

100 N Barranca St - Barranca Tower

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



Office

Property Summary

RBA (% Leased)	228,318 SF (97.8%)
Built/Renovated	1987/2017
Stories	13
Elevators	5 passenger; 1 freight
Typical Floor	17,563 SF
Tenancy	Multiple
Available	116 - 7,017 SF
Max Contiguous	1,936 SF
Asking Rent	\$2.50 - 3.25 SF/Month/FS
Parking Spaces	2.69/1,000 SF; 14 Surface Spaces; 600 Covered Spaces



Property Details

Land Area	1.40 AC (60,984 SF)	Zoning	WCCR*
Building FAR	3.74	Parcel	8451-016-098
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	280	Office	Direct	1,936	1,936	1,936	\$2.75 FS	05/2026	Negotiable
P 2	255E	Office	Direct	337	337	337	\$2.75 FS	Vacant	Negotiable
P 2	255C	Office	Direct	245	245	245	Withheld	Vacant	Negotiable
P 2	255D	Office	Direct	199	199	199	Withheld	Vacant	Negotiable
P 2	255I	Office	Direct	116	116	116	\$2.75 FS	Vacant	Negotiable
P 4	470	Office	Direct	521	521	521	\$3.00 FS	Vacant	Negotiable
P 7	742	Office	Direct	680	680	680	\$3.25 FS	Vacant	Negotiable
P 7	728	Office	Direct	286	286	286	\$3.25 FS	Vacant	Negotiable
P 7	748	Office	Direct	274	274	274	\$2.65 FS	Vacant	Negotiable
P 7	749	Office	Direct	261	261	261	\$2.65 FS	Vacant	Negotiable
P 9	900H	Office	Direct	358	358	358	\$2.50 FS	Vacant	Negotiable
P 10	1020	Office	Direct	1,804	1,804	1,804	\$2.75 FS	Vacant	Negotiable

Amenities

- 24 Hour Access
- Air Conditioning
- Air Conditioning
- Air Conditioning
- Bus Line
- Conferencing Facility
- High Ceilings
- Natural Light
- Outdoor Seating
- Property Manager on Site
- Signage



Transportation

Parking Details	2.69/1,000 SF; 14 Surface Spaces; 600 Covered Spaces		
Traffic Volume	208,594 on I- 10 (2025); 230,129 on N Barranca St (2025); 2,558 on Briargate Ln (2025); 231,100 on N Barranca St (2025); 228,386 on N Barranca St (2024); 229,273 on N Citrus Ave (2024); 232,089 on N Citrus Ave (2025); 219,176 on E Springcreek Rd (2024); 9,992 on S 2nd Ave (2025)		
Commuter Rail	Covina  		5 min drive
	Baldwin Park  		10 min drive
Airport	Ontario International		24 min drive
	Long Beach (Daugherty Field)		40 min drive
	John Wayne/Orange County		43 min drive
Walk Score [®]	Very Walkable (74)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
State of CA	3-6	43,064	20	May 2024	-
Jollibee	8, 12, PENT	30,418	100	Dec 2019	Apr 2029
United Therapy Network, Inc	3	8,480	10	May 2021	-
U.S. Dept. Of Labor Wage & Hour Division	5, 8	7,510	-	Feb 2026	-
Pacific Clinics	GRND	5,600	-	Feb 2026	-

Showing 5 of 81 Tenants



1557-1559 E Amar Rd - Amar Center



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

Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	39,989 SF (89.1%)
Built	1980
Tenancy	Multiple
Available	1,200 - 4,380 SF
Max Contiguous	1,680 SF
Asking Rent	\$2.50 SF/Month/NNN
Frontage	215' on E. Amar Rd
Parking Spaces	104 Surface Spaces



Property Details

Land Area	4.12 AC (179,467 SF)	Zoning	WCPCD1*
Building FAR	0.22	Parcel	8735-004-009

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	1559- K	Retail	Direct	1,680	1,680	1,680	\$2.50 NNN	Vacant	Negotiable
P 1	1557-L	Office/Retail	Direct	1,500	1,500	1,500	\$2.25 NNN	Vacant	Negotiable
P 1	1559- U	Retail	Direct	1,200	1,200	1,200	\$2.50 NNN	Vacant	Negotiable

Amenities

- Pylon Sign

Transportation

Parking Details	104 Surface Spaces
Traffic Volume	35,831 on Wing Ln (2025); 839 on Ashcomb Dr (2025); 28,987 on S Brentwood Dr (2025); 2,659 on Ashcomb Dr (2025); 2,675 on Ashcomb Dr (2025); 1,074 on Gumbiner St (2025); 2,346 on Samgerry Dr (2025); 1,060 on Gumbiner St (2025); 1,566 on Sam Gerry Dr (2025)
Frontage	215' on E. Amar Rd
Commuter Rail	Covina 10 min drive
	Industry 12 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 (77)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Bär Azul	1	2,000	-	Apr 2020	-
Itoy Ay Atin Restaurant	1	2,000	3	Aug 2010	-
PNB Remittance Center	1	1,817	6	Nov 2011	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Salon De Manila	1	1,817	10	Nov 2011	-
Cebu La Fortuna Bakery	1	1,500	5	Apr 2017	-

Showing 5 of 36 Tenants



531 Azusa Ave - Pioneer Center



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

Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	6,615 SF (47.1%)
Built	1973
Tenancy	Multiple
Available	3,500 SF
Max Contiguous	3,500 SF
Asking Rent	\$1.65 SF/Month/MG
Frontage	79' on Azusa Ave
Parking Spaces	72 Surface Spaces



Property Details

Land Area	0.59 AC (25,526 SF)	Zoning	WCCS*
Building FAR	0.26	Parcel	8442-018-014

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	533 N. Azusa Avenue	Flex	Direct	3,500	3,500	3,500	\$1.65 MG	Vacant	1 - 3 Years

Amenities

- Bus Line
- Pylon Sign
- Signage

Transportation

Parking Details	72 Surface Spaces
Traffic Volume	48,173 on E Thelborn St (2025); 39,942 on E Puente Ave (2025); 7,631 on N Neil St (2025); 48,173 on E Garvey Ave N (2025); 17,647 on S Leaf Ave (2025); 40,141 on I- 10 (2025); 31,411 on W San Bernardino Rd (2025); 205,472 on N Fleetwell Ave (2025); 196,708 on I- 10 (2025); 196,500 on I- 10 (2022)
Frontage	79' on Azusa Ave
Commuter Rail	Covina 5 min drive Baldwin Park 7 min drive
Airport	Ontario International 31 min drive Long Beach (Daugherty Field) 39 min drive Bob Hope 45 min drive
Walk Score [®]	Very Walkable (79)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Carpet District	1	3,758	-	Jun 2012	-
Salon 531	1	3,758	25	Jun 2012	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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Showing 2 of 2 Tenants



2330-2360 Azusa Ave - Heights at West Covina

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



Retail

Property Summary

Center Type	Power Center
GLA (% Leased)	68,052 SF (75.1%)
Built	2008
Tenancy	Multiple
Available	2,500 - 16,960 SF
Max Contiguous	14,460 SF
Asking Rent	\$2.50 - 2.75 SF/Month/NNN
Frontage	637' on Asuza Ave
Parking Spaces	5.27/1,000 SF; 300 Surface Spaces



Property Details

Land Area	8.93 AC (388,991 SF)	Zoning	WCR19450&H
Building FAR	0.17	Parcel	8735-001-031

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Retail	Direct	14,460	14,460	14,460	\$2.50 NNN	Vacant	Negotiable
P 1	-	Retail	Direct	2,500	2,500	2,500	\$2.75 NNN	Vacant	Negotiable

Amenities

- Bus Line
- Dedicated Turn Lane
- Signalized Intersection

Transportation

Parking Details	5.27/1,000 SF; 300 Surface Spaces		
Traffic Volume	28,987 on S Brentwood Dr (2025); 839 on Ashcomb Dr (2025); 35,831 on Wing Ln (2025); 1,060 on Gumbiner St (2025); 1,074 on Gumbiner St (2025); 1,373 on Galecrest Ave (2025); 1,566 on Sam Gerry Dr (2025); 2,659 on Ashcomb Dr (2025); 2,346 on Samgerry Dr (2025)		
Frontage	637' on Asuza Ave		
Commuter Rail	Covina		10 min drive
	Industry		13 min drive
	Ontario International		30 min drive
Airport	Long Beach (Daugherty Field)		42 min drive
	John Wayne/Orange County		43 min drive
Walk Score®	Somewhat Walkable (64)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
The Salvation Army	1	20,388	6	Feb 2015	-
PetSmart	1	20,087	8	Oct 2008	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Laser Land	1	14,460	20	Feb 2020	-
Gracie Barra	1	2,500	-	Oct 2020	-
GameStop	1	1,500	8	May 2013	-

Showing 5 of 10 Tenants



408-436 N Azusa Ave - Varney Center



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

Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	20,236 SF (93.8%)
Built	1962
Tenancy	Multiple
Available	1,260 SF
Max Contiguous	1,260 SF
Asking Rent	\$2.20 SF/Month/NNN
Frontage	280' on Azusa Ave
Parking Spaces	4.25/1,000 SF; 86 Surface Spaces



Property Details

Land Area	0.60 AC (26,136 SF)	Zoning	CN
Building FAR	0.77	Parcel	8454-014-011

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	450C	Retail	Direct	1,260	1,260	1,260	\$2.20 NNN	Vacant	1 - 5 Years

Amenities

- Bus Line
- Signage

Transportation

Parking Details	4.25/1,000 SF; 86 Surface Spaces		
Traffic Volume	48,173 on E Thelborn St (2025); 48,173 on E Garvey Ave N (2025); 7,631 on N Neil St (2025); 40,141 on I- 10 (2025); 39,942 on E Puente Ave (2025); 196,708 on I- 10 (2025); 196,500 on I- 10 (2022); 205,472 on N Fleetwell Ave (2025); 224,992 on S Azusa Ave (2025)		
Frontage	280' on Azusa Ave		
Commuter Rail	Covina		7 min drive
	Baldwin Park		11 min drive
	Ontario International		27 min drive
Airport	Long Beach (Daugherty Field)		36 min drive
	Bob Hope		39 min drive
Walk Score [®]	Very Walkable (79)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Beyal Promotions	Unkwn	10,118	-	Apr 2012	-
Menendez Construction	Unkwn	10,118	-	Apr 2012	-
Louis	1	3,340	-	May 2023	May 2028



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Swimtelligent	1	2,989	-	Dec 2021	Dec 2031
AXEM, LLC	1	1,956	-	Feb 2019	-

Showing 5 of 14 Tenants



711 N Azusa Ave



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

Retail

Property Summary

GLA (% Leased)	2,500 SF (100%)
Built	1990
Tenancy	Single
Available	2,500 SF
Max Contiguous	2,500 SF
Asking Rent	\$1.50 SF/Month/NNN
Frontage	129' on N Azusa
Parking Spaces	4.80/1,000 SF; 12 Surface Spaces



Property Details

Land Area	0.19 AC (8,276 SF)	Zoning	WCCN*
Building FAR	0.30	Parcel	8442-008-017

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Retail	Sublet	2,500	2,500	2,500	\$1.50 NNN	Vacant	Thru May 2035

Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning

Transportation

Parking Details	4.80/1,000 SF; 12 Surface Spaces		
Traffic Volume	39,942 on E Puente Ave (2025); 7,631 on N Neil St (2025); 17,647 on S Leaf Ave (2025); 31,411 on W San Bernardino Rd (2025); 48,173 on E Thelborn St (2025); 17,845 on N Azusa Ave (2025); 14,853 on Dover Rd (2025); 17,307 on W Center St (2025); 48,173 on E Garvey Ave N (2025); 7,583 on S Cedar Dr (2025)		
Frontage	129' on N Azusa		
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 (79)		



718 S Azusa Ave - Church & School Space



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

Specialty

Property Summary

GBA (% Leased)	16,522 SF (100%)
Built	1956
Stories	1
Typical Floor	16,522 SF
Available	4,000 - 9,000 SF
Max Contiguous	5,000 SF
Asking Rent	\$2.25 SF/Month/+UTIL



Property Details

Land Area	4.87 AC (212,137 SF)	Zoning	WCR1*
Building FAR	0.08	Parcel	8485-013-012

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	Class-rooms	Office	Direct	5,000	5,000	5,000	\$2.25 +UTIL	30 Days	Negotiable
P 1	Sanctuary	Office	Direct	4,000	4,000	4,000	Withheld	30 Days	1 Year

Amenities

- Signage

Transportation

Traffic Volume	48,896 on I- 10 (2025); 196,708 on I- 10 (2025); 196,500 on I- 10 (2022); 224,992 on S Azusa Ave (2025); 205,472 on N Fleetwell Ave (2025); 40,141 on I- 10 (2025); 237,685 on S Hollenbeck St (2025); 48,173 on E Garvey Ave N (2025); 5,849 on N Lark Ellen Ave (2025)		
Commuter Rail	Covina		6 min drive
	Baldwin Park		8 min drive
	Ontario International		26 min drive
Airport	Long Beach (Daugherty Field)		39 min drive
	John Wayne/Orange County		45 min drive
Walk Score®	Car-Dependent (30)		



