

For Sale Summary Report



For Sale: 1211 E Badillo St

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



Distribution

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	960 Days
Last Update	February 16, 2026



Property Summary

RBA (% Leased)	169,318 SF (100%)	Drive Ins	None
Built/Renovated	1963/2023	Docks	7 exterior
Clear Height	19'	Levelers	None
Parking Spaces	10.50/1,000 SF; 1778 Surface Spaces		

Amenities

- Fenced Lot
- Yard
- Yard

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



For Sale Summary Report

Contacts (Continued)

Newmark 18401 Von Karman Ave, Suite 150 Irvine, CA 92612 USA (949) 608-2000 www.nmrk.com	Henry Chambers	henry.chambers@nmrk.com	(949) 847-6877
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Recorded Owner

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

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	1,264,706 SF	↓ -32.4%
Submarket 2-4 Star	7.4%	↑ 1.9%	Months on Market	6.5	↑ 1.1 mo
Market Overall	6.6%	↑ 0.7%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$2.73/SF	↓ -1.6%	12 Month Sales Volume	\$187.54M	\$321.39M
Submarket 2-4 Star	\$1.50/SF	↓ -3.4%	Market Sale Price Per Area	\$318/SF	\$319/SF
Market Overall	\$1.47/SF	↓ -3.6%			

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	169,318 SF	Asking Rent	\$2.73 SF/Month
Max Contiguous	169,318 SF	Service Type	Negotiable
Vacant	0 SF	Industrial Available	169,318 SF

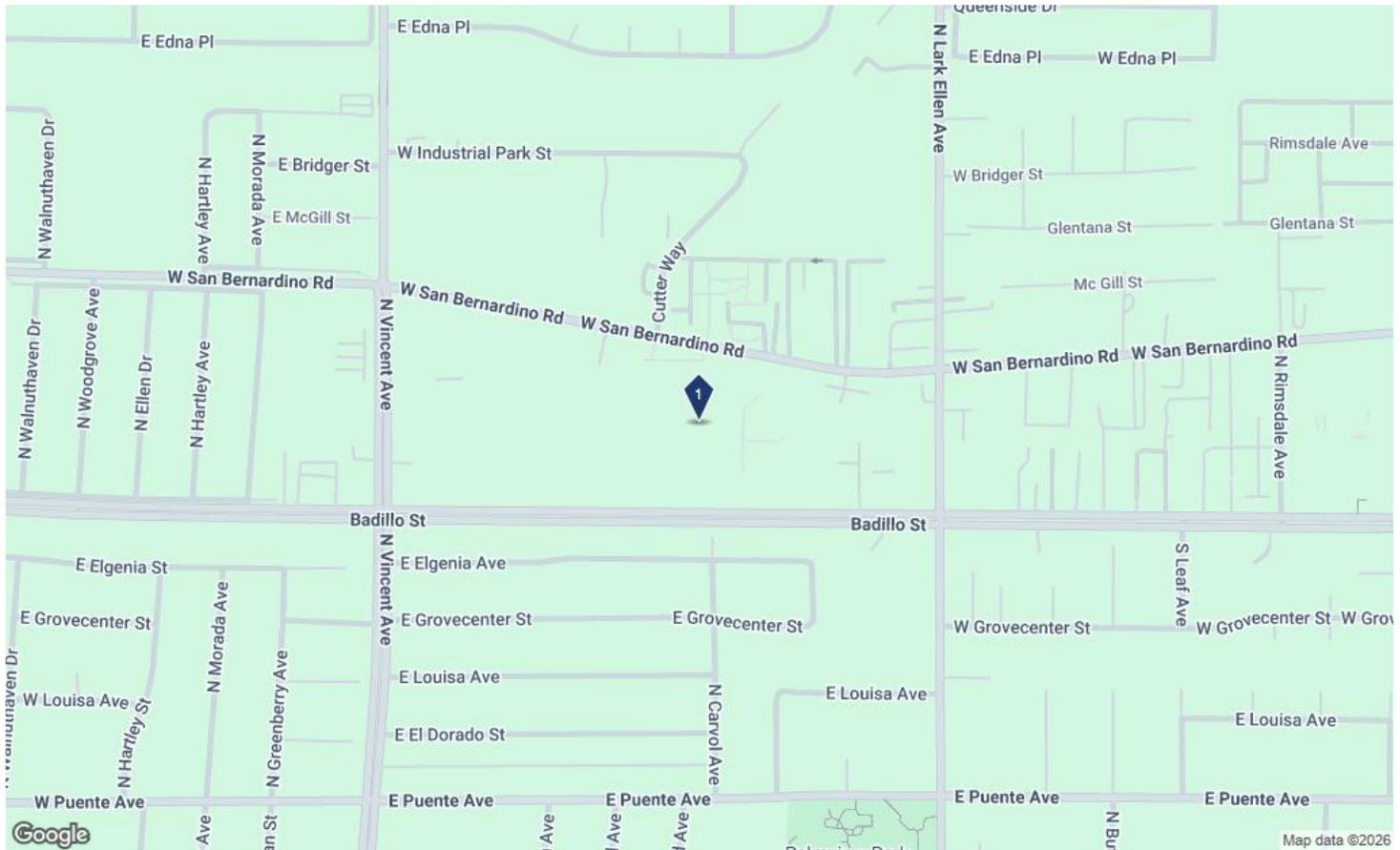


For Sale Summary Report

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	169,318	169,318	\$2.73 NEGOT	30 Days	Negotiable	7	-

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 		5 min drive
	Covina 		5 min drive
	Ontario International		28 min drive
Airport	Long Beach (Daugherty Field)		39 min drive



For Sale Summary Report

Transportation (Continued)

Bob Hope	44 min drive
Walk Score®	Somewhat Walkable (52)
Transit Score®	

Nearby Sale Comparables

Property Name Address	Type	Built/ Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
Pacific Commerce Center 2910 E Pacific Commerce Dr	Industrial ★★★★☆ Part of a Portfolio	1988	150,000 SF	3/29/2024	\$49,874,500 (\$332.50/SF)	4.70% Actual 5.60% ProForma
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)	-
Bldg A 9089 8th St	Industrial ★★★★☆	2014	129,704 SF (100%)	1/6/2026	\$31,650,000 (\$244.02/SF)	-



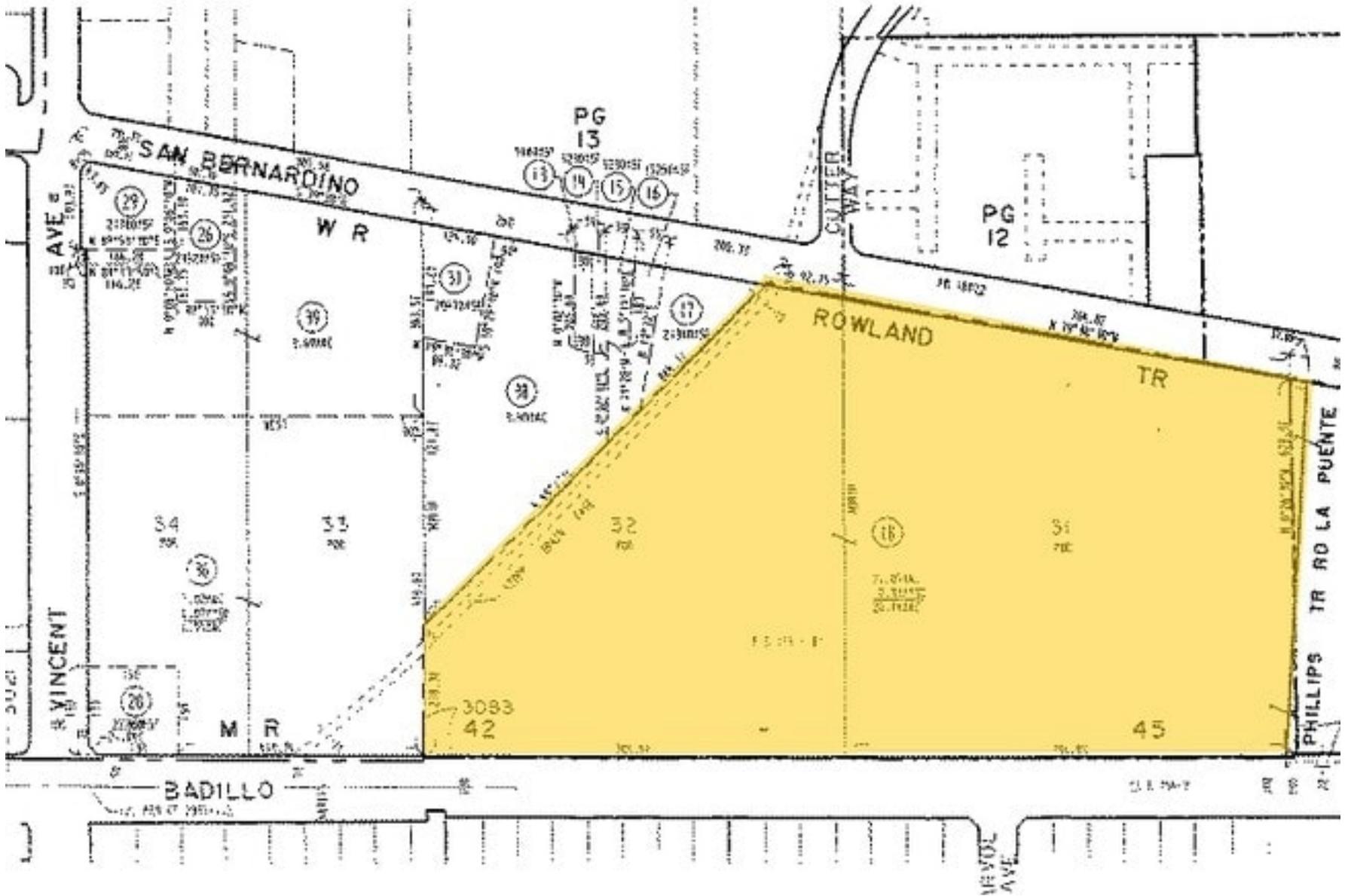
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For Sale: 1211 E Badillo St

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

★★★★☆
Distribution



2026 CoStar Group - Licensed to City of West Covina - 766744

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3/4/2026

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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	210 Days
Last Update	March 2, 2026



Contacts

Sales Company

Lee & Associates

1055 Colorado Blvd, Suite 330
Pasadena, CA 91106 USA
(626) 535-9888
www.lee-associates.com

Jamie Harrison

Founding Principal

jamie.harrison@lee-associates.com

(909) 910-6656

Christopher Larimore

Founding Principal

clarimore@lee-associates.com

(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.

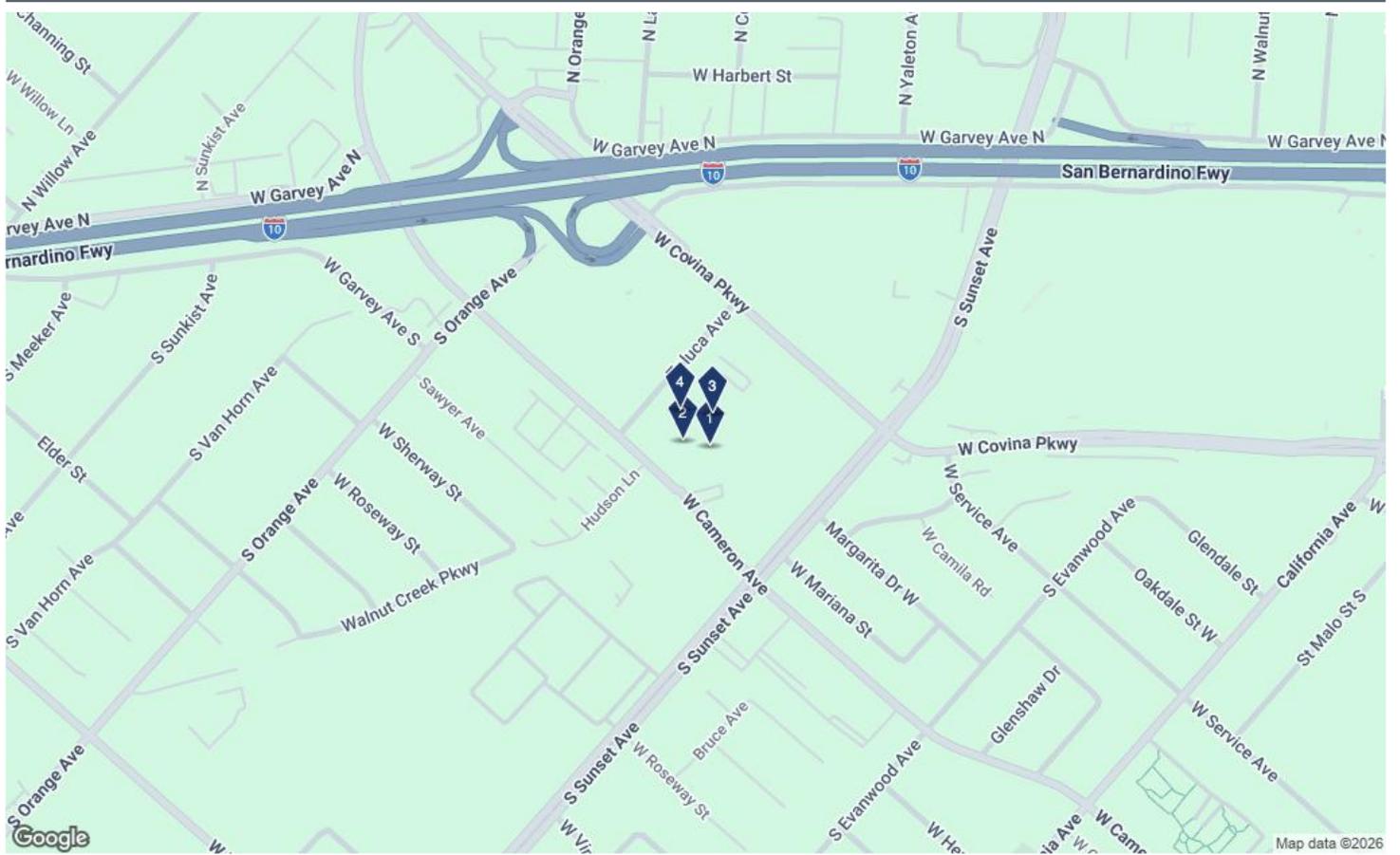
With it's corner lot location, the property offers great street visibility and frontage on Cameron Avenue and Toluca Avenue as well as easy access to ample surface parking for tenants and visitors.

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	825 Days
Last Update	December 8, 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

Lee & Associates Commercial Real Estate Service
9838 Research Dr
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	-

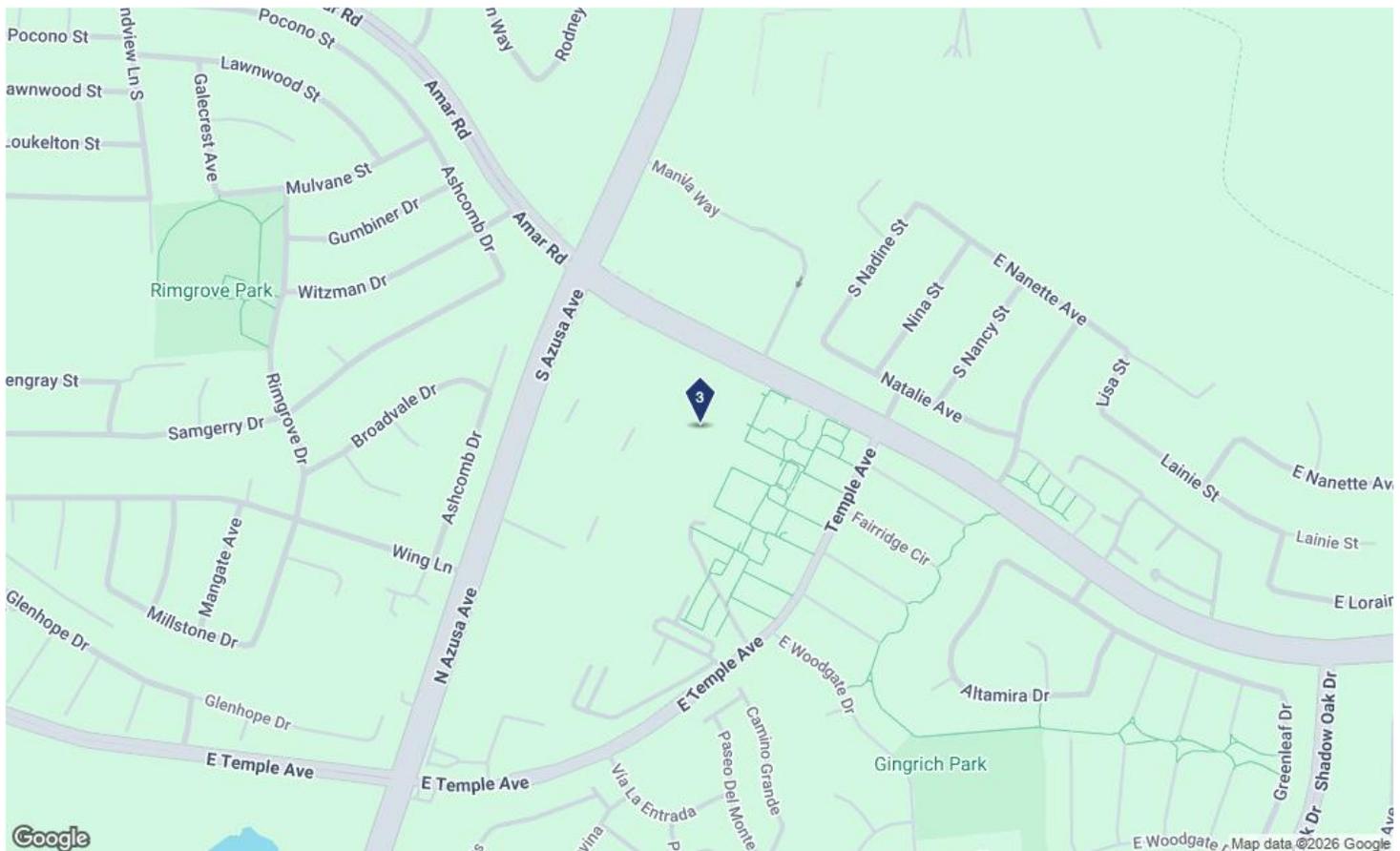
Showing 3 of 3 Tenants

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	694,923 SF	↓ -42.9%
Submarket 1-3 Star	6.2%	↑ 0.6%	Months on Market	10.5	↑ 1.7 mo
Market Overall	6.0%	↑ 0.2%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$1.87/SF	↓ -0.3%	12 Month Sales Volume	\$253.74M	\$292.95M
Submarket 1-3 Star	\$2.32/SF	↑ 0.1%	Market Sale Price Per Area	\$311/SF	\$313/SF
Market Overall	\$3.06/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	Covina 		11 min drive
	Industry 		11 min drive
Airport	Ontario International		30 min drive
	Long Beach (Daugherty Field)		41 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
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
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	25,122 SF	7/24/2025	\$7,250,000 (\$288.59/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)	-
Montclair Plaza East 9137 Central Ave	Retail ★★☆☆☆	1992	32,568 SF (100%)	11/20/2025	\$6,308,547 (\$193.70/SF)	5.88% Actual
Stimson Plaza 16018-16052 Gale Ave	Retail ★★★★☆	1986	23,957 SF	1/8/2026	\$3,900,000 (\$162.79/SF)	-



For Sale Summary Report



For Sale: 1500 W Covina Pky

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



Office

For Sale Summary

Asking Price	\$15,025,000 (\$581.55/SF)
Status	Active
Cap Rate	6.5%
Net Operating Income	\$976,625
Sale Type	Investment
Investment Type	Core, Triple Net
RBA	25,836 SF
Land	1.53 AC
Built	1963
On Market	13 Days
Last Update	March 3, 2026
Sale Conditions	1031 Exchange +1



Property Summary

RBA (% Leased)	25,836 SF (100%)	Elevators	None
Built	1963	Typical Floor	12,918 SF
Stories	2	Tenancy	Multiple
Parking Spaces	4.88/1,000 SF; 126 Surface Spaces		

Contacts

Sales Company

Lee & Associates 1902 Wright Pl, Suite 180 Carlsbad, CA 92008 USA (760) 929-9700 www.lee-associates.com	Ryan Bennett Principal rbennett@lee-associates.com (760) 519-0240
	Drew Olson Associate dolson@lee-associates.com (760) 519-1998
	Jake Neufeld Associate jneufeld@lee-associates.com (760) 846-4888

Recorded Owner

Minster CA LLC
 69 Via Del Cielo
 Rancho Palos Verdes, CA 90275
 USA
 (949) 769-2288

True Owner

Xiaonan Liang 69 Via Del Cielo Rancho Palos Verdes, CA 90275 USA (310) 377-0678	Xiaonan Liang (424) 206-9718
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For Sale Summary Report

Sale Highlights

- Leased to West Covina Medical Group Strong corporate lease guaranty from Lakeside Medical Organization Part of the Heritage Provider Network HPN
- Rare standalone singletenant medical building on true NNN lease No landlord responsibilities Extreme ease of ownership
- 20year successful operating history Clear tenant commitment to site and patient demand Early lease renewal New Roof and elevator system
- Infill East Los Angeles California location 482000 people Proximity to Emante Queen of the valley Hospital 325bed acute care facility

Sale Notes

Lee & Associates is pleased to present for sale the fee simple interest in Lakeside Community Healthcare, a single-tenant medical office investment located at 1500 West Covina Parkway in West Covina, California within the Los Angeles MSA. The property consists of a 25,836 square foot, two-story medical office building situated on 1.53 acres with a strong parking ratio of 5 per 1,000 square feet. Originally constructed in 1963 and renovated in 2006 and 2010, the asset recently received a new roof and elevator systems in 2025, further enhancing its long-term durability.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
10/31/2013	\$9,265,000 (\$358.61/SF)	Investment	Minster CA LLC	West Covina Medical Building Group LP
4/15/2005	\$2,950,000 (\$114.18/SF)	Owner User	West Covina Medical Building Group LP	James H & Lynette A Martindale Trust
10/8/2004	\$2,450,000 (\$94.83/SF)	Investment	James H & Lynette A Martindale Trust	Kenneth Lanier & Terry Ann Hatch
8/5/1999	\$2,395,500 (\$92.72/SF)	Investment	Ronald Hatch	Sam Miller

Showing 4 of 4 Historic Comparables

Key Tenants

Tenant Name	Industry	Floor	SF Occupied	Employees	Move Date	Expiration
West Covina Medical Building Group LP	Health Care and Social Assistance	1-2	18,186	100	Mar 2007	-
Lakeside Community Healthcare	Health Care and Social Assistance	1	4,500	30	Jul 2021	Oct 2030
Urgent Care Associatio	Health Care and Social Assistance	1	3,000	20	Sep 2014	-
Tlc Medical Arts Pharmacy	Retailer	1	150	1	Sep 2016	-

Showing 4 of 4 Tenants

Market Conditions

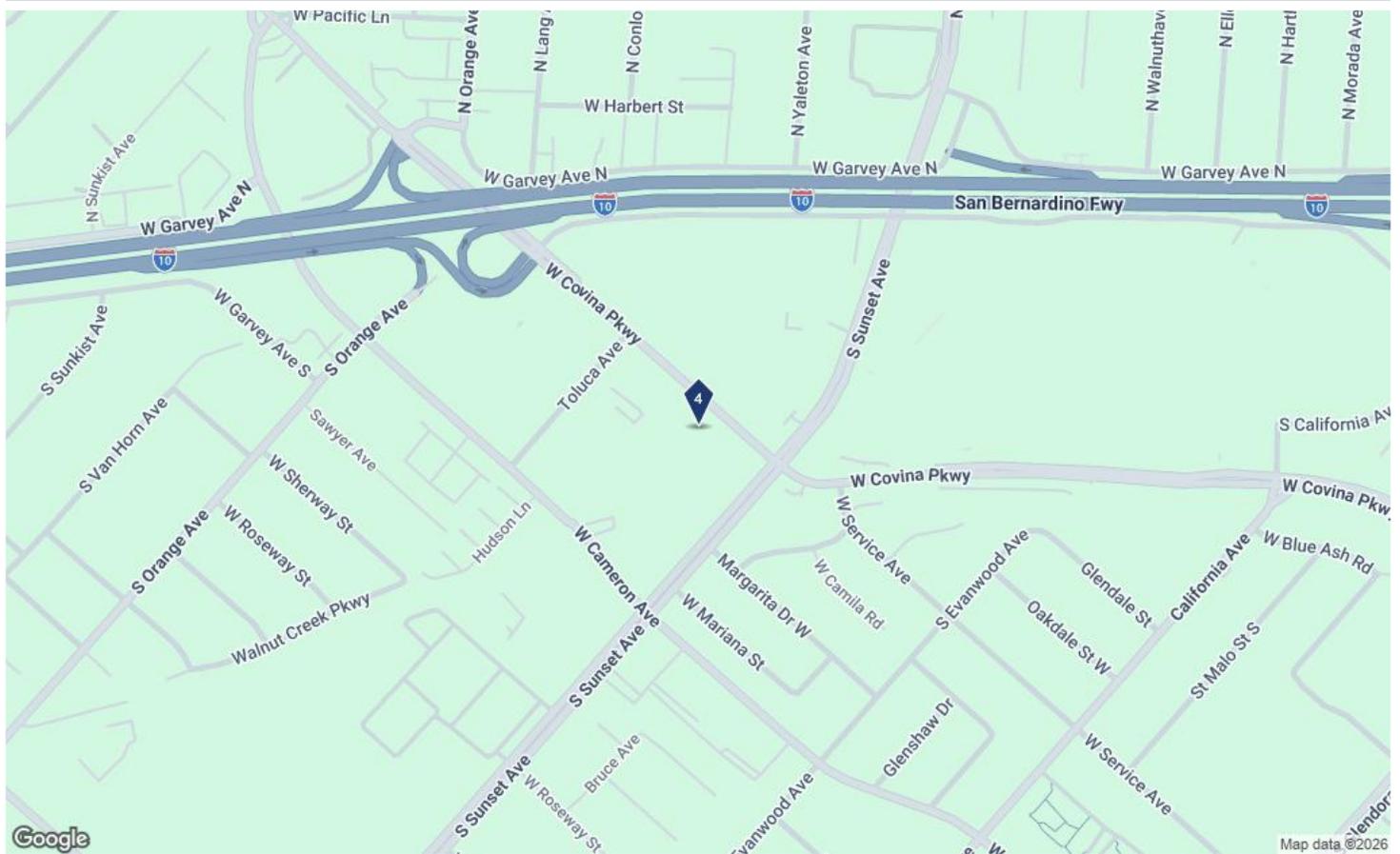
Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	890,192 SF	↓ -8.9%
Submarket 1-3 Star	5.8%	↑ 0.3%	Months on Market	7.3	↓ -0.4 mo
Market Overall	16.0%	↑ 0.2%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$2.28/SF	↑ 1.5%	12 Month Sales Volume	\$152.68M	\$68.35M
Submarket 1-3 Star	\$2.65/SF	↑ 2.1%	Market Sale Price Per Area	\$270/SF	\$265/SF
Market Overall	\$3.52/SF	↑ 0.6%			



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	4.88/1,000 SF; 126 Surface Spaces		
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); 182,015 on I- 10 (2024); 17,665 on N Leland Ave (2018); 181,692 on I- 10 (2025); 205,472 on N Vincent Ave (2025); 192,117 on N Vincent Ave (2025); 6,146 on W West Covina Pkwy (2025)		
Frontage			
Transit/Subway			
Commuter Rail	Baldwin Park 		5 min drive
	Covina 		9 min drive
	Ontario International		33 min drive
Airport	Long Beach (Daugherty Field)		37 min drive
	Bob Hope		43 min drive
Walk Score [®]	Very Walkable (76)		
Transit Score [®]			



For Sale Summary Report

Nearby Sale Comparables

Property Name Address	Type	Built/ Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
University Tech Center 3201 Temple Ave	Office ★★★★☆	1984/2017	44,187 SF (50.0%)	10/1/2024	\$9,300,000 (\$210.47/SF)	-
3450 E Sierra Madre Blvd	Office ★★★★☆	1953	15,000 SF (100%)	10/7/2024	\$5,500,000 (\$366.67/SF)	6.80% Actual
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% ProFor- ma
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
West Coast Investors Bldg 14408 E Whittier Blvd	Office ★★★★☆	1968	24,407 SF (100%)	12/31/2024	\$3,410,000 (\$139.71/SF)	6.00% Actual
Eastland Professional Bldg 271-281 E Workman St	Office ★★★★☆	1962	20,744 SF (69.5%)	4/2/2025	\$4,350,000 (\$209.70/SF)	-
225 E Santa Clara St	Office ★★★★☆	2001/2018	22,347 SF (100%)	4/10/2025	\$7,400,000 (\$331.14/SF)	5.27% Actual
Alhambra Professional Bldg 301-317 W Main St	Office ★★★★☆	1926	36,241 SF (0%)	4/18/2025	\$3,850,000 (\$106.23/SF)	-
12826 Philadelphia St	Office ★★★★☆	2000	25,293 SF (100%)	6/11/2025	\$3,104,500 (\$122.74/SF)	-
Bridgestone Bldg 2211 S Hacienda Blvd	Office ★★★★☆	1979	36,045 SF (50.0%)	6/27/2025	\$6,100,000 (\$169.23/SF)	4.29% Pro Forma
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
12625 La Mirada Blvd	Office ★★★★☆	1975	29,650 SF (50.0%)	8/1/2025	\$6,800,000 (\$229.34/SF)	-
Imperial Medical Plaza 15651 Imperial Hwy	Office ★★★★☆	1973	26,596 SF (90.0%)	8/28/2025	\$5,250,000 (\$197.40/SF)	6.77% Actual
Mission Promenade II 235-255 W Mission Blvd	Office ★★★★☆	1974	24,000 SF	9/22/2025	\$4,500,000 (\$187.50/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
Howard's Center 901 E Imperial Hwy	Office ★★★★☆	1980	31,316 SF (100%)	10/17/2025	\$6,000,000 (\$191.60/SF)	-

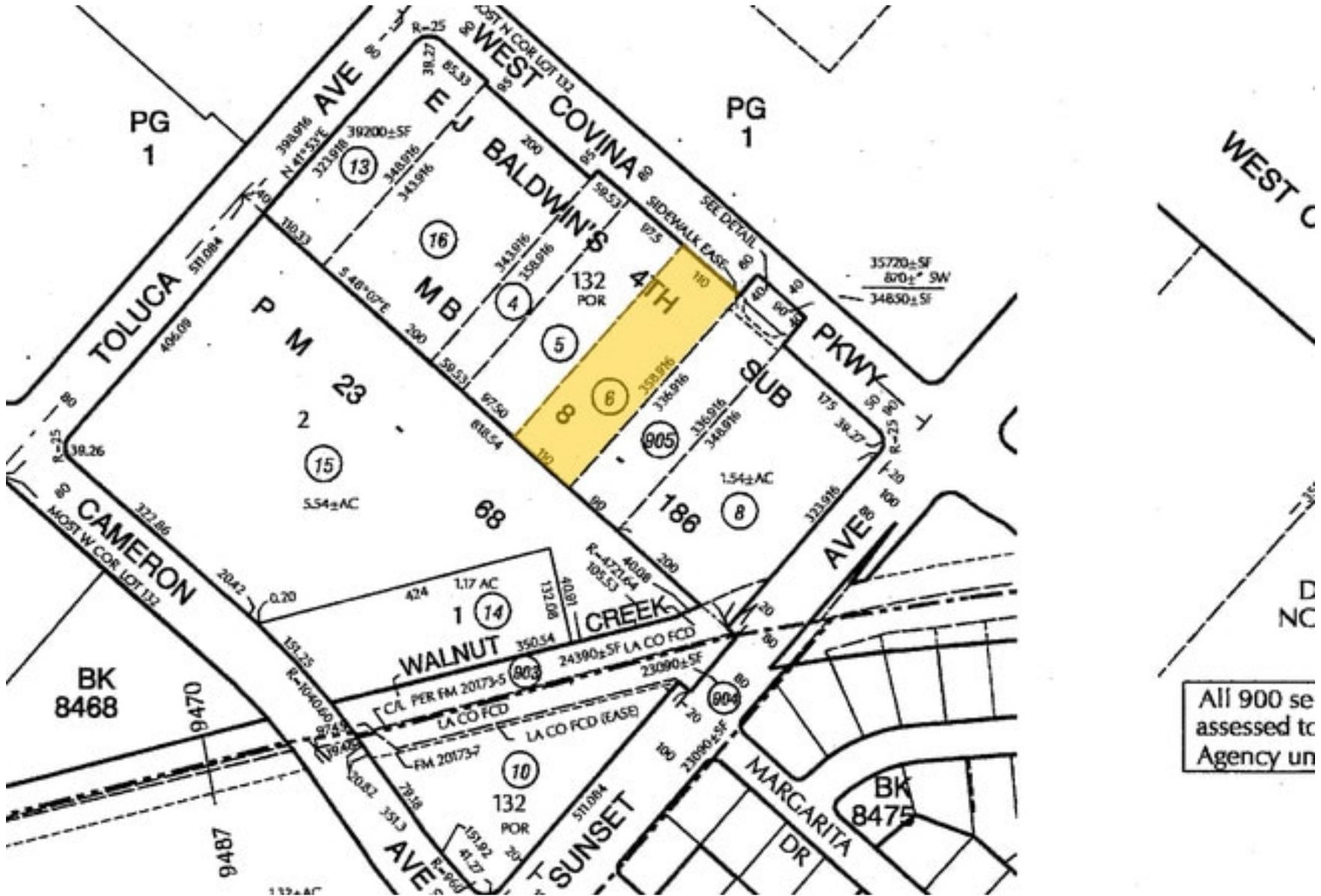


For Sale Summary Report



For Sale: 1500 W Covina Pky
West Covina, CA 91790 (Los Angeles County) - Eastern SGV Submarket

★★★★☆
Office



For Sale Summary Report

5

Portfolio Sale: 3 Building Industrial Complex - 2 Properties

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

Industrial Portfolio

For Sale Summary

Asking Price	\$4,650,000 (\$282.67/SF)
Status	Active
Portfolio	2-Industrial Property Portfolio
Portfolio Size	16,450 SF
Cap Rate	1.6%
Net Operating Income	\$76,277
Sale Type	Investment or Owner User
Investment Type	Core
Land	0.98 AC
On Market	84 Days
Last Update	March 3, 2026
Sale Conditions	Bulk/Portfolio Sale



Contacts

Sales Company

KW Commercial

12711 Ventura Blvd, Suite 110
Studio City, CA 91604 USA
(818) 432-1500
www.kw.com

David Weinberger

President

David@swgrp.com

(818) 970-0915

Megan Husri

Executive Vice President

Megan@Swgrp.com

(310) 775-7529

Sale Highlights

- The property is comprised of 5 industrial buildings totaling 16727 SF across three parcels
- The buildings together feature 12foot clear height 9 groundlevel rollup doors 34 onsite parking spaces and multiple drivein doors
- Constructed in 1962 and 1963 the buildings span three parcels totaling approximately 46721 SF Zoned WCM1YY
- Currently leased to six tenants three tenants are on monthtomonth leases

Sale Notes

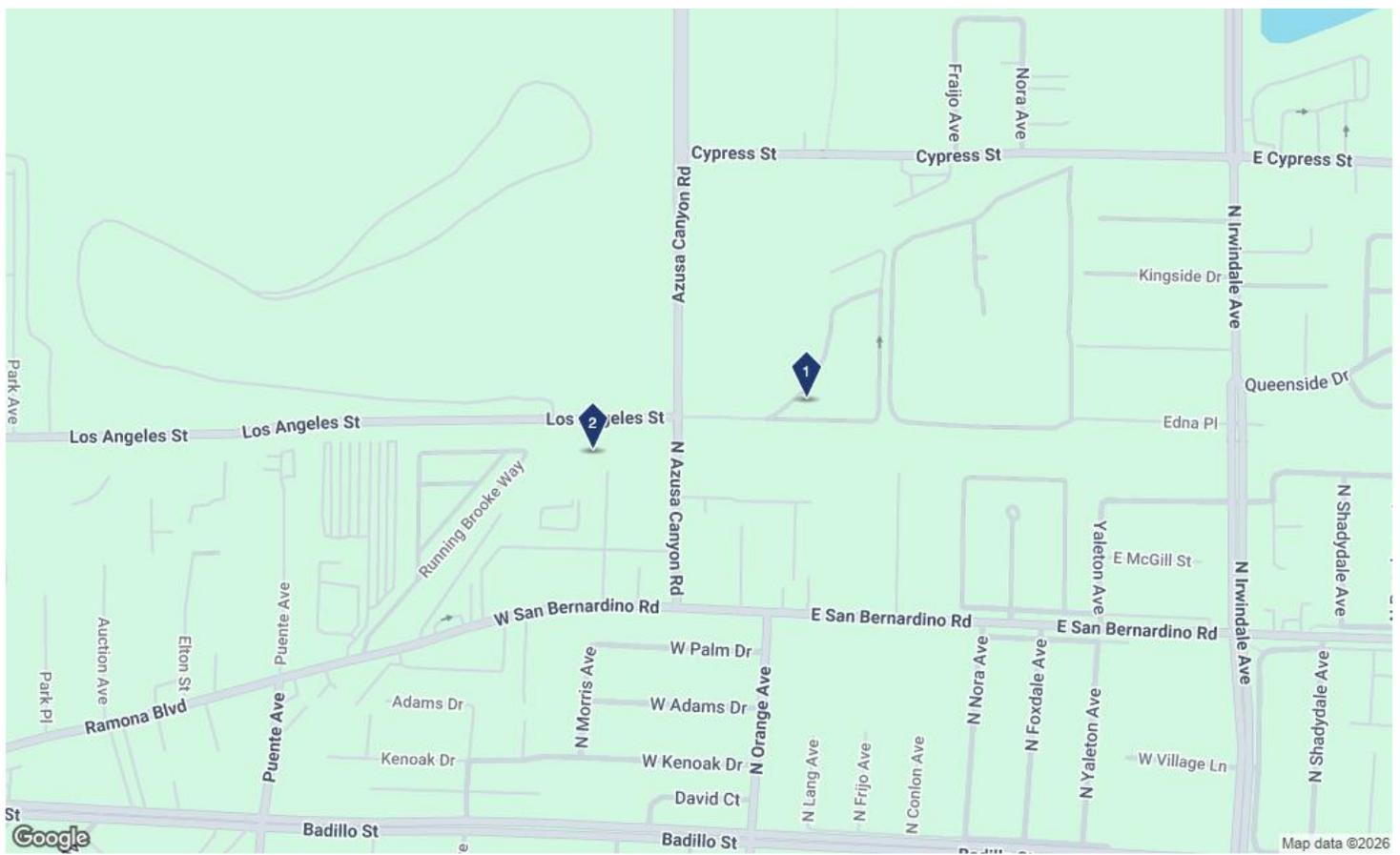
The offering comprises 1149 - 1217 N. Azusa Canyon Road and presents a rare opportunity to acquire a multi-tenant industrial warehouse complex in the highly sought-after West Covina industrial corridor. The property consists of five industrial buildings totaling approximately 16,272 SF of rentable building area, currently leased to six tenants, providing both stable in-place income and rental upside. Three of the tenants are on month-to-month leases. Constructed in 1962 and 1963, the buildings span three parcels totaling approximately 46,295 SF. The site is zoned WCM1YY, allowing for a wide range of industrial uses, including warehousing, distribution, fabrication, and light manufacturing, making the property highly functional and versatile for various businesses and operators.

The buildings feature wood-frame and stucco construction, a 12-foot clear height, and nine ground-level roll-up doors, supporting efficient loading and unloading. The buildings feature a fenced lot, ample parking spaces, and multiple drive-in doors (10'W x 10'H). The property also offers approximately 34 on-site parking spaces (2.0/1,000 SF), with frontage and easy ingress/egress along Azusa Canyon Road, which enhances overall usability and tenant appeal.



For Sale Summary Report

For Sale Map Overview



Properties

	Address	Location	Type	Rating	Size	% Leased
1	1149-1205 Azusa Canyon Rd	West Covina, CA USA	Industrial	★★★★☆	10,850 SF	100%
2	1217 N Azusa Canyon Rd	West Covina, CA USA	Industrial	★★★☆☆	5,600 SF	100%



1149-1205 Azusa Canyon Rd
 West Covina, CA 91790
 Industrial Property



1217 N Azusa Canyon Rd
 West Covina, CA 91790
 Industrial Property



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	\$2,950,000 (\$191.04/SF)
Status	Active
Sale Type	Investment or Owner User
Investment Type	Opportunistic
Land	0.47 AC
Built	1960
On Market	260 Days
Last Update	February 23, 2026



Property Summary

GLA	15,442 SF	Tenancy	Single
Built	1960	Frontage	Glendora
Parking Spaces	0.65/1,000 SF; 2 Covered Spaces; 8 Surface 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	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	100.0%	↑ 100.0%	12 Month Leased	694,923 SF	↓ -42.9%
Submarket 1-3 Star	6.2%	↑ 0.6%	Months on Market	10.5	↑ 1.7 mo
Market Overall	6.0%	↑ 0.2%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$1.84/SF	↑ 1.3%	12 Month Sales Volume	\$253.74M	\$292.95M
Submarket 1-3 Star	\$2.32/SF	↑ 0.1%	Market Sale Price Per Area	\$311/SF	\$313/SF
Market Overall	\$3.06/SF	↓ -1.0%			

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	15,442 SF	Asking Rent	\$1.43 SF/Month
Max Contiguous	15,442 SF	Service Type	Modified Gross
Vacant	15,442 SF	Retail Available	15,442 SF

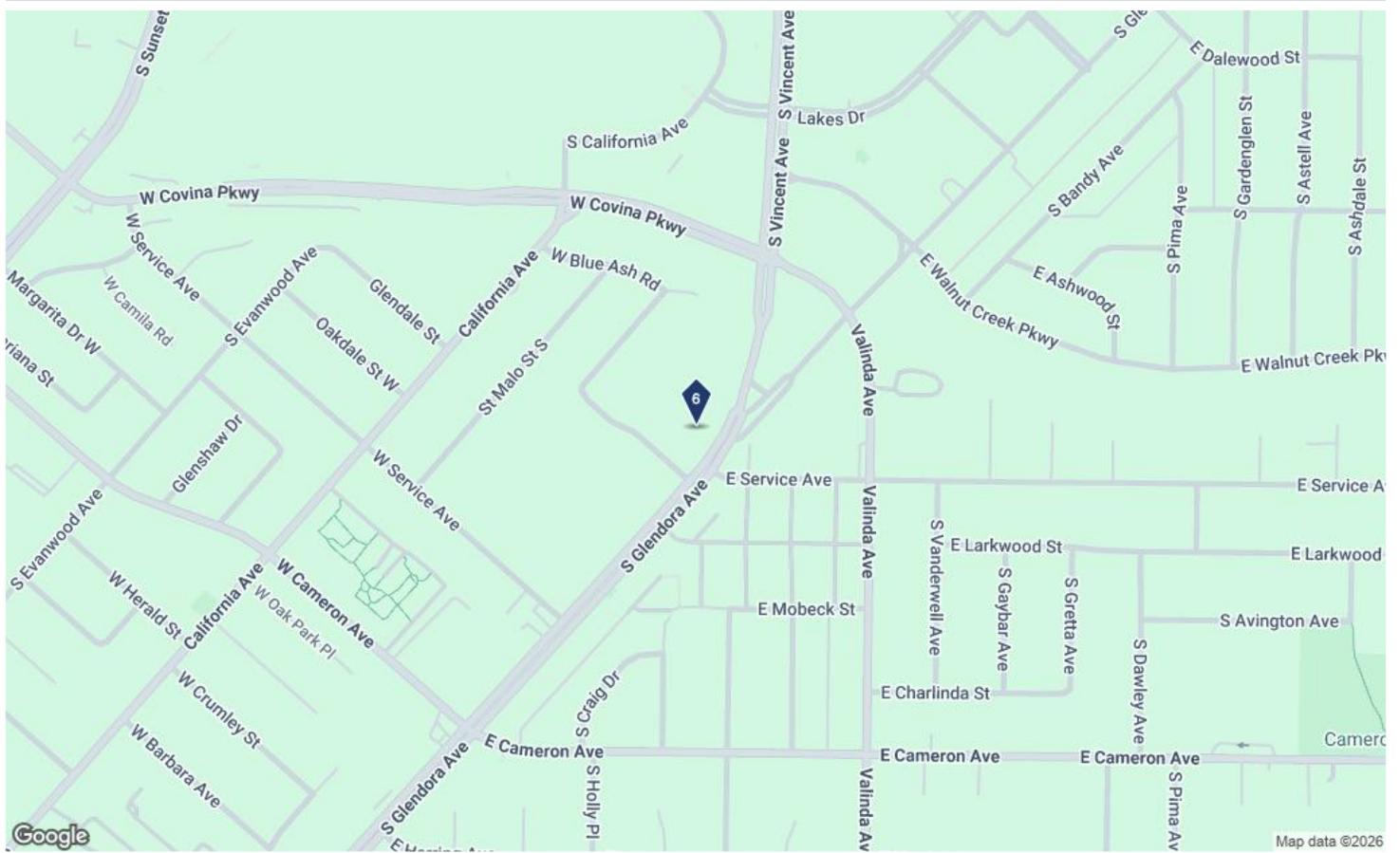
Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
E 1	-	Retail	Direct	15,442	15,442	15,442	\$1.43 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; 2 Covered Spaces; 8 Surface 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
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)	-
152 E Foothill Blvd	Retail ★★★★☆	1939	10,485 SF (0%)	9/6/2024	\$1,325,000 (\$126.37/SF)	-
Fortune Square 4720-4728 N Peck Rd	Retail ★★★☆☆	1948	10,870 SF (100%)	9/13/2024	\$2,568,000 (\$236.25/SF)	-
150-168 W Bonita Ave	Retail ★★★☆☆	1912	16,406 SF (45.0%)	10/3/2024	\$1,800,000 (\$109.72/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)	-
658-676 Shoppers Ln	Retail ★★★☆☆	1963	9,230 SF	6/24/2025	\$1,100,000 (\$119.18/SF)	8.50% Actual
Dollar Tree 181 S Rosemead Blvd	Retail ★★★☆☆	1980	11,991 SF	11/25/2025	\$2,775,000 (\$231.42/SF)	-
Stimson Plaza 16018-16052 Gale Ave	Retail ★★★★☆	1986	23,957 SF	1/8/2026	\$3,900,000 (\$162.79/SF)	-
500 W La Habra Blvd	Retail ★★★☆☆	1954/2017	10,342 SF	2/20/2026	\$2,280,000 (\$220.46/SF)	-



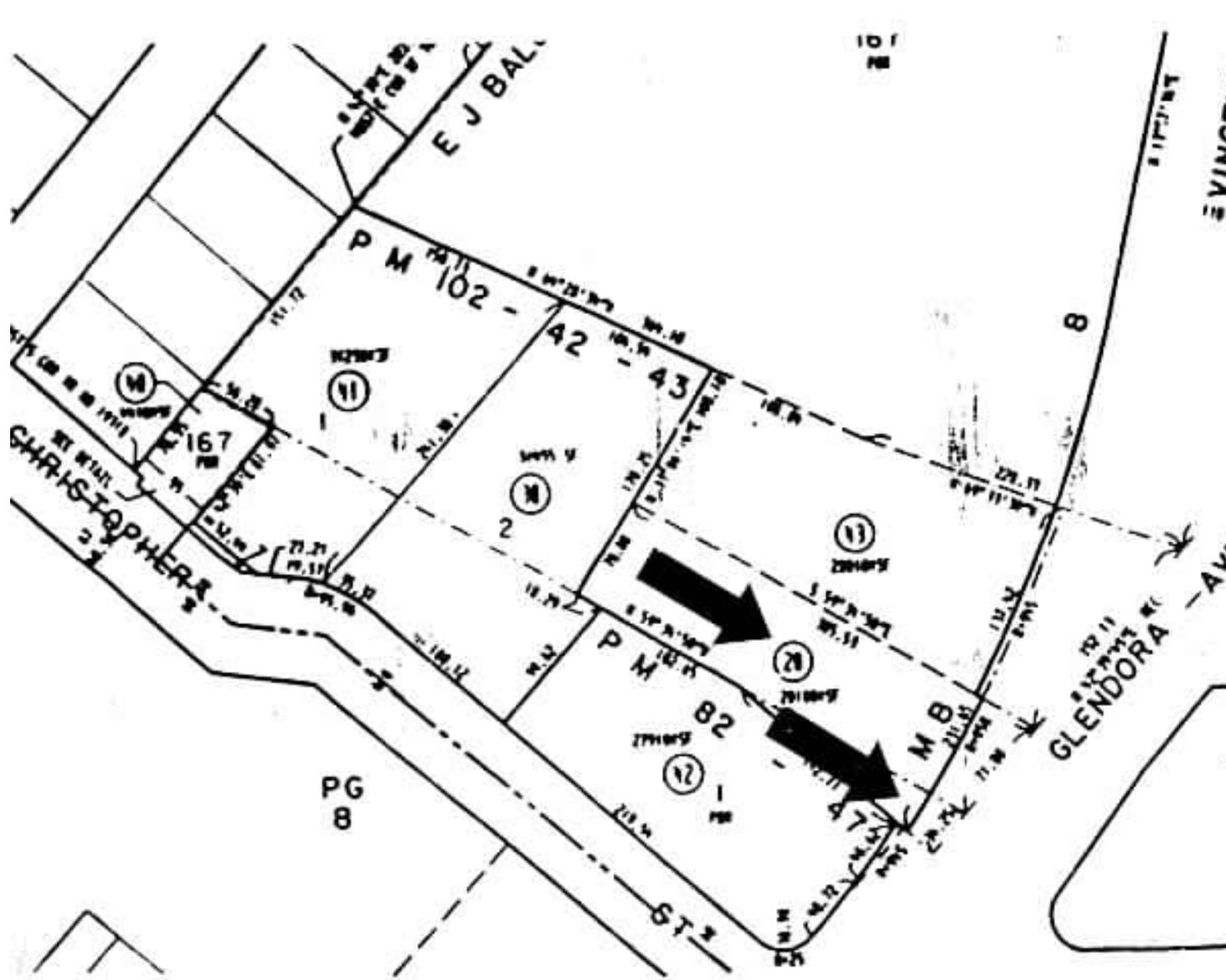
For Sale Summary Report

6

For Sale: 537 S Glendora Ave

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

★★★★☆
Retail



2026 CoStar Group - Licensed to City of West Covina - 766744

The City of West Covina does not endorse or represent any of the properties on this list. The City of West Covina is not responsible for the accuracy of the information. All the data, information, and content in this report is the property of CoStar.



For Sale Summary Report

7 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	574 Days
Last Update	February 10, 2026



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

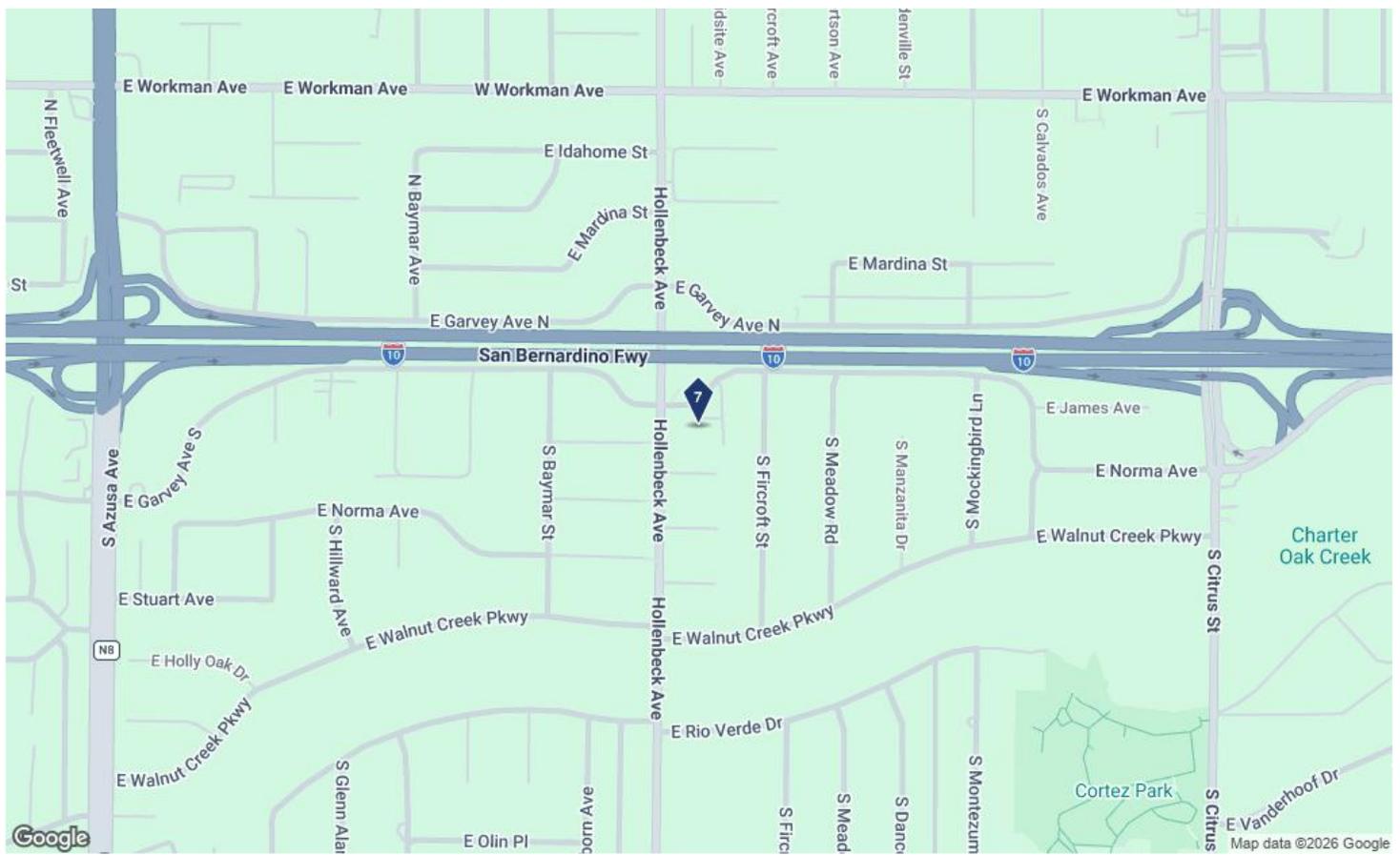
Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	↓ -100.0%	12 Month Leased	694,923 SF	↓ -42.9%
Submarket 1-3 Star	6.2%	↑ 0.6%	Months on Market	10.5	↑ 1.7 mo
Market Overall	6.0%	↑ 0.2%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$2.43/SF	↑ 1.4%	12 Month Sales Volume	\$253.74M	\$292.95M
Submarket 1-3 Star	\$2.32/SF	↑ 0.1%	Market Sale Price Per Area	\$311/SF	\$313/SF
Market Overall	\$3.06/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		9 min drive
	Ontario International		25 min drive
Airport	Long Beach (Daugherty Field)		40 min drive
	John Wayne/Orange County		45 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
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)	-
152 E Foothill Blvd	Retail ★★★★☆	1939	10,485 SF (0%)	9/6/2024	\$1,325,000 (\$126.37/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)	-
363 W Route 66	Retail ★★★★☆	1917	7,638 SF	12/26/2025	\$2,225,000 (\$291.31/SF)	-



For Sale Summary Report

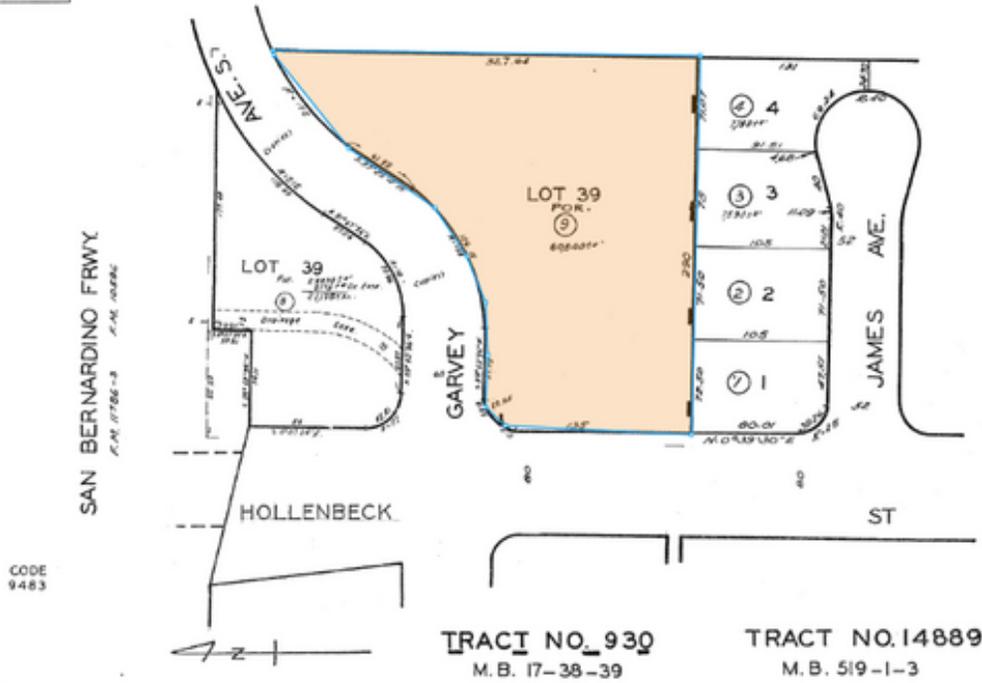
7

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

★★★★☆
 Retail

8479 | I
 SCALE 1" = 60'

REVISED
 3-8-38
 7-12-40
 2-17-42
 8-12-42
 10-1-43
 7-10-43
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 7-10-43
 7-10-43



FOR PREV. ASSMT. SEE: 8479 - 1

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.



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	Core
RBA	12,380 SF
Land	1.29 AC
Built	1967
On Market	777 Days
Last Update	March 2, 2026



Property Summary

RBA (% Leased)	12,380 SF (91.1%)	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	890,192 SF	↓ -8.9%
Submarket 1-3 Star	5.8%	↑ 0.3%	Months on Market	7.3	↓ -0.4 mo
Market Overall	16.0%	↑ 0.2%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$2.29/SF	↑ 0.9%	12 Month Sales Volume	\$152.68M	\$68.35M
Submarket 1-3 Star	\$2.65/SF	↑ 2.1%	Market Sale Price Per Area	\$270/SF	\$265/SF
Market Overall	\$3.52/SF	↑ 0.6%			

For Lease Summary

Number of Spaces	1	% Leased	91.1%
Smallest Space	1,100 SF	Asking Rent	\$1.85 SF/Month
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/month	Occupancy	Term
P 1	Suite 1	Office/Medical	Direct	1,100	1,100	1,100	\$1.85 MG	Vacant	Negotiable

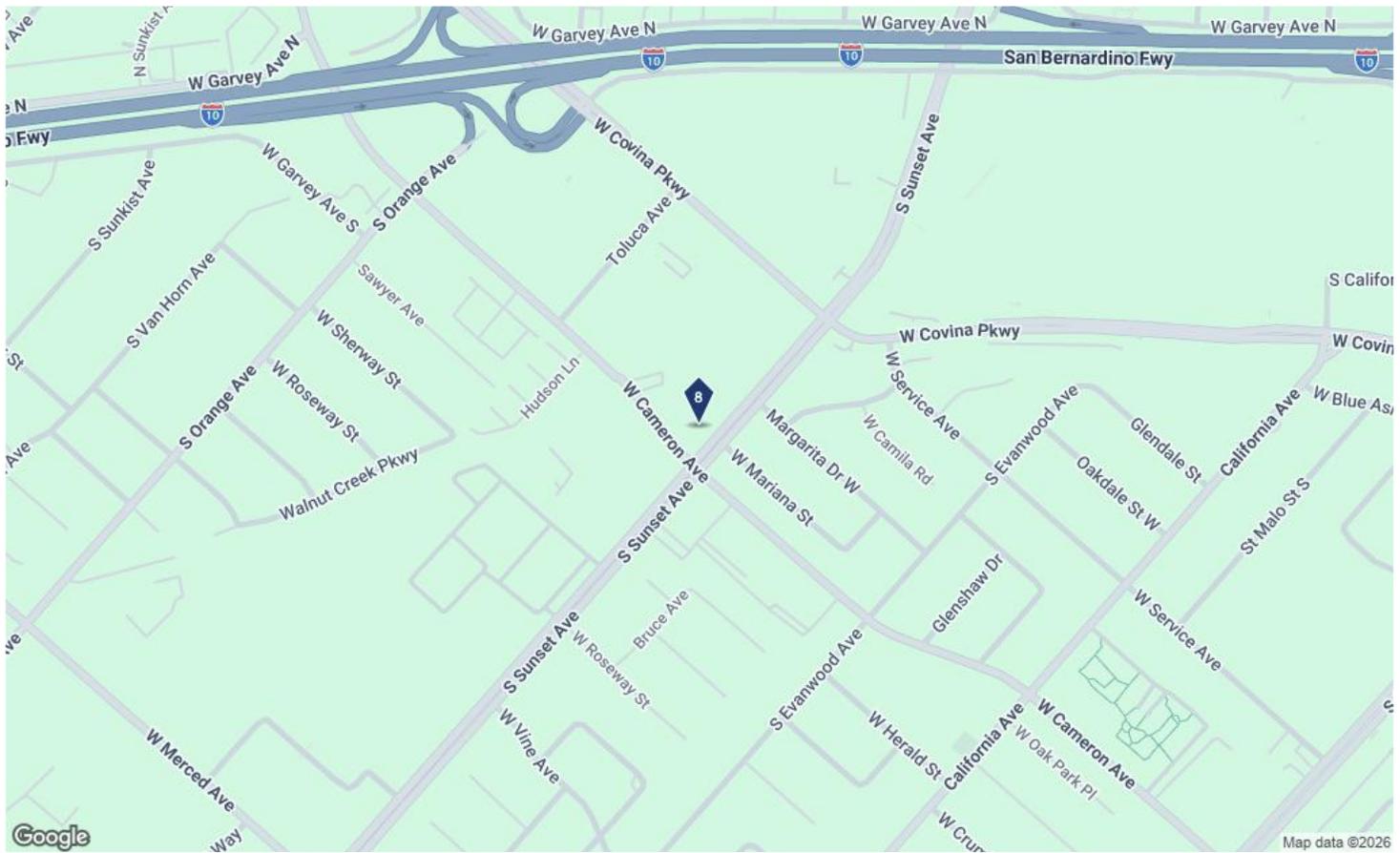


For Sale Summary Report

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	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
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)	-
241-245 W Foothill Blvd	Office ★☆☆☆☆	1923/2012	7,269 SF (100%)	9/23/2024	\$3,580,000 (\$492.50/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% ProFor- ma
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	20,744 SF (69.5%)	4/2/2025	\$4,350,000 (\$209.70/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
3218 E Holt Ave	Office ★☆☆☆☆	1985	10,844 SF (100%)	12/19/2025	\$3,990,000 (\$367.95/SF)	-
Sunset Hills Medical Center 3120 S Hacienda Blvd	Office ★☆☆☆☆	1964	11,918 SF (80.6%)	1/30/2026	\$3,931,250 (\$329.86/SF)	3.71% 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	\$4,999,000 (\$442.59/SF)
Status	Active
Sale Type	Investment or Owner User
Investment Type	Core
Land	1.96 AC
Built	1975
On Market	208 Days
Last Update	February 2, 2026



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



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The City of West Covina does not endorse or represent any of the properties on this list.
The City of West Covina is not responsible for the accuracy of the information. All the data,
information, and content in this report is the property of CoStar.



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

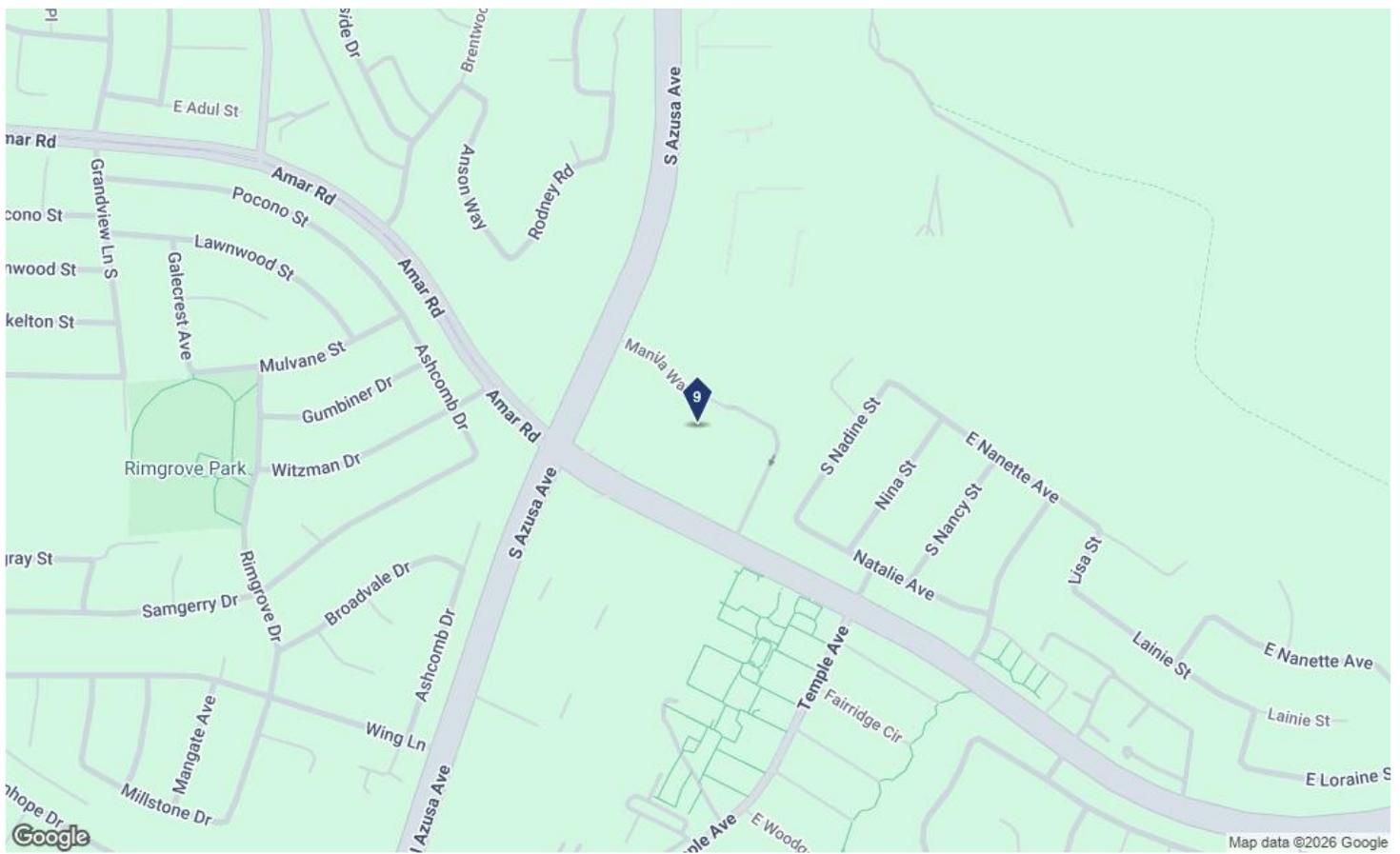
Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	694,923 SF	↓ -42.9%
Submarket 1-3 Star	6.2%	↑ 0.6%	Months on Market	10.5	↑ 1.7 mo
Market Overall	6.0%	↑ 0.2%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$3.24/SF	↓ -0.3%	12 Month Sales Volume	\$253.74M	\$292.95M
Submarket 1-3 Star	\$2.32/SF	↑ 0.1%	Market Sale Price Per Area	\$311/SF	\$313/SF
Market Overall	\$3.06/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	Covina		10 min drive
	Industry		11 min drive
Airport	Ontario International		30 min drive
	Long Beach (Daugherty Field)		41 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
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)	5.61% 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)	4.67% Actual
10816-10820 Valley Mall	Retail ★☆☆☆☆	1932	8,680 SF	12/3/2025	\$1,475,000 (\$169.93/SF)	-

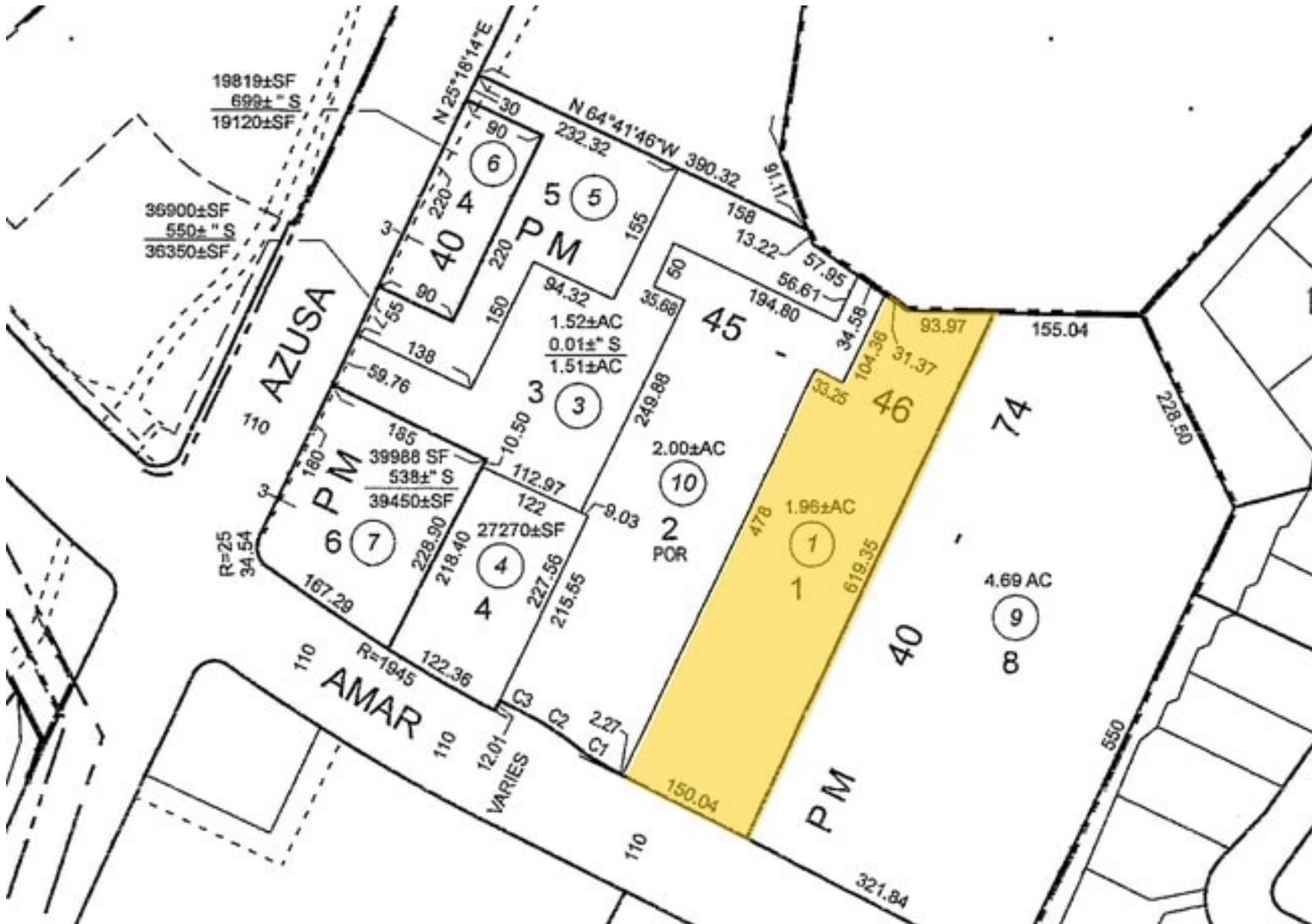


For Sale Summary Report



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 Report



For Sale: 300-330 S Vincent Ave

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



Retail

For Sale Summary

Asking Price	\$2,250,000 (\$462.49/SF)
Status	Active
Sale Type	Owner User
Investment Type	Core
Land	0.33 AC
Built	1969
On Market	22 Days
Last Update	February 10, 2026



Property Summary

GLA (% Leased)	4,865 SF (100%)	Tenancy	Single
Built	1969	Frontage	120' on S. Vincent Av
Parking Spaces	4.11/1,000 SF; 20 Surface Spaces		

Amenities

- Signalized Intersection

Contacts

Sales Company

Lee & Associates Commercial Real Estate Services
3535 Inland Empire Blvd
Ontario, CA 91764 USA
(909) 989-7771
www.lee-associates.com

Brian Melkesian
Principal, Senior Vice President

bmelkesian@lee-assoc.com

(626) 827-8434

Luke Melkesian
Associate

lmelkesian@lee-assoc.com

(909) 905-7338

Recorded Owner

Ann G Williams
USA

Sale Highlights

- The property occupies a signalized hard corner within a hightraffic retail corridor that supports steady consumer flow throughout the day
- West Covina Plaza sits directly adjacent enhancing retail synergy and expanding the customer base for a variety of potential uses
- The site provides three convenient access points and ample onsite parking creating efficient circulation for visitors and staff
- Strong visibility with significant daily traffic at both Covina Parkway and the I10 interchange feeding consistent activity to the site
- General Urban zoning allows for flexible applications such as retail office medical or dental services pending city confirmation
- Quick access to the I10 CA39 and CA60 freeways offers strong regional connectivity for customers coming from surrounding communities

Sale Notes

330 S. Vincent Avenue presents a compelling opportunity to acquire a highly visible retail asset positioned at one of West Covina's most active signalized hard corners. The property is surrounded by a robust regional trade corridor and benefits from exceptional daily traffic counts at both Vincent Avenue and Covina Parkway, as well as immediate proximity to Interstate 10, CA-39, and CA-60. Its location adjacent to West Covina Plaza reinforces strong customer draw and sustained consumer activity. The site features multiple ingress and egress points and on-site parking, offering convenient access for both visitors and



For Sale Summary Report

Sale Notes (Continued)

employees. General Urban zoning provides flexibility for a variety of potential uses including retail, office, medical, or dental, subject to city verification. With its strategic placement, zoning adaptability, and solid regional connectivity, this property stands as an attractive option for investors seeking a well-located, multiuse retail asset in a high-demand submarket.

Sale History

Sale Date	Price	Sale Type	Buyer	Seller
10/11/2022	Not Disclosed	Individual Property*	Ann G Williams	Williams Vernon Lee

*Non-arms Length Sale Comp

Showing 1 of 1 Historic Comparables

Key Tenants

Tenant Name	Industry	Floor	SF Occupied	Employees	Move Date	Expiration
Ortho Mattress	Manufacturing	1	4,500	2	May 2017	-

Showing 1 of 1 Tenants

Market Conditions

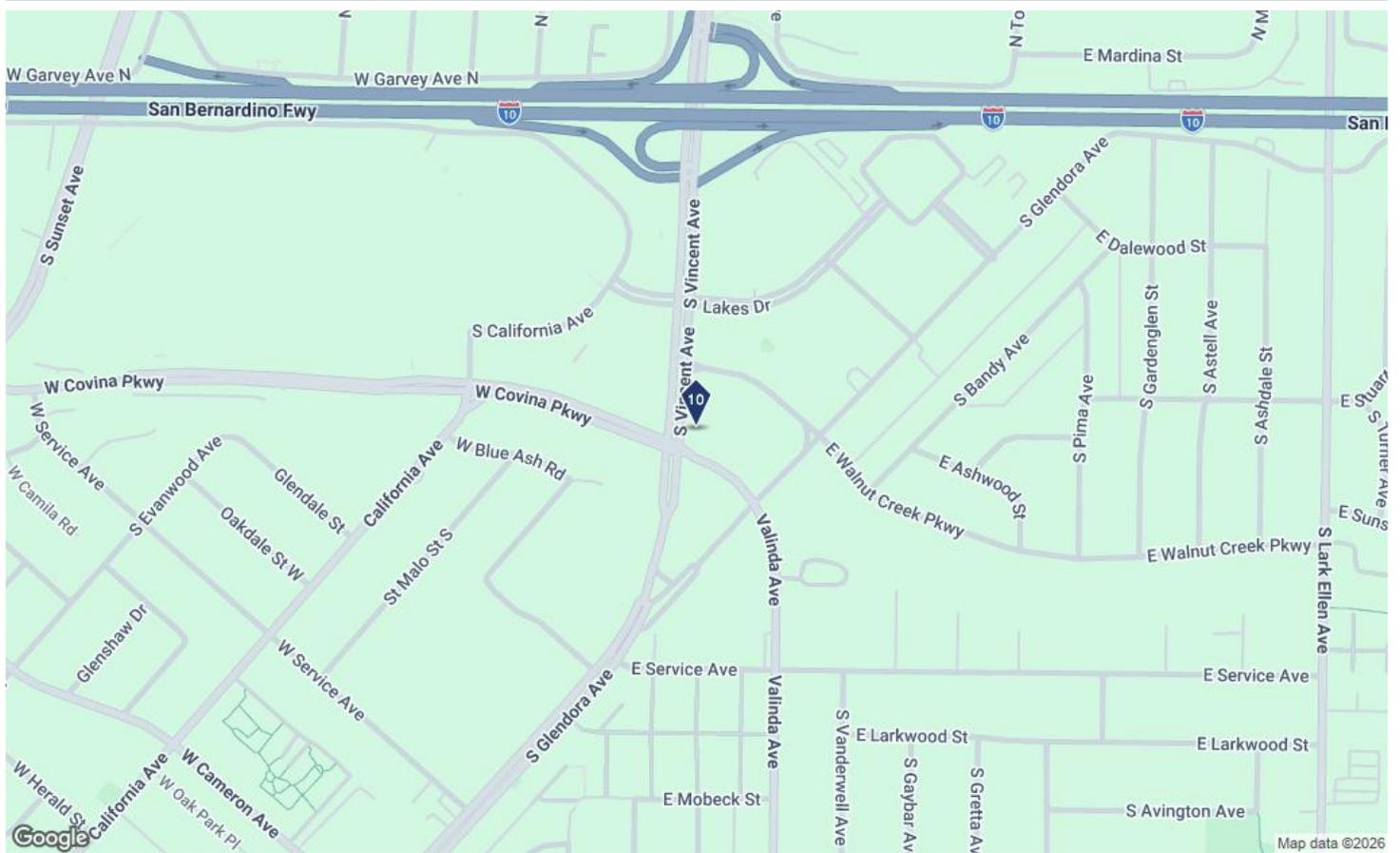
Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	694,923 SF	↓ -42.9%
Submarket 1-3 Star	6.2%	↑ 0.6%	Months on Market	10.5	↑ 1.7 mo
Market Overall	6.0%	↑ 0.2%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$2.82/SF	↓ -3.0%	12 Month Sales Volume	\$253.74M	\$292.95M
Submarket 1-3 Star	\$2.32/SF	↑ 0.1%	Market Sale Price Per Area	\$311/SF	\$313/SF
Market Overall	\$3.06/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	4.11/1,000 SF; 20 Surface Spaces		
Traffic Volume	6,146 on W West Covina Pkwy (2025); 17,696 on E Service Ave (2025); 182,015 on I- 10 (2024); 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	120' on S. Vincent Av		
Transit/Subway			
Commuter Rail	Baldwin Park 		10 min drive
	Covina 		10 min drive
	Ontario International		27 min drive
Airport	Long Beach (Daugherty Field)		35 min drive
	Bob Hope		38 min drive
Walk Score [®]	Very Walkable (89)		
Transit Score [®]			



For Sale Summary Report

Nearby Sale Comparables

Property Name Address	Type	Built/ Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
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)	-
13800 Los Angeles	Retail ★★★★☆	1948	8,190 SF (100%)	1/6/2025	\$2,290,000 (\$279.61/SF)	-
420 Irwindale Ave	Retail ★★★★☆	1956	4,040 SF (0%)	1/28/2025	\$790,000 (\$195.54/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)	-
1130 N Hacienda Blvd	Retail ★☆☆☆☆	1961	5,176 SF	3/18/2025	\$1,150,000 (\$222.18/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)	5.61% 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)	-
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: 600-610 N Azusa Ave

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



Retail

For Sale Summary

Asking Price	\$1,795,000 (\$409.54/SF)
Status	Active
Sale Type	Investment or Owner User
Investment Type	Core
Land	0.45 AC
Built	1962
On Market	301 Days
Last Update	February 20, 2026
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!

Also available to purchase separately, 600-610 N.Azusa Ave, West Covina listed at \$1,400,000 and 1809 E.Danes Dr, West Covina listed at \$799,900.

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	Individual Property*	-	-
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

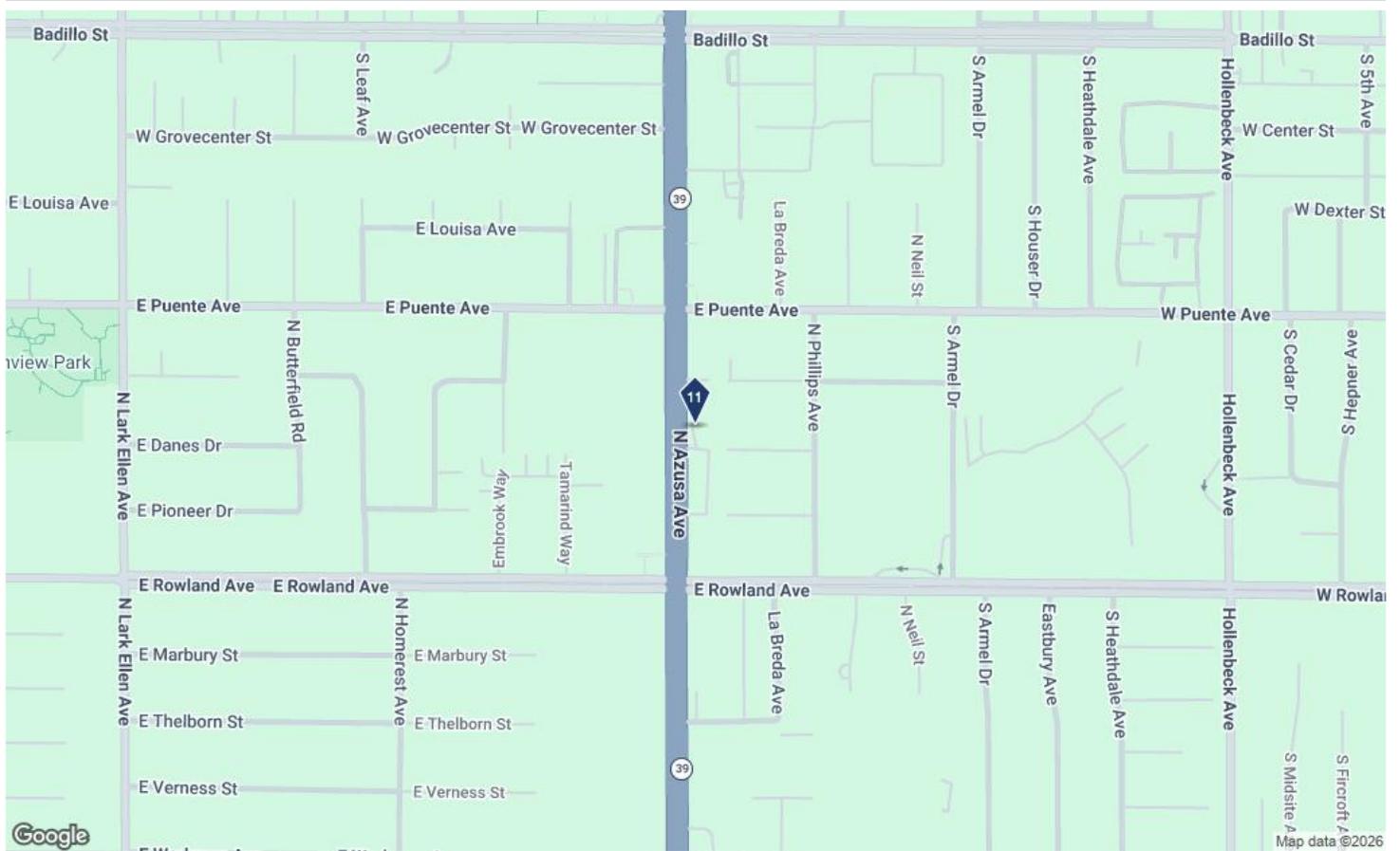
Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	694,923 SF	↓ -42.9%
Submarket 1-3 Star	6.2%	↑ 0.6%	Months on Market	10.5	↑ 1.7 mo
Market Overall	6.0%	↑ 0.2%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$1.42/SF	↓ -3.0%	12 Month Sales Volume	\$253.74M	\$292.95M
Submarket 1-3 Star	\$2.32/SF	↑ 0.1%	Market Sale Price Per Area	\$311/SF	\$313/SF
Market Overall	\$3.06/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		4 min drive
	Baldwin Park		6 min drive
	Ontario International		26 min drive
Airport	Long Beach (Daugherty Field)		39 min drive
	Bob Hope		44 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
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)	-
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)	5.61% Actual
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
146 Shoppers Ln	Retail ★★★★☆	1954	2,280 SF	12/1/2025	\$848,000 (\$371.93/SF)	-
245 Irwindale Ave	Retail ★★★★☆	1954	3,280 SF	12/11/2025	\$1,050,000 (\$320.12/SF)	-
325-327 N Azusa Ave	Retail ★★★★☆	1948	2,225 SF	12/19/2025	\$750,500 (\$337.30/SF)	-



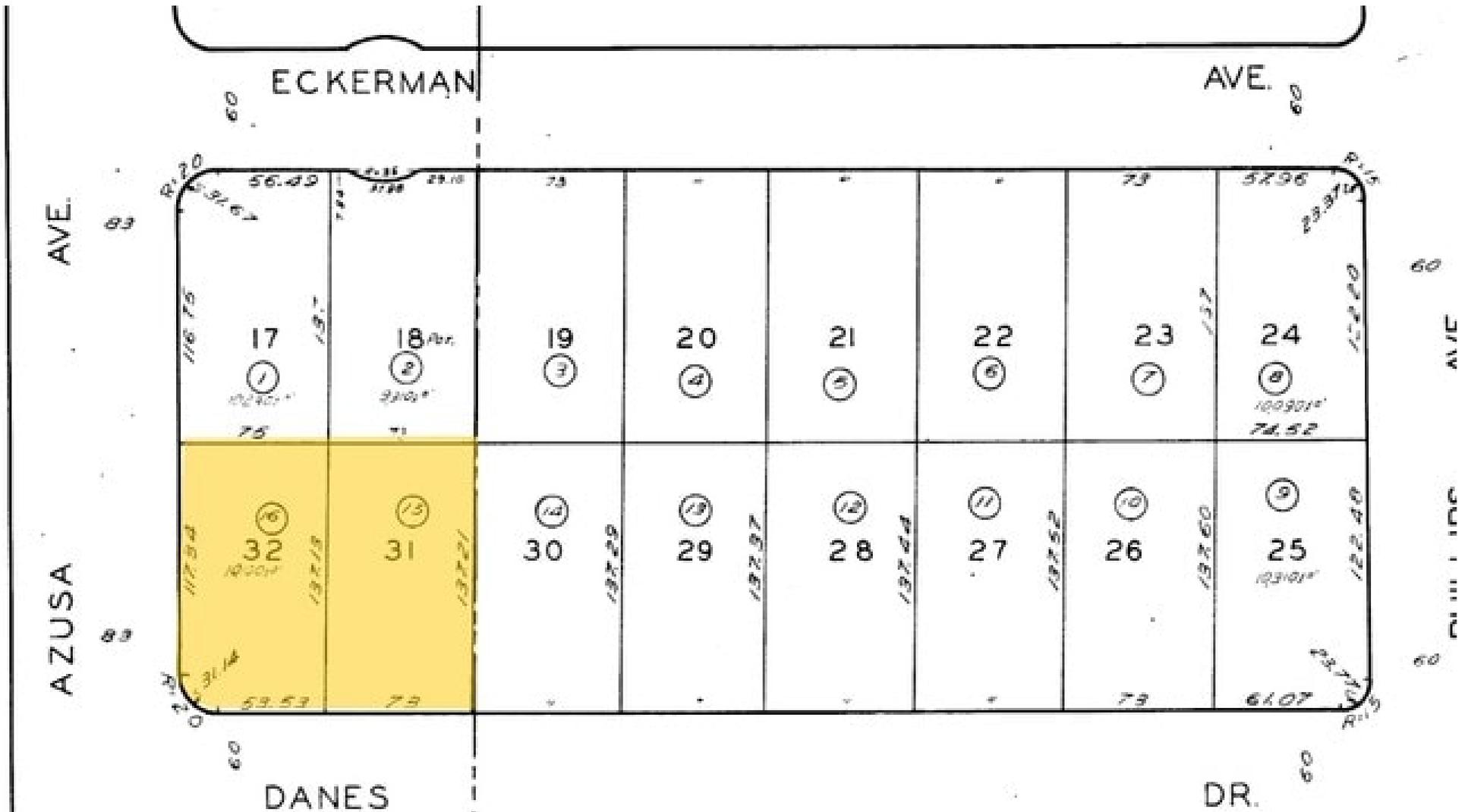
For Sale Summary Report

11

For Sale: 600-610 N Azusa Ave

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

★★★★☆
Retail



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	278 Days
Last Update	February 13, 2026



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
Associate

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
2/12/2026	\$1,238,007 (\$408.99/SF)	Owner User	Unity One Holdings Inc	Wc Homes Llc
10/23/2025	\$1,600,000 (\$407.33/SF)	Investment	Simply Green Solutions	WC Homes
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

*Non-arms Length Sale Comp

Showing 5 of 9 Historic Comparables



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3/4/2026
Page 49

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	-
Issa Alasker	-	1	4,038	-	Aug 2024	-
LPJ Global Warehouse LLC	Transportation and Warehousing	1	4,038	-	Nov 2024	-

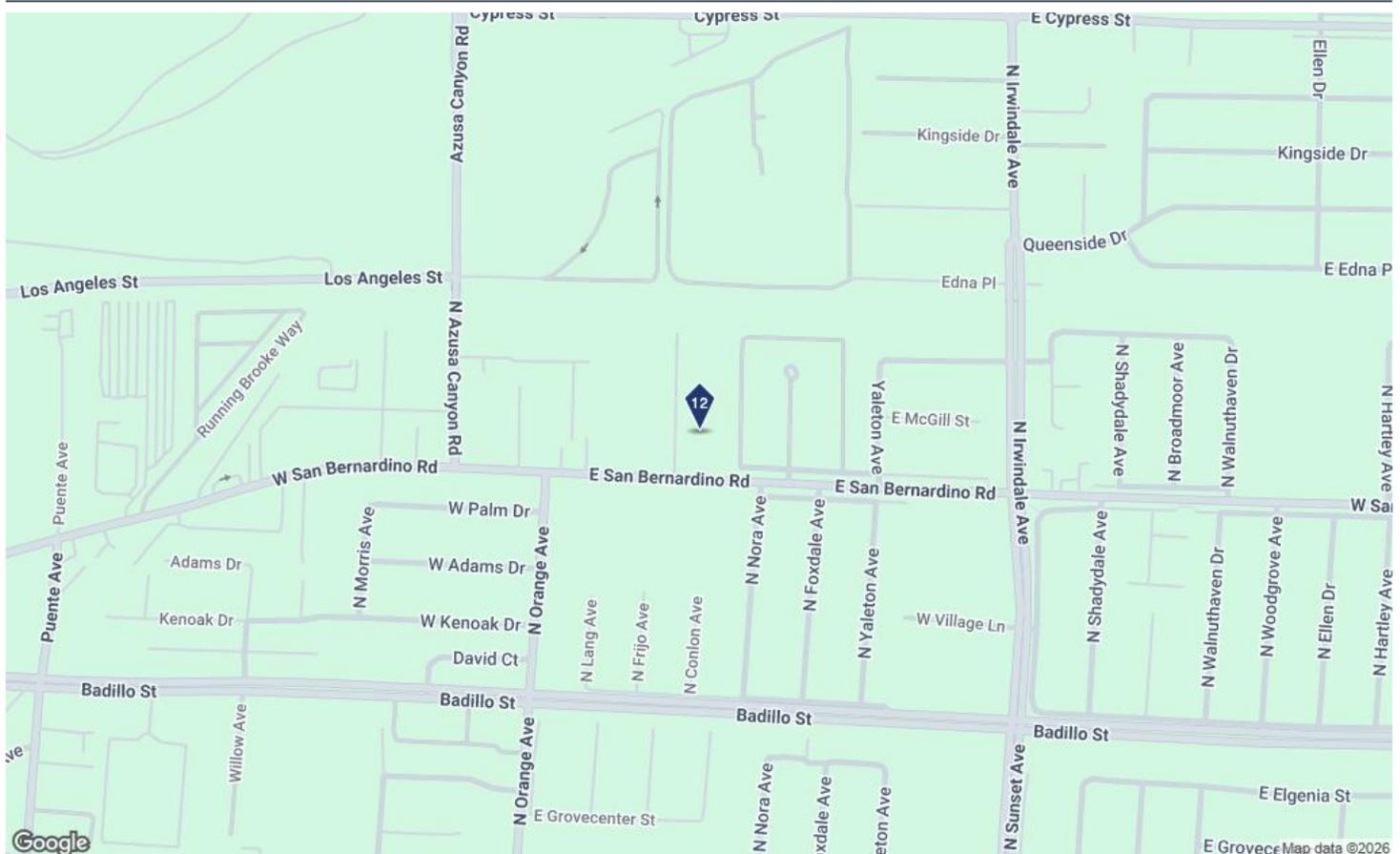
Showing 4 of 4 Tenants

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	1,264,706 SF	↓ -32.4%
Submarket 2-4 Star	7.4%	↑ 1.9%	Months on Market	6.5	↑ 1.1 mo
Market Overall	6.6%	↑ 0.7%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$1.61/SF	↓ -3.3%	12 Month Sales Volume	\$187.54M	\$321.39M
Submarket 2-4 Star	\$1.50/SF	↓ -3.4%	Market Sale Price Per Area	\$318/SF	\$319/SF
Market Overall	\$1.47/SF	↓ -3.6%			

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



For Sale Summary

Asking Price	\$2,249,000 (\$903.21/SF)
Status	Active
Sale Type	Owner User
Investment Type	Core
RBA	2,490 SF
Land	0.30 AC
Built	1955
On Market	167 Days
Last Update	March 2, 2026



Property Summary

RBA (% Leased)	2,490 SF (100%)	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%	↑ 0.3%
Market Overall	16.0%	↑ 0.2%

Submarket Leasing Activity	Current	YOY Change
12 Month Leased	890,192 SF	↓ -8.9%
Months on Market	7.3	↓ -0.4 mo

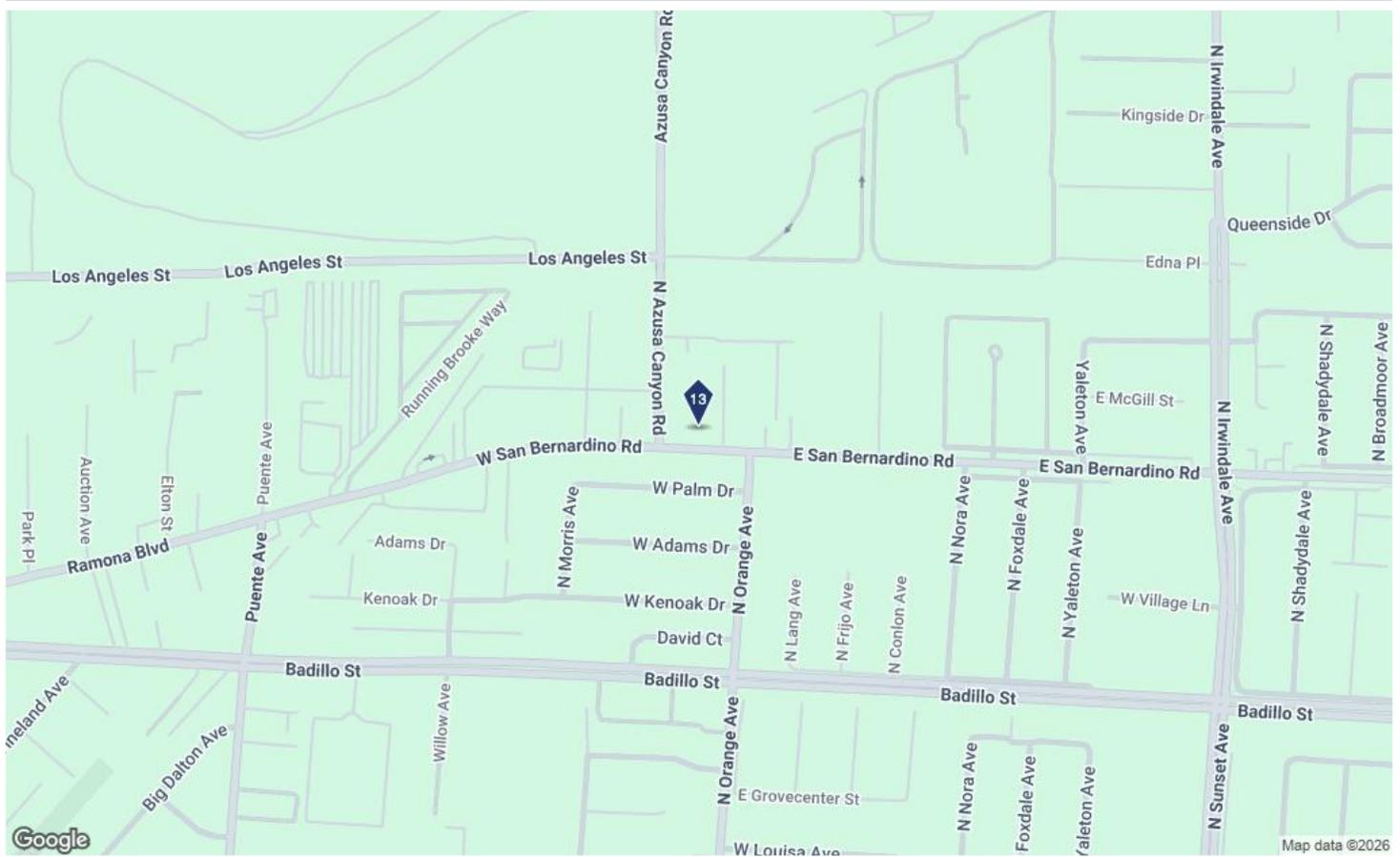
Market Asking Rent Per Area	Current	YOY Change
Subject Property	\$2.49/SF	↑ 0.3%
Submarket 1-3 Star	\$2.65/SF	↑ 2.1%
Market Overall	\$3.52/SF	↑ 0.6%

Submarket Sales Activity	Current	Prev Year
12 Month Sales Volume	\$152.68M	\$68.35M
Market Sale Price Per Area	\$270/SF	\$265/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 		19 min walk
	Covina 		7 min drive
Airport	Ontario International		35 min drive
	Long Beach (Daugherty Field)		39 min drive
	Bob Hope		44 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
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)	-
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)	-
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)	-
703 S Glendora Ave	Office ★☆☆☆☆	1965	4,370 SF (100%)	11/20/2025	\$1,700,000 (\$389.02/SF)	-
1624-1628 S Grand Ave	Office ★☆☆☆☆	1978	3,315 SF	11/21/2025	\$1,408,000 (\$424.74/SF)	-
15866 Main St	Office ★☆☆☆☆	1955	3,326 SF (100%)	12/8/2025	\$1,070,000 (\$321.71/SF)	-
Friendly Dentist 10455 Lower Azusa Rd	Office ★☆☆☆☆	1947	1,400 SF	2/6/2026	\$750,000 (\$535.71/SF)	-
266 S Glendora Ave	Office ★☆☆☆☆	1961	3,420 SF (100%)	2/18/2026	\$1,380,000 (\$403.51/SF)	4.00% Actual



For Sale Summary Report

13

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

★★★★☆ Office



For Sale Summary Report

14

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	558 Days
Last Update	February 25, 2026



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
2/13/2026	Not Disclosed	Individual Property*	Huo And Gu Family Trust	Huo Zhi Ying
11/10/2025	\$680,000 (\$587.73/SF)	Investment	Ap 2707 West Covina Llc	First Fountains Management Llc
10/20/2025	\$1,100,000 (\$561.22/SF)	Owner User	Chenjung Chen	Chan Family Trust
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



For Sale Summary Report

Sale History (Continued)

Sale Date	Price	Sale Type	Buyer	Seller
*Non-arms Length Sale Comp				Showing 5 of 32 Historic Comparables

Key Tenants

Tenant Name	Industry	Floor	SF Occupied	Employees	Move Date	Expiration
Advanced Oncology	Health Care and Social Assistance	1	3,840	26	Feb 2026	-
SmartClinic Urgent Care	Health Care and Social Assistance	1	3,840	25	Sep 2010	-
Roger L Wu, OD	Health Care and Social Assistance	2	3,120	20	Oct 2009	-
Cheung & Chu CPA	Professional, Scientific, and Technical Services	3	2,880	13	Jul 2016	-
Da Yi Classic Acupuncture & Herbs	Health Care and Social Assistance	1	2,880	19	Feb 2026	-

Showing 5 of 40 Tenants

Market Conditions

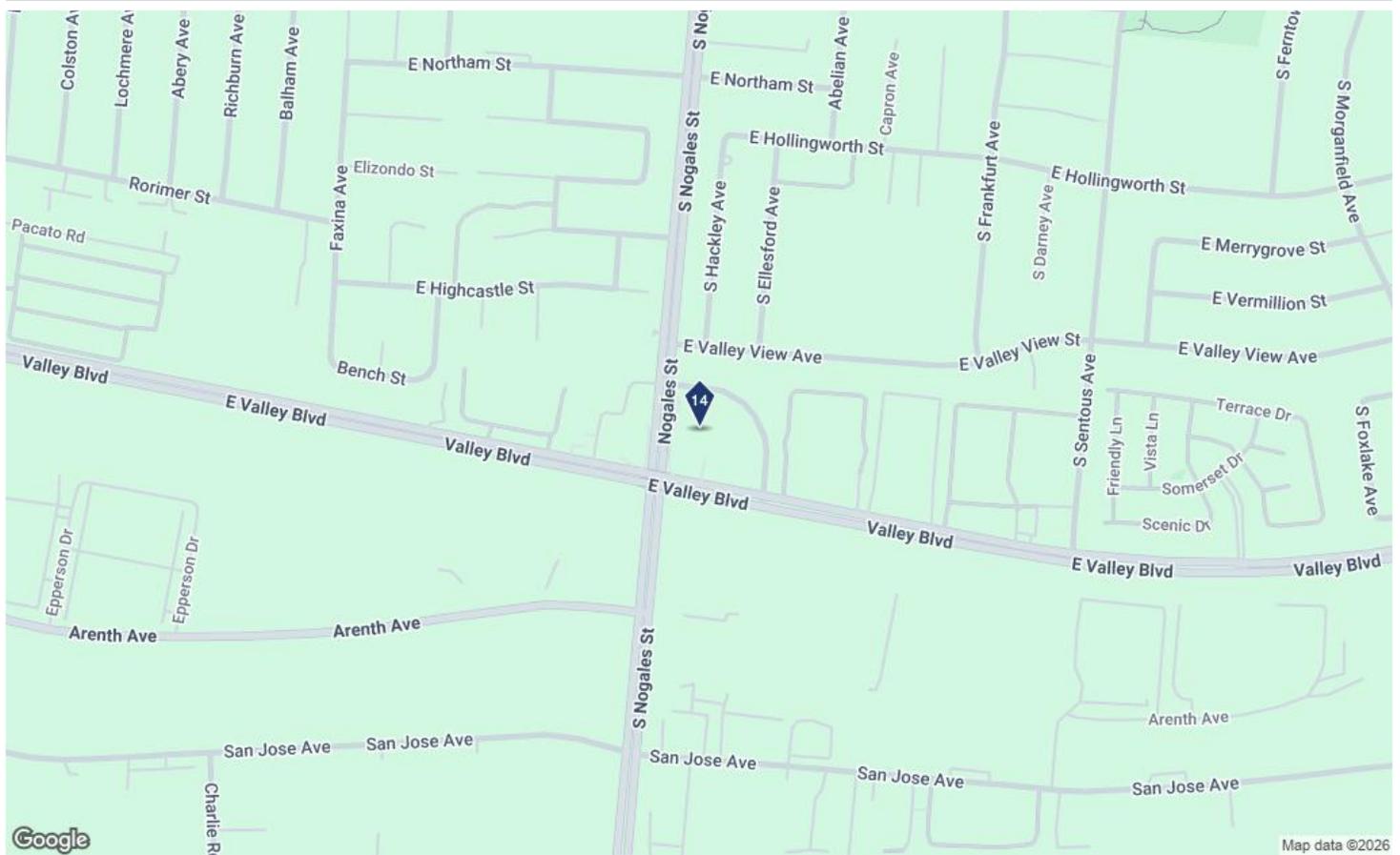
Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	890,192 SF	↓ -8.9%
Submarket 2-4 Star	5.8%	↑ 0.3%	Months on Market	7.3	↓ -0.4 mo
Market Overall	16.0%	↑ 0.2%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$2.88/SF	↑ 3.4%	12 Month Sales Volume	\$152.68M	\$68.35M
Submarket 2-4 Star	\$2.66/SF	↑ 2.0%	Market Sale Price Per Area	\$270/SF	\$265/SF
Market Overall	\$3.52/SF	↑ 0.6%			



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 		7 min drive
	Covina 		16 min drive
Airport	Ontario International		28 min drive
	John Wayne/Orange County		36 min drive
	Long Beach (Daugherty Field)		42 min drive
Walk Score®	Somewhat Walkable (65)		
Transit Score®			



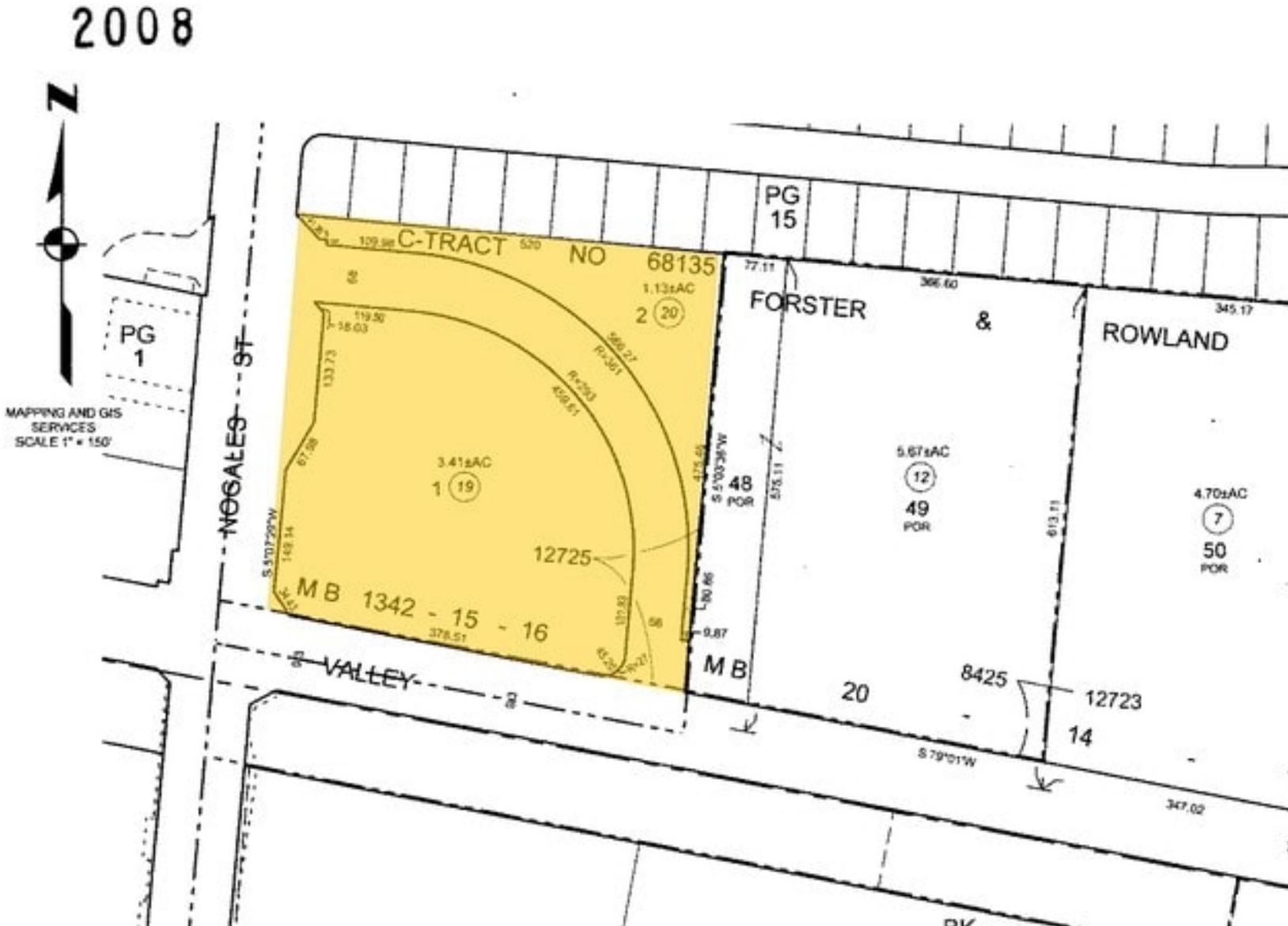
For Sale Summary Report

14

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



Office/Medical Condo



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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	558 Days
Last Update	February 25, 2026



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

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
2/13/2026	Not Disclosed	Individual Property*	Huo And Gu Family Trust	Huo Zhi Ying
11/10/2025	\$680,000 (\$587.73/SF)	Investment	Ap 2707 West Covina Llc	First Fountains Management Llc
10/20/2025	\$1,100,000 (\$561.22/SF)	Owner User	Chenjung Chen	Chan Family Trust
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



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For Sale Summary Report

Sale History (Continued)

Sale Date	Price	Sale Type	Buyer	Seller
*Non-arms Length Sale Comp				
				Showing 5 of 32 Historic Comparables

Key Tenants

Tenant Name	Industry	Floor	SF Occupied	Employees	Move Date	Expiration
Advanced Oncology	Health Care and Social Assistance	1	3,840	26	Feb 2026	-
SmartClinic Urgent Care	Health Care and Social Assistance	1	3,840	25	Sep 2010	-
Roger L Wu, OD	Health Care and Social Assistance	2	3,120	20	Oct 2009	-
Cheung & Chu CPA	Professional, Scientific, and Technical Services	3	2,880	13	Jul 2016	-
Da Yi Classic Acupuncture & Herbs	Health Care and Social Assistance	1	2,880	19	Feb 2026	-

Showing 5 of 40 Tenants

Market Conditions

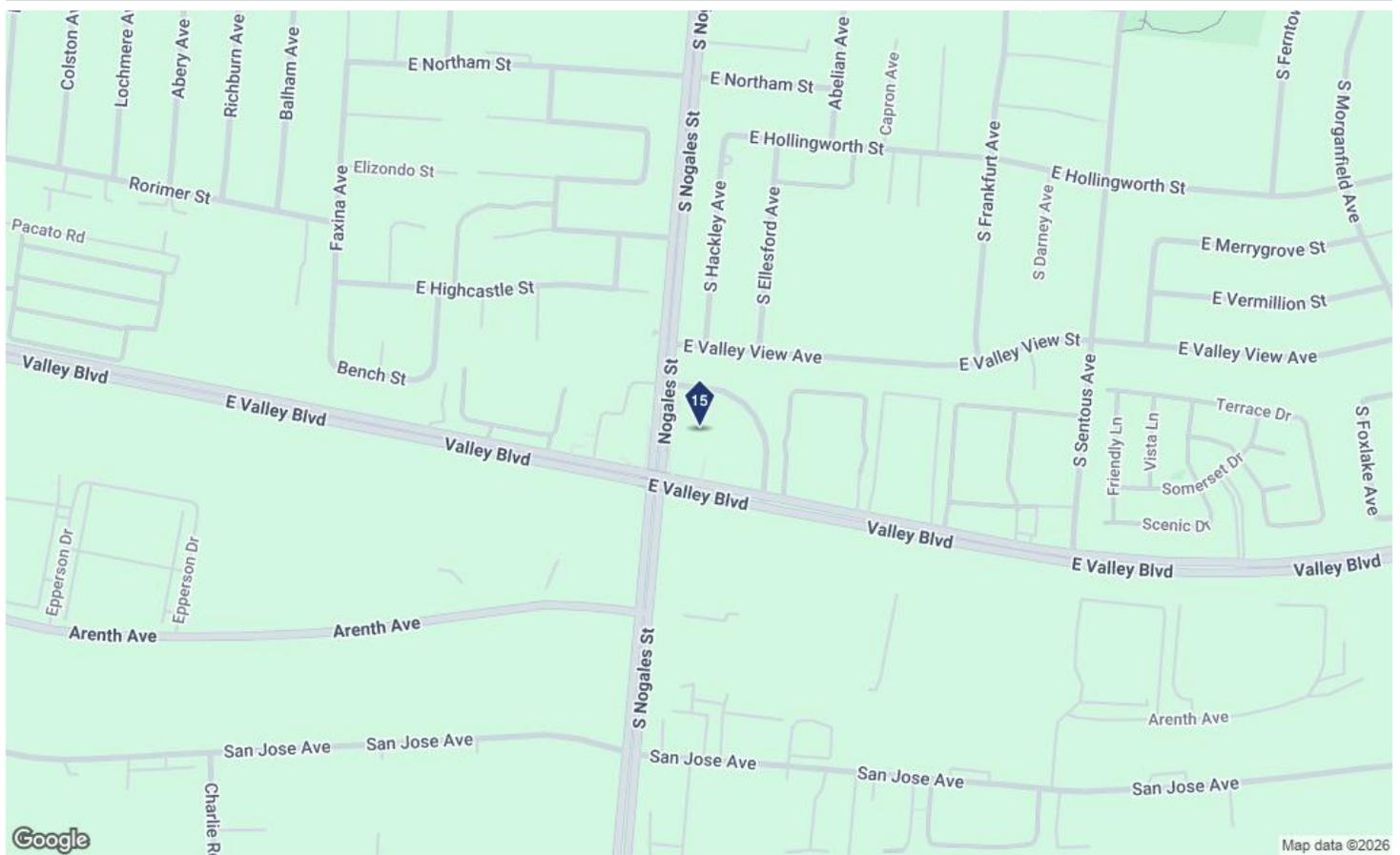
Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	890,192 SF	↓ -8.9%
Submarket 2-4 Star	5.8%	↑ 0.3%	Months on Market	7.3	↓ -0.4 mo
Market Overall	16.0%	↑ 0.2%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$2.88/SF	↑ 3.4%	12 Month Sales Volume	\$152.68M	\$68.35M
Submarket 2-4 Star	\$2.66/SF	↑ 2.0%	Market Sale Price Per Area	\$270/SF	\$265/SF
Market Overall	\$3.52/SF	↑ 0.6%			



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  METROLINK 	7 min drive	
	Covina  METROLINK 	16 min drive	
	Ontario International	28 min drive	
Airport	John Wayne/Orange County	36 min drive	
	Long Beach (Daugherty Field)	42 min drive	
Walk Score [®]	Somewhat Walkable (65)		
Transit Score [®]			



For Sale Summary Report



For Sale: 3114 E Garvey Ave S

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



For Sale Summary

Asking Price	\$1,685,000 (\$4,591,280.65/AC)
Status	Active
Sale Type	Investment or Owner User
Land	0.37 AC (15,987 SF)
On Market	99 Days
Last Update	February 24, 2026
Sale Conditions	1031 Exchange +1



Property Summary

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

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
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Sale Highlights

- High Visibility location along freeway I10
- HighVisibility location along busy commercial corridor
- WalkingDriving access to popular amenities including McDonalds InNOut Burger Eastland Center IKEA LA Fitness
- Potential Large electronic billboard for Freeway I10

Sale Notes

Prime land opportunity in the highly desirable city of West Covina. Located at 3114 E. Garvey Ave S, this parcel offers excellent visibility and convenient access near major freeways, retail centers, and established commercial corridors. The lot provides a versatile development opportunity with strong traffic exposure and close proximity to shopping, dining, and local amenities. Ideal for investors, developers, or owners looking to build a custom project. Buyer to verify zoning, permitted uses, and all development requirements with the city. Don't miss this rare chance to secure land in a thriving and well-connected location.

Potential large electronic billboard for I-10 Visible .

Sale History

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



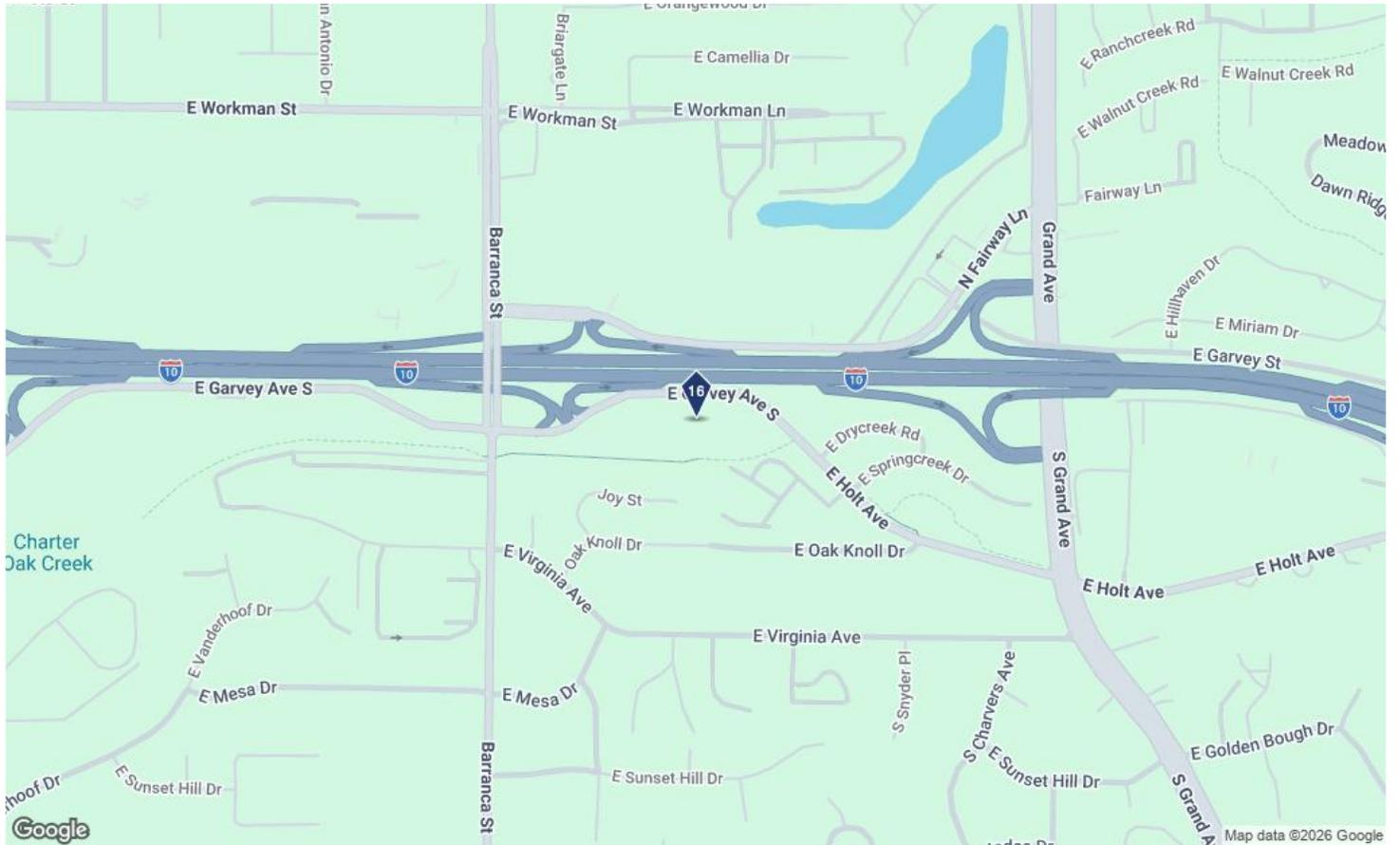
For Sale Summary Report

Sale History (Continued)

Sale Date	Price	Sale Type	Buyer	Seller
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Showing 2 of 2 Historic Comparables

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)
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Frontage

Transit/Subway

Commuter Rail	Covina  6 min drive
	Baldwin Park  11 min drive
Airport	Ontario International 23 min drive
	Long Beach (Daugherty Field) 41 min drive
	John Wayne/Orange County 42 min drive



For Sale Summary Report

Transportation (Continued)

Walk Score © Somewhat Walkable (58)

Transit Score ©

Nearby Sale Comparables

Property Name Address	Type	Built/ Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
2107 Huntington Dr	Land ★☆☆☆☆	-	0.54 AC	3/7/2024	\$1,550,000 (\$2,892,926.00/AC)	-
Commercial Lot For Developm... 13505 San Antonio Dr	Land ★☆☆☆☆	-	0.32 AC	5/3/2024	\$1,150,000 (\$3,593,801.56/AC)	-
9623 Rush St	Land ★☆☆☆☆	-	0.62 AC	8/8/2024	\$1,825,000 (\$2,943,570.19/AC)	-
621 E Route 66	Land ★☆☆☆☆	-	0.38 AC	11/15/2024	\$775,000 (\$2,039,449.04/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)	-
14840 Beach Blvd	Land ★☆☆☆☆	-	0.47 AC (100%)	5/9/2025	\$2,700,000 (\$5,710,429.21/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	10/29/2025	\$2,500,000 (\$7,812,612.10/AC)	-
Agosta Plumbing 5929 Oak Ave	Land ★☆☆☆☆	-	0.21 AC	11/24/2025	\$1,200,000 (\$5,662,045.06/AC)	-
220 N 1st Ave	Land ★☆☆☆☆	-	0.39 AC	12/20/2025	\$3,100,000 (\$8,037,857.14/AC)	-
860 Truck Way	Land ★☆☆☆☆	-	0.51 AC	1/29/2026	\$2,220,000 (\$4,352,862.80/AC)	-



For Sale Summary Report



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	628 Days
Last Update	February 27, 2026



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

Sale Notes

1030 S Glendora Ave presents a prime redevelopment opportunity in the heart of West Covina, offering a highly visible location with direct access to the I-10 Freeway. This 0.17-acre parcel is zoned WCOP (Office Professional), making it an ideal site for medical offices, professional services, or other service-related businesses. The property comes with approved plans and is permit-ready for an approximately 1,850-square-foot building, streamlining the development process for an owner-user or investor.

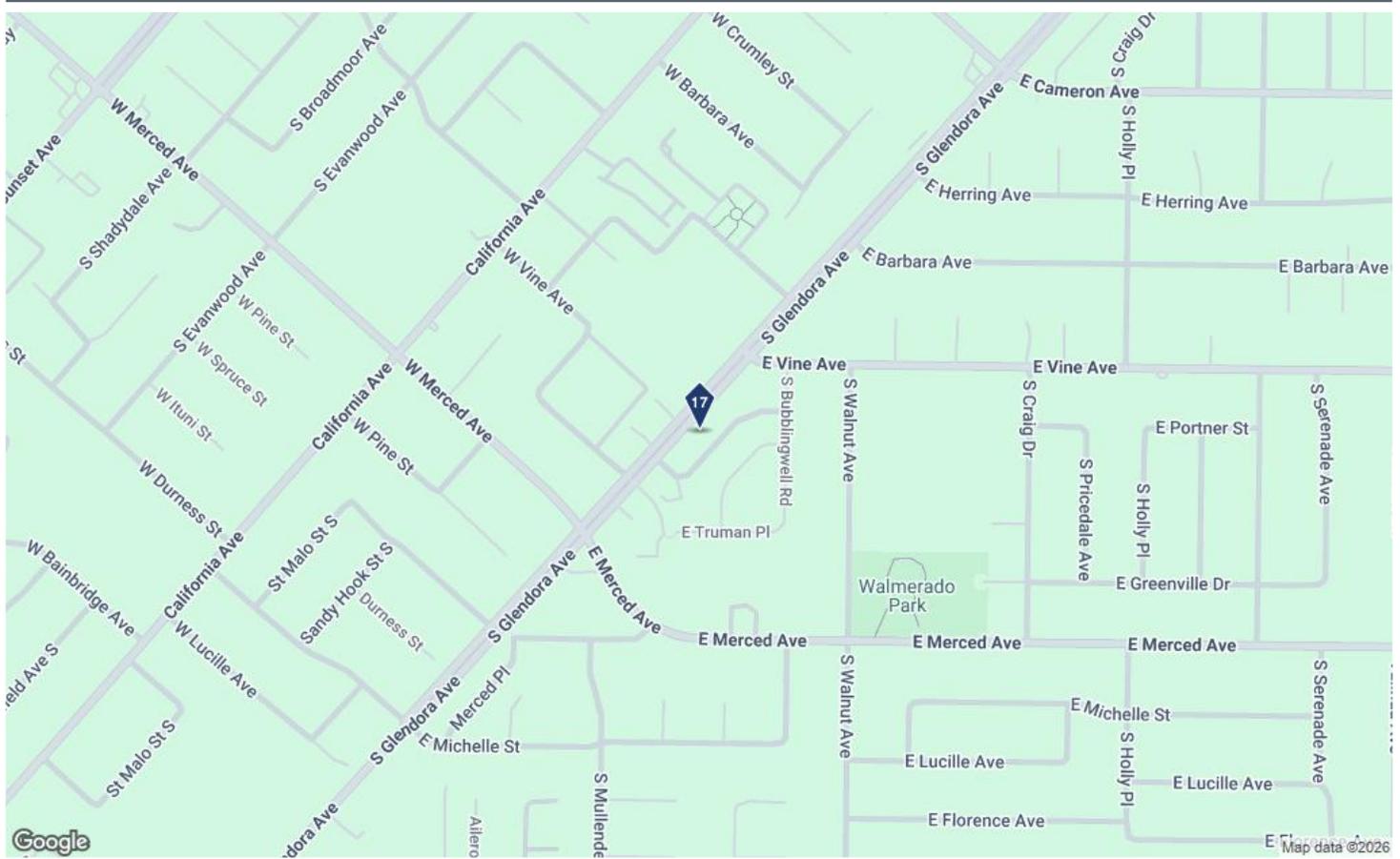
Strategically positioned along Glendora Avenue, the site benefits from strong traffic counts and excellent frontage, ensuring maximum visibility for future occupants. The surrounding area features a robust mix of retail, dining, and service businesses, including proximity to Hong Kong Market Plaza and other high-traffic commercial destinations. This location offers convenient access for clients and employees, supported by ample nearby amenities and a strong local consumer base.

With its central location, zoning flexibility, and development-ready status, 1030 S Glendora Ave is a rare opportunity to establish a professional presence in one of the San Gabriel Valley's most active commercial corridors.



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  	8 min drive
	Covina  	9 min drive
	Ontario International	33 min drive
Airport	Long Beach (Daugherty Field)	39 min drive
	Bob Hope	45 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
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)	-
4546 Santa Ana St	Land ★★☆☆☆	-	0.32 AC	12/17/2024	\$915,000 (\$2,864,347.83/AC)	-
906 E 23rd Street 906 E 23rd St	Land ★★★★☆	-	0.14 AC	2/19/2025	\$450,000 (\$3,144,369.59/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)	-
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)	-
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	10/29/2025	\$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)	-
Agosta Plumbing 5929 Oak Ave	Land ★★☆☆☆	-	0.21 AC	11/24/2025	\$1,200,000 (\$5,662,045.06/AC)	-
ROSECRANS LAND 12209 Rosecrans Ave	Land ★★☆☆☆	-	0.28 AC	12/5/2025	\$900,000 (\$3,214,233.01/AC)	-
141 S Cypress Ave	Land ★★☆☆☆	-	0.18 AC	1/23/2026	\$810,000 (\$4,602,008.61/AC)	-



For Sale Summary Report

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For Sale: 1030 S Glendora Ave

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

★★★★☆
Land



2026 CoStar Group - Licensed to City of West Covina - 766744

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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	537 Days
Last Update	December 23, 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

Lanuzo Family Trust

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

True Owner

Lanuzo Family Trust

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

John Lanuzo

(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

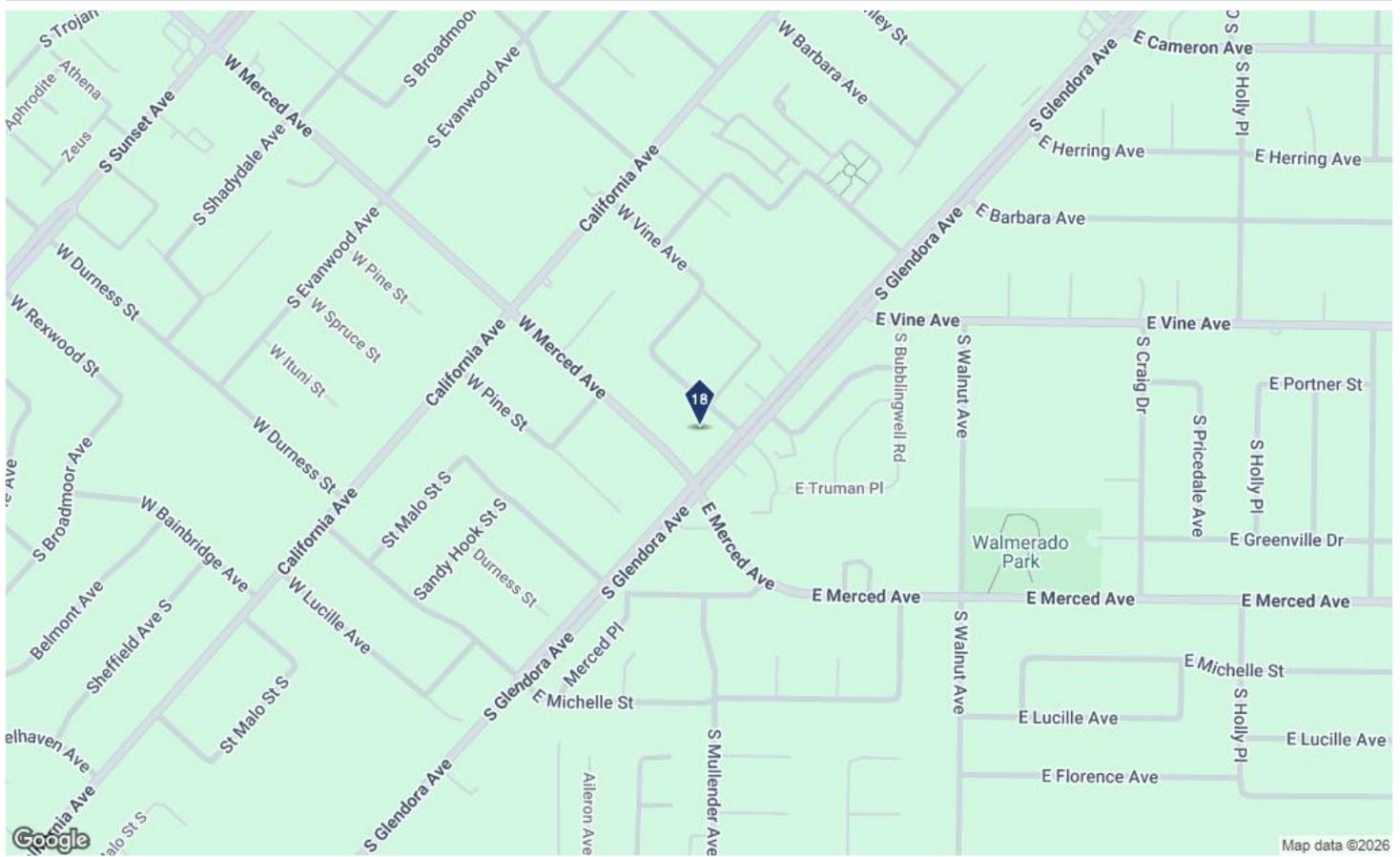
Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	694,923 SF	↓ -42.9%
Submarket 2-4 Star	6.1%	↑ 0.7%	Months on Market	10.5	↑ 1.7 mo
Market Overall	6.0%	↑ 0.2%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$2.00/SF	↓ -1.3%	12 Month Sales Volume	\$253.74M	\$292.95M
Submarket 2-4 Star	\$2.35/SF	↑ 0.1%	Market Sale Price Per Area	\$311/SF	\$313/SF
Market Overall	\$3.06/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 8 min drive
	Covina 9 min drive
	Ontario International 33 min drive
Airport	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
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)	-
152 E Foothill Blvd	Retail ★☆☆☆☆	1939	10,485 SF (0%)	9/6/2024	\$1,325,000 (\$126.37/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)	-
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)	5.61% 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)	4.67% Actual
10816-10820 Valley Mall	Retail ★☆☆☆☆	1932	8,680 SF	12/3/2025	\$1,475,000 (\$169.93/SF)	-
Stimson Plaza 16018-16052 Gale Ave	Retail ★☆☆☆☆	1986	23,957 SF	1/8/2026	\$3,900,000 (\$162.79/SF)	-

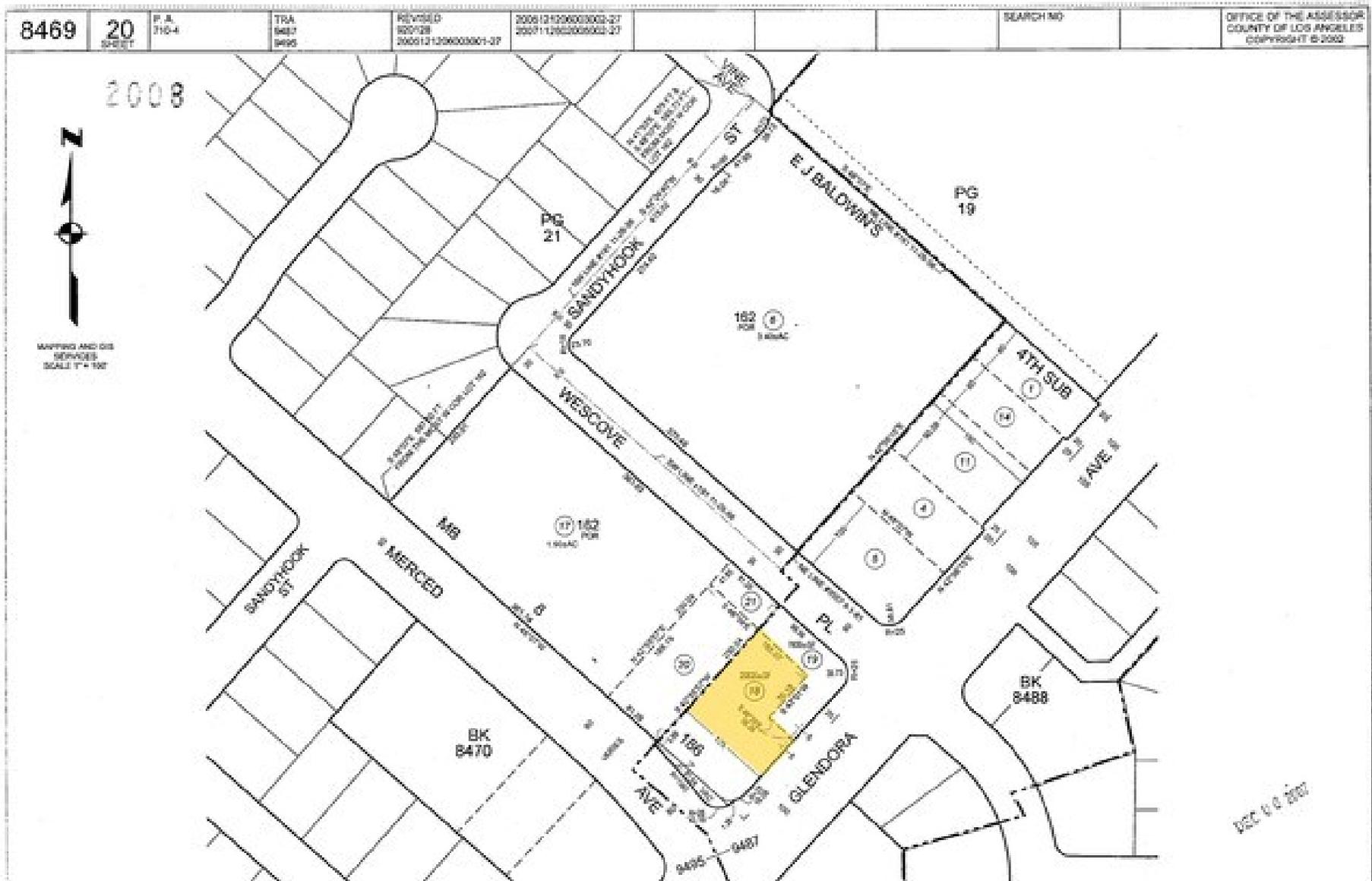


For Sale Summary Report

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For Sale: 1131 S Glendora Ave - Dollar Tree
 West Covina, CA 91790 (Los Angeles County) - Eastern SGV Submarket

★★★★☆
 Retail



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For Sale Summary Report



Portfolio Sale: 2.4 Acre Mixed Use Development - 2 Properties

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

Land and Specialty Portfolio

For Sale Summary

Asking Price	\$5,000,000 (\$568.63/SF)
Status	Active
Portfolio	2-Property Portfolio
Type	Land, Specialty
Portfolio Size	8,793 SF
Sale Type	Investment or Owner User
Investment Type	Core
Land	4.72 AC
On Market	41 Days
Last Update	February 16, 2026



Contacts

Sales Company

eXp Realty of Greater LA
303 Glenoaks Blvd, Suite 200
Burbank, CA 91502 USA
(888) 584-9427
www.exprealty.com

Jonathon Williams
Real Estate Agent

jonathonwilliams777@protonmail.com

(747) 279-8218

Sale Highlights

- 24 Acre mixed use development
- Flat lot
- Azusa corridor

Sale Notes

Investment highlights - City of Azusa are extremely motivated for a mixed use development, or a residential development!

A 2.37-Acre Church Campus or Development Cornerstone in the Heart of Azusa's Premier Corridor

Offered at: \$4,977,777 | APN: 8614-016-049 | Zoning: AZC-3 (Azusa Corridor Commercial)

Unlock Extraordinary Value with this rare 2.37-acre (102,971 SF) Church and school campus compassing over 8575 sq ft of buildings on a very large commercial land parcel at the epicenter of Azusa's high-traffic retail corridor. Zoned for high-density mixed-use development. This offers a generational opportunity to build an amazing church campus, or create a landmark project opposite iconic national anchors.

Prime Location & Unmatched Visibility:

Premier location: Positioned directly at the signalized intersection, anchored by National Traffic Generators: Situated directly across from In-N-Out Burger and adjacent to McDonald's, multiple hotels and gas stations as it 500 ft from the 201 on ramp which ensures unparalleled daily vehicle count and consumer visibility.

Perfect location for a growing Church base that will attract a non stop flow of potential members.

Main Arterial Exposure: Over 460 feet of frontage on S. Azusa Avenue, a primary north-south thoroughfare in the Eastern San Gabriel Valley.

Approved High-Density Mixed-Use Development (AZC-3 Zoning):

By-Right Project Potential: Zoning permits a significant mixed-use project integrating residential, retail, and office space. Permits buildings up to 48 feet (approx. 4 stories) with a maximum 1.5 FAR, allowing over 150,000 sq. ft. of buildable area. Mandatory Density Bonus: AZC-3 zoning requires a minimum density of 30 dwelling units per acre, translating to a project of 70+ residential units, plus commercial space—creating a vibrant, walkable community hub.

Investment Highlights & Development Upside:

Turn-Key Development Site: 90% Vacant land for Immediate proximity to established major retailers (In-N-Out, McDonald's, AutoZone) de-risks retail leasing and demonstrates strong market fundamentals.

Ideal for a Master Developer or Institutional Investor: The size and zoning are perfectly suited for a phased, large-scale project that will define the corridor.

Demographic & Market Strength:

Located in a strong trade area with over 350,000 residents within a 5-mile radius and median household incomes exceeding \$87,000. The site is minutes



For Sale Summary Report

Sale Notes (Continued)

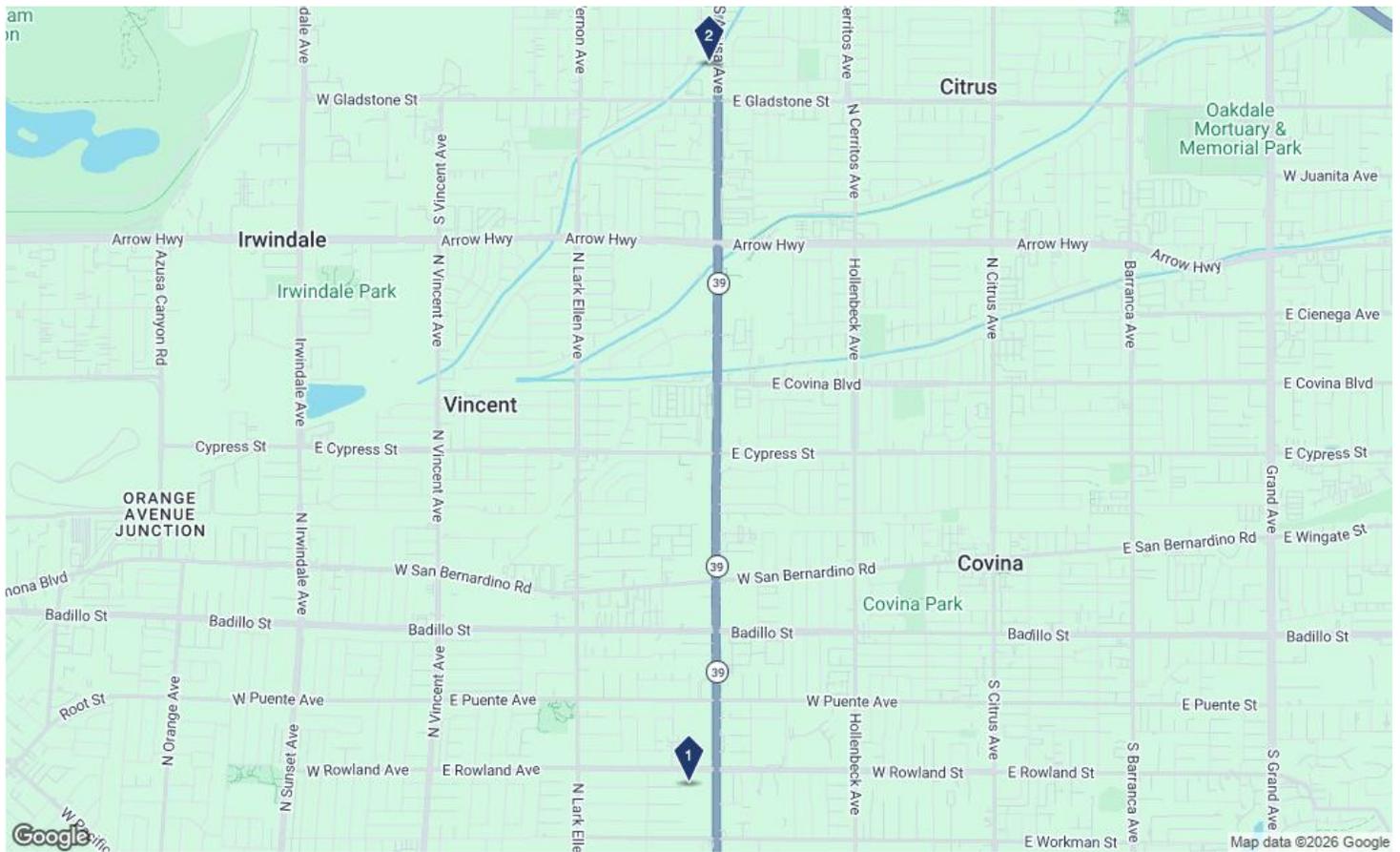
from the I-210 freeway and Metrolink stations, offering regional connectivity.

A Rare Opportunity to Acquire a Pivotal Development Parcel on one of Azusa's most important commercial corridors. This property is poised to become a leading mixed-use destination.

Strategically zoned AZC-3 (Azusa Corridor Commercial), the 2.37-acre site at 405 S Azusa Ave presents a premier opportunity for a high-density, mixed-use development. The zoning permits a project of up to 154,456 square feet, allowing for a realistic program of 100-120 residential apartment units situated above 15,000-30,000 square feet of neighborhood-serving retail space, capitalizing on the exceptional traffic and visibility from its location directly opposite In-N-Out Burger. A significant value driver is the property's existing 65-surface parking spaces, providing immediate infrastructure that reduces upfront construction costs and de-risks the project timeline. To achieve the full residential density while meeting code, a partial parking structure will likely be required, with the entire project subject to the approval of a Use Permit from the City of Azusa.

Contact for Offering Memorandum, zoning details, and preliminary development sketches. Qualified principals and developers only.

For Sale Map Overview



Properties

	Address	Location	Type	Rating	Size	% Leased
1	405 Azusa Ave	West Covina, CA USA	Land	★★★★☆	2.40 AC	-
2	405 S Azusa Ave	West Covina, CA USA	Specialty	★★★☆☆	8,793 SF	100%



For Sale Summary Report



405 Azusa Ave
West Covina, CA 91791
405 S Azusa
Land Property



405 S Azusa Ave
West Covina, CA 91791
Specialty Property



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	468 Days
Last Update	January 13, 2026



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

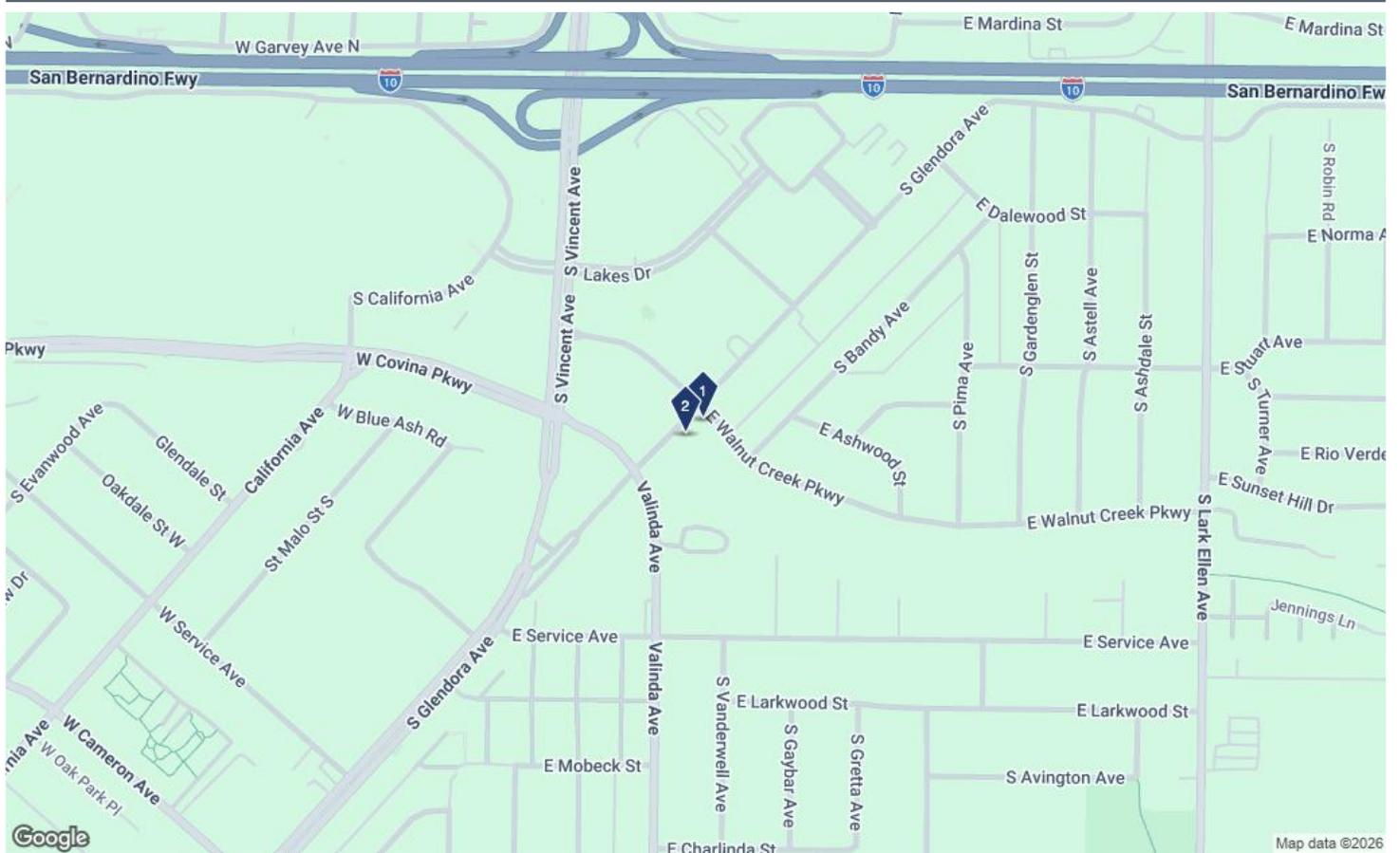
Sale Notes

±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



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	405 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 Highlights

- Located in the Upper San Gabriel Valley submarket offering excellent access to major transportation routes and regional connectivity
- Within close proximity to major freeways and approximately 30 minutes from Ontario International Airport supporting logistics and distribution needs

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	Haber Kern 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

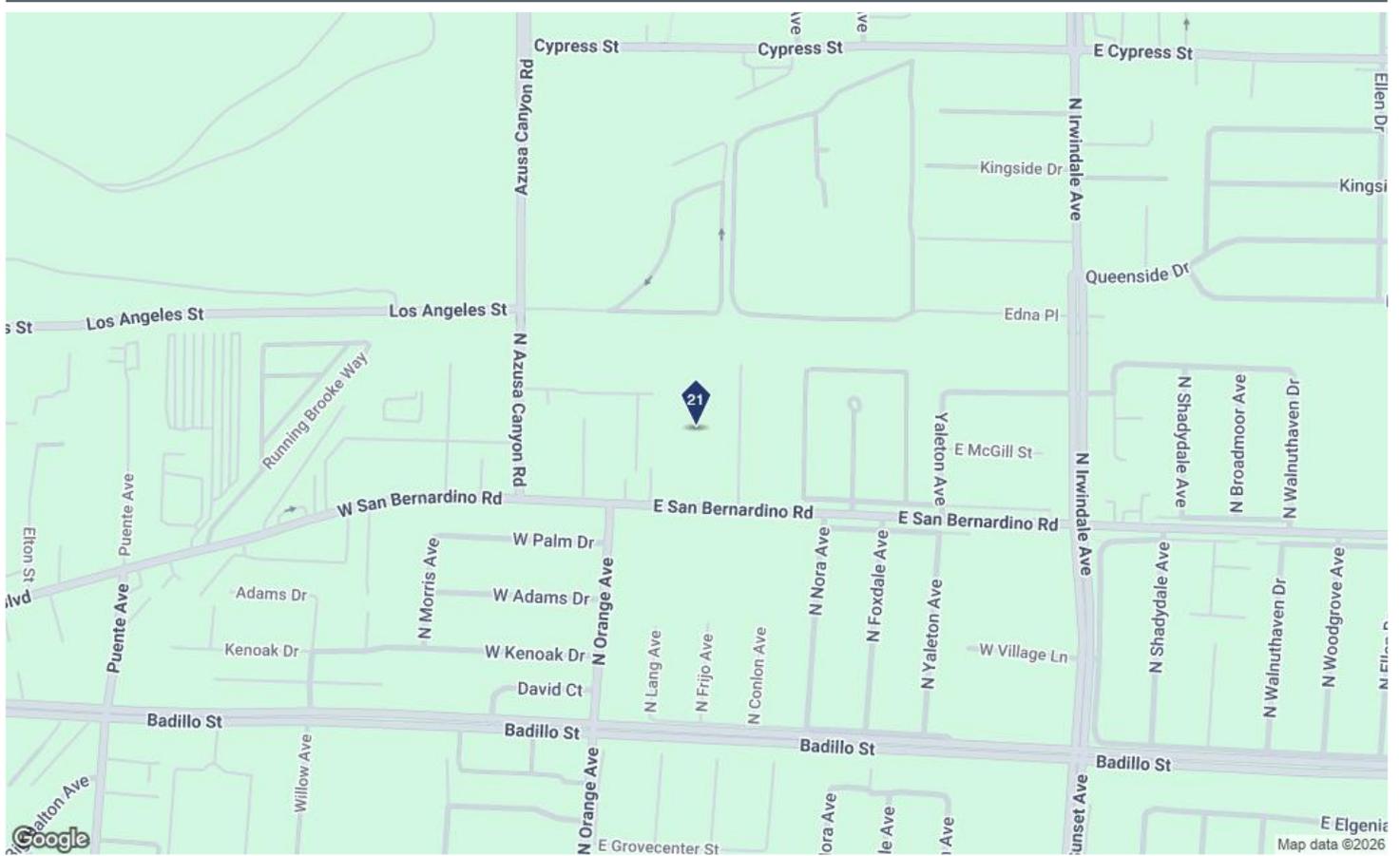
Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	↓ -95.1%	12 Month Leased	1,264,706 SF	↓ -32.4%
Submarket 2-4 Star	7.4%	↑ 1.9%	Months on Market	6.5	↑ 1.1 mo
Market Overall	6.6%	↑ 0.7%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$1.68/SF	↑ 1.6%	12 Month Sales Volume	\$187.54M	\$321.39M
Submarket 2-4 Star	\$1.50/SF	↓ -3.4%	Market Sale Price Per Area	\$318/SF	\$319/SF
Market Overall	\$1.47/SF	↓ -3.6%			



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	1,441/1,000 SF; 3 Surface Spaces; Covered Spaces Available		
Traffic Volume	14,583 on W San Bernardino Rd (2025); 5,902 on W Palm Dr (2025); 16,663 on Nora Ave (2025); 6,067 on W Adams Dr (2025); 11,936 on Azusa Canyon Rd (2025); 6,268 on W Adams Dr (2025); 982 on Ramona Blvd (2025); 16,805 on Ramona Blvd (2025); 17,237 on N Orange Ave (2025); 12,728 on Cypress St (2025)		
Frontage			
Transit/Subway			
Commuter Rail	Baldwin Park 		3 min drive
	Covina 		8 min drive
	Ontario International		30 min drive
Airport	Long Beach (Daugherty Field)		39 min drive
	Bob Hope		43 min drive
Walk Score [®]	Somewhat Walkable (57)		
Transit Score [®]			

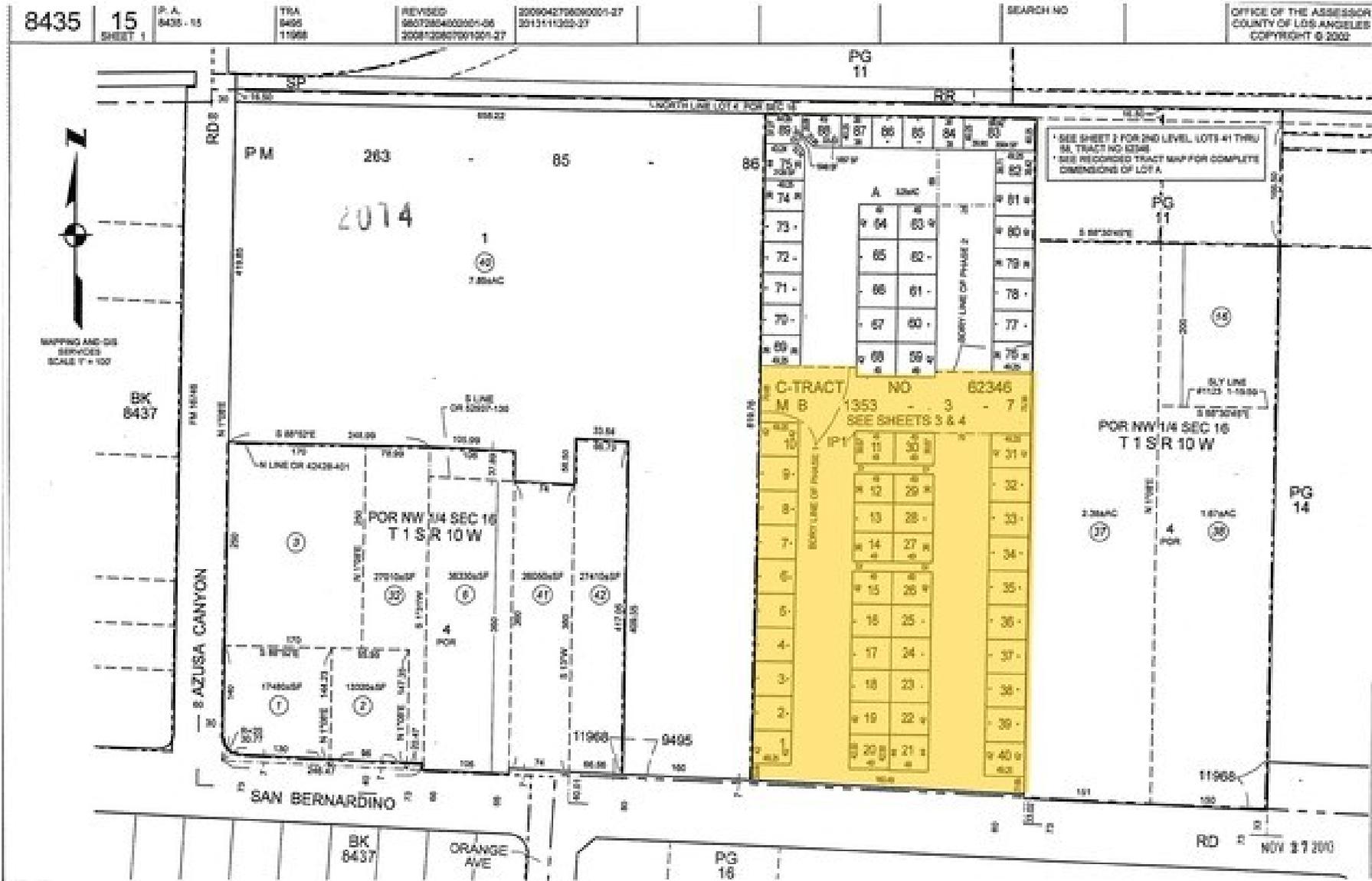


For Sale Summary Report

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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



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