
Parking Spaces	4.44/1,000 SF; 320 Surface Spaces		

Amenities

- Air Conditioning
- Reception
- Air Conditioning
- Reception
- Air Conditioning
- Central Heating

Contacts

Sales Company

Harvest Realty Development 50 Hill Ave, Suite 301 Pasadena, CA 91106 USA (626) 593-7456 www.jiazhouwu.com	Christine Li Broker, MBA, CFA	Christine.Harvest@gmail.com	(310) 985-9956
Harvest Realty Development 50 Hill Ave, Suite 311 Pasadena, CA 91106 USA (626) 593-7456 www.jiazhouwu.com	Harper Wang	harperw.realtor@gmail.com	(626) 996-0498

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
7/14/2025	Not Disclosed	Individual Property*	Ivy Living Trust	Huang Ivy
5/23/2025	Not Disclosed	Individual Property*	Jjd Family Trust	Yin Janice Tiau
5/22/2025	Not Disclosed	Individual Property*	Chan Family Trust	Chan Chiu Kwong
5/22/2025	Not Disclosed	Individual Property*	Chan Family Trust	Chan Chiu Kwong
3/11/2023	\$518,000 (\$617.40/SF)	Investment	-	-



For Sale Summary Report

Sale History (Continued)

Sale Date	Price	Sale Type	Buyer	Seller
*Non-arms Length Sale Comp				Showing 5 of 29 Historic Comparables

Key Tenants

Tenant Name	Industry	Floor	SF Occupied	Employees	Move Date	Expiration
Concord Eye Center	Health Care and Social Assistance	2	2,500	8	Oct 2009	-
SmartClinic Urgent Care	Health Care and Social Assistance	1	2,496	3	Sep 2010	-
Huang Marlon Tienfu	Professional, Scientific, and Technical Services	3	2,400	3	Sep 2009	-
Certified Nursing Registry Inc	Health Care and Social Assistance	3	1,946	4	Oct 2011	-
Access Dental	Health Care and Social Assistance	2	1,630	4	Jul 2016	-

Showing 5 of 30 Tenants

Market Conditions

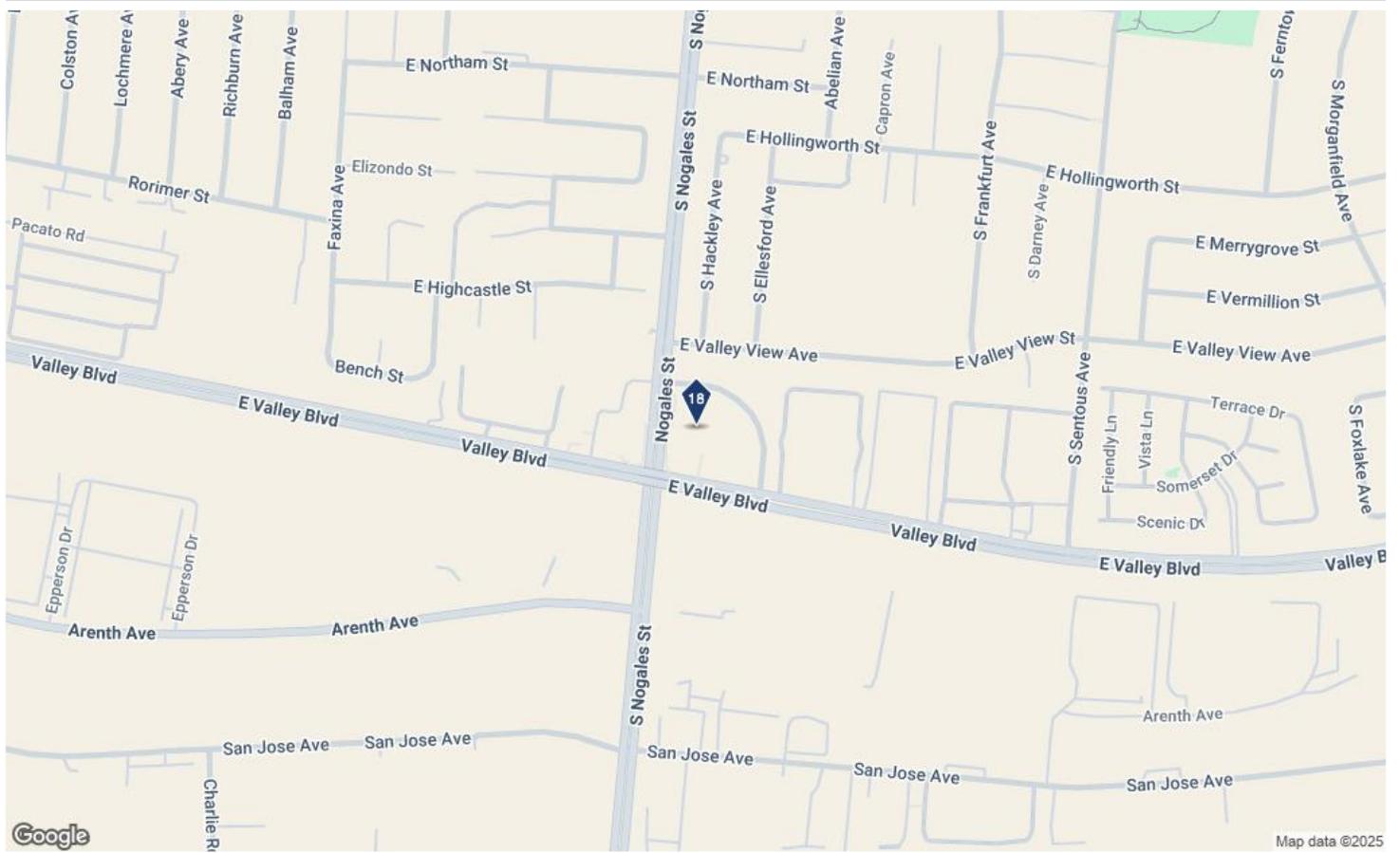
Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	707,971 SF	↓ -34.4%
Submarket 2-4 Star	5.7%	↑ 0.2%	Months on Market	7.9	↑ 0.9 mo
Market Overall	16.1%	0.0%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$34.80/SF	↑ 2.4%	12 Month Sales Volume	\$128.88M	\$86.65M
Submarket 2-4 Star	\$31.56/SF	↑ 0.8%	Market Sale Price Per Area	\$265/SF	\$268/SF
Market Overall	\$42.08/SF	↓ -0.3%			



For Sale Summary Report

For Sale Map Overview



Location

Postcode	91792	Market	Los Angeles
County	Los Angeles	Submarket	Eastern SGV
State	California	Submarket Cluster	San Gabriel Valley

Transportation

Parking Details	4.44/1,000 SF; 320 Surface Spaces		
Traffic Volume	34,142 on San Jose Ave (2025); 5,567 on S Nogales St (2025); 1,383 on N Capron Ave (2025); 7,885 on S Nogales St (2025); 4,535 on Valley Blvd (2025); 40,664 on Railroad St (2018); 33,274 on Northam St (2025); 6,699 on Charlie Rd (2025); 3,920 on Valleyview Ave (2025); 14,993 on Nogales St (2025)		
Frontage			
Transit/Subway			
Commuter Rail	Industry 	6 min drive	
	Covina 	15 min drive	
	Ontario International	28 min drive	
Airport	John Wayne/Orange County	36 min drive	
	Long Beach (Daugherty Field)	40 min drive	
Walk Score [®]	Somewhat Walkable (65)		
Transit Score [®]			



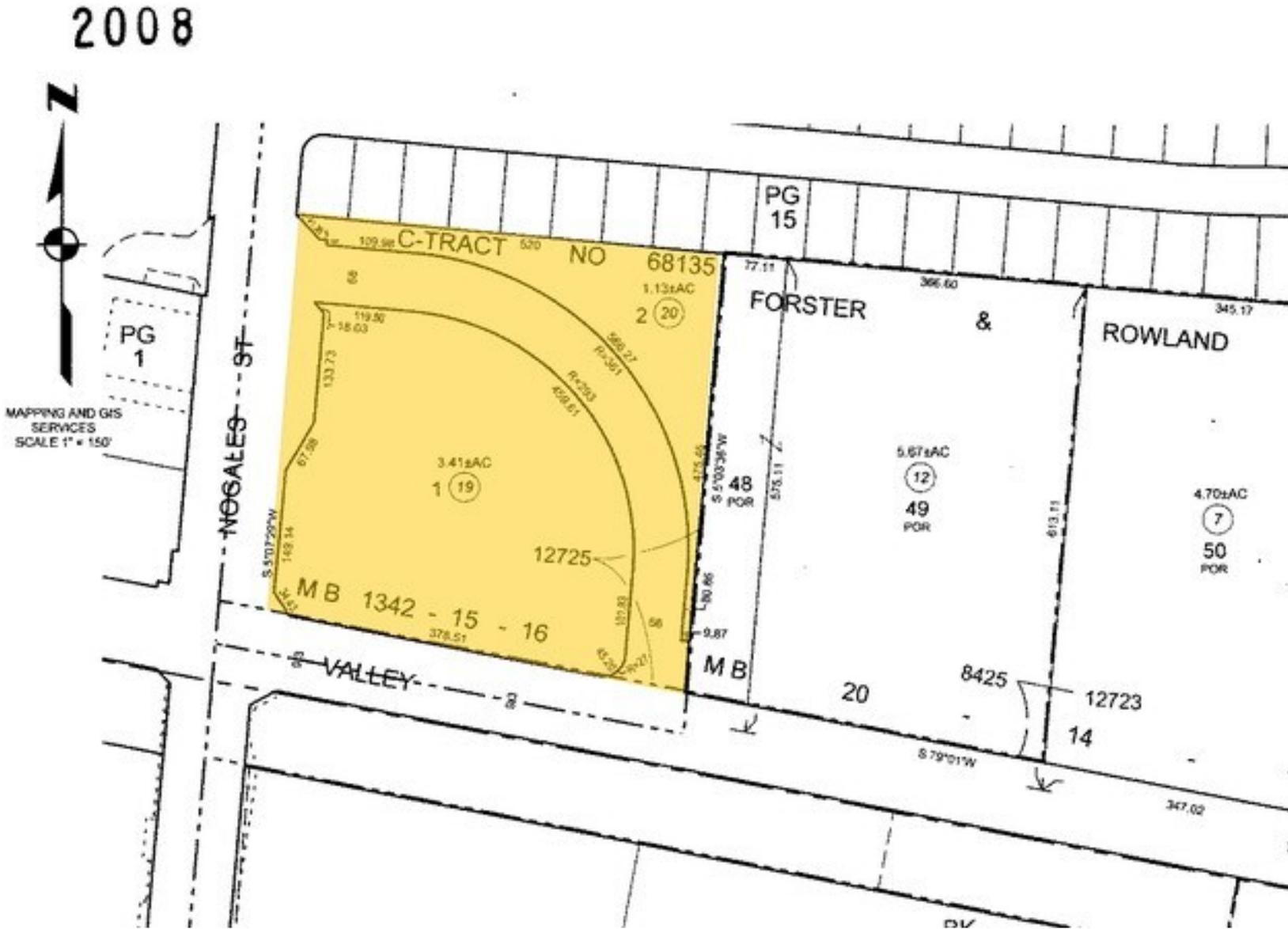
For Sale Summary Report

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Condo Sale: 2707 E Valley Blvd - Nogales Medical Plaza
West Covina, CA 91792 (Los Angeles County) - Eastern SGV Submarket



Office/Medical Condo



For Sale Summary Report

19

For Sale: 1030 S Glendora Ave

West Covina, CA 91790 (Los Angeles County) - Eastern SGV Submarket



Land

For Sale Summary

Asking Price	\$850,000 (\$4,969,946.44/AC)
Status	Active
Sale Type	Investment or Owner User
Land	0.17 AC (7,450 SF)
On Market	529 Days
Last Update	November 12, 2025



Property Summary

Land Area - Gross	0.17 AC (7,450 SF)	Zoning	WCOP
Topography	Level	Parcel	8488-002-007
On-Sites	Raw land		

Contacts

Sales Company

Lee & Associates 13181 Crossroads Pky N, Suite 300 City Of Industry, CA 91746 USA (562) 699-7500 www.lee-associates.com	Kevin Ching Senior Vice President	kching@lee-associates.com	(626) 203-3249
	Justin Chiang Vice President	jchiang@lee-associates.com	(626) 701-2401

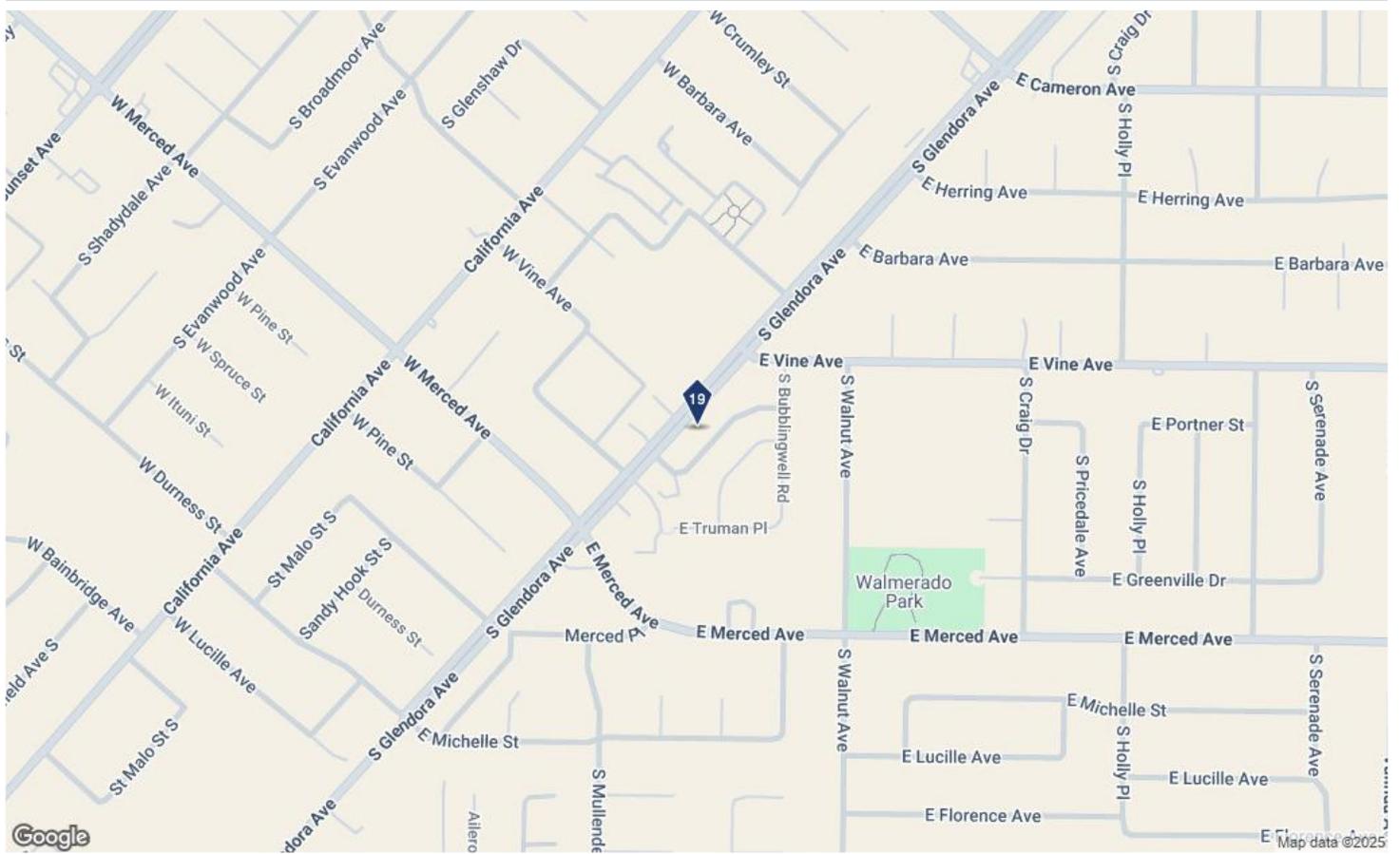
Sale Highlights

- Rectangular Lot For Sale
- Commercial Building
- Central West Covina Location With Direct Access to 10 Frwy
- Plans Approved Permit Ready For 1850 SF
- Zoned Office Professional Perfect For Medical Offices
- Nearby Major Retail Businesses



For Sale Summary Report

For Sale Map Overview



Location

Postcode	91790	Market	Los Angeles
County	Los Angeles	Submarket	Eastern SGV
State	California	Submarket Cluster	San Gabriel Valley

Transportation

Parking Details

Traffic Volume	35,910 on E Michelle St (2025); 351 on Francisquito Ave (2025); 7,774 on Aileron Ave (2025); 8,529 on Griffith Ave (2025); 9,401 on N Hacienda Blvd (2025); 2,595 on Francisquito Ave (2025); 782 on Walnut Ave (2025); 6,068 on S Indian Summer Ave (2025); 10,103 on S Valinda Ave (2025); 2,605 on Alwood St (2025)
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Frontage

Transit/Subway

Commuter Rail	Baldwin Park  7 min drive
	Covina  8 min drive
	Ontario International 28 min drive
Airport	Long Beach (Daugherty Field) 38 min drive
	Bob Hope 44 min drive

Walk Score [®] Very Walkable (83)

Transit Score [®]



For Sale Summary Report

Nearby Sale Comparables

Property Name Address	Type	Built/ Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
19 Units Pasadena Vacant Lot 170 N Halstead St	Land ★☆☆☆☆	-	0.24 AC	12/11/2023	\$3,000,000 (\$12,696,007.00/AC)	-
19 Units Pasadena Vacant Lot 170 N Halstead St	Land ★☆☆☆☆	-	0.24 AC	1/11/2024	\$3,000,000 (\$12,692,307.69/AC)	-
RTI 55 Unit Affordable Housing... 1432 E 25th St	Land ★★★★☆	-	0.24 AC	3/15/2024	\$2,350,000 (\$9,740,793.61/AC)	-
Commercial Lot For Developm... 13505 San Antonio Dr	Land ★★☆☆☆	-	0.32 AC	5/3/2024	\$1,150,000 (\$3,593,801.56/AC)	-
City West Site 314 N Douglas St	Land ★★★★☆	-	0.13 AC	10/4/2024	\$1,250,000 (\$9,522,560.34/AC)	-
5826 Cloverly Ave, Temple City,... 5826 Cloverly Ave	Land ★★☆☆☆	-	0.20 AC	5/20/2025	\$1,400,000 (\$6,969,600.00/AC)	-
85 W Green St	Land ★★★★☆	-	0.20 AC	8/21/2025	\$2,000,000 (\$10,197,822.78/AC)	-
Multifamily/Mix use/Retail/ Co... 11026 Long Beach Blvd	Land ★★☆☆☆	-	0.32 AC	9/10/2025	\$1,100,000 (\$3,422,571.43/AC)	-
808 James M Wood Blvd	Land ★★☆☆☆	-	0.32 AC	9/11/2025	\$3,750,000 (\$11,775,519.03/AC)	-
3510 E 14th St	Land ★★☆☆☆	-	0.10 AC	10/1/2025	\$422,000 (\$4,335,452.83/AC)	-
36 S Berkeley Ave	Land ★★☆☆☆	-	0.17 AC	10/28/2025	\$900,000 (\$5,225,806.45/AC)	-
15 and 19 Lucile St	Land ★★★★☆	-	0.32 AC	10/28/2025	\$2,500,000 (\$7,812,612.10/AC)	-
3724 Randolph Ave	Land ★★☆☆☆	-	0.17 AC	10/30/2025	\$800,000 (\$4,647,019.60/AC)	-
241 N Verdugo Rd	Land ★★☆☆☆	-	0.15 AC	10/31/2025	\$925,000 (\$6,166,666.67/AC)	-



For Sale Summary Report

20 For Sale: 2200 E Garvey Ave S - Villa Tepeyac Mexican Restaurant
 West Covina, CA 91791 (Los Angeles County) - Eastern SGV Submarket

★★★★☆
 Retail

For Sale Summary

Asking Price	\$3,500,000 (\$253.94/SF)
Status	Under Contract
Sale Type	Investment or Owner User
Investment Type	Core
Land	1.31 AC
Built	1954
On Market	475 Days
Last Update	November 24, 2025



Property Summary

GLA (% Leased)	13,783 SF (100%)	Frontage	264' on Garvey Ave
Built	1954	Frontage	135' on Hollenbeck St
Tenancy	Single		
Parking Spaces	4.93/1,000 SF; 68 Surface Spaces; Covered Spaces Available		

Amenities

- Air Conditioning
- Pylon Sign
- Skylights
- Air Conditioning
- Restaurant
- Skylights
- Air Conditioning
- Signage
- Freeway Visibility
- Signalized Intersection

Contacts

Sales Company

CBRE 18565-18575 Jamboree Rd Irvine, CA 92612 USA (949) 725-8500 www.cbre.com	Arthur Flores Senior Vice President	Arthur.Flores@cbre.com	(714) 504-0262
CBRE 225 Santa Clara St, Suite 1200 San Jose, CA 95113 USA (408) 453-7400 www.cbre.com	Kyle Kaye Senior Associate	Kyle.Kaye@cbre.com	(650) 281-5553
	James Kaye Senior Vice President	james.kaye@cbre.com	(650) 867-8806
	Jay Gomez Senior Vice President	jay.gomez@cbre.com	(831) 325-9847

Recorded Owner

Flores Miguel A & Sabina
 20860 Covina Hills Rd
 Covina, CA 91724 USA
 (626) 967-9442



For Sale Summary Report

Contacts (Continued)

True Owner

Flores Miguel A & Sabina
 20860 Covina Hills Rd
 Covina, CA 91724 USA
 (626) 967-9442

Sale Highlights

- The site consists of 131 acres of land and is ideally situated adjacent to the 10 San Bernardino freeway
- Zoned West Covina Neighborhood Comm which under the city's zoning code is one of the most flexible allowing for retail medical hospitality other
- Freeway adjacent sites of this size and visibility rarely come to market in Los Angeles County
- Currently vacant and offers tremendous upside an investor can retenant the building or the building may be occupied by an owner user
- The property boasts a large freeway pylon sign with potential for expansion

Sale Notes

CBRE, Inc. is proud to market a freestanding owner/user restaurant opportunity adjacent to the 10 (San Bernardino) Freeway in the city of West Covina, California. The offering consists of one (1) freestanding retail building, on an oversized land parcel, with tremendous repurpose and/or redevelopment potential. The restaurant site is ideal for a number of uses including restaurant, banquet hall, medical, school facility, non-profit group, religious facility location, automotive, self-storage, and even residential. The property boasts a large freeway pylon sign, with potential for expansion of the pylon (call broker for further details) which would help to increase the visibility of the site to the over 218,000 cars that pass along the 10 Freeway. This is one of the last remaining properties along the 10 Freeway with true redevelopment potential. The property is perfectly situated for an owner/user, an investor, or a developer that understand the intrinsic land value and potential to redevelop the site in the near future.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
2/3/1995	\$520,000 (\$37.73/SF)	Individual Property	Miguel Angel & Sabina Flores	The Barclay Co. (G.P.)

Showing 1 of 1 Historic Comparables

Key Tenants

Tenant Name	Industry	Floor	SF Occupied	Employees	Move Date	Expiration
Villa Tepeyac Restaurant	Retailer	1	13,783	22	Jun 2012	-

Showing 1 of 1 Tenants

Market Conditions

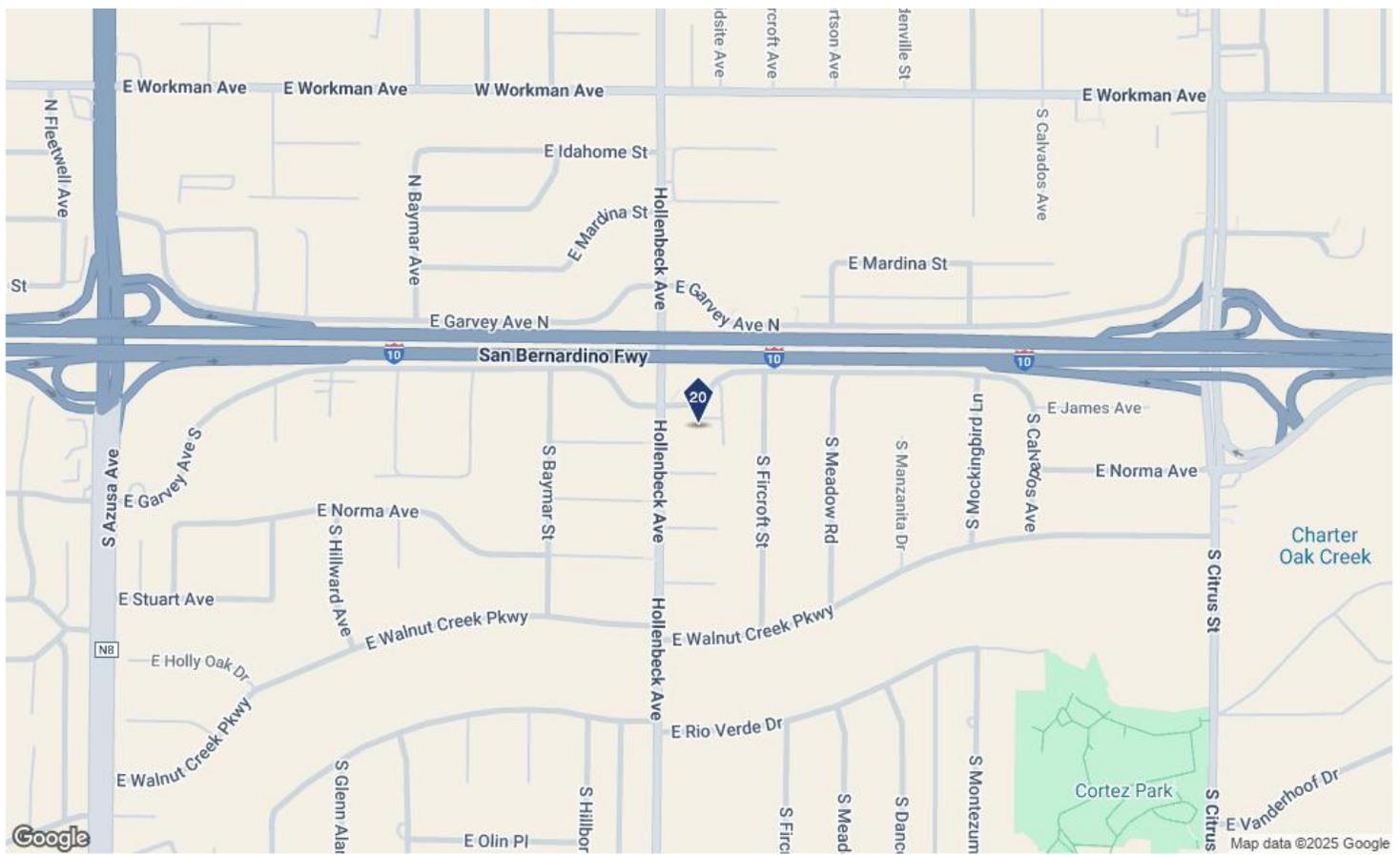
Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	↓ -100.0%	12 Month Leased	730,502 SF	↓ -39.8%
Submarket 1-3 Star	6.2%	↑ 0.8%	Months on Market	9.1	↓ -0.9 mo
Market Overall	5.9%	↑ 0.2%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$28.90/SF	↑ 1.6%	12 Month Sales Volume	\$196.14M	\$300.13M
Submarket 1-3 Star	\$27.69/SF	0.1%	Market Sale Price Per Area	\$313/SF	\$316/SF
Market Overall	\$36.79/SF	↓ -1.0%			



For Sale Summary Report

For Sale Map Overview



Location

Postcode	91791	Market	Los Angeles
County	Los Angeles	Submarket	Eastern SGV
State	California	Submarket Cluster	San Gabriel Valley

Transportation

Parking Details	4.93/1,000 SF; 68 Surface Spaces; Covered Spaces Available		
Traffic Volume	237,685 on S Hollenbeck St (2025); 224,992 on N Mockingbird Ln (2025); 8,266 on S Albertson Ave (2025); 225,293 on E Garvey Ave S (2024); 14,822 on W Rowland St (2025); 227,047 on E Garvey Ave S (2025); 208,736 on N Citrus St (2025); 196,708 on I- 10 (2025); 196,500 on I- 10 (2022)		
Frontage	264' on Garvey Ave; 135' on Hollenbeck St		
Transit/Subway			
Commuter Rail	Covina 	5 min drive	
	Baldwin Park 	8 min drive	
	Ontario International	25 min drive	
Airport	Long Beach (Daugherty Field)	39 min drive	
	John Wayne/Orange County	44 min drive	
Walk Score ®	Car-Dependent (48)		
Transit Score ®			



For Sale Summary Report

Nearby Sale Comparables

Property Name Address	Type	Built/ Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
West Covina Plaza 2889 E Valley Blvd	Retail ★★★★☆	2004	8,754 SF	12/6/2023	\$4,200,000 (\$479.78/SF)	-
Food 4 Less Shopping Center 635 N Azusa Ave	Retail ★★★★☆	1962	27,318 SF (0%)	4/30/2024	\$5,750,000 (\$210.48/SF)	-
532-540 N Azusa Ave	Retail ★★★☆☆	1989/2019	7,540 SF	6/8/2024	\$2,437,500 (\$323.28/SF)	5.40% Actual
826-836 N Glendora Ave	Retail ★★★☆☆	1963	8,033 SF (70.9%)	6/17/2024	\$1,300,000 (\$161.83/SF)	-
801 S Grand Ave	Retail ★★★★☆	1972	7,440 SF (0%)	12/23/2024	\$2,600,000 (\$349.46/SF)	-
13800 Los Angeles	Retail ★★★☆☆	1948	8,190 SF (100%)	1/6/2025	\$2,290,000 (\$279.61/SF)	-
1501 Huntington Dr	Retail ★★★☆☆	1946	7,665 SF	2/5/2025	\$2,400,000 (\$313.11/SF)	-
14316 Amar Rd	Retail ★★★★☆	1990	8,150 SF	2/19/2025	\$2,150,000 (\$263.80/SF)	-
503-511 E Route 66	Retail ★★★☆☆	1986	13,528 SF	3/14/2025	\$2,650,000 (\$195.89/SF)	-
Lopez Tires 1860 N Hacienda Blvd	Retail ★★★☆☆	1964	17,000 SF	3/18/2025	\$3,100,000 (\$182.35/SF)	-
El 7 Mares Restaurant 1542 W Holt Ave	Retail ★★★☆☆	1967	8,120 SF	3/31/2025	\$2,670,000 (\$328.82/SF)	-
CVS 702 N Azusa Ave	Retail ★★★★☆	1999	16,101 SF	4/15/2025	\$7,125,000 (\$442.52/SF)	-
801 S Grand Ave	Retail ★★★★☆	1972	7,440 SF	6/10/2025	\$3,450,000 (\$463.71/SF)	-
152 E Foothill Blvd	Retail ★★★★☆	1939	10,485 SF	6/24/2025	\$2,490,000 (\$237.48/SF)	-
138-142 E College St	Retail ★★★☆☆	1946	7,500 SF	7/25/2025	\$1,450,000 (\$193.33/SF)	-



For Sale Summary Report



For Sale: 1131 S Glendora Ave - Dollar Tree

West Covina, CA 91790 (Los Angeles County) - Eastern SGV Submarket



Retail

For Sale Summary

Asking Price	\$5,612,903 (\$426.19/SF)
Status	Active
Cap Rate	7.8%
Net Operating Income	\$435,000
Sale Type	Investment
Investment Type	Core, Triple Net
Land	0.49 AC
Built	2008
On Market	438 Days
Last Update	October 27, 2025
Sale Conditions	Investment Triple Net



Property Summary

GLA (% Leased)	13,170 SF (100%)	Tenancy	Single
Built	2008	Frontage	120' on Wescove Place

Amenities

- Signage

Contacts

Sales Company

Marcus & Millichap

880 Apollo St, Suite 101
El Segundo, CA 90245 USA
(424) 405-3900
marcusmillichap.com

David Estrada

Associate Director Investments

David.Estrada@marcusmillichap.com

(310) 987-6456

Robert Hodge

Managing Director

robert.hodge@marcusmillichap.com

(310) 974-2222

Recorded Owner

Lanuza Family Trust

1000 Monticello Rd
Napa, CA 94558 USA
(707) 255-0693

True Owner

Lanuza Family Trust

1000 Monticello Rd
Napa, CA 94558 USA
(707) 255-0693

John Lanuza

(707) 366-6594



For Sale Summary Report

Sale Highlights

- 3480000 Guaranteed lease payments remaining on primary lease
- Walgreens and Dollar Tree are both Fortune 500 companies
- Walgreens and Dollar Tree combined locations 29000

Sale Notes

Prime Single-Tenant Net Leased Commercial Property in West Covina, CA

Introducing 1131 S. Glendora Ave., a prime single-tenant net leased commercial property located in the bustling city of West Covina, CA. This well-positioned property features a 13,170 square foot building, currently occupied by Dollar Tree, which is subleasing the space from Walgreens. With 7.7 years remaining on the original lease, and Walgreens guaranteeing the lease, this property offers an added layer of financial security and stability for the property owner. The property is situated on a hard signalized corner, offering excellent visibility and high traffic flow—key factors that contribute to its appeal as a retail location. This strategic location ensures a steady stream of potential customers, making it an ideal investment for those seeking a reliable income stream from a nationally recognized tenant.

Whether you're an experienced investor or new to commercial real estate, this property presents an exceptional opportunity to acquire a stable, income-generating asset in a thriving Southern California market.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
10/10/2019	Not Disclosed	Individual Property*	Lanuza Family Trust	Edwin A Lanuza

*Non-arms Length Sale Comp

Showing 1 of 1 Historic Comparables

Key Tenants

Tenant Name	Industry	Floor	SF Occupied	Employees	Move Date	Expiration
Dollar Tree	Retailer	1	13,170	-	Nov 2020	Sep 2030

Showing 1 of 1 Tenants

Market Conditions

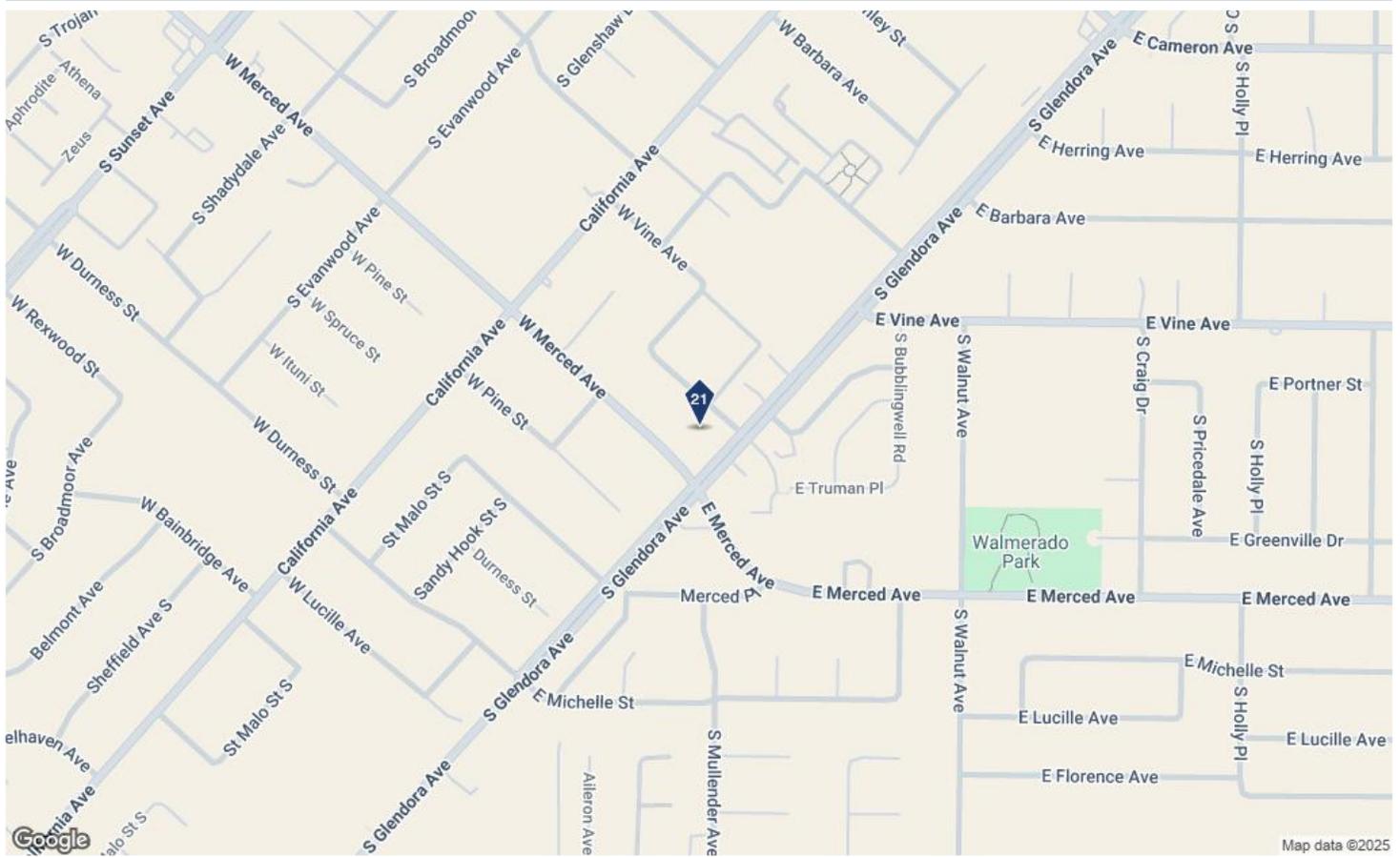
Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	730,502 SF	↓ -39.8%
Submarket 2-4 Star	6.2%	↑ 1.0%	Months on Market	9.1	↓ -0.9 mo
Market Overall	5.9%	↑ 0.2%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$23.94/SF	↓ -0.5%	12 Month Sales Volume	\$196.14M	\$300.13M
Submarket 2-4 Star	\$28.06/SF	↑ 0.1%	Market Sale Price Per Area	\$313/SF	\$316/SF
Market Overall	\$36.79/SF	↓ -1.0%			



For Sale Summary Report

For Sale Map Overview



Location

Postcode	91790	Market	Los Angeles
County	Los Angeles	Submarket	Eastern SGV
State	California	Submarket Cluster	San Gabriel Valley

Transportation

Parking Details

Traffic Volume 35,910 on E Michelle St (2025); 351 on Francisquito Ave (2025); 7,774 on Aileron Ave (2025); 8,529 on Griffith Ave (2025); 9,401 on N Hacienda Blvd (2025); 2,595 on Francisquito Ave (2025); 2,605 on Alwood St (2025); 782 on Walnut Ave (2025); 2,739 on Doublegrove St (2025); 28,408 on Griffith Ave (2018)

Frontage 120' on Wescove Place

Transit/Subway

Commuter Rail	Baldwin Park  METROLINK 	8 min drive
	Covina  METROLINK 	9 min drive
Airport	Ontario International	33 min drive
	Long Beach (Daugherty Field)	40 min drive
	Bob Hope	46 min drive

Walk Score® Very Walkable (80)

Transit Score®



For Sale Summary Report

Nearby Sale Comparables

Property Name Address	Type	Built/ Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
West Covina Plaza 2889 E Valley Blvd	Retail ★★★★☆	2004	8,754 SF	12/6/2023	\$4,200,000 (\$479.78/SF)	-
532-540 N Azusa Ave	Retail ★★★★☆	1989/2019	7,540 SF	6/8/2024	\$2,437,500 (\$323.28/SF)	5.40% Actual
826-836 N Glendora Ave	Retail ★★★★☆	1963	8,033 SF (70.9%)	6/17/2024	\$1,300,000 (\$161.83/SF)	-
Fortune Square 4720-4728 N Peck Rd	Retail ★★★★☆	1948	10,870 SF (100%)	9/13/2024	\$2,568,000 (\$236.25/SF)	-
15327-15335 Amar Rd	Retail ★★★★☆	1964	6,623 SF	9/16/2024	\$1,500,000 (\$226.48/SF)	-
12242 Valley Blvd	Retail ★★★★☆	1967	15,044 SF	12/16/2024	\$3,800,000 (\$252.59/SF)	-
801 S Grand Ave	Retail ★★★★☆	1972	7,440 SF (0%)	12/23/2024	\$2,600,000 (\$349.46/SF)	-
13800 Los Angeles	Retail ★★★★☆	1948	8,190 SF (100%)	1/6/2025	\$2,290,000 (\$279.61/SF)	-
14316 Amar Rd	Retail ★★★★☆	1990	8,150 SF	2/19/2025	\$2,150,000 (\$263.80/SF)	-
Lopez Tires 1860 N Hacienda Blvd	Retail ★★★★☆	1964	17,000 SF	3/18/2025	\$3,100,000 (\$182.35/SF)	-
CVS 702 N Azusa Ave	Retail ★★★★☆	1999	16,101 SF	4/15/2025	\$7,125,000 (\$442.52/SF)	-
254-260 E Rowland St	Retail ★★★★☆	1955	6,776 SF	6/3/2025	\$1,750,000 (\$258.26/SF)	5.47% Actual
801 S Grand Ave	Retail ★★★★☆	1972	7,440 SF	6/10/2025	\$3,450,000 (\$463.71/SF)	-
152 E Foothill Blvd	Retail ★★★★☆	1939	10,485 SF	6/24/2025	\$2,490,000 (\$237.48/SF)	-
138-142 E College St	Retail ★★★★☆	1946	7,500 SF	7/25/2025	\$1,450,000 (\$193.33/SF)	-
1501 Nogales St	Retail ★★★★☆	1980	14,890 SF	11/13/2025	\$4,450,000 (\$298.86/SF)	-



For Sale Summary Report



Portfolio Sale: 400-410 S Glendora - 2 Properties

West Covina, CA 91790 (Los Angeles County) - Eastern SGV Submarket

Retail Portfolio

For Sale Summary

Asking Price	Withheld
Status	Active
Portfolio	2-Retail Property Portfolio
Portfolio Size	5,359 SF
Sale Type	Investment
Investment Type	Core, Opportunistic
Land	1.22 AC
On Market	369 Days
Last Update	October 14, 2025



Contacts

Sales Company

CBRE
4141 Inland Empire Blvd, Suite
100
Ontario, CA 91764 USA
(909) 418-2000
www.cbre.com

Masih Waliyar
Senior Associate

masih.waliyar@cbre.com

(702) 756-9278

Sale Highlights

- Excellent opportunity for a QSR drivethru on major West Covina thoroughfares
- Thriving suburban community with 124028 Avg household income within 5 minutes
- Highdensity area with over 326706 people within a 10minute drive
- Located less than a third of a mile from the West Covina Mall with over 185 stores and restaurants and the I10 Freeway 224000 VPD
- Within walking distance to The Colony at the Lakes 450 Residential Units and the Regal Theater

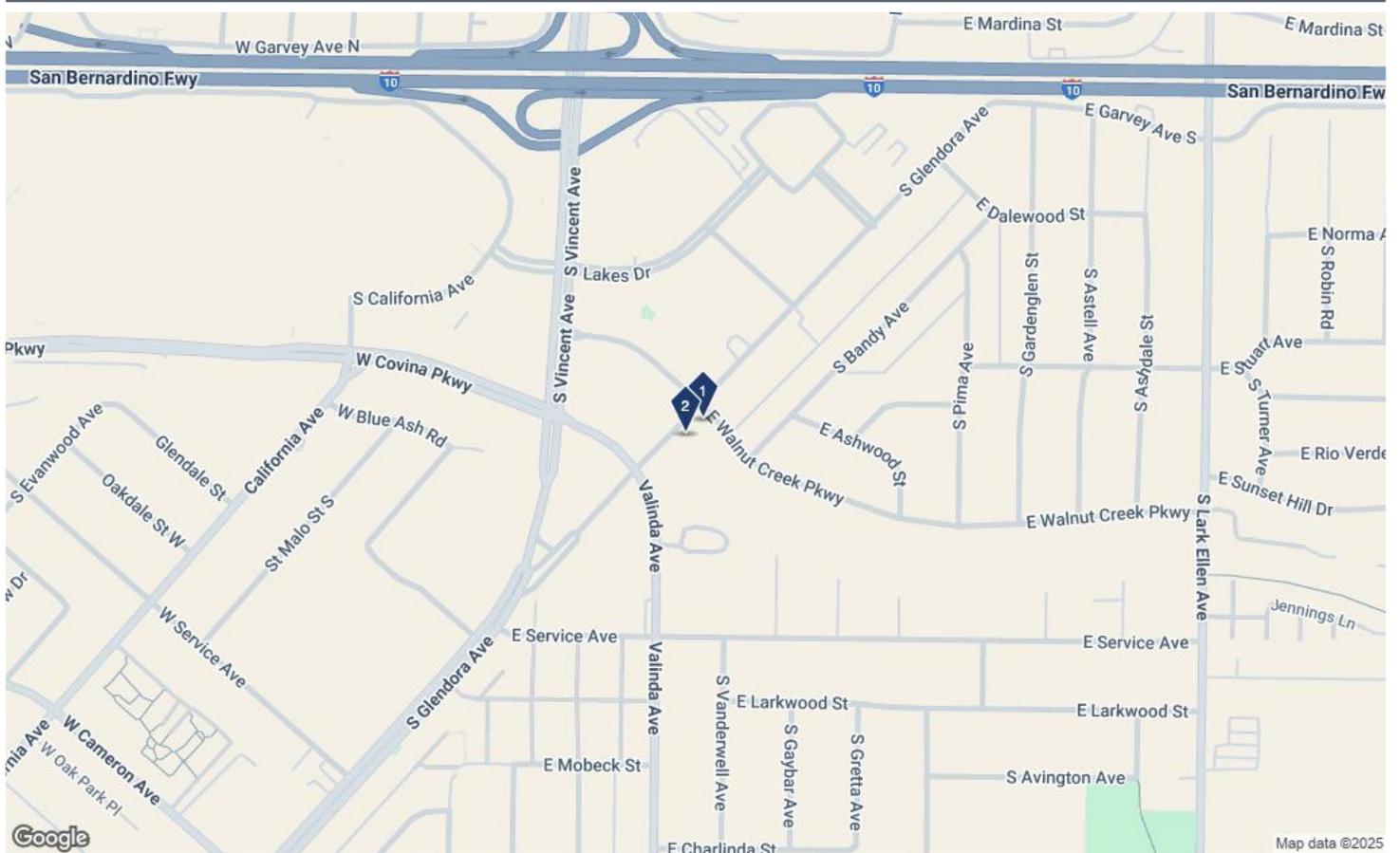
Sale Notes

±2,207 Second Generation restaurant and 1,000 SF restaurant currently occupied on 0.61 AC lot with ample surface and street parking.



For Sale Summary Report

For Sale Map Overview



Properties

Address	Location	Type	Rating	Size	% Leased
1 400 S Glendora Ave	West Covina, CA USA	Retail	★★★★☆	2,207 SF	0%
2 410 S Glendora Ave	West Covina, CA USA	Retail	★★★☆☆	3,152 SF	100%



400 S Glendora Ave
West Covina, CA 91790
Retail Property



410 S Glendora Ave
West Covina, CA 91790
Retail Property



For Sale Summary Report



For Sale: 1725 E Nanette Ave

West Covina, CA 91792 (Los Angeles County) - Rowland Submarket

★★★★☆
Apartments

For Sale Summary

Asking Price	\$1,498,000 (\$374,500/Unit)
Status	Active
Sale Type	Investment
Units	4
GBA	4,050 SF
Price per SF	\$369.88/SF
Land	0.23 AC
Built	1977
On Market	67 Days
Last Update	September 19, 2025



Property Summary

Units	4	Stories	1
Built	1977		
Parking Spaces	Attached Garage Spaces Available		

Amenities

Unit Amenities

- Air Conditioning

Site Amenities

- Air Conditioning

Contacts

Sales Company

Country Queen Real Estate
2705 Diamond Bar Blvd
Diamond Bar, CA 91765 USA
(909) 208-4040
www.countryqueen.com

Juliet Chung
Realtor

juliet@countryqueen.com

(909) 374-0299

Recorded Owner

Tran & Ha Family Trust
5509 San Florentine Ave
Las Vegas, NV 89141 USA

Sale Notes

Investor Alert - Fully Rented Quadruplex in West Covina! Looking for steady rental income and growth? This 4-unit property on E Nanette Ave is all tenant-occupied (on-time) and recently upgraded with new flooring, updated kitchens, new water heaters, and more. With a current rent roll generating consistent cash flow and key improvements already in place, this is the kind of investment opportunity that doesn't stay on the market long! Unit1: New flooring, updated kitchen cabinets, new exhaust fans. Unit2: New water heater, brand new AC. Unit3: New flooring & kitchen cabinets. Unit4: New heater. Monthly total rent (\$8293/month). Low HOA dues, no mello roos. Each unit has central A/C, separate electric, laundry hookups, and separate gas meters. Also features a nice community pool and clubhouse that is shared by the residence of Woodbridge Community. Unit 1 - 3 bedrooms and 1.5 baths with 2-car



For Sale Summary Report

Sale Notes (Continued)

garage. Unit 2 and 3 - 2 bedrooms and 1.5 baths with 1-car garage and extra parking. Unit 4 - 2 bedrooms and 1 bath with attached garage and extra parking space.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
5/3/2016	Not Disclosed	Individual Property*	Sang Tran	Sang Tran
8/5/2015	\$980,000 (\$245,000/Unit)	Investment	Sang Tran	Steven Kim

*Non-arms Length Sale Comp

Showing 2 of 2 Historic Comparables

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	0.0%	0.0%	12 Month Sales Volume	\$632.17M	\$436.1M
Submarket 1-3 Star	4.1%	↑ 0.8%	Market Sales Price Per Unit	\$341.97K	\$328.94K
Market Overall	5.6%	↑ 0.6%			

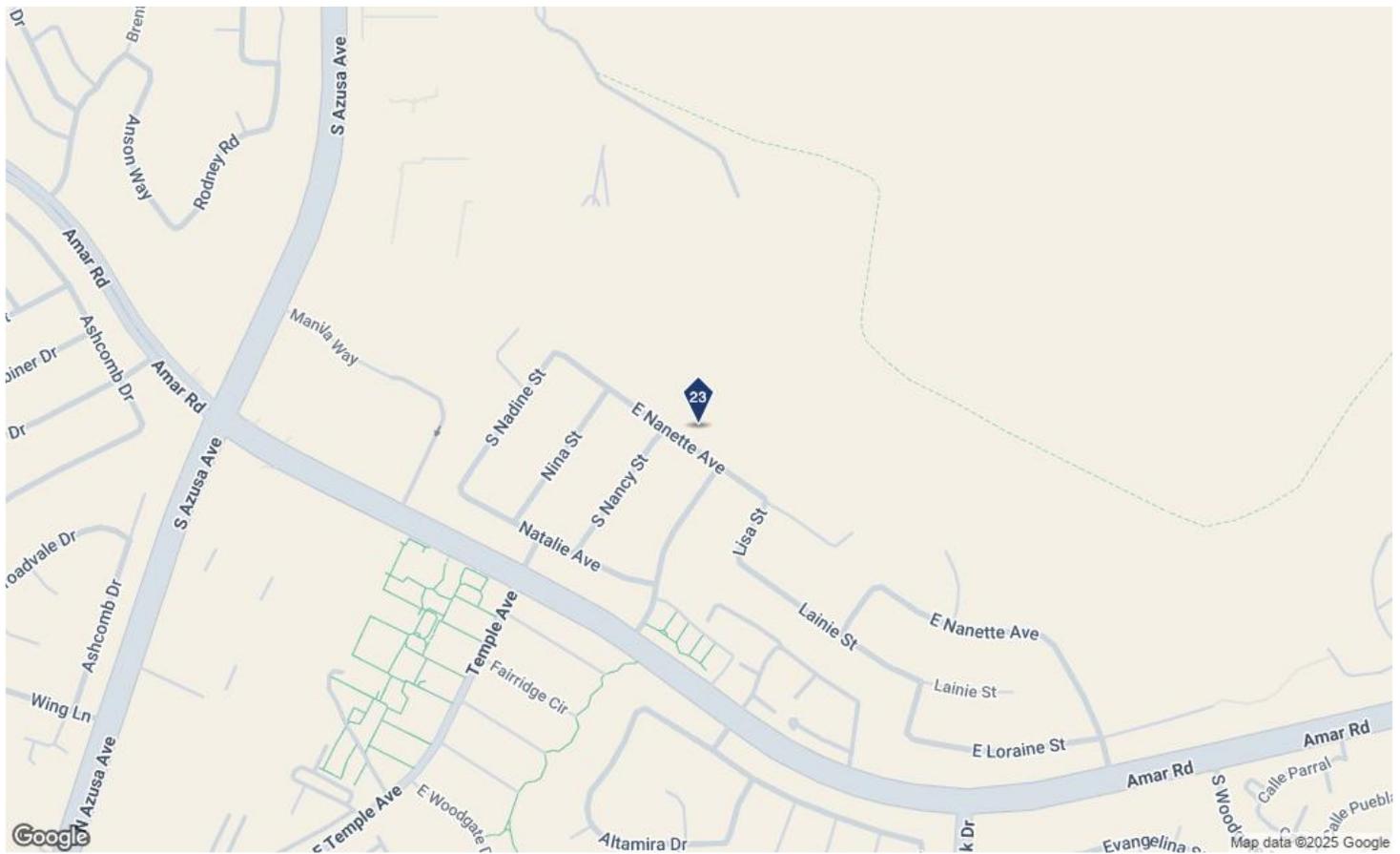
Market Rent Per Unit	Current	YOY Change	Under Construction Units	Current	Prev Year
Subject Property	-	-	Market Overall	17,793	↓ -21.3%
Submarket 1-3 Star	\$1,961	↑ 0.7%			
Market Overall	\$2,323	0.0%			

Concessions	Current	YOY Change
Subject Property	-	-
Submarket 1-3 Star	0.7%	↑ 0.2%
Market Overall	0.8%	↑ 0.1%



For Sale Summary Report

For Sale Map Overview



Location

Postcode	91792	Market	Los Angeles
County	Los Angeles	Submarket	Rowland
State	California	Submarket Cluster	San Gabriel Valley

Transportation

Parking Details	Attached Garage Spaces Available		
Traffic Volume	35,831 on Wing Ln (2025); 839 on Ashcomb Dr (2025); 28,987 on S Brentwood Dr (2025); 2,659 on Ashcomb Dr (2025); 13,014 on Via la Entrada (2025); 2,675 on Ashcomb Dr (2025); 1,074 on Gumbiner St (2025); 1,060 on Gumbiner St (2025); 2,346 on Samgerry Dr (2025)		
Frontage			
Transit/Subway			
Commuter Rail	Industry 		11 min drive
	Covina 		11 min drive
Airport	Ontario International		30 min drive
	Long Beach (Daugherty Field)		41 min drive
	John Wayne/Orange County		40 min drive
Walk Score [®]	Somewhat Walkable (61)		
Transit Score [®]			



For Sale Summary Report

Nearby Sale Comparables

Property Name Address	Type	Built/ Renovated	Size	Sale Date	Price	Cap Rate
14625 Nelson Ave	Multi-Family ★★★★☆	1959	5 Units	12/20/2023	\$1,200,000 (\$240,000.00/Unit)	4.91% Actual
143 N Grandview Ave	Multi-Family ★★★★☆	1962	6 Units	1/5/2024	\$1,790,000 (\$298,333.00/Unit)	5.35% Actual
2425 S Ridgewood Dr	Multi-Family ★★★★☆	1978/2022	4 Units	4/30/2024	\$1,560,000 (\$390,000.00/Unit)	3.39% Actual
628-638 E Badillo St	Multi-Family ★★★★☆	1988	7 Units	5/2/2024	\$2,287,500 (\$326,786.00/Unit)	4.72% Actual
645 S Eremland Dr	Multi-Family ★★★★☆	1956	5 Units	5/10/2024	\$1,525,000 (\$305,000.00/Unit)	4.06% Actual
316 E Orlando Way	Multi-Family ★★★★☆	1962	6 Units	6/12/2024	\$1,635,000 (\$272,500.00/Unit)	4.67% Actual
1923 Sierra Leone Ave	Multi-Family ★★★★☆	1964	8 Units	9/24/2024	\$2,150,000 (\$268,750.00/Unit)	3.26% Actual
204 S Bandy Ave	Multi-Family ★★★★☆	1959	6 Units	11/7/2024	\$1,400,000 (\$233,333.00/Unit)	4.75% Actual
131 N Vecino Dr	Multi-Family ★★★★☆	1959	4 Units	11/13/2024	\$1,300,000 (\$325,000.00/Unit)	-
Deana Apartments 238 S 4th Ave	Multi-Family ★★★★☆	1961	7 Units	12/10/2024	\$1,540,000 (\$220,000.00/Unit)	5.44% Actual 6.43% ProFor- ma
323 W Center St	Multi-Family ★★★★☆	1992	4 Units	12/20/2024	\$1,700,000 (\$425,000.00/Unit)	4.03% Actual
449 Puente St	Multi-Family ★★★★☆	1964	5 Units	1/23/2025	\$1,630,000 (\$326,000.00/Unit)	4.48% Actual
Orlando Apartments 275 E Orlando Way	Multi-Family ★★★★☆	1957	6 Units	4/1/2025	\$1,815,000 (\$302,500.00/Unit)	5.33% Actual
219 W Center St	Multi-Family ★★★★☆	1985	5 Units	4/2/2025	\$1,575,000 (\$315,000.00/Unit)	5.56% Actual
211 E Center St	Multi-Family ★★★★☆	1962	6 Units	4/25/2025	\$1,600,000 (\$266,667.00/Unit)	-
Del Rey Apartments 544 S 1st Ave	Multi-Family ★★★★☆	1959	5 Units	7/22/2025	\$1,250,000 (\$250,000.00/Unit)	6.48% Actual
305 E Navilla Pl	Multi-Family ★★★★☆	1958	6 Units	10/30/2025	\$1,475,000 (\$245,833.00/Unit)	6.54% Actual



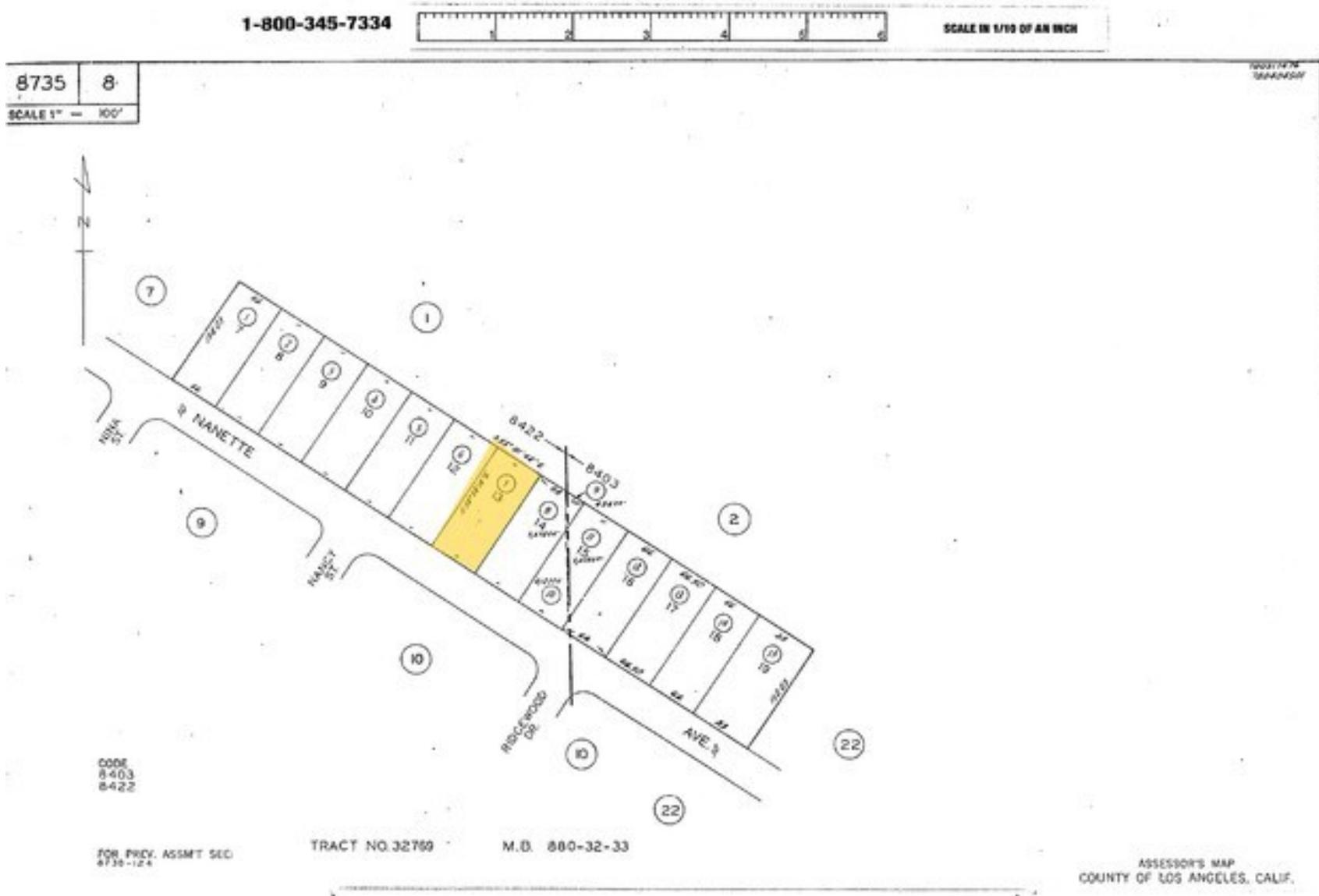
For Sale Summary Report

23

For Sale: 1725 E Nanette Ave

West Covina, CA 91792 (Los Angeles County) - Rowland Submarket

★★★★☆
Apartments



For Sale Summary Report



For Sale: 703 S Glendora Ave

West Covina, CA 91790 (Los Angeles County) - Eastern SGV Submarket



For Sale Summary

Asking Price	\$1,700,000 (\$425.00/SF)
Status	Active
Sale Type	Investment
Investment Type	Core
RBA	4,000 SF
Land	0.24 AC
Built	1965
On Market	250 Days
Last Update	September 3, 2025



Property Summary

RBA (% Leased)	4,000 SF (100%)	Elevators	None
Built	1965	Typical Floor	2,400 SF
Stories	2	Tenancy	Multiple
Parking Spaces	2.50/1,000 SF; 10 Surface Spaces		

Amenities

- 24 Hour Access
- Bus Line

Contacts

Sales Company

U Drive Driving School 703 Glendora Ave, Suite A West Covina, CA 91790 USA (626) 472-6070 www.udrivestcovina.com	Ricardo Gonzales President	westcovinaudrive@gmail.com	(626) 945-4503
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Recorded Owner

Ricardo Gonzalez
1032 Spring Meadow Dr
West Covina, CA 91791 USA

True Owner

U Drive Driving School 703 Glendora Ave, Suite A West Covina, CA 91790 USA (626) 472-6070 www.udrivestcovina.com	Ricardo Gonzales President	westcovinaudrive@gmail.com	(626) 945-4503
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For Sale Summary Report

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
1/25/2019	Not Disclosed	Individual Property	Ricardo Gonzalez	Gonzalez Ricardo & Iris D
5/31/1996	\$400,000 (\$100.00/SF)	Owner User	Ricardo & Iris D. Gonzalez	Earl S. & Mary E. Hiler

Showing 2 of 2 Historic Comparables

Key Tenants

Tenant Name	Industry	Floor	SF Occupied	Employees	Move Date	Expiration
Veena Spa	Services	1	750	5	Mar 2016	-
Juan Mena Real Estate and Financial service	Professional, Scientific, and Technical Services	2	500	-	Oct 2017	-
Que Bueno Nine River Group inc	Professional, Scientific, and Technical Services	2	500	-	Oct 2017	-
Real Estate Downtown	Real Estate	2	500	-	Oct 2017	-
Sos Inmigracion Internacional	-	1	500	-	Sep 2022	-

Showing 5 of 17 Tenants

Market Conditions

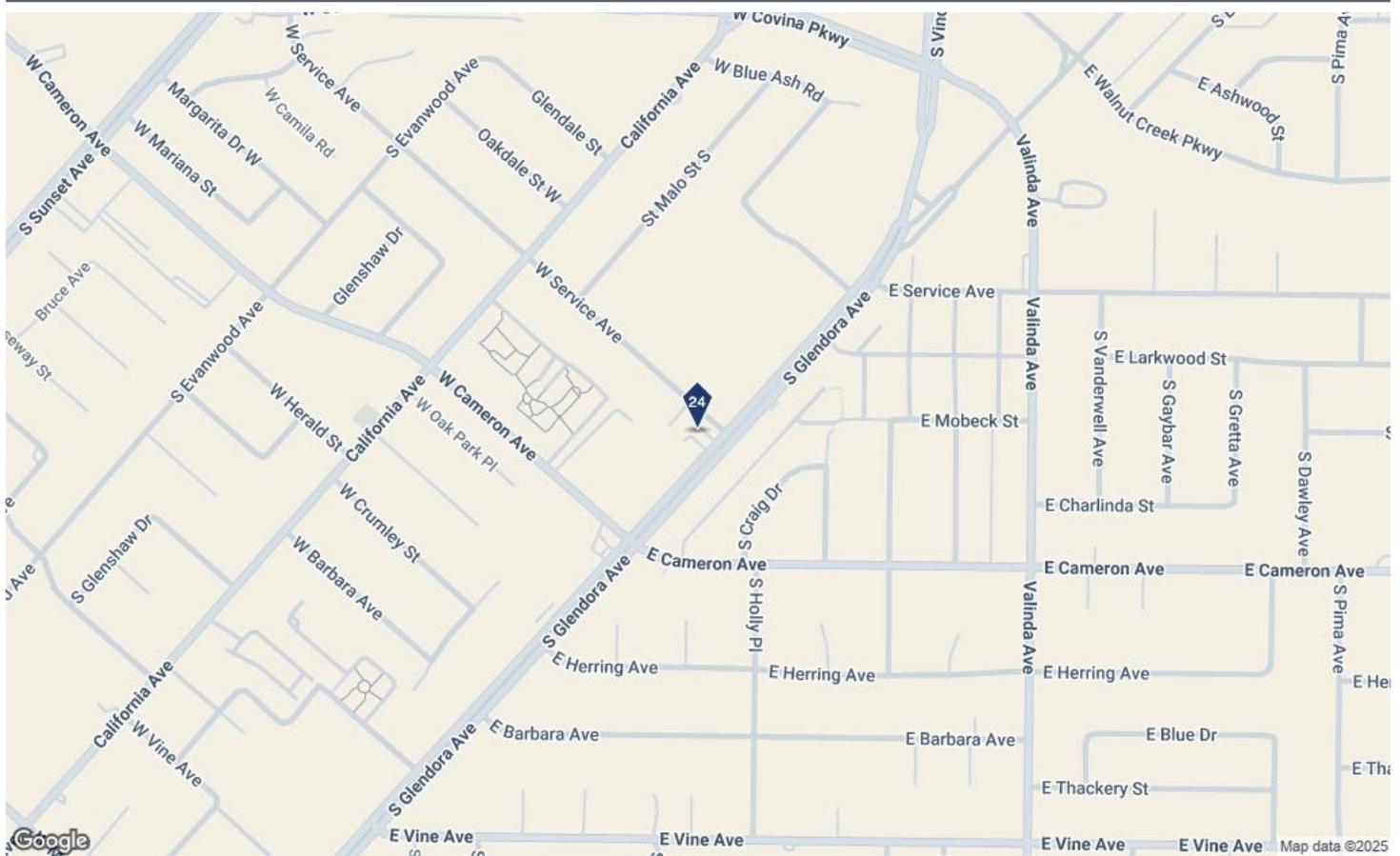
Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	707,971 SF	↓ -34.4%
Submarket 1-3 Star	5.8%	↑ 0.2%	Months on Market	7.9	↑ 0.9 mo
Market Overall	16.1%	0.0%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$28.79/SF	↓ -0.6%	12 Month Sales Volume	\$128.88M	\$86.65M
Submarket 1-3 Star	\$31.39/SF	↑ 0.8%	Market Sale Price Per Area	\$265/SF	\$268/SF
Market Overall	\$42.08/SF	↓ -0.3%			



For Sale Summary Report

For Sale Map Overview



Location

Postcode	91790	Market	Los Angeles
County	Los Angeles	Submarket	Eastern SGV
State	California	Submarket Cluster	San Gabriel Valley

Transportation

Parking Details	2.50/1,000 SF; 10 Surface Spaces		
Traffic Volume	13,737 on S Valinda Ave (2025); 6,146 on W West Covina Pkwy (2025); 19,522 on E Herring Ave (2025); 17,696 on E Service Ave (2025); 182,015 on I- 10 (2024); 205,472 on N Vincent Ave (2025); 10,103 on S Valinda Ave (2025); 181,692 on I- 10 (2025); 192,117 on N Vincent Ave (2025); 20,021 on S Valinda Ave (2025)		
Frontage			
Transit/Subway			
Commuter Rail	Baldwin Park 		6 min drive
	Covina 		8 min drive
	Ontario International		27 min drive
Airport	Long Beach (Daugherty Field)		38 min drive
	Bob Hope		43 min drive
Walk Score [®]	Very Walkable (86)		
Transit Score [®]			



For Sale Summary Report

Nearby Sale Comparables

Property Name Address	Type	Built/ Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1107 S Glendora Ave	Office ★☆☆☆☆	1963	6,200 SF (0%)	11/27/2023	\$1,850,000 (\$298.39/SF)	-
131 S 6th Ave	Office ★★★★☆	1987/2014	7,040 SF (0%)	12/5/2023	\$2,518,000 (\$357.67/SF)	-
10158 Garvey Ave	Office ★★★★☆	1940	2,230 SF	1/3/2024	\$960,000 (\$430.49/SF)	-
675-677 S 2nd Ave	Office ★★★★☆	1954	2,150 SF (49.0%)	3/18/2024	\$920,000 (\$427.91/SF)	-
1748 Royal Oaks Dr	Office ★★★★☆	1908	3,720 SF	5/14/2024	\$1,020,000 (\$274.19/SF)	-
515-525 S 2nd Ave	Office ★★★★☆	1979	6,177 SF (100%)	8/6/2024	\$1,690,000 (\$273.60/SF)	5.19% Actual
3042 Santa Anita Ave	Office ★★★★☆	1941	7,798 SF (100%)	8/16/2024	\$2,800,000 (\$359.07/SF)	-
642 S 2nd Ave	Office ★★★★☆	1975	3,400 SF (100%)	10/29/2024	\$1,240,000 (\$364.71/SF)	-
675-677 Cliffside Dr	Office ★★★★☆	1983/2021	7,032 SF (100%)	11/21/2024	\$2,050,000 (\$291.52/SF)	-
910-914 E Gladstone St	Office ★★★★☆	1958	5,429 SF (100%)	12/17/2024	\$1,200,000 (\$221.04/SF)	-
3419 Tyler Ave	Office ★★★★☆	1998/2006	3,801 SF (100%)	3/19/2025	\$1,650,000 (\$434.10/SF)	-
15002 Clark Ave	Office ★★★★☆	1948/2021	3,192 SF	5/13/2025	\$1,875,000 (\$587.41/SF)	-
19523 E Cypress St	Office ★★★★☆	1947	2,477 SF (100%)	6/3/2025	\$1,275,000 (\$514.74/SF)	-
The Rowland Bldg 480 W Rowland Ave	Office ★★★★☆	1989	7,512 SF (0%)	8/29/2025	\$1,950,000 (\$259.58/SF)	-
629 S 2nd Ave	Office ★★★★☆	1966	2,207 SF (100%)	9/15/2025	\$899,000 (\$407.34/SF)	-
Professional or Medical Offic... 303 N Glendora Ave	Office ★★★★☆	1946	2,400 SF	9/24/2025	\$1,500,000 (\$625.00/SF)	-
1624-1628 S Grand Ave	Office ★★★★☆	1978	3,315 SF	11/21/2025	\$1,408,000 (\$424.74/SF)	-



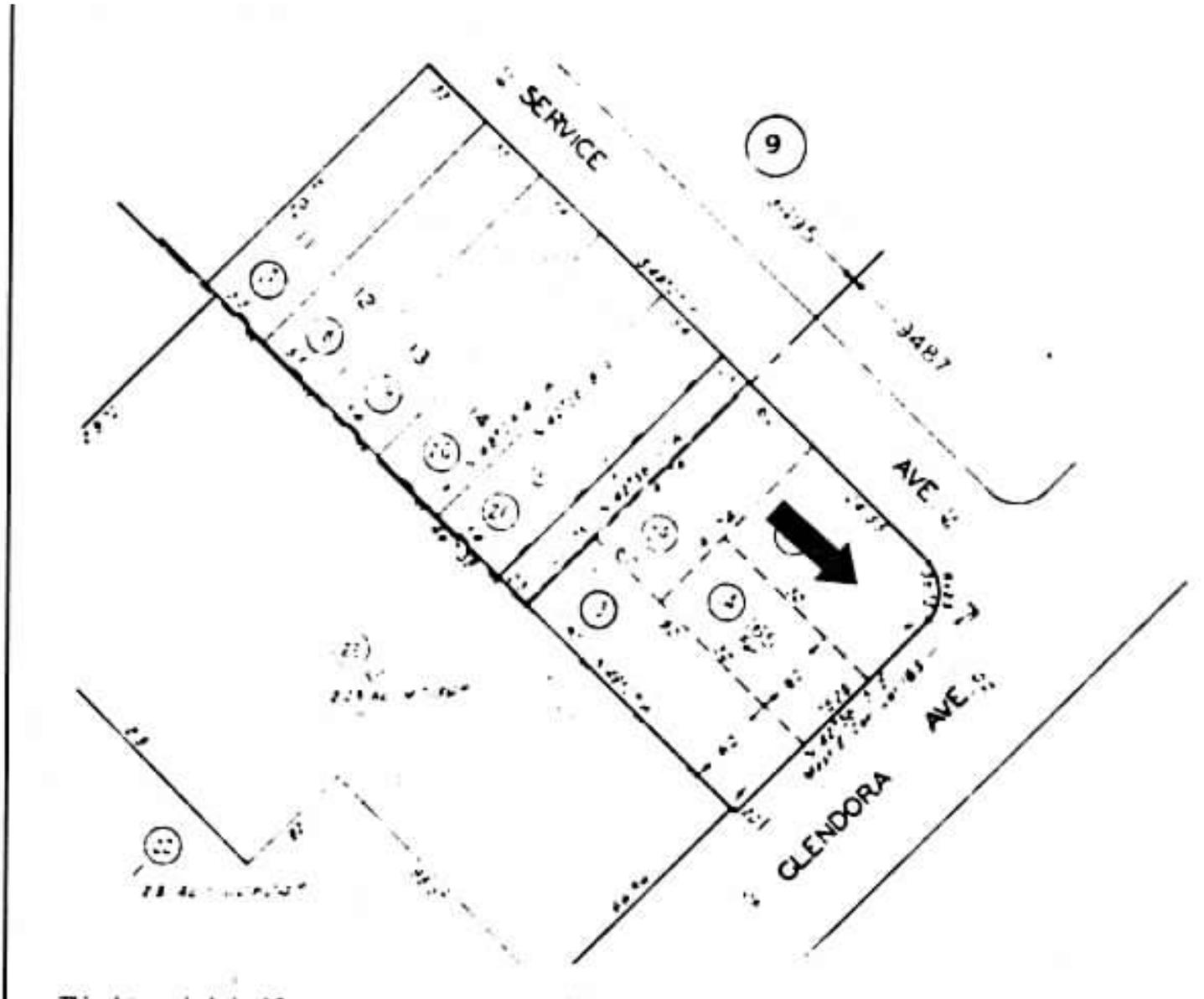
For Sale Summary Report

24

For Sale: 703 S Glendora Ave

West Covina, CA 91790 (Los Angeles County) - Eastern SGV Submarket

★★★★☆
Office



For Sale Summary Report



For Sale: 266 S Glendora Ave

West Covina, CA 91790 (Los Angeles County) - Eastern SGV Submarket



For Sale Summary

Asking Price	\$1,680,000 (\$491.23/SF)
Status	Active
Cap Rate	4.0%
Net Operating Income	\$67,200
Sale Type	Investment
Investment Type	Core
RBA	3,420 SF
Land	0.13 AC
Built	1961
On Market	83 Days
Last Update	November 19, 2025



Property Summary

RBA (% Leased)	3,420 SF (100%)	Typical Floor	3,420 SF
Built	1961	Tenancy	Multiple
Stories	1		

Contacts

Sales Company

Epitome Real Estate 1370 Valley Vista Dr, Suite 241 Diamond Bar, CA 91765 USA	Geoffery Huang Managing Principal	geoffery.huang@epitomecre.com	(909) 858-6999
	Runyu Li Associate	rose.li@epitomecre.com	(626) 861-0319
	Cassie Gong	gongcassie@gmail.com	(909) 992-2322

Recorded Owner

Eastern Tai He LLC
 30621 Via Ventana
 San Juan Capistrano, CA 92675
 USA
 (949) 388-8562

Sale Highlights

- Prime location along S Glendora Ave with excellent visibility foot traffic
- Shared professional setting with strong existing tenant mix
- Flexible layout for beverage/food concept or service-oriented retail

Sale Notes

UNDERPERFORMING RENT – PRO FORMA 8.3% CAP RATE

266 S Glendora Ave, West Covina, CA 91790 – Offered is a 3,420 SF medical office/retail building situated on a 5,452 SF lot, fully leased to two tenants: an established dental office and an 800 SF protein shake shop. Built in 1961 and well maintained, the property provides excellent street visibility along S Glendora Ave with strong customer traffic. This stable investment offers diversified tenancy, reliable cash flow, and is well positioned in a dense and growing West Covina trade area. Ideal for investors seeking a turnkey, income-producing asset in the San Gabriel Valley. Dental Lease expires October 30st, 2028.



For Sale Summary Report

Sale Notes (Continued)

Cap Rate: 4%
 Gross Income: 104,220
 Expense: 36,385

Improvements/Repairs

Upgraded finger extinguishers/equipment, installed new Exit signs/emergency lights, emergency signs + repaired ceiling tiles 2024 \$2182
 Dry wall water damage repair 2024 \$2200
 Pressure drip valve replacement 2024 \$860
 A/C pipe unclogged 2024 \$650

2024

Income: 75553.80 + 16050

Expenses:

-property tax 13225.12
 -insurance 2534
 -maintenance 4200
 -water 3560.43
 -electric 198.84
 -repairs 5892

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
9/12/2017	\$915,000 (\$267.54/SF)	Individual Property	Eastern Tai He LLC	Sandlor Properties Inc
11/4/2016	\$915,000 (\$267.54/SF)	Investment	Everest Estate Solutions Inc	Sandlor Properties, Inc.

Showing 2 of 2 Historic Comparables

Key Tenants

Tenant Name	Industry	Floor	SF Occupied	Employees	Move Date	Expiration
Dr. Javier Dentistry	Health Care and Social Assistance	1	900	6	Jul 2016	-
Otmars Office Equipment	Wholesaler	1	900	6	Jul 2016	-
Healthy Lifestyle	Retailer	1	700	2	Jun 2016	-
New Hope Community Church	Services	1	-	3	Nov 2018	-

Showing 4 of 4 Tenants

Market Conditions

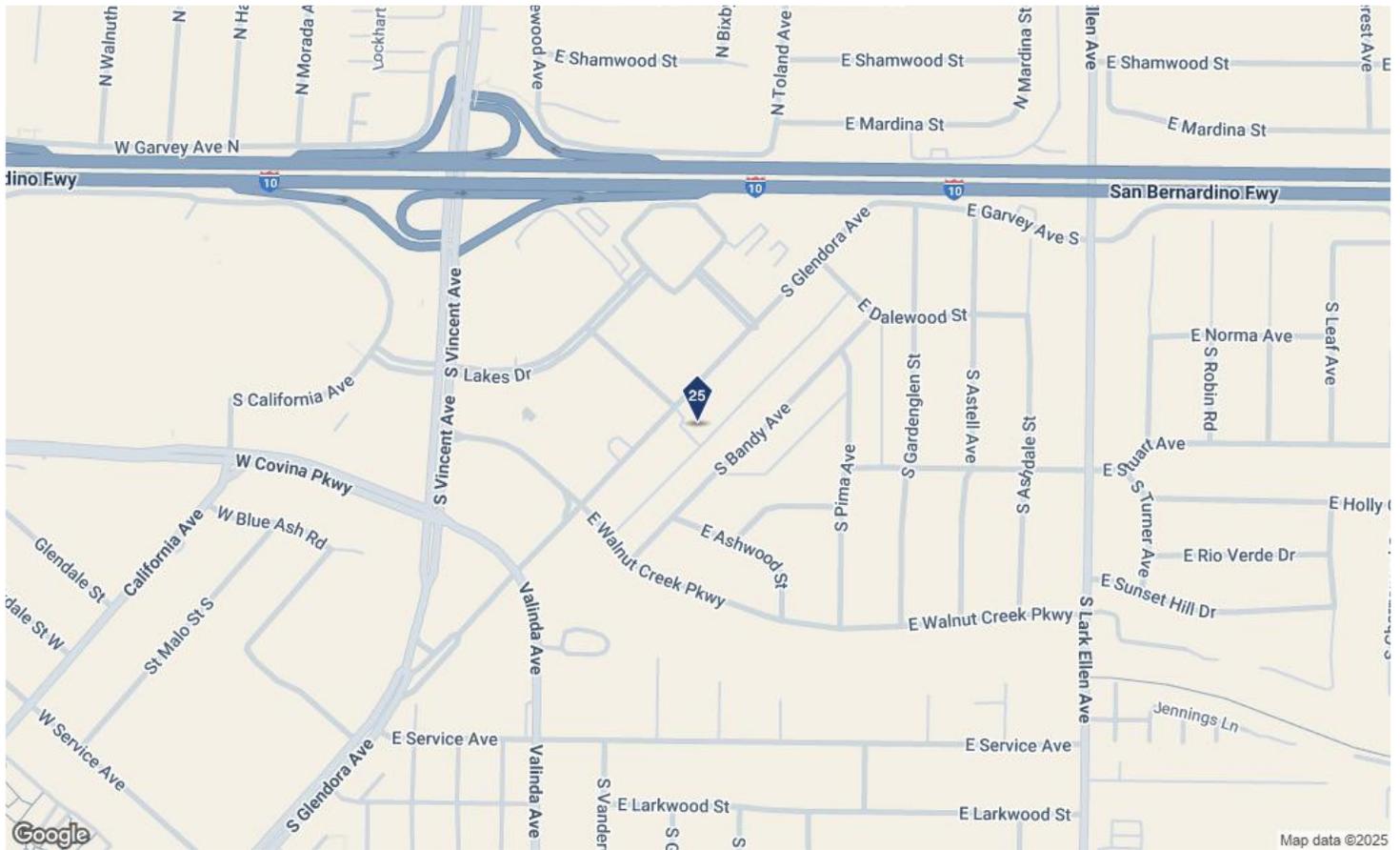
Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	707,971 SF	↓ -34.4%
Submarket 1-3 Star	5.8%	↑ 0.2%	Months on Market	7.9	↑ 0.9 mo
Market Overall	16.1%	0.0%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$29.33/SF	↓ -0.3%	12 Month Sales Volume	\$128.88M	\$86.65M
Submarket 1-3 Star	\$31.39/SF	↑ 0.8%	Market Sale Price Per Area	\$265/SF	\$268/SF
Market Overall	\$42.08/SF	↓ -0.3%			



For Sale Summary Report

For Sale Map Overview



Location

Postcode	91790	Market	Los Angeles
County	Los Angeles	Submarket	Eastern SGV
State	California	Submarket Cluster	San Gabriel Valley

Transportation

Parking Details

Traffic Volume: 235,863 on N Toland Ave (2025); 17,696 on E Service Ave (2025); 182,015 on I- 10 (2024); 6,146 on W West Covina Pkwy (2025); 205,472 on N Vincent Ave (2025); 192,117 on N Vincent Ave (2025); 181,692 on I- 10 (2025); 13,737 on S Valinda Ave (2025); 19,522 on E Herring Ave (2025); 224,992 on S Azusa Ave (2025)

Frontage

Transit/Subway

Commuter Rail	Baldwin Park 	11 min drive
	Covina 	11 min drive
	Ontario International	28 min drive
Airport	Long Beach (Daugherty Field)	36 min drive
	Bob Hope	39 min drive

Walk Score®: Very Walkable (86)

Transit Score®



For Sale Summary Report

Nearby Sale Comparables

Property Name Address	Type	Built/ Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1107 S Glendora Ave	Office ★☆☆☆☆	1963	6,200 SF (0%)	11/27/2023	\$1,850,000 (\$298.39/SF)	-
10158 Garvey Ave	Office ★☆☆☆☆	1940	2,230 SF	1/3/2024	\$960,000 (\$430.49/SF)	-
140 E Lemon Ave	Office ★☆☆☆☆	1930	2,498 SF (0%)	3/1/2024	\$840,000 (\$336.27/SF)	-
675-677 S 2nd Ave	Office ★☆☆☆☆	1954	2,150 SF (49.0%)	3/18/2024	\$920,000 (\$427.91/SF)	-
1748 Royal Oaks Dr	Office ★☆☆☆☆	1908	3,720 SF	5/14/2024	\$1,020,000 (\$274.19/SF)	-
515-525 S 2nd Ave	Office ★☆☆☆☆	1979	6,177 SF (100%)	8/6/2024	\$1,690,000 (\$273.60/SF)	5.19% Actual
642 S 2nd Ave	Office ★☆☆☆☆	1975	3,400 SF (100%)	10/29/2024	\$1,240,000 (\$364.71/SF)	-
665-667 Cliffside Dr	Office ★☆☆☆☆	1983	3,336 SF (100%)	11/21/2024	\$1,175,000 (\$352.22/SF)	-
910-914 E Gladstone St	Office ★☆☆☆☆	1958	5,429 SF (100%)	12/17/2024	\$1,200,000 (\$221.04/SF)	-
501 S 1st Ave	Office ★☆☆☆☆	1955	6,527 SF (100%)	12/18/2024	\$2,900,000 (\$444.31/SF)	-
3419 Tyler Ave	Office ★☆☆☆☆	1998/2006	3,801 SF (100%)	3/19/2025	\$1,650,000 (\$434.10/SF)	-
15002 Clark Ave	Office ★☆☆☆☆	1948/2021	3,192 SF	5/13/2025	\$1,875,000 (\$587.41/SF)	-
19523 E Cypress St	Office ★☆☆☆☆	1947	2,477 SF (100%)	6/3/2025	\$1,275,000 (\$514.74/SF)	-
3622 Center Ave	Office ★☆☆☆☆	1951	1,935 SF (100%)	7/21/2025	\$935,000 (\$483.20/SF)	-
629 S 2nd Ave	Office ★☆☆☆☆	1966	2,207 SF (100%)	9/15/2025	\$899,000 (\$407.34/SF)	-
Professional or Medical Offic... 303 N Glendora Ave	Office ★☆☆☆☆	1946	2,400 SF	9/24/2025	\$1,500,000 (\$625.00/SF)	-
1624-1628 S Grand Ave	Office ★☆☆☆☆	1978	3,315 SF	11/21/2025	\$1,408,000 (\$424.74/SF)	-



For Sale Summary Report

26

Condo Sale: 1773 W San Bernardino Rd - 1773 W San Bernardino

West Covina, CA 91790 (Los Angeles County) - Upper San Gabriel Valley Submarket



Industrial Condo

For Sale Summary

Asking Price	\$900,000
Asking Price Per Area	\$459.18/SF
Status	Active
Condo Unit	26 - 1st Floor
Condo Type	Industrial
Condo Size	1,960 SF
Sale Type	Investment or Owner User
Investment Type	Opportunistic
On Market	306 Days
Last Update	November 21, 2025
Sale Conditions	Sale Leaseback



Property Summary

RBA	2,082 SF	Drive Ins	None
Built	2009	Docks	None
Tenancy	Multiple	Levelers	None
Clear Height	21'		
Parking Spaces	1.44/1,000 SF; 3 Surface Spaces; Covered Spaces Available		

Amenities

- Signage

Contacts

Sales Company

Universal Elite, Inc.
7700 Irvine Center Dr, Suite 680
Irvine, CA 92618 USA
(949) 379-6713
universalelite.net

Ryan Jahn

ryanjahn23@gmail.com

(213) 999-4150

Recorded Owner

WC Homes
2149 Garvey Ave, Suite B42
West Covina, CA 91791 USA
(626) 338-5650

True Owner

Vinh D Tran
1037 2nd Ave
Covina, CA 91722 USA

Vinh Tran

(626) 430-6973



For Sale Summary Report

Sale Notes

Owner Can Lease Back Long as 3 Years at Current Market Value

Safe and Quiet Gated Community

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
10/5/2023	\$830,000 (\$423.47/SF)	Owner User	Michael Xiaojing Wang	Michael Touhey
4/29/2021	\$540,000 (\$275.51/SF)	Individual Property	Td Property Management Llc	Haberkern Richard
11/1/2019	\$530,000 (\$254.56/SF)	Investment	-	-
6/5/2018	\$450,000 (\$208.72/SF)	Investment	-	-
2/6/2018	\$410,000 (\$209.18/SF)	Investment	-	-

Showing 5 of 5 Historic Comparables

Key Tenants

Tenant Name	Industry	Floor	SF Occupied	Employees	Move Date	Expiration
Alpha Gvrd, Inc	Retailer	2	5,000	-	Nov 2022	-
The Camp	Arts, Entertainment, and Recreation	1	3,920	-	Mar 2019	-
Edi Media Inc	Professional, Scientific, and Technical Services	1	3,900	-	Mar 2019	-
Axia Group	Professional, Scientific, and Technical Services	1-2	2,944	-	Jun 2021	-
Jelifresh Inc	Retailer	1	1,960	10	Sep 2024	-

Showing 5 of 16 Tenants

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	↓ -95.1%	12 Month Leased	1,553,332 SF	↓ -29.9%
Submarket 2-4 Star	6.0%	↑ 0.2%	Months on Market	5.8	↑ 1.4 mo
Market Overall	6.4%	↑ 0.6%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$20.14/SF	↑ 0.1%	12 Month Sales Volume	\$261.27M	\$315.45M
Submarket 2-4 Star	\$17.95/SF	↓ -4.1%	Market Sale Price Per Area	\$324/SF	\$319/SF
Market Overall	\$17.64/SF	↓ -4.3%			



For Sale Summary Report



For Sale: 3114 E Garvey Ave S

West Covina, CA 91791 (Los Angeles County) - Eastern SGV Submarket



Land

For Sale Summary

Asking Price	Withheld
Status	Active
Sale Type	Investment or Owner User
Land	0.37 AC (15,987 SF)
On Market	0 Days
Last Update	November 25, 2025
Sale Conditions	1031 Exchange +1



Property Summary

Land Area - Gross	0.37 AC (15,987 SF)	Proposed Use	Commercial, Office, Retail, Storefront Retail/Office
Current Use	Vacant Land	Parcel	8480-002-049
Zoning	WCC1*		

Contacts

Sales Company

Aitop Investment LLC
3218 Holt Ave
West Covina, CA 91791 USA
(626) 877-4134

Esther Xing
Agent

aitop14911@yahoo.com

(626) 877-4134

Sale History

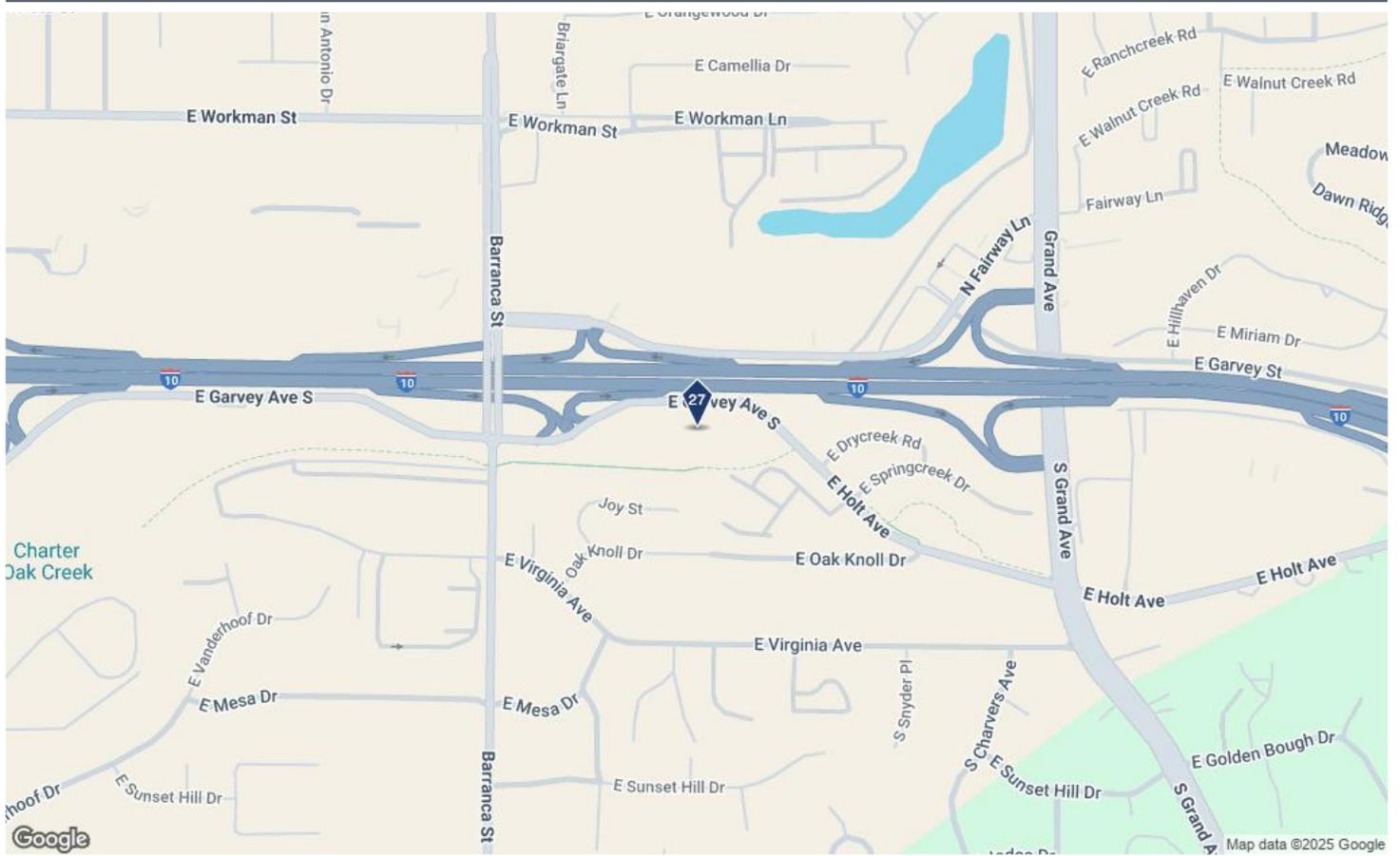
Sale Date	Price	Sale Type	Buyer	Seller
1/13/2025	Not Disclosed	Owner User	-	Iwg-tla Telecom 2 Llc
8/25/2021	\$390,000 (\$1,054,067/AC)	Investment	Iwg-tla Telecom 2 Llc	Pellizzon N & E Trust

Showing 2 of 2 Historic Comparables



For Sale Summary Report

For Sale Map Overview



Location

Postcode	91791	Market	Los Angeles
County	Los Angeles	Submarket	Eastern SGV
State	California	Submarket Cluster	San Gabriel Valley

Transportation

Parking Details

Traffic Volume 228,386 on N Barranca St (2024); 231,100 on N Barranca St (2025); 208,594 on I- 10 (2025); 219,176 on E Springcreek Rd (2024); 230,129 on N Barranca St (2025); 2,558 on Briargate Ln (2025); 209,184 on N Grand Ave (2025); 220,883 on E Springcreek Rd (2025); 229,273 on N Citrus Ave (2024)

Frontage

Transit/Subway

Commuter Rail	Covina 	5 min drive
	Baldwin Park 	9 min drive
	Ontario International	23 min drive
Airport	Long Beach (Daugherty Field)	40 min drive
	John Wayne/Orange County	41 min drive

Walk Score © Somewhat Walkable (58)

Transit Score ©



For Sale Summary Report

Nearby Sale Comparables

Property Name Address	Type	Built/ Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
501 W Route 66	Land ★★★★☆	-	0.72 AC	11/30/2023	\$1,750,000 (\$2,420,999.14/AC)	-
19 Units Pasadena Vacant Lot 170 N Halstead St	Land ★★★★☆	-	0.24 AC	12/11/2023	\$3,000,000 (\$12,696,007.00/AC)	-
19 Units Pasadena Vacant Lot 170 N Halstead St	Land ★★★★☆	-	0.24 AC	1/11/2024	\$3,000,000 (\$12,692,307.69/AC)	-
Price Improved! 5116 Heintz St	Land ★★★★☆	-	0.48 AC	2/13/2024	\$1,345,000 (\$2,828,434.88/AC)	-
2107 Huntington Dr	Land ★★★★☆	-	0.54 AC	3/7/2024	\$1,550,000 (\$2,892,926.00/AC)	-
9623 Rush St	Land ★★★★☆	-	0.62 AC	8/8/2024	\$1,825,000 (\$2,943,570.19/AC)	-
N San Gabriel Boulevard & E W... NW San Gabriel Blvd & Walnut...	Land ★★★★☆	-	0.56 AC	11/22/2024	\$1,567,000 (\$2,801,268.93/AC)	-
150 N Vinedo Ave	Land ★★★★☆	-	1.29 AC	2/20/2025	\$4,000,000 (\$3,100,907.63/AC)	-
Two Lots In Pomona Downtown... 169-177 Monterey Ave	Land ★★★★☆	-	0.65 AC	2/25/2025	\$1,900,000 (\$2,923,076.92/AC)	-
1541 W Orange Grove Ave	Land ★★★★☆	-	0.49 AC	4/4/2025	\$1,200,000 (\$2,449,025.49/AC)	-
5826 Cloverly Ave, Temple City,... 5826 Cloverly Ave	Land ★★★★☆	-	0.20 AC	5/20/2025	\$1,400,000 (\$6,969,600.00/AC)	-
244 E College St	Land ★★★★☆	-	0.24 AC	6/6/2025	\$798,000 (\$3,311,190.70/AC)	-
15 and 19 Lucile St	Land ★★★★☆	-	0.32 AC	10/28/2025	\$2,500,000 (\$7,812,612.10/AC)	-



For Sale Summary Report



For Sale: 2418 Nina St

West Covina, CA 91792 (Los Angeles County) - Eastern SGV Submarket

☆☆☆☆☆
Land

For Sale Summary

Asking Price	\$1,498,000 (\$144.50/AC)
Status	Active
Sale Type	Investment
Land	0.24 AC (10,367 SF)
On Market	67 Days
Last Update	September 19, 2025



Property Summary

Land Area - Gross	0.24 AC (10,367 SF)	Parcel	8735-009-008
Zoning	WCPCD1*		

Contacts

Sales Company

Country Queen Real Estate
2705 Diamond Bar Blvd
Diamond Bar, CA 91765 USA
(909) 208-4040
www.countryqueen.com

Juliet Chung
Realtor

juliet@countryqueen.com

(909) 374-0299

Recorded Owner

Mo Zhou

Sale Notes

Quadruplex Opportunity - Strong Rental Demand in West Covina! Located in a high-demand rental area, this 4-unit property on Nina St is fully rented and recently improved -- making it a secure, income-producing investment from day one. Upgrades include new water heaters, flooring, and bathroom carpentry -- boosting tenant appeal and long-term value! Monthly gross income: \$8,293/month. Low HOA dues, no mello roos, well maintained quadplex! Each unit has central A/C, separate electric, laundry hookups, and separate gas meters. Also features a nice community pool and clubhouse that is shared by the residence of Woodbridge Community. Unit 1: 3 bedrooms and 1.5 baths with 2-car garage. Unit 2 and 3: 2 bedrooms and 1.5 baths with 1-car garage. Unit 4: 2 bedrooms and 1 bath with 1 garage.

Sale History

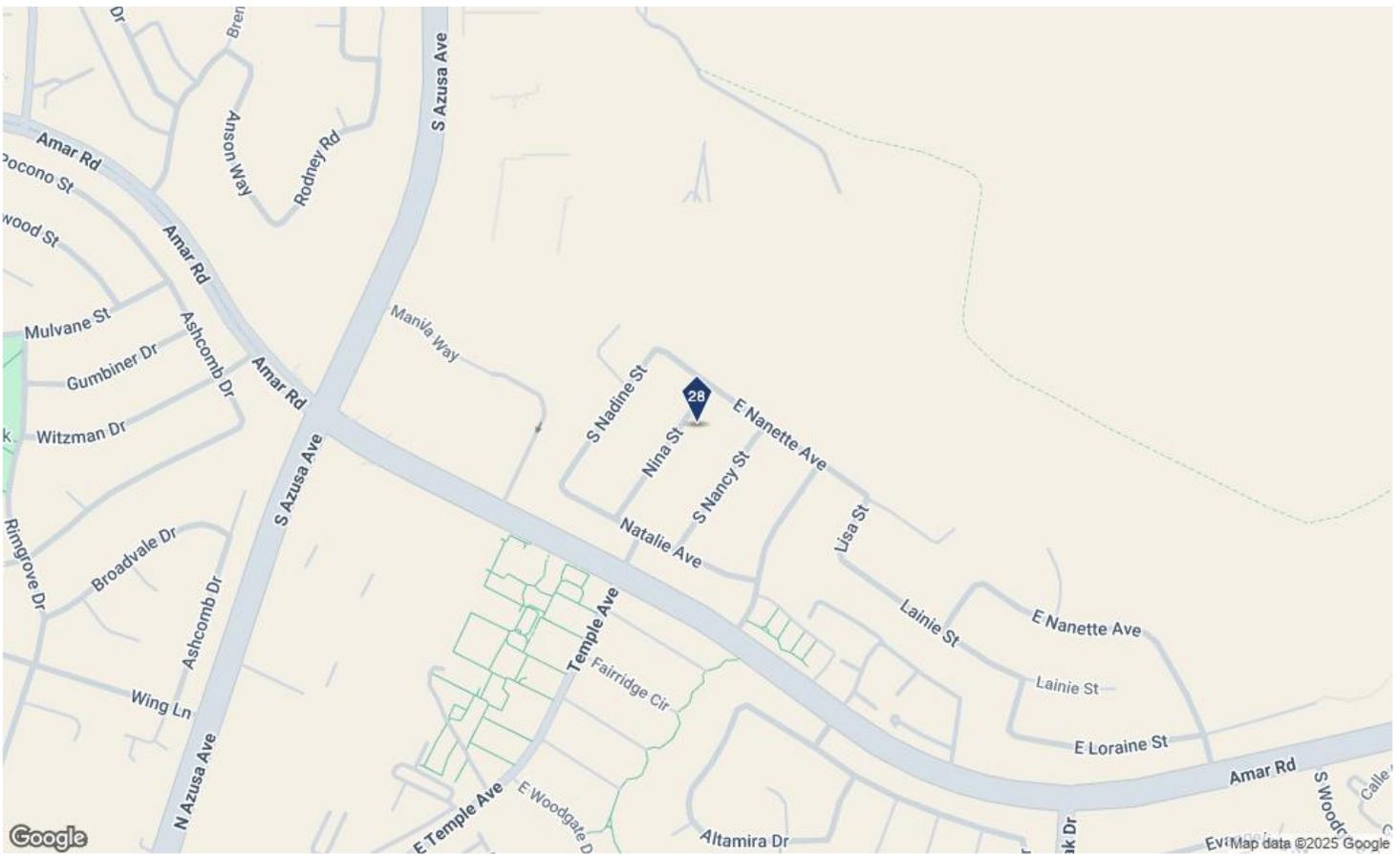
Sale Date	Price	Sale Type	Buyer	Seller
11/4/2025	\$1,425,000 (\$5,987,557/AC)	Investment	-	Tsk Capital Llc

Showing 1 of 1 Historic Comparables



For Sale Summary Report

For Sale Map Overview



Location

Postcode	91792	Market	Los Angeles
County	Los Angeles	Submarket	Eastern SGV
State	California	Submarket Cluster	San Gabriel Valley

Transportation

Parking Details

Traffic Volume 35,831 on Wing Ln (2025); 839 on Ashcomb Dr (2025); 28,987 on S Brentwood Dr (2025); 2,659 on Ashcomb Dr (2025); 2,675 on Ashcomb Dr (2025); 13,014 on Via la Entrada (2025); 1,074 on Gumbiner St (2025); 1,060 on Gumbiner St (2025); 2,346 on Samgerry Dr (2025)

Frontage

Transit/Subway

Commuter Rail	Industry   	12 min drive
	Covina   	11 min drive
Airport	Ontario International	33 min drive
	Long Beach (Daugherty Field)	42 min drive
	John Wayne/Orange County	41 min drive

Walk Score © Somewhat Walkable (69)

Transit Score ©



For Sale Summary Report

28

For Sale: 2418 Nina St

West Covina, CA 91792 (Los Angeles County) - Eastern SGV Submarket

☆☆☆☆☆
Land