2200 S Azusa Ave - Heights at West Covina



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

Retail

Property Summary

Center Type	Power Center
GLA (% Leased)	5,756 SF (51.7%)
Built	2008
Tenancy	Multiple
Available	2,780 SF
Max Contiguous	2,780 SF
Asking Rent	\$2.75 SF/Month/NNN
Frontage	362' on S Azusa Ave
Parking Spaces	7.00/1,000 SF; 45 Surface Spaces



Property Details

Land Area	1.43 AC (62,291 SF)	Zoning	R19450&H
Building FAR	0.09	Parcel	8735-001-027

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	103	Retail	Direct	2,780	2,780	2,780	\$2.75 NNN	Vacant	Negotiable

Transportation

Parking Details	7.00/1,000 SF; 45 Surface Spaces		
Traffic Volume	28,987 on S Brentwood Dr (2025); 839 on Ashcomb Dr (2025); 1,060 on Gumbiner St (2025); 1,373 on Galecrest Ave (2025); 1,074 on Gumbiner St (2025); 24,969 on Grand View Ln (2025); 35,831 on Wing Ln (2025); 1,068 on Grand View Ln (2025)		
Frontage	362' on S Azusa Ave		
Commuter Rail	Covina		9 min drive
	Baldwin Park		11 min drive
	Ontario International		29 min drive
Airport	Long Beach (Daugherty Field)		41 min drive
	John Wayne/Orange County		42 min drive
Walk Score®	Somewhat Walkable (59)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Jersey Mike's Subs	1	1,725	-	Oct 2023	-
Ups Store	1	1,300	-	May 2022	-

Showing 2 of 2 Tenants



1211 E Badillo St

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



Distribution

Property Summary

RBA (% Leased)	169,318 SF (100%)
Built/Renovated	1963/2023
Available	169,318 SF
Max Contiguous	169,318 SF
Asking Rent	\$2.73 SF/Month/NEGOT
Clear Height	19'
Drive Ins	None
Docks	7 exterior
Levelers	None
Parking Spaces	10.50/1,000 SF; 1778 Surface Spaces



Property Details

Land Area	21.22 AC (924,343 SF)	Zoning	M-1
Building FAR	0.18	Parcel	8434-015-018
Power	3,000a/ Heavy		

Available Spaces

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

Amenities

- Fenced Lot
- Yard
- Yard

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)
Commuter Rail	Baldwin Park 5 min drive
	Covina 5 min drive
	Ontario International 28 min drive
Airport	Long Beach (Daugherty Field) 39 min drive
	Bob Hope 44 min drive
Walk Score®	Somewhat Walkable (52)

Tenants

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

Showing 1 of 1 Tenants



1501 W Cameron Ave - Cameron Court Bldg C

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



Office

Property Summary

RBA (% Leased)	31,830 SF (66.7%)
Built/Renovated	1982/1996
Stories	3
Elevators	2 passenger
Typical Floor	10,610 SF
Tenancy	Multiple
Available	10,610 SF
Max Contiguous	10,610 SF
Asking Rent	\$2.10 SF/Month/FS
Parking Spaces	3.20/1,000 SF; 102 Surface Spaces



Property Details

Land Area	1.39 AC (60,548 SF)	Owner Occupied	No
Building FAR	0.53	Zoning	CRWC
Core Factor	11%	Parcel	8474-002-015

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 3	300	Office/Medical	Direct	10,610	10,610	10,610	\$2.10 FS	Vacant	Negotiable

Amenities

- 24 Hour Access
- Bus Line
- Conferencing Facility
- Courtyard
- Food Court
- Security System
- Security System
- Security System

Transportation

Parking Details	3.20/1,000 SF; 102 Surface Spaces		
Traffic Volume	22,185 on S Orange Ave (2025); 175,782 on W Pacific Ave (2025); 226,798 on W Pacific Ave (2025); 178,761 on W Pacific Ave (2025); 17,665 on N Leland Ave (2018); 219,130 on Puente Ave (2025); 182,015 on I- 10 (2024); 6,146 on W West Covina Pkwy (2025); 181,692 on I- 10 (2025); 205,472 on N Vincent Ave (2025)		
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
Walk Score [®]	Somewhat Walkable (69)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Cameron Adult Day Health Care Center	1	10,610	-	Oct 2021	-
Arroyo Developmental Services	2	1,910	-	May 2022	-
Westview Services	2	1,698	6	Jan 2026	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Asteri Behavioral Treatment Center	2	1,544	-	Aug 2023	-
Classified Auto Insurance Service	2	1,167	2	May 2019	-

Showing 5 of 6 Tenants



1509 W Cameron Ave - Cameron Court Bldg D

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



Office

Property Summary

RBA (% Leased)	15,181 SF (95.5%)
Built/Renovated	1982/1996
Stories	2
Elevators	2 passenger
Typical Floor	7,590 SF
Tenancy	Multiple
Available	690 SF
Max Contiguous	690 SF
Asking Rent	\$2.10 SF/Month/FS
Parking Spaces	3.30/1,000 SF; 102 Surface Spaces



Property Details

Land Area	1.39 AC (60,548 SF)	Owner Occupied	No
Building FAR	0.25	Zoning	CRWC
Core Factor	11%	Parcel	8474-002-015

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	240	Office/Medical	Direct	690	690	690	\$2.10 FS	Vacant	Negotiable

Amenities

- 24 Hour Access
- Property Manager on Site
- Bus Line
- Courtyard
- Pond

Transportation

Parking Details	3.30/1,000 SF; 102 Surface Spaces		
Traffic Volume	22,185 on S Orange Ave (2025); 175,782 on W Pacific Ave (2025); 226,798 on W Pacific Ave (2025); 178,761 on W Pacific Ave (2025); 17,665 on N Leland Ave (2018); 219,130 on Puente Ave (2025); 182,015 on I- 10 (2024); 6,146 on W West Covina Pkwy (2025); 181,692 on I- 10 (2025); 205,472 on N Vincent Ave (2025)		
Commuter Rail	Baldwin Park		5 min drive
	Covina		9 min drive
Airport	Ontario International		29 min drive
	Long Beach (Daugherty Field)		37 min drive
	Bob Hope		43 min drive
Walk Score [®]	Somewhat Walkable (65)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Huntington-Hill Imaging Center	1	7,591	15	Oct 2010	-
Foothill Family Service	2	5,877	33	Oct 2018	-
Foothill Family Svc	Unkwn	-	-	Oct 2021	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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Showing 3 of 3 Tenants



1515 W Cameron Ave - Cameron Court Bldg B

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



Office

Property Summary

RBA (% Leased)	31,438 SF (74.8%)
Built/Renovated	1982/1996
Stories	3
Elevators	1 passenger
Typical Floor	10,479 SF
Tenancy	Multiple
Available	725 - 7,934 SF
Max Contiguous	3,663 SF
Asking Rent	\$2.10 SF/Month/FS
Parking Spaces	3.30/1,000 SF; 120 Surface Spaces



Property Details

Land Area	1.39 AC (60,548 SF)	Owner Occupied	No
Building FAR	0.52	Zoning	CRWC
Core Factor	11%	Parcel	8474-002-015

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	225	Office/Medical	Direct	3,663	3,663	3,663	\$2.10 FS	Vacant	Negotiable
P 2	210	Office/Medical	Direct	3,546	3,546	3,546	\$2.10 FS	Vacant	Negotiable
P 2	270	Office/Medical	Direct	725	725	725	\$2.10 FS	Vacant	Negotiable

Amenities

- 24 Hour Access
- Security System
- Bus Line
- Security System
- Courtyard
- Security System
- Food Court

Transportation

Parking Details	3.30/1,000 SF; 120 Surface Spaces		
Traffic Volume	22,185 on S Orange Ave (2025); 175,782 on W Pacific Ave (2025); 226,798 on W Pacific Ave (2025); 178,761 on W Pacific Ave (2025); 17,665 on N Leland Ave (2018); 219,130 on Puente Ave (2025); 182,015 on I- 10 (2024); 181,692 on I- 10 (2025); 6,146 on W West Covina Pkwy (2025); 205,472 on N Vincent Ave (2025)		
Commuter Rail	Baldwin Park 		6 min drive
	Covina 		10 min drive
Airport	Ontario International		29 min drive
	Long Beach (Daugherty Field)		37 min drive
	Bob Hope		43 min drive
Walk Score [®]	Somewhat Walkable (65)		



Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Law Offices of Martha A. Gutierrez	1	11,162	5	Oct 2017	-
Safety Education Center	3	4,670	23	Aug 2013	-
Kurwa Eye Center	3	2,020	6	May 2023	-
BRIDGES, Inc	3	1,792	-	Dec 2024	-
Children's Bureau	3	1,616	2	May 2023	-

Showing 5 of 8 Tenants



1521 W Cameron Ave - Cameron Court Bldg A

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



Office

Property Summary

RBA (% Leased)	41,925 SF (64.6%)
Built/Renovated	1982/1996
Stories	3
Elevators	2 passenger
Typical Floor	13,975 SF
Tenancy	Multiple
Available	14,836 SF
Max Contiguous	14,836 SF
Asking Rent	\$2.10 SF/Month/FS
Parking Spaces	3.30/1,000 SF; 120 Surface Spaces



Property Details

Land Area	1.39 AC (60,548 SF)	Owner Occupied	No
Building FAR	0.69	Zoning	CR
Core Factor	11%	Parcel	8474-002-015

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 3	300	Office	Direct	14,836	14,836	14,836	\$2.10 FS	Vacant	Negotiable

Amenities

- 24 Hour Access
- Courtyard
- Pond
- Property Manager on Site

Transportation

Parking Details	3.30/1,000 SF; 120 Surface Spaces		
Traffic Volume	22,185 on S Orange Ave (2025); 175,782 on W Pacific Ave (2025); 226,798 on W Pacific Ave (2025); 178,761 on W Pacific Ave (2025); 17,665 on N Leland Ave (2018); 219,130 on Puente Ave (2025); 182,015 on I- 10 (2024); 181,692 on I- 10 (2025); 205,472 on N Vincent Ave (2025); 6,146 on W West Covina Pkwy (2025)		
Commuter Rail	Baldwin Park		5 min drive
	Covina		9 min drive
	Ontario International		28 min drive
Airport	Long Beach (Daugherty Field)		37 min drive
	Bob Hope		42 min drive
Walk Score [®]	Somewhat Walkable (69)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Progressive Management	1	14,551	101	Jun 2013	-
Woodcraft Rangers	2	7,623	-	Apr 2025	-
Connecting Dot By Dot Inc	2	1,505	-	Sep 2025	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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Showing 3 of 3 Tenants



1710 W Cameron Ave - Bldg E

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



Office

Property Summary

RBA (% Leased)	7,999 SF (89.7%)
Built	1981
Stories	2
Elevators	Yes
Typical Floor	3,999 SF
Tenancy	Multiple
Available	824 - 1,872 SF
Max Contiguous	1,048 SF
Asking Rent	\$2.10 SF/Month/FS
Parking Spaces	4.00/1,000 SF; 32 Surface Spaces



Property Details

Land Area	0.42 AC (18,295 SF)	Owner Occupied	No
Building FAR	0.44	Zoning	OPMU
Slab to Slab	11'	Parcel	8468-015-029

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	200	Office	Direct	1,048	1,048	1,048	\$2.10 FS	30 Days	Negotiable
P 2	206	Office	Direct	824	824	824	\$2.10 FS	Vacant	Negotiable

Amenities

- Food Service
- Food Service
- Natural Light

Transportation

Parking Details	4.00/1,000 SF; 32 Surface Spaces		
Traffic Volume	178,761 on W Pacific Ave (2025); 175,782 on W Pacific Ave (2025); 22,185 on S Orange Ave (2025); 226,798 on W Pacific Ave (2025); 17,665 on N Leland Ave (2018); 219,130 on Puente Ave (2025); 21,017 on Puente Ave (2025); 15,089 on Macdevitt St (2025); 7,911 on N Morris Ave (2025); 2,422 on Sierra Way (2025)		
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
Walk Score®	Somewhat Walkable (53)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Dmitry Tubis Inc	1	3,000	20	Jul 2016	-
Duncan Howard Pro Corp	2	900	6	Jul 2016	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Marco Polo International Trading, Inc	2	884	-	May 2017	-
Reputable Home Care	2	731	-	Dec 2025	-
Premier Financial & Investment	2	600	4	Mar 2016	-

Showing 5 of 14 Tenants



100 N Citrus St - 100 N Citrus St

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



Office

Property Summary

RBA (% Leased)	79,000 SF (98.8%)
Built	1979
Stories	6
Elevators	2 passenger; 1 freight
Typical Floor	13,166 SF
Tenancy	Multiple
Available	971 SF
Max Contiguous	971 SF
Asking Rent	\$2.50 SF/Month/FS
Parking Spaces	3.50/1,000 SF; 260 Surface Spaces; Covered Spaces Available



Property Details

Land Area	1.23 AC (53,579 SF)	Owner Occupied	No
Building FAR	1.47	Zoning	CR
Core Factor	15%	Parcel	8451-012-033
Slab to Slab	10'		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 6	630	Office	Direct	971	971	971	\$2.50 FS	Vacant	Negotiable

Amenities

- 24 Hour Access
- Banking
- Car Charging Station
- Property Manager on Site

Transportation

Parking Details	3.50/1,000 SF; 260 Surface Spaces; Covered Spaces Available		
Traffic Volume	208,736 on N Citrus St (2025); 227,047 on E Garvey Ave S (2025); 225,293 on E Garvey Ave S (2024); 9,992 on S 2nd Ave (2025); 229,273 on N Citrus Ave (2024); 232,089 on N Citrus Ave (2025); 27,757 on E Shoppers Ln (2025); 224,992 on N Mockingbird Ln (2025); 15,309 on S Eremland Dr (2025); 230,129 on N Barranca St (2025)		
Commuter Rail	Covina		4 min drive
	Baldwin Park		9 min drive
	Ontario International		26 min drive
Airport	Long Beach (Daugherty Field)		40 min drive
	John Wayne/Orange County		44 min drive
Walk Score [®]	Very Walkable (82)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
HospiceMD	2	13,571	25	Dec 2016	Jan 2027
Wells Fargo	1	7,190	6	May 2016	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Volt	1	3,686	6	Sep 2012	-
The Law Firm of Oscar A. Ischiu, Esq.	4-5	2,859	11	Aug 2022	-
Priority Health Insurance Service	4	2,370	3	Nov 2023	-

Showing 5 of 41 Tenants



2211-2249 E Garvey Ave N - Covina Palms



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

Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	71,925 SF (95.3%)
Built	1989
Tenancy	Multiple
Available	3,353 SF
Max Contiguous	3,353 SF
Asking Rent	\$1.65 SF/Month/NNN
Frontage	597' on E Garvey Ave N
Frontage	247' on N Hollenbeck St
Parking Spaces	3.63/1,000 SF; 261 Surface Spaces



Property Details

Land Area	4.12 AC (179,467 SF)	Zoning	NC
Building FAR	0.40	Parcel	8453-023-018

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	2245	Retail	Direct	3,353	3,353	3,353	\$1.65 NNN	Vacant	5 - 20 Years

Amenities

- Freeway Visibility
- Pylon Sign
- Signage

Transportation

Parking Details	3.63/1,000 SF; 261 Surface Spaces
Traffic Volume	8,266 on S Albertson Ave (2025); 224,992 on N Mockingbird Ln (2025); 237,685 on S Hollenbeck St (2025); 14,822 on W Rowland St (2025); 225,293 on E Garvey Ave S (2024); 12,766 on S Hepner Ave (2025); 208,736 on N Citrus St (2025); 227,047 on E Garvey Ave S (2025); 27,757 on E Shoppers Ln (2025); 196,500 on I- 10 (2022)
Frontage	597' on E Garvey Ave N; 247' on N Hollenbeck St
Commuter Rail	Covina 5 min drive
	Baldwin Park 9 min drive
	Ontario International 31 min drive
Airport	Long Beach (Daugherty Field) 41 min drive
	John Wayne/Orange County 45 min drive
Walk Score [®]	Car-Dependent (47)
Transit Score [®]	Some Transit (45)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Children's Dental Fun Zone	1	19,398	35	Jun 2022	Nov 2031
Mikkon Adult Day Healthcare Center	1	9,998	30	Jun 2022	Dec 2029



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Through the Sea Marriage & Family Counseling Inc	1	6,603	32	Jul 2025	-
Intercoast Colleges	1	5,275	13	Feb 2017	Jun 2030
Futuro Infantil Hispano	1	3,300	10	Jan 1998	Oct 2029

Showing 5 of 7 Tenants



2640 E Garvey Ave S - Village Oaks



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

Office

Property Summary

RBA (% Leased)	11,645 SF (52.0%)
Built	1990
Stories	2
Elevators	6 passenger
Typical Floor	5,823 SF
Tenancy	Multiple
Available	525 - 5,588 SF
Max Contiguous	2,370 SF
Asking Rent	\$2.00 SF/Month/NNN
Parking Spaces	3.01/1,000 SF; 21 Covered Spaces; 14 Surface Spaces



Property Details

Land Area	0.46 AC (20,038 SF)	Owner Occupied	No
Building FAR	0.58	Zoning	O-P
Slab to Slab	11'	Parcel	8480-016-014

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	104	Office	Direct	863	2,043	2,043	\$2.00 NNN	Vacant	Negotiable
P 1	103	Office	Direct	850	2,370	2,370	\$2.00 NNN	Vacant	Negotiable
P 1	101	Office	Direct	850	2,370	2,370	\$2.00 NNN	Vacant	Negotiable
P 1	102	Office	Direct	670	2,370	2,370	\$2.00 NNN	Vacant	Negotiable
P 1	105	Office	Direct	650	2,043	2,043	\$2.00 NNN	Vacant	Negotiable
P 1	106	Office	Direct	530	2,043	2,043	\$2.00 NNN	Vacant	Negotiable
P 2	205	Office	Direct	650	1,175	1,175	\$2.00 NNN	Vacant	Negotiable
P 2	206	Office	Direct	525	1,175	1,175	\$2.00 NNN	Vacant	Negotiable

Amenities

- 24 Hour Access

Transportation

Parking Details	3.01/1,000 SF; 21 Covered Spaces; 14 Surface Spaces		
Traffic Volume	227,047 on E Garvey Ave S (2025); 208,736 on N Citrus St (2025); 229,273 on N Citrus Ave (2024); 232,089 on N Citrus Ave (2025); 225,293 on E Garvey Ave S (2024); 9,992 on S 2nd Ave (2025); 224,992 on N Mockingbird Ln (2025); 230,129 on N Barranca St (2025); 208,594 on I- 10 (2025)		
Frontage	260' on E Garvey		
Commuter Rail	Covina		4 min drive
	Baldwin Park		9 min drive



Transportation (Continued)

Airport	Ontario International	24 min drive
	Long Beach (Daugherty Field)	40 min drive
	John Wayne/Orange County	43 min drive
Walk Score ®	Very Walkable (76)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sperry Commercial	1	1,000	-	Sep 2020	-
MF Investments	2	500	-	Apr 2005	-
SW Merchant Services Group	2	500	4	Sep 2022	-
Auto Solution	2	450	3	Jul 2016	-
Farmers Insurance	2	100	2	Apr 2012	-

Showing 5 of 10 Tenants



1543 W Garvey Ave N - De Pietro Square

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



Office

Property Summary

RBA (% Leased)	12,100 SF (95.7%)
Built/Renovated	1962/1991
Stories	2
Elevators	None
Typical Floor	11,282 SF
Tenancy	Multiple
Available	523 SF
Max Contiguous	523 SF
Asking Rent	\$1.90 SF/Month/NNN
Parking Spaces	1.50/1,000 SF; 5 Surface Spaces



Property Details

Land Area	1.66 AC (72,310 SF)	Owner Occupied	No
Building FAR	0.17	Zoning	WCNC*
Core Factor	12%	Parcel	8458-025-036
Slab to Slab	12'		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	200	Office	Direct	523	523	523	\$1.90 NNN	Vacant	Negotiable

Amenities

- 24 Hour Access

Transportation

Parking Details	1.50/1,000 SF; 5 Surface Spaces		
Traffic Volume	226,798 on W Pacific Ave (2025); 22,185 on S Orange Ave (2025); 175,782 on W Pacific Ave (2025); 178,761 on W Pacific Ave (2025); 17,665 on N Leland Ave (2018); 181,692 on I- 10 (2025); 205,472 on N Vincent Ave (2025); 7,911 on N Morris Ave (2025); 182,015 on I- 10 (2024); 192,117 on N Vincent Ave (2025)		
Commuter Rail	Baldwin Park		5 min drive
	Covina		9 min drive
	Ontario International		28 min drive
Airport	Long Beach (Daugherty Field)		36 min drive
	Bob Hope		42 min drive
Walk Score [®]	Somewhat Walkable (64)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
DaVita Kidney Care	1	3,949	20	Nov 2013	-
JMD Engineering	1-2	2,946	7	Jan 2007	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Costa & Associates Structural Engineers	2	900	6	Jul 2016	-
Ceg Engineering Inc	2	500	5	Jun 2025	-
Contractors State License Schools	2	150	1	Jul 2016	-

Showing 5 of 6 Tenants



936 Glendora Ave - West Covina Auto Center



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

Retail

Property Summary

GLA (% Leased)	13,667 SF (91.2%)
Built	1983
Tenancy	Multiple
Available	1,200 SF
Max Contiguous	1,200 SF
Asking Rent	\$2.30 SF/Month/NNN
Parking Spaces	Surface Spaces Available @ \$10.00/month; Covered Spaces Available



Property Details

Land Area	0.83 AC (36,155 SF)	Zoning	SC
Building FAR	0.38	Parcel	8487-017-038

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	8	Office	Direct	1,200	1,200	1,200	\$2.30 NNN	Vacant	Negotiable

Amenities

- Bus Line
- Signage

Transportation

Parking Details	Surface Spaces Available @ \$10.00/month; Covered Spaces Available
Traffic Volume	19,522 on E Herring Ave (2025); 13,737 on S Valinda Ave (2025); 10,103 on S Valinda Ave (2025); 351 on Francisquito Ave (2025); 7,774 on Aileron Ave (2025); 6,068 on S Indian Summer Ave (2025); 35,910 on E Michelle St (2025); 20,021 on S Valinda Ave (2025); 6,146 on W West Covina Pkwy (2025); 782 on Walnut Ave (2025)
Commuter Rail	Baldwin Park 8 min drive
	Covina 9 min drive
	Ontario International 28 min drive
Airport	Long Beach (Daugherty Field) 39 min drive
	Bob Hope 44 min drive
Walk Score [®]	Very Walkable (85)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
J & L Auto Body Repair	1	3,672	1	Mar 1997	-
Vic's Auto	1	2,221	1	Aug 1994	-
Pro Automotive Inc	1	1,476	1	Jun 1999	-
El Guero Tires	1	1,278	-	Mar 2014	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Kenny's Transmission	1	1,278	2	Apr 1992	-

Showing 5 of 10 Tenants



301 S Glendora Ave - The Colony at the Lakes

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



Apartments

Property Summary

Units	450
Built	2015
Stories	4
Elevators	6 passenger
Market Segment	All
Vacancy %	71
Asking Rent Per Unit	\$2,933
Commercial Available	1,802 - 4,120 SF
Commercial Asking Rent	\$2.15 - 2.25 SF/Month/NNN
Parking Spaces	1.88/Unit; Surface Spaces Available; 844 Covered Spaces



Property Details

Land Area	6.38 AC (277,913 SF)	Average Unit Size	854 SF
Building FAR	1.97	Construction Type	Masonry
Number of Buildings	1	Zoning	WCCR
Units Per Area	71/AC	Parcel	8474-010-016

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	305	Retail	Direct	2,318	2,318	2,318	\$2.15 NNN	Vacant	3 - 5 Years
P 1	301	Retail	Direct	1,802	1,802	1,802	\$2.25 NNN	Vacant	3 - 10 Years

Amenities

Unit Amenities

- Air Conditioning
- Oven
- Stainless Steel Appliances
- Balcony
- Patio
- Washer/Dryer
- Hardwood Floors
- Range
- Wheelchair Accessible (Rooms)
- Kitchen
- Refrigerator

Site Amenities

- Air Conditioning
- Fitness Center
- Balcony
- On-Site Retail
- Basketball Court
- Pool
- Courtyard

Transportation

Parking Details	1.88/Unit; Surface Spaces Available; 844 Covered Spaces		
Traffic Volume	182,015 on I- 10 (2024); 17,696 on E Service Ave (2025); 6,146 on W West Covina Pkwy (2025); 205,472 on N Vincent Ave (2025); 181,692 on I- 10 (2025); 192,117 on N Vincent Ave (2025); 235,863 on N Toland Ave (2025); 13,737 on S Valinda Ave (2025); 19,522 on E Herring Ave (2025); 224,992 on S Azusa Ave (2025)		
Commuter Rail	Baldwin Park 		7 min drive
	Covina 		8 min drive
Airport	Ontario International		27 min drive
	Long Beach (Daugherty Field)		38 min drive
	Bob Hope		43 min drive



Transportation (Continued)

Walk Score®

Very Walkable (87)

Commercial Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Cafe 86	1	5,000	10	Jul 2021	-
Paris Baguette	1	2,089	15	May 2022	Apr 2027
Mejicanos Trucking Llc	1	500	-	Oct 2025	-
Ootdfash Boutique Llc	1	500	-	Feb 2026	-

Showing 4 of 4 Tenants



537 S Glendora Ave



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

Retail

Property Summary

GLA (% Leased)	15,442 SF (0.0%)
Built	1960
Tenancy	Single
Available	15,442 SF
Max Contiguous	15,442 SF
Asking Rent	\$1.43 SF/Month/MG
Frontage	Glendora
Parking Spaces	0.65/1,000 SF; 8 Surface Spaces; 2 Covered Spaces



Property Details

Land Area	0.47 AC (20,293 SF)	Zoning	NC, West Covina
Building FAR	0.76	Parcel	8475-007-020

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

Amenities

- Signage

Transportation

Parking Details	0.65/1,000 SF; 8 Surface Spaces; 2 Covered Spaces		
Traffic Volume	6,146 on W West Covina Pkwy (2025); 17,696 on E Service Ave (2025); 13,737 on S Valinda Ave (2025); 182,015 on I-10 (2024); 19,522 on E Herring Ave (2025); 205,472 on N Vincent Ave (2025); 181,692 on I-10 (2025); 192,117 on N Vincent Ave (2025); 235,863 on N Toland Ave (2025); 10,103 on S Valinda Ave (2025)		
Commuter Rail	Baldwin Park	METROLINK	7 min drive
	Covina	METROLINK	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)		



100-128 N Grand Ave - Grand Plaza Creek



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

Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	20,042 SF (92.1%)
Built	1981
Tenancy	Multiple
Available	587 - 1,587 SF
Max Contiguous	1,000 SF
Asking Rent	\$2.25 SF/Month/NNN
Frontage	453' on N Grand Ave
Parking Spaces	4.99/1,000 SF; 100 Surface Spaces



Property Details

Land Area	1.41 AC (61,420 SF)	Zoning	WCCN*
Building FAR	0.33	Parcel	8447-019-034

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	120	Retail	Direct	1,000	1,000	1,000	\$2.25 NNN	Vacant	Negotiable
P 1	150-212	Office/Retail	Direct	587	587	587	\$1.75 MG	Vacant	Negotiable

Amenities

- Bus Line
- Pylon Sign
- Signage

Transportation

Parking Details	4.99/1,000 SF; 100 Surface Spaces		
Traffic Volume	209,184 on N Grand Ave (2025); 220,883 on E Springcreek Rd (2025); 217,692 on N Grand Ave (2025); 215,214 on N Grand Ave (2024); 219,176 on E Springcreek Rd (2024); 39,293 on Workman Ave (2025); 100 on E Walnut Creek Rd (2025); 221,215 on N Forest Hills Dr (2024); 231,100 on N Barranca St (2025); 228,386 on N Barranca St (2024)		
Frontage	453' on N Grand Ave		
Commuter Rail	Covina		6 min drive
	Baldwin Park		10 min drive
	Ontario International		28 min drive
Airport	Long Beach (Daugherty Field)		41 min drive
	John Wayne/Orange County		42 min drive
Walk Score®	Somewhat Walkable (51)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Your CBD Store	1	1,375	3	Sep 2017	-
7-Eleven	1	1,300	7	Mar 2020	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Casa 108 Salon	1	1,000	2	Mar 2020	-
Friday Nails & Spa	1	1,000	3	Mar 2020	-
West Covina Massage	1	800	3	Mar 2020	-

Showing 5 of 9 Tenants



940-970 Lakes Dr - West Covina Marketplace At The Lakes



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

Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	95,628 SF (100%)
Built	1994
Tenancy	Multiple
Available	20,000 SF
Max Contiguous	20,000 SF
Asking Rent	\$2.50 SF/Month/NNN
Frontage	Lakes
Frontage	Plaza
Parking Spaces	3.24/1,000 SF; 310 Surface Spaces



Property Details

Land Area	7.08 AC (308,387 SF)	Zoning	CR, West Covina
Building FAR	0.31	Parcel	8474-011-050

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Retail	Direct	20,000	20,000	20,000	\$2.50 NNN	30 Days	Negotiable

Amenities

- Energy Star Labeled
- Pylon Sign
- Signage

Transportation

Parking Details	3.24/1,000 SF; 310 Surface Spaces		
Traffic Volume	182,015 on I- 10 (2024); 205,472 on N Vincent Ave (2025); 192,117 on N Vincent Ave (2025); 181,692 on I- 10 (2025); 235,863 on N Toland Ave (2025); 6,146 on W West Covina Pkwy (2025); 17,696 on E Service Ave (2025); 13,737 on S Valinda Ave (2025); 19,522 on E Herring Ave (2025); 226,798 on W Pacific Ave (2025)		
Commuter Rail	Baldwin Park 		7 min drive
	Covina 		8 min drive
Airport	Ontario International		32 min drive
	Long Beach (Daugherty Field)		39 min drive
	Bob Hope		45 min drive
Walk Score [®]	Very Walkable (80)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Jerome's Furniture	1	45,000	5	Jun 2019	-
Michaels	1	30,601	35	Oct 2015	-
Columbia	1	20,000	-	Oct 2021	Oct 2031

Showing 3 of 3 Tenants



1230 Lakes Dr - Lakes Entertainment Center

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



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	18,610 SF (91.2%)
Built	2005
Tenancy	Multiple
Available	1,640 SF
Max Contiguous	1,640 SF
Asking Rent	\$3.25 SF/Month/NNN
Frontage	500' on Lakes Drive
Frontage	500' on S Glendora Ave
Parking Spaces	10.00/1,000 SF; 1000 Covered Spaces; 60 Surface Spaces



Property Details

Land Area	1.09 AC (47,480 SF)	Zoning	WCCR*
Building FAR	0.39	Parcel	8474-011-047

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	104	Retail	Direct	1,640	1,640	1,640	\$3.25 NNN	Vacant	Negotiable

Transportation

Parking Details	10.00/1,000 SF; 1000 Covered Spaces; 60 Surface Spaces		
Traffic Volume	235,863 on N Toland Ave (2025); 182,015 on I- 10 (2024); 205,472 on N Vincent Ave (2025); 192,117 on N Vincent Ave (2025); 181,692 on I- 10 (2025); 17,696 on E Service Ave (2025); 6,146 on W West Covina Pkwy (2025); 13,737 on S Valinda Ave (2025); 19,522 on E Herring Ave (2025); 224,992 on S Azusa Ave (2025)		
Frontage	500' on S Glendora Ave; 500' on Lakes Drive		
Commuter Rail	Covina		8 min drive
	Baldwin Park		7 min drive
	Ontario International		27 min drive
Airport	Long Beach (Daugherty Field)		38 min drive
	Bob Hope		43 min drive
Walk Score ®	Very Walkable (82)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
The Bucket Crab & Crawfish Llc	1	7,460	-	Apr 2013	-
Lemon Cuisine	1	4,370	5	Nov 2016	-
The Noypitz Bar & Gril	1	4,000	4	Jan 2020	-
Sushi Moora	1	2,800	-	Mar 2014	-
Prospectors Federal Credit Union	1	1,350	-	Apr 2017	-

Showing 5 of 10 Tenants



1050 Lakes Dr S - East Tower



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

Office

Property Summary

RBA (% Leased)	81,717 SF (97.7%)
Built/Renovated	1989/2019
Stories	4
Elevators	2 passenger
Typical Floor	20,429 SF
Tenancy	Multiple
Available	10 - 8,140 SF
Max Contiguous	1,885 SF
Asking Rent	\$2.95 SF/Month/FS
Parking Spaces	4.00/1,000 SF; 50 Covered Spaces; 250 Surface Spaces



Property Details

Land Area	1.03 AC (44,867 SF)	Owner Occupied	No
Building FAR	1.82	Zoning	CR, West Covina
Core Factor	12.7%	Parcel	8474-011-027

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	Open-PlanOffice for + 15		Coworking	1,075 - 1,295	1,295	1,295	Withheld	TBD	-
P 2	Open-PlanOffice for +10		Coworking	480 - 1,185	1,185	1,185	Withheld	TBD	-
P 2	Office for 5	Office	Coworking	325 - 800	800	800	Withheld	TBD	-
P 2	Office for 3	Office	Coworking	150 - 650	650	650	Withheld	TBD	-
P 2	Office for 4	Office	Coworking	215 - 650	650	650	Withheld	TBD	-
P 2	Office for 1	Office	Coworking	80 - 550	550	550	Withheld	TBD	-
P 2	Office for 2	Office	Coworking	100 - 550	550	550	Withheld	TBD	-
P 2	Coworking	Office	Coworking	100 - 325	325	325	Withheld	TBD	-
P 2	Membership Coworking	Office	Coworking	50 - 100	100	100	Withheld	TBD	-
P 2	Membership Office	Office	Coworking	80 - 100	100	100	Withheld	TBD	-
P 2	Virtual Office	Office	Coworking	10 - 50	50	50	Withheld	TBD	-
P 4	405	Office	Direct	1,885	1,885	1,885	\$2.95 FS	Vacant	Negotiable



Amenities

- Food Service
- Food Service
- Pond
- Property Manager on Site

Transportation

Parking Details	4.00/1,000 SF; 50 Covered Spaces; 250 Surface Spaces		
Traffic Volume	235,863 on N Toland Ave (2025); 205,472 on N Vincent Ave (2025); 192,117 on N Vincent Ave (2025); 182,015 on I- 10 (2024); 181,692 on I- 10 (2025); 17,696 on E Service Ave (2025); 6,146 on W West Covina Pkwy (2025); 13,737 on S Valinda Ave (2025); 224,992 on S Azusa Ave (2025); 205,472 on N Fleetwell Ave (2025)		
Commuter Rail	Baldwin Park 		8 min drive
	Covina 		9 min drive
Airport	Ontario International		27 min drive
	Long Beach (Daugherty Field)		38 min drive
	Bob Hope		44 min drive
Walk Score [®]	Very Walkable (82)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Federal Bureau of Investigation	3	20,429	30	Oct 2005	Sep 2026
MINISO	1-2	10,011	-	Dec 2022	-
OraBell	4	8,524	15	Feb 2022	-
Regus	2	6,664	4	May 2016	-
Osrose Utilities	1	6,286	41	Aug 2021	-

Showing 5 of 13 Tenants



855 N Lark Ellen Ave - LarkEllen Professional Building

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



Office

Property Summary

RBA (% Leased)	19,117 SF (96.6%)
Built	1960
Stories	2
Typical Floor	8,412 SF
Tenancy	Multiple
Available	200 - 650 SF
Max Contiguous	450 SF
Asking Rent	\$1.78 - 3.50 SF/Month/FS
Parking Spaces	3.20/1,000 SF; Covered Spaces Available; 54 Surface Spaces



Property Details

Land Area	0.89 AC (38,768 SF)	Zoning	CR, West Covina
Building FAR	0.49	Parcel	8434-015-033
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	O	Office/Medical	Direct	450	450	450	\$1.78 FS	Vacant	Negotiable
P 1	J-1	Office	Direct	200	200	200	\$3.50 FS	Vacant	Negotiable

Amenities

- Air Conditioning
- Central Heating
- Plug & Play
- Air Conditioning
- Direct Elevator Exposure
- Property Manager on Site
- Air Conditioning
- High Ceilings
- Storage Space
- Bus Line
- Kitchen
- Storage Space

Transportation

Parking Details	3.20/1,000 SF; Covered Spaces Available; 54 Surface Spaces		
Traffic Volume	17,845 on N Azusa Ave (2025); 17,647 on S Leaf Ave (2025); 15,759 on Front St (2025); 21,224 on W Badillo St (2025); 15,430 on E Cypress St (2025); 31,411 on W San Bernardino Rd (2025); 19,159 on N Lark Ellen Ave (2025); 14,364 on Roxburgh Ave (2025); 39,942 on E Puente Ave (2025); 1,293 on E Benbow St (2025)		
Frontage	162' on Lark Ellen		
Commuter Rail	Covina		5 min drive
	Baldwin Park		5 min drive
Airport	Ontario International		28 min drive
	Long Beach (Daugherty Field)		39 min drive
	Bob Hope		44 min drive
Walk Score [®]	Somewhat Walkable (65)		
Transit Score [®]	Some Transit (34)		



Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
BOS Commercial	1	3,572	24	May 2009	-
Option Care Health	1	2,793	10	Jul 2018	-
United Therapy Network Incorporated	1	2,422	7	May 2009	-
Valley Imaging Partnership	1	1,650	5	Jul 2016	-
Active Life Inc.	1	1,028	-	Mar 2018	-

Showing 5 of 18 Tenants



1433 W Merced Ave - Merced Medical Bldg

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



Office

Property Summary

RBA (% Leased)	12,528 SF (85.6%)
Built	1963
Stories	3
Elevators	2 passenger
Typical Floor	4,176 SF
Tenancy	Multiple
Available	800 - 1,800 SF
Max Contiguous	1,000 SF
Asking Rent	\$1.50 - 2.30 SF/Month/MG
Parking Spaces	4.00/1,000 SF; Surface Spaces Available



Property Details

Land Area	0.94 AC (40,946 SF)	Zoning	OP, West Covina
Building FAR	0.31	Parcel	8468-017-004
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 3	308	Office	Direct	1,000	1,000	1,000	\$1.50 MG	Vacant	Negotiable
P 3	323	Office/Medical	Direct	800	800	800	\$2.30 MG	Vacant	2 - 5 Years

Amenities

- 24 Hour Access
- Air Conditioning
- Air Conditioning
- Air Conditioning
- Balcony
- Balcony
- Bus Line
- Central Heating
- Hardwood Floors
- Natural Light
- Partitioned Offices
- Reception
- Reception

Transportation

Parking Details	4.00/1,000 SF; Surface Spaces Available		
Traffic Volume	178,761 on W Pacific Ave (2025); 22,185 on S Orange Ave (2025); 175,782 on W Pacific Ave (2025); 219,130 on Puente Ave (2025); 19,334 on S Tonopah Ave (2025); 35,910 on E Michelle St (2025); 22,270 on S Orange Ave (2025); 226,798 on W Pacific Ave (2025); 5,505 on W Rudyard St (2025); 9,401 on N Hacienda Blvd (2025)		
Commuter Rail	Baldwin Park		7 min drive
	Covina		10 min drive
Airport	Ontario International		30 min drive
	Long Beach (Daugherty Field)		38 min drive
	Bob Hope		44 min drive
Walk Score®	Somewhat Walkable (65)		



Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Absolute Care Acupuncture and Wellness	2	1,800	2	Jan 2026	-
My World Speech Therapy Inc	2	1,500	10	Feb 2011	-
Jae M. Kim, M.D.	2	1,300	4	Mar 2000	-
Oliver C. Tsai, M.D.	3	985	4	Mar 2000	-
San Gabriel Valley Foot Surgeons	3	985	2	Mar 2000	-

Showing 5 of 20 Tenants



Property Summary

RBA (% Leased)	21,054 SF (81.7%)
Built	1972
Stories	3
Elevators	Yes
Typical Floor	7,018 SF
Tenancy	Multiple
Available	869 - 3,854 SF
Max Contiguous	1,642 SF
Asking Rent	\$1.89 SF/Month/MG
Parking Spaces	4.75/1,000 SF; 100 Surface Spaces



Property Details

Land Area	1.55 AC (67,518 SF)	Zoning	OP, West Covina
Building FAR	0.31	Parcel	8468-017-008
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	202	Office/Medical	Direct	1,642	1,642	1,642	\$1.89 MG	Vacant	1 - 5 Years
P 2	207	Office/Medical	Direct	869	869	869	\$1.89 MG	Vacant	1 - 5 Years
P 3	301	Office/Medical	Direct	1,343	1,343	1,343	\$1.89 MG	Vacant	3 - 5 Years

Amenities

- 24 Hour Access
- Bus Line
- Kitchen
- Property Manager on Site
- Security System
- Air Conditioning
- Central Heating
- Monument Signage
- Reception
- Security System
- Air Conditioning
- Direct Elevator Exposure
- Natural Light
- Reception
- Security System
- Air Conditioning
- Drop Ceiling
- Partitioned Offices
- Recessed Lighting

Transportation

Parking Details	4.75/1,000 SF; 100 Surface Spaces		
Traffic Volume	178,761 on W Pacific Ave (2025); 219,130 on Puente Ave (2025); 22,185 on S Orange Ave (2025); 175,782 on W Pacific Ave (2025); 19,334 on S Tonopah Ave (2025); 22,270 on S Orange Ave (2025); 226,798 on W Pacific Ave (2025); 35,910 on E Michelle St (2025); 5,505 on W Ruyard St (2025); 9,401 on N Hacienda Blvd (2025)		
Commuter Rail	Baldwin Park 		7 min drive
	Covina 		11 min drive
	Ontario International		30 min drive
Airport	Long Beach (Daugherty Field)		38 min drive
	Bob Hope		43 min drive
Walk Score ®	Somewhat Walkable (59)		



Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ezcare Pharmacy	1	3,687	10	Aug 2017	-
Physician's Choice Hospice	2	2,500	20	Feb 2026	-
Elite Health & Rehabilitation Center	1	1,844	10	Sep 2022	-
Advance Healthcare Services	1	1,843	10	Aug 2020	-
Dr Wang	2	1,610	-	Mar 2026	-

Showing 5 of 13 Tenants



3660 S Nogales St - Quail Ridge Shopping Center

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	18,300 SF (60.4%)
Built	2007
Tenancy	Multiple
Available	3,000 - 7,240 SF
Max Contiguous	4,240 SF
Asking Rent	\$2.00 - 3.50 SF/Month/NNN
Frontage	211' on La Puente Rd
Parking Spaces	4.37/1,000 SF; 80 Surface Spaces



Property Details

Land Area	2.52 AC (109,588 SF)	Zoning	WCPCD1
Building FAR	0.17	Parcel	8734-001-042 (+1 more)

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	3660 HH	Retail	Direct	4,240	4,240	4,240	\$3.50 NNN	Vacant	5 Years
P 1	3660 AC	Retail	Direct	3,000	3,000	3,000	\$2.00 NNN	Vacant	5 Years

Amenities

- Bus Line

Transportation

Parking Details	4.37/1,000 SF; 80 Surface Spaces		
Traffic Volume	14,993 on Nogales St (2025); 30,912 on la Puente Rd (2025); 33,274 on Northam St (2025); 7,885 on S Nogales St (2025); 1,383 on N Capron Ave (2025); 1,631 on Faxina Ave (2025); 190 on Hallrich St (2025); 1,502 on Balham Ave (2025); 31,091 on Bel Air Dr (2018); 3,920 on Valleyview Ave (2025)		
Frontage	211' on La Puente Rd		
Commuter Rail	Industry	METROLINK	7 min drive
	Covina	METROLINK	15 min drive
Airport		Ontario International	29 min drive
		John Wayne/Orange County	37 min drive
		Long Beach (Daugherty Field)	41 min drive
Walk Score [®]	Very Walkable (75)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
West Covina Smiles	1	1,464	4	Jul 2012	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pupusas de la Reina	1	1,400	-	Apr 2023	Mar 2028
L2 Hair Art	1	1,098	2	Jul 2012	-
Lead & Follow Dance School	1	500	-	Jan 2022	-
Nogales Pure Water & Alkaline	1	500	-	Sep 2022	-

Showing 5 of 6 Tenants



1901 W Pacific Ave - 1901 W. Pacific Ave.



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

Office

Property Summary

RBA (% Leased)	14,255 SF (93.4%)
Built	1984
Stories	2
Elevators	1 passenger
Typical Floor	7,128 SF
Tenancy	Multiple
Available	947 SF
Max Contiguous	947 SF
Asking Rent	\$1.85 SF/Month/MG
Parking Spaces	3.09/1,000 SF; 44 Surface Spaces; Covered Spaces Available



Property Details

Land Area	0.87 AC (37,897 SF)	Owner Occupied	No
Building FAR	0.38	Zoning	O-P
Core Factor	11%	Parcel	8459-026-097

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	290	Office	Direct	947	947	947	\$1.85 MG	Vacant	Negotiable

Amenities

- 24 Hour Access
- Bus Line
- Air Conditioning
- Air Conditioning
- Air Conditioning

Transportation

Parking Details	3.09/1,000 SF; 44 Surface Spaces; Covered Spaces Available		
Traffic Volume	178,761 on W Pacific Ave (2025); 175,782 on W Pacific Ave (2025); 22,185 on S Orange Ave (2025); 226,798 on W Pacific Ave (2025); 17,665 on N Leland Ave (2018); 21,017 on Puente Ave (2025); 219,130 on Puente Ave (2025); 7,911 on N Morris Ave (2025); 15,089 on Macdevitt St (2025); 5,040 on Dexter St (2025)		
Commuter Rail	Baldwin Park		4 min drive
	Covina		9 min drive
	Ontario International		28 min drive
Airport	Long Beach (Daugherty Field)		36 min drive
	Bob Hope		41 min drive
Walk Score®	Somewhat Walkable (65)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
United States Courts Probation & Pretrial Services	1	3,802	13	Jul 2011	Jun 2031
Fiore Legal	2	2,250	15	Jul 2016	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
State Farm	1	1,662	11	Jul 2014	-
Accident & Injury Laser	Unkwn	450	3	Jul 2016	-
Custard Insurance Adjusters	2	450	3	Jun 2024	-

Showing 5 of 5 Tenants



1209 Plaza Dr - Plaza West Covina



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

Retail

Property Summary

GLA (% Leased)	133,754 SF (0.0%)
Built	1962
Tenancy	Single
Available	41,075 - 133,754 SF
Max Contiguous	133,754 SF
Asking Rent	\$1.50 SF/Month/NNN
Frontage	1,680' on W Garvey Ave S
Parking Spaces	13.37/1,000 SF; 1788 Surface Spaces



Property Details

Land Area	14.58 AC (635,105 SF)	Zoning	WCCR*
Building FAR	0.21	Parcel	8474-003-085

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 1	-	Retail	Direct	51,604	51,604	133,754	\$1.50 NNN	Vacant	Negotiable
E 2	-	Retail	Direct	41,075	41,075	133,754	\$1.50 NNN	Vacant	Negotiable
E 3	-	Retail	Direct	41,075	41,075	133,754	\$1.50 NNN	Vacant	Negotiable

Amenities

- Air Conditioning
- Food Court
- Air Conditioning
- Property Manager on Site
- Air Conditioning
- Signage
- Enclosed Mall

Transportation

Parking Details	13.37/1,000 SF; 1788 Surface Spaces		
Traffic Volume	226,798 on W Pacific Ave (2025); 22,185 on S Orange Ave (2025); 182,015 on I- 10 (2024); 181,692 on I- 10 (2025); 205,472 on N Vincent Ave (2025); 192,117 on N Vincent Ave (2025); 175,782 on W Pacific Ave (2025); 178,761 on W Pacific Ave (2025); 6,146 on W West Covina Pkwy (2025); 17,696 on E Service Ave (2025)		
Frontage	1,680' on W Garvey Ave S		
Commuter Rail	Baldwin Park		7 min drive
	Covina		10 min drive
Airport	Ontario International		29 min drive
	Long Beach (Daugherty Field)		38 min drive
	Bob Hope		44 min drive
Walk Score ©	Very Walkable (78)		



Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Spencer Gifts	1	500	7	Mar 2024	-

Showing 1 of 1 Tenants



1773 W San Bernardino Rd - 1773 W San Bernardino



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

Service

Property Summary

RBA (% Leased)	20,680 SF (90.5%)
Built	2011
Tenancy	Multiple
Available	1,974 - 6,102 SF
Max Contiguous	2,064 SF
Asking Rent	\$1.65 SF/Month/MG
Clear Height	25'
Drive Ins	10 total/12' w x 13' h
Docks	None
Levelers	None
Parking Spaces	1.74/1,000 SF; 36 Surface Spaces



Property Details

Land Area	6.48 AC (282,269 SF)	Power	100a/120 - 208v 3p 4w
Building FAR	0.07	Zoning	M1, West Covina
Crane	None	Parcel	8435-015-133 (+20 more)

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
A5	Industrial	Direct	2,064/200 Office	2,064	\$1.65 MG	30 Days	Negotiable	-	-
A6	Industrial	Direct	2,064/200 Office	2,064	\$1.65 MG	30 Days	Negotiable	-	-
B16	Office	Direct	1,974	1,974	\$1.65 MG	Vacant	2 Years	-	-

Transportation

Parking Details	1.74/1,000 SF; 36 Surface Spaces								
Traffic Volume	14,583 on W San Bernardino Rd (2025); 5,902 on W Palm Dr (2025); 6,067 on W Adams Dr (2025); 11,936 on Azusa Canyon Rd (2025); 16,663 on Nora Ave (2025); 6,268 on W Adams Dr (2025); 982 on Ramona Blvd (2025); 17,237 on N Orange Ave (2025); 12,728 on Cypress St (2025); 723 on E Badillo St (2025)								
Commuter Rail	Baldwin Park								3 min drive
	Covina								7 min drive
	Ontario International							30 min drive	
Airport	Long Beach (Daugherty Field)							38 min drive	
	Bob Hope							43 min drive	
Walk Score ®	Somewhat Walkable (57)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Christian Fellowship Church	1	500	3	Oct 2011	-
Cosmed Ii Medical Equipment	1	500	2	Feb 2011	-
Klm Promo Products Llc	1	500	2	Jul 2012	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Priority One Towing And Recovery	1	500	2	Oct 2011	-
Camp, The	1	-	2	Apr 2016	-

Showing 5 of 5 Tenants



632-646 S Sunset Ave - Sunset Parkway Mall



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

Office

Property Summary

RBA (% Leased)	28,460 SF (85.7%)
Built	1978
Stories	2
Typical Floor	17,684 SF
Tenancy	Multiple
Available	235 - 4,073 SF
Max Contiguous	1,229 SF
Asking Rent	\$1.60 - 1.65 SF/Month/MG
Parking Spaces	4.00/1,000 SF; 36 Surface Spaces; Covered Spaces Available



Property Details

Land Area	2.07 AC (90,169 SF)	Zoning	WCCR*
Building FAR	0.32	Parcel	8474-003-057 (+1 more)
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	642	Office	Direct	1,229	1,229	1,229	\$1.65 NNN	Vacant	1 - 5 Years
P 1	640 - Suite 109	Office/Retail	Direct	986	986	986	\$1.65 MG	Vacant	1 - 3 Years
P 1	640 - Suite 105	Office/Retail	Direct	235	235	235	\$1.65 MG	Vacant	1 - 3 Years
P 2	640 - 207	Office	Direct	376	376	376	\$1.60 MG	Vacant	1 - 3 Years
P 2	640 - #204	Office	Direct	346	346	346	\$1.60 MG	Vacant	1 - 3 Years
P 2	640 - 203	Office	Direct	336	336	336	\$1.60 MG	Vacant	1 - 3 Years
P 2	1317 Suite E	Office	Direct	284	284	284	\$1.60 MG	Vacant	1 - 3 Years
P 2	1317 Suite C	Office	Direct	281	281	281	\$1.60 MG	Vacant	1 - 3 Years

Amenities

- 24 Hour Access
- Bus Line



Transportation

Parking Details	4.00/1,000 SF; 36 Surface Spaces; Covered Spaces Available		
Traffic Volume	226,798 on W Pacific Ave (2025); 22,185 on S Orange Ave (2025); 175,782 on W Pacific Ave (2025); 178,761 on W Pacific Ave (2025); 182,015 on I- 10 (2024); 181,692 on I- 10 (2025); 205,472 on N Vincent Ave (2025); 6,146 on W West Covina Pkwy (2025); 192,117 on N Vincent Ave (2025); 17,696 on E Service Ave (2025)		
Commuter Rail	Baldwin Park 		6 min drive
	Covina 		9 min drive
	Ontario International		28 min drive
Airport	Long Beach (Daugherty Field)		37 min drive
	Bob Hope		43 min drive
Walk Score [®]	Very Walkable (79)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
San Gabriell Valley Football	1	2,659	12	Oct 2023	Oct 2028
Easy4you Insurance	2	1,635	-	Feb 2026	-
Beauty Parlor Barber Beauty & Nails	1	1,423	-	Feb 2026	-
Check Cashing & Mini Mart	1	1,423	-	Feb 2026	-
Living Dreams Tattoo Shop	1	1,138	6	Jan 2020	-

Showing 5 of 23 Tenants



767 S Sunset Ave

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



Office

Property Summary

RBA (% Leased)	12,380 SF (91.1%)
Built	1967
Stories	1
Elevators	None
Typical Floor	12,380 SF
Tenancy	Multiple
Available	1,100 SF
Max Contiguous	1,100 SF
Asking Rent	\$1.85 SF/Month/MG
Parking Spaces	5.30/1,000 SF; Surface Spaces Available



Property Details

Land Area	1.29 AC (56,405 SF)	Zoning	WCOP
Building FAR	0.22	Parcel	8474-002-010
Owner Occupied	Yes		

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

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)								
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
Walk Score ®	Somewhat Walkable (69)								

Tenants

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



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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Showing 5 of 7 Tenants



1250 S Sunset Ave - San Gabriel Valley Surgical Center

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



Office

Property Summary

RBA (% Leased)	41,337 SF (100%)
Built	1980
Stories	3
Elevators	None
Typical Floor	13,779 SF
Tenancy	Multiple
Available	800 - 2,370 SF
Max Contiguous	2,370 SF
Asking Rent	\$2.50 SF/Month/MG
Parking Spaces	5.01/1,000 SF; 207 Surface Spaces



Property Details

Land Area	2.11 AC (91,912 SF)	Zoning	OP, West Covina
Building FAR	0.45	Parcel	8470-005-025
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	205-206	Office	Direct	800 - 2,370	2,370	2,370	\$2.50 MG	30 Days	Negotiable

Amenities

- Bus Line
- Signage

Transportation

Parking Details	5.01/1,000 SF; 207 Surface Spaces		
Traffic Volume	35,910 on E Michelle St (2025); 19,334 on S Tonopah Ave (2025); 9,401 on N Hacienda Blvd (2025); 5,505 on W Ruyard St (2025); 8,529 on Griffith Ave (2025); 2,595 on Francisquito Ave (2025); 351 on Francisquito Ave (2025); 6,608 on W Francisquito Ave (2025); 22,185 on S Orange Ave (2025); 7,774 on Aileron Ave (2025)		
Commuter Rail	Baldwin Park	METROLINK	7 min drive
	Covina	METROLINK	10 min drive
	Ontario International		34 min drive
Airport	Long Beach (Daugherty Field)		39 min drive
	Bob Hope		45 min drive
Walk Score [®]	Very Walkable (70)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
San Gabriel Valley Surgical Center	1	9,500	62	Jun 2003	-
Natural Wonders Healthcare, Inc.	3	4,152	-	Oct 2020	-
City of Hope	3	3,948	12	Jul 2016	-
Allergy and Asthma Specialist Doctors, Inc.	3	3,171	-	Feb 2021	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
The Oncology Institute of Hope & Innovation	1	3,166	-	Dec 2016	-

Showing 5 of 12 Tenants



1347 S Azusa Ave - La Mancha Shopping Center



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

Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	7,540 SF (88.7%)
Built	1992
Tenancy	Multiple
Available	850 SF
Max Contiguous	850 SF
Asking Rent	Withheld
Frontage	164' on E Francisquito Ave
Frontage	151' on S Azusa Ave
Parking Spaces	3.58/1,000 SF; 27 Surface Spaces



Property Details

Land Area	0.51 AC (22,355 SF)	Zoning	WCCN*
Building FAR	0.34	Parcel	8490-022-034 (+1 more)

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Retail	Direct	850	850	850	Withheld	Vacant	Negotiable

Transportation

Parking Details	3.58/1,000 SF; 27 Surface Spaces		
Traffic Volume	724 on E Autumn Dr (2025); 5,849 on N Lark Ellen Ave (2025); 750 on S Lark Ellen Ave (2025); 9,210 on E Francisquito Ave (2025); 9,178 on Dubesor St (2025); 1,565 on E Alwood St (2025); 1,724 on E Alwood St (2025); 20,021 on S Valinda Ave (2025); 10,103 on S Valinda Ave (2025); 1,245 on Valinda Ave (2025)		
Frontage	164' on E Francisquito Ave; 151' on S Azusa Ave		
Commuter Rail	Covina		8 min drive
	Baldwin Park		10 min drive
	Ontario International		32 min drive
Airport	Long Beach (Daugherty Field)		41 min drive
	John Wayne/Orange County		43 min drive
Walk Score ®	Somewhat Walkable (66)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
7-Eleven	1	3,000	5	Oct 2005	-
Bukafrut	1	500	-	Dec 2024	-
Bukanas Express	1	500	5	Jun 2010	-
Moniie's Mix	1	500	-	Sep 2022	-
Express Dry Cleaners & Laundry	1	-	3	Jul 2016	-

Showing 5 of 5 Tenants



1414-1424 S Azusa Ave - South Hills Plaza



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

Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	116,709 SF (82.9%)
Built/Renovated	1982/2005
Tenancy	Multiple
Available	2,800 - 22,800 SF
Max Contiguous	20,000 SF
Asking Rent	Withheld
Frontage	691' on E Aroma Dr
Frontage	619' on S Azusa Ave
Parking Spaces	3.92/1,000 SF; 456 Surface Spaces



Property Details

Land Area	8.49 AC (369,820 SF)	Zoning	NC
Building FAR	0.32	Parcel	8493-040-179

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	Pad Site	Office/Retail	Direct	20,000	20,000	20,000	Withheld	Vacant	Negotiable
P 2	B22	Retail	Direct	2,800	2,800	2,800	Withheld	90 Days	Negotiable

Amenities

- Bus Line
- Signalized Intersection

Transportation

Parking Details	3.92/1,000 SF; 456 Surface Spaces		
Traffic Volume	724 on E Autumn Dr (2025); 750 on S Lark Ellen Ave (2025); 5,849 on N Lark Ellen Ave (2025); 9,210 on E Francisquito Ave (2025); 9,178 on Dubesor St (2025); 1,724 on E Alwood St (2025); 1,565 on E Alwood St (2025); 20,021 on S Valinda Ave (2025); 1,245 on Valinda Ave (2025); 28,987 on S Brentwood Dr (2025)		
Frontage	691' on E Aroma Dr; 619' on S Azusa Ave		
Commuter Rail	Covina		8 min drive
	Baldwin Park		10 min drive
	Ontario International		32 min drive
Airport	Long Beach (Daugherty Field)		42 min drive
	John Wayne/Orange County		43 min drive
Walk Score®	Somewhat Walkable (65)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Fitness19	1	24,000	12	Aug 2020	Aug 2030
Tokyo Central	1	10,000	20	Jan 2008	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
South Hills Animal Hospital	2	5,000	10	Dec 2016	-
Tasty Spot Cafe	1	5,000	-	May 2025	-
United States Postal Service	1	4,088	6	Nov 2004	-

Showing 5 of 26 Tenants



1730 W Cameron Ave - Cameron Office Park

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



Office

Property Summary

RBA (% Leased)	12,592 SF (100%)
Built	2011
Stories	2
Typical Floor	6,296 SF
Tenancy	Multiple
Available	50 - 900 SF
Max Contiguous	500 SF
Asking Rent	Withheld
Parking Spaces	4.00/1,000 SF; 16 Surface Spaces



Property Details

Land Area	0.42 AC (18,295 SF)	Owner Occupied	No
Building FAR	0.69	Zoning	OP
Slab to Slab	11'	Parcel	8468-015-028

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	200-204	Office	Coworking	500	500	500	Withheld	TBD	-
P 2	200-203	Office	Coworking	250	250	250	Withheld	TBD	-
P 2	200-202	Office	Coworking	100	100	100	Withheld	TBD	-
P 2	200-201	Office	Coworking	50	50	50	Withheld	TBD	-

Amenities

- 24 Hour Access
- Food Service
- Natural Light
- Reception
- Conferencing Facility
- Food Service
- Outdoor Seating
- Wi-Fi
- Controlled Access
- High Ceilings
- Plug & Play
- Wi-Fi
- Courtyard
- Kitchen
- Reception
- Wi-Fi

Transportation

Parking Details	4.00/1,000 SF; 16 Surface Spaces		
Traffic Volume	178,761 on W Pacific Ave (2025); 175,782 on W Pacific Ave (2025); 22,185 on S Orange Ave (2025); 226,798 on W Pacific Ave (2025); 17,665 on N Leland Ave (2018); 219,130 on Puente Ave (2025); 21,017 on Puente Ave (2025); 15,089 on Macdevitt St (2025); 7,911 on N Morris Ave (2025); 2,422 on Sierra Way (2025)		
Commuter Rail	Baldwin Park 		5 min drive
	Covina 		10 min drive
	Ontario International		34 min drive
Airport	Long Beach (Daugherty Field)		37 min drive
	Bob Hope		43 min drive
Walk Score [®]	Somewhat Walkable (53)		



Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
TailoredSpace	2	5,600	12	Oct 2021	-
Sylvan Learning	1	4,333	9	Jan 2016	-
Aveanna Healthcare	1	2,166	14	Dec 2013	-
My Kure Inc	2	500	-	Nov 2025	-

Showing 4 of 4 Tenants



1302-1314 W Francisquito Ave - Sunset & Francisquito Center



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

Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	15,141 SF (92.7%)
Built	1970
Tenancy	Multiple
Available	1,105 SF
Max Contiguous	1,105 SF
Asking Rent	Withheld
Frontage	Francisquito
Frontage	Sunset



Property Details

Land Area	8.41 AC (366,340 SF)	Zoning	NC, West Covina
Building FAR	0.04	Parcel	8471-001-016

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Retail	Direct	1,105	1,105	1,105	Withheld	Vacant	Negotiable

Amenities

- Signage
- Signalized Intersection

Transportation

Traffic Volume	394 on Janetdale St (2025); 19,334 on S Tonopah Ave (2025); 381 on Janetdale St (2025); 6,608 on W Francisquito Ave (2025); 532 on Delvale St (2025); 5,505 on W Rudyard St (2025); 4,591 on S Radway Ave (2025); 4,674 on Fairgrove Ave (2025); 772 on Fairgrove Ave (2025); 4,851 on Cabana Ave (2025)		
Commuter Rail	Baldwin Park		8 min drive
	El Monte		12 min drive
	Ontario International		36 min drive
Airport	Long Beach (Daugherty Field)		38 min drive
	Bob Hope		45 min drive
Walk Score [®]	Very Walkable (70)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
La Michoacana Tocumbo Ice Cream	1	2,200	5	Jun 2016	-
Dollar Super Store	1	1,000	2	Oct 2011	-
Universal Hair-Nails	1	1,000	6	Sep 2010	-
BB Threading	1	500	3	Nov 2025	-
Octapharma Plasma	1	500	-	Oct 2025	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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Showing 5 of 7 Tenants



222 N Vincent Ave - ICN Bldg



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

Warehouse

Property Summary

RBA (% Leased)	142,798 SF (100%)
Built	1971
Tenancy	Single
Available	142,798 SF
Max Contiguous	142,798 SF
Asking Rent	Withheld
Clear Height	20'
Drive Ins	1 total/7' w x 10' h
Docks	15 exterior
Levelers	1 exterior
Parking Spaces	0.32/1,000 SF; 45 Surface Spaces; Covered Spaces Available



Property Details

Land Area	7.50 AC (326,700 SF)	Power	4,000a/ Heavy
Building FAR	0.44	Zoning	CVM1*
Crane	None	Parcel	8434-015-036

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	142,798	142,798	Withheld	04/2026	Negotiable	-	1

Amenities

- Fenced Lot
- Skylights
- Skylights

Transportation

Parking Details	0.32/1,000 SF; 45 Surface Spaces; Covered Spaces Available	
Traffic Volume	21,224 on W Badillo St (2025); 15,733 on N Azusa Ave (2025); 1,676 on E Edna Pl (2025); 15,060 on Kingside Dr (2018); 15,759 on Front St (2025); 18,762 on W Badillo St (2025); 21,744 on E Cypress St (2025); 16,200 on Ramona Blvd (2025); 21,434 on N Sunset Ave (2025); 16,050 on N Trujillo Dr (2025)	
Commuter Rail	Baldwin Park	5 min drive
	Covina	6 min drive
	Ontario International	33 min drive
Airport	Long Beach (Daugherty Field)	39 min drive
	Bob Hope	45 min drive
Walk Score [®]	Somewhat Walkable (62)	
Transit Score [®]	Some Transit (32)	



1027-1047 E Amar Rd - Amar Center



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

Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	34,361 SF (93.4%)
Built	1988
Tenancy	Multiple
Available	2,267 SF
Max Contiguous	2,267 SF
Asking Rent	\$1.50 SF/Month/NNN
Frontage	674' on Amar Rd
Parking Spaces	1.60/1,000 SF; Covered Spaces Available; 25 Surface Spaces



Property Details

Land Area	1.96 AC (85,378 SF)	Zoning	CN, W. Covina
Building FAR	0.40	Parcel	8743-006-043

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	1047	Office/Retail	Direct	2,267	2,267	2,267	\$1.50 NNN	Vacant	3 - 10 Years

Amenities

- Bus Line
- Pylon Sign
- Signage
- Signalized Intersection

Transportation

Parking Details	1.60/1,000 SF; Covered Spaces Available; 25 Surface Spaces		
Traffic Volume	24,969 on Grand View Ln (2025); 22,865 on Valinda Ave (2025); 1,209 on Lawnwood St (2025); 1,373 on Galecrest Ave (2025); 1,068 on Grand View Ln (2025); 1,756 on Cloverglenn Dr (2025); 1,060 on Cloverglenn Dr (2025); 1,920 on Helmsdale Ave (2025); 908 on Thicket Dr (2025)		
Frontage	674' on Amar Rd		
Commuter Rail	Baldwin Park		11 min drive
	Covina		12 min drive
Airport	Ontario International		35 min drive
	Long Beach (Daugherty Field)		42 min drive
	John Wayne/Orange County		42 min drive
Walk Score [®]	Very Walkable (73)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
AutoZone	1	9,277	6	Jan 2014	-
Super 99 Cents Outlet	1	6,185	12	Jan 2014	-
Discount Shop	1	5,662	-	Apr 2025	Apr 2030



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Zumba FUNatic	1	1,915	2	Jun 2019	-
Venus Threading	1	1,791	3	Apr 2018	-

Showing 5 of 11 Tenants



1005-1017 E Amar Rd - Amar Center



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

Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	10,880 SF (91.7%)
Built	1975
Tenancy	Multiple
Available	900 SF
Max Contiguous	900 SF
Asking Rent	\$2.50 SF/Month/NNN
Frontage	154' on Amar Rd
Frontage	176' on Valinda Ave
Parking Spaces	1.68/1,000 SF; 25 Surface Spaces



Property Details

Land Area	0.91 AC (39,640 SF)	Zoning	CN, West Covina
Building FAR	0.27	Parcel	8743-006-041

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	1007B	Retail	Direct	900	900	900	\$2.50 NNN	Vacant	3 - 5 Years

Amenities

- Bus Line
- Pylon Sign
- Signage
- Signalized Intersection

Transportation

Parking Details	1.68/1,000 SF; 25 Surface Spaces		
Traffic Volume	22,865 on Valinda Ave (2025); 24,969 on Grand View Ln (2025); 1,209 on Lawnwood St (2025); 1,373 on Galecrest Ave (2025); 1,756 on Cloverglenn Dr (2025); 1,060 on Cloverglenn Dr (2025); 1,068 on Grand View Ln (2025); 908 on Thicket Dr (2025); 1,920 on Helmsdale Ave (2025)		
Frontage	154' on Amar Rd; 176' on Valinda Ave		
Commuter Rail	Baldwin Park		11 min drive
	Covina		11 min drive
	Ontario International		31 min drive
Airport	Long Beach (Daugherty Field)		39 min drive
	John Wayne/Orange County		43 min drive
Walk Score [®]	Very Walkable (70)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Bmv Fashion	1	1,400	-	Sep 2022	-
Metro By T-mobile Authorized Retailer	1	1,000	-	Jan 2022	-
The Tailors & Cleaners	1	979	-	Jan 2014	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
MetroPCS	1	870	-	Jan 2014	-
Chantry's Pantry Liquor	1	500	-	Nov 2023	-

Showing 5 of 7 Tenants



1071-1073 E Amar Rd - Amar Center



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

Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	4,095 SF (45.5%)
Built	1980
Tenancy	Multiple
Available	2,232 SF
Max Contiguous	2,232 SF
Asking Rent	\$2.50 SF/Month/NNN
Parking Spaces	9.00/1,000 SF; 25 Surface Spaces



Property Details

Land Area	0.33 AC (14,375 SF)	Zoning	CN, West Covina
Building FAR	0.28	Parcel	8743-006-044

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	1071	Retail	Direct	2,232	2,232	2,232	\$2.50 NNN	Vacant	3 - 5 Years

Amenities

- 24 Hour Access
- Bus Line
- Signalized Intersection

Transportation

Parking Details	9.00/1,000 SF; 25 Surface Spaces		
Traffic Volume	24,969 on Grand View Ln (2025); 1,209 on Lawnwood St (2025); 22,865 on Valinda Ave (2025); 1,373 on Galecrest Ave (2025); 1,068 on Grand View Ln (2025); 1,060 on Gumbiner St (2025); 1,756 on Cloverglen Dr (2025); 1,920 on Helmsdale Ave (2025); 1,060 on Cloverglen Dr (2025)		
Commuter Rail	Baldwin Park		11 min drive
	Covina		11 min drive
Airport	Ontario International		31 min drive
	Long Beach (Daugherty Field)		39 min drive
	John Wayne/Orange County		42 min drive
Walk Score [®]	Very Walkable (73)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Aces Jewelry	1	-	2	Sep 2017	-

Showing 1 of 1 Tenants



1540 E Amar Rd - Island Plaza



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

Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	22,789 SF (100%)
Built/Renovated	1983/2004
Tenancy	Multiple
Available	8,300 SF
Max Contiguous	8,300 SF
Asking Rent	\$2.33 SF/Month/NNN
Frontage	250' on E Amar Rd
Parking Spaces	1.66/1,000 SF; 38 Surface Spaces



Property Details

Land Area	1.71 AC (74,488 SF)	Zoning	PCD1, West Covina
Building FAR	0.31	Parcel	8730-004-017

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Retail	Direct	8,300	8,300	8,300	\$2.33 NNN	30 Days	Negotiable

Amenities

- Bus Line
- Pylon Sign
- Signage

Transportation

Parking Details	1.66/1,000 SF; 38 Surface Spaces		
Traffic Volume	35,831 on Wing Ln (2025); 839 on Ashcomb Dr (2025); 2,659 on Ashcomb Dr (2025); 2,675 on Ashcomb Dr (2025); 13,014 on Via la Entrada (2025); 28,987 on S Brentwood Dr (2025); 2,346 on Samgerry Dr (2025); 1,566 on Sam Gerry Dr (2025); 1,074 on Gumbiner St (2025)		
Frontage	250' on E Amar Rd		
Commuter Rail	Covina		11 min drive
	Industry		11 min drive
	Ontario International		30 min drive
Airport	Long Beach (Daugherty Field)		41 min drive
	John Wayne/Orange County		41 min drive
Walk Score ®	Very Walkable (77)		



341-357 Azusa Ave - West Covina Village Shopping Center



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

Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	19,000 SF (74.8%)
Built	1982
Tenancy	Multiple
Available	4,780 SF
Max Contiguous	4,780 SF
Asking Rent	\$1.70 SF/Month/NNN
Frontage	107' on Azusa Ave
Parking Spaces	1.55/1,000 SF; 30 Surface Spaces



Property Details

Land Area	0.81 AC (35,249 SF)	Zoning	WCC5*
Building FAR	0.54	Parcel	8455-001-023

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Retail	Direct	4,780	4,780	4,780	\$1.70 NNN	Vacant	3 - 5 Years

Amenities

- Bus Line

Transportation

Parking Details	1.55/1,000 SF; 30 Surface Spaces		
Traffic Volume	48,173 on E Thelborn St (2025); 48,173 on E Garvey Ave N (2025); 40,141 on I- 10 (2025); 205,472 on N Fleetwell Ave (2025); 224,992 on S Azusa Ave (2025); 196,708 on I- 10 (2025); 196,500 on I- 10 (2022); 48,896 on I- 10 (2025); 39,942 on E Puente Ave (2025)		
Frontage	107' on Azusa Ave		
Commuter Rail	Covina		6 min drive
	Baldwin Park		8 min drive
Airport	Ontario International		27 min drive
	Long Beach (Daugherty Field)		40 min drive
	John Wayne/Orange County		46 min drive
Walk Score ®	Somewhat Walkable (66)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Tasty Goody Chinese Fast Food	1	4,950	18	Nov 2018	May 2028
Ultra Mist Vape	1	2,600	-	Sep 2017	-

Showing 2 of 2 Tenants



405-437 Azusa Ave - West Covina Village Shopping Center



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

Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	28,658 SF (82.6%)
Built	1982
Tenancy	Multiple
Available	5,000 SF
Max Contiguous	5,000 SF
Asking Rent	\$1.70 SF/Month/NNN
Frontage	314' on Azusa Ave
Parking Spaces	2.09/1,000 SF; 60 Surface Spaces



Property Details

Land Area	1.19 AC (52,050 SF)	Zoning	WCC5*
Building FAR	0.55	Parcel	8455-001-023

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	437	Retail	Direct	5,000	5,000	5,000	\$1.70 NNN	Vacant	3 - 5 Years

Amenities

- Bus Line

Transportation

Parking Details	2.09/1,000 SF; 60 Surface Spaces		
Traffic Volume	48,173 on E Thelborn St (2025); 48,173 on E Garvey Ave N (2025); 40,141 on I- 10 (2025); 205,472 on N Fleetwell Ave (2025); 39,942 on E Puente Ave (2025); 224,992 on S Azusa Ave (2025); 196,708 on I- 10 (2025); 196,500 on I- 10 (2022); 7,631 on N Neil St (2025)		
Frontage	314' on Azusa Ave		
Commuter Rail	Covina		5 min drive
	Baldwin Park		7 min drive
	Ontario International		31 min drive
Airport	Long Beach (Daugherty Field)		41 min drive
	Bob Hope		45 min drive
Walk Score ®	Very Walkable (78)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
AAA	1	6,380	-	Jan 2016	-
Sonny Salon & Day Spa	1	3,299	2	Sep 2012	-
OneMain Financial	1	3,257	-	Jun 2012	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Edible Arrangements	1	2,000	7	Feb 2022	-
US Navy Recruiting Center	1	1,600	-	Jun 2012	-

Showing 5 of 10 Tenants



443-451 Azusa Ave - West Covina Village Shopping Center



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

Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	12,219 SF (73.0%)
Built	1982
Tenancy	Multiple
Available	3,300 SF
Max Contiguous	3,300 SF
Asking Rent	\$1.70 SF/Month/NNN
Frontage	155' on Rowland Ave
Parking Spaces	1.64/1,000 SF; 20 Surface Spaces



Property Details

Land Area	0.51 AC (22,194 SF)	Zoning	WCC5*
Building FAR	0.55	Parcel	8455-001-023

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Office/Medical	Direct	3,300	3,300	3,300	\$1.70 NNN	Vacant	3 - 5 Years

Amenities

- Bus Line

Transportation

Parking Details	1.64/1,000 SF; 20 Surface Spaces		
Traffic Volume	48,173 on E Thelborn St (2025); 48,173 on E Garvey Ave N (2025); 39,942 on E Puente Ave (2025); 7,631 on N Neil St (2025); 40,141 on I- 10 (2025); 205,472 on N Fleetwell Ave (2025); 224,992 on S Azusa Ave (2025); 196,708 on I- 10 (2025); 196,500 on I- 10 (2022)		
Frontage	155' on Rowland Ave		
Commuter Rail	Covina		5 min drive
	Baldwin Park		7 min drive
	Ontario International		26 min drive
Airport	Long Beach (Daugherty Field)		39 min drive
	John Wayne/Orange County		45 min drive
Walk Score ®	Very Walkable (78)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Our Dental Office	1	3,300	-	Feb 2017	-
Entourage	1	2,083	5	Jun 2012	-
Wateria	1	1,500	3	Jul 2023	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Bath & Furry Works	1	1,400	8	Feb 2017	-
Entourage Hair Salon	1	1,400	-	Feb 2017	-

Showing 5 of 5 Tenants



327-337 N Azusa Ave - West Covina Village Shopping Center



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

Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	9,920 SF (57.7%)
Built	1983
Tenancy	Multiple
Available	4,200 SF
Max Contiguous	4,200 SF
Asking Rent	\$1.70 SF/Month/NNN
Frontage	164' on Workman Ave
Parking Spaces	2.02/1,000 SF; 20 Surface Spaces; Covered Spaces Available



Property Details

Land Area	0.41 AC (17,860 SF)	Zoning	WCC5*
Building FAR	0.56	Parcel	8455-001-023

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	331	Retail	Direct	4,200	4,200	4,200	\$1.70 NNN	Vacant	3 - 5 Years

Amenities

- Bus Line

Transportation

Parking Details	2.02/1,000 SF; 20 Surface Spaces; Covered Spaces Available		
Traffic Volume	48,173 on E Garvey Ave N (2025); 48,173 on E Thelborn St (2025); 40,141 on I- 10 (2025); 205,472 on N Fleetwell Ave (2025); 224,992 on S Azusa Ave (2025); 196,708 on I- 10 (2025); 196,500 on I- 10 (2022); 48,896 on I- 10 (2025); 237,685 on S Hollenbeck St (2025)		
Frontage	164' on Workman Ave		
Commuter Rail	Covina 	9 min drive	
	Baldwin Park 	10 min drive	
Airport	Ontario International	26 min drive	
	Long Beach (Daugherty Field)	35 min drive	
	Bob Hope	38 min drive	
Walk Score [®]	Very Walkable (76)		



441 N Azusa Ave - West Covina Village Shopping Center

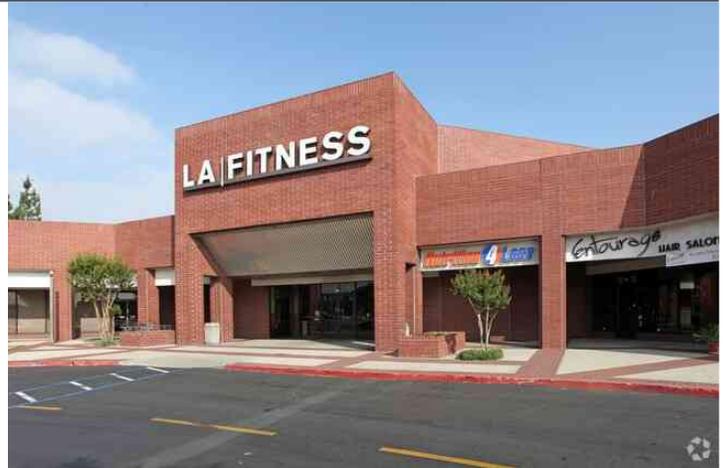


West Covina, California 91791 (Los Angeles County) - Eastern SGV Submarket

Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	25,000 SF (0.0%)
Built	1982
Tenancy	Single
Available	25,000 SF
Max Contiguous	25,000 SF
Asking Rent	\$1.60 SF/Month/NNN
Frontage	135' on Azusa Ave
Parking Spaces	2.40/1,000 SF; 60 Surface Spaces



Property Details

Land Area	1.66 AC (72,283 SF)	Zoning	WCC5*
Building FAR	0.35	Parcel	8455-001-023

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	441	Retail	Direct	25,000	25,000	25,000	\$1.60 NNN	Vacant	5 - 10 Years

Amenities

- Bus Line
- Signage

Transportation

Parking Details	2.40/1,000 SF; 60 Surface Spaces		
Traffic Volume	48,173 on E Thelborn St (2025); 48,173 on E Garvey Ave N (2025); 39,942 on E Puente Ave (2025); 7,631 on N Neil St (2025); 40,141 on I- 10 (2025); 205,472 on N Fleetwell Ave (2025); 224,992 on S Azusa Ave (2025); 196,708 on I- 10 (2025); 196,500 on I- 10 (2022)		
Frontage	135' on Azusa Ave		
Commuter Rail	Covina		5 min drive
	Baldwin Park		7 min drive
Airport	Ontario International		26 min drive
	Long Beach (Daugherty Field)		39 min drive
	John Wayne/Orange County		45 min drive
Walk Score ®	Very Walkable (78)		



463-467 N Azusa Ave - West Covina Village Shopping Center



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

Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	8,119 SF (79.4%)
Built	1982
Tenancy	Multiple
Available	1,675 SF
Max Contiguous	1,675 SF
Asking Rent	\$2.20 SF/Month/NNN
Frontage	121' on Azusa Ave
Parking Spaces	3.08/1,000 SF; Covered Spaces Available; 25 Surface Spaces



Property Details

Land Area	0.34 AC (14,810 SF)	Zoning	WCC5*
Building FAR	0.55	Parcel	8455-001-023

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	463	Retail	Direct	1,675	1,675	1,675	\$2.20 NNN	Vacant	3 - 5 Years

Amenities

- Bus Line
- Signalized Intersection

Transportation

Parking Details	3.08/1,000 SF; Covered Spaces Available; 25 Surface Spaces		
Traffic Volume	48,173 on E Thelborn St (2025); 48,173 on E Garvey Ave N (2025); 7,631 on N Neil St (2025); 39,942 on E Puente Ave (2025); 40,141 on I- 10 (2025); 205,472 on N Fleetwell Ave (2025); 196,708 on I- 10 (2025); 196,500 on I- 10 (2022); 224,992 on S Azusa Ave (2025)		
Frontage	121' on Azusa Ave		
Commuter Rail	Covina		6 min drive
	Baldwin Park		8 min drive
	Ontario International		26 min drive
Airport	Long Beach (Daugherty Field)		39 min drive
	John Wayne/Orange County		46 min drive
Walk Score ®	Very Walkable (79)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
FedEx Office	1	3,953	16	Feb 2010	-
Neptune Society	1	2,030	4	Jun 2012	-
Wingstop	1	1,355	5	Oct 2016	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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Showing 3 of 3 Tenants



1750 W Cameron Ave - Bldg B

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



Office

Property Summary

RBA (% Leased)	4,137 SF (67.4%)
Built	1980
Stories	1
Elevators	None
Typical Floor	4,137 SF
Tenancy	Multiple
Available	1,348 SF
Max Contiguous	1,348 SF
Asking Rent	\$2.10 SF/Month/FS
Parking Spaces	2.19/1,000 SF; 9 Surface Spaces



Property Details

Land Area	0.42 AC (18,295 SF)	Zoning	OPMU
Building FAR	0.23	Parcel	8468-015-026
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	102	Office	Direct	1,348	1,348	1,348	\$2.10 FS	Vacant	Negotiable

Amenities

- Food Service
- Food Service

Transportation

Parking Details	2.19/1,000 SF; 9 Surface Spaces		
Traffic Volume	178,761 on W Pacific Ave (2025); 175,782 on W Pacific Ave (2025); 22,185 on S Orange Ave (2025); 226,798 on W Pacific Ave (2025); 17,665 on N Leland Ave (2018); 219,130 on Puente Ave (2025); 21,017 on Puente Ave (2025); 15,089 on Macdevitt St (2025); 7,911 on N Morris Ave (2025); 2,422 on Sierra Way (2025)		
Commuter Rail	Baldwin Park		5 min drive
	Covina		10 min drive
	Ontario International		29 min drive
Airport	Long Beach (Daugherty Field)		37 min drive
	Bob Hope		43 min drive
Walk Score [®]	Somewhat Walkable (53)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Eastland Health Care	1	600	4	Jul 2016	-
Community Service Agency	1	300	2	Jul 2016	-
Diltex	1	-	5	Jul 2016	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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Showing 3 of 3 Tenants



2539 E Garvey Ave N

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



Retail

Property Summary

GLA (% Leased)	47,100 SF (9.6%)
Built	2025
Tenancy	Multiple
Available	1,300 - 47,100 SF
Max Contiguous	35,000 SF
Asking Rent	\$3.50 SF/Month/NNN
Frontage	234' on East Garvey Avenue North
Frontage	216' on East Garvey Avenue South
Parking Spaces	4.23/1,000 SF; 199 Surface Spaces



Property Details

Land Area	3.67 AC (159,865 SF)	Zoning	C2
Building FAR	0.29	Parcel	8453-015-020 (+1 more)

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 1	Anchor	Retail	Direct	35,000	35,000	35,000	Withheld	Vacant	Negotiable
P 1	-	Retail	Direct	1,300 - 7,600	7,600	7,600	\$3.50 NNN	Vacant	Negotiable
P 1	-	Office/Retail	Direct	4,500	4,500	4,500	\$5.56 NNN	60 Days	Negotiable

Amenities

- Drive Thru
- Drive Thru

Transportation

Parking Details	4.23/1,000 SF; 199 Surface Spaces		
Traffic Volume	225,293 on E Garvey Ave S (2024); 208,736 on N Citrus St (2025); 227,047 on E Garvey Ave S (2025); 224,992 on N Mockingbird Ln (2025); 8,266 on S Albertson Ave (2025); 9,992 on S 2nd Ave (2025); 27,757 on E Shoppers Ln (2025); 229,273 on N Citrus Ave (2024); 232,089 on N Citrus Ave (2025); 14,822 on W Rowland St (2025)		
Frontage	216' on East Garvey Avenue South; 234' on East Garvey Avenue North		
Commuter Rail	Covina		5 min drive
	Baldwin Park		10 min drive
Airport	Ontario International		27 min drive
	Long Beach (Daugherty Field)		41 min drive
	John Wayne/Orange County		45 min drive
Walk Score ©	Very Walkable (74)		



450 S Glendora Ave - Samantha Courtyard



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

Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	20,912 SF (92.4%)
Built/Renovated	1963/2003
Tenancy	Multiple
Available	1,600 SF
Max Contiguous	1,600 SF
Asking Rent	\$1.70 SF/Month/NNN
Frontage	559' on S Glendora Ave
Frontage	539' on Valinda Ave
Parking Spaces	4.88/1,000 SF; 96 Surface Spaces



Property Details

Land Area	2.25 AC (98,184 SF)	Zoning	CS
Building FAR	0.21	Parcel	8476-024-013

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	516	Office	Direct	1,600	1,600	1,600	\$1.70 NNN	Vacant	Negotiable

Amenities

- Bus Line
- Dedicated Turn Lane

Transportation

Parking Details	4.88/1,000 SF; 96 Surface Spaces		
Traffic Volume	17,696 on E Service Ave (2025); 6,146 on W West Covina Pkwy (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	559' on S Glendora Ave; 539' on Valinda Ave		
Commuter Rail	Baldwin Park		7 min drive
	Covina		8 min drive
	Ontario International		32 min drive
Airport	Long Beach (Daugherty Field)		38 min drive
	Bob Hope		44 min drive
Walk Score [®]	Very Walkable (88)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Coldwell Banker Leaders	1	3,000	20	May 2015	-
Blooming Beauty	1	2,051	-	Apr 2012	-
Salon Zuri & Spa	1	2,051	7	Apr 2012	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
CosmoProf	1	1,950	4	Jul 2008	-
National Leaders Escrow	1	500	-	Sep 2024	-

Showing 5 of 14 Tenants



1210-1222 S Glendora Ave



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

Office

Property Summary

RBA (% Leased)	5,500 SF (100%)
Built	1979
Stories	1
Elevators	None
Typical Floor	5,500 SF
Tenancy	Multiple
Available	900 SF
Max Contiguous	900 SF
Asking Rent	\$1.98 SF/Month/MG
Parking Spaces	4.36/1,000 SF; 24 Surface Spaces



Property Details

Land Area	0.97 AC (42,253 SF)	Zoning	WCOP*
Building FAR	0.13	Parcel	8488-019-031
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Office	Sublet	900	900	900	\$1.98 MG	Vacant	Thru Jun 2027

Amenities

- 24 Hour Access
- Bus Line

Transportation

Parking Details	4.36/1,000 SF; 24 Surface Spaces		
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)		
Commuter Rail	Baldwin Park		8 min drive
	Covina		10 min drive
	Ontario International		29 min drive
Airport	Long Beach (Daugherty Field)		39 min drive
	John Wayne/Orange County		47 min drive
Walk Score [®]	Very Walkable (79)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Law Office-Veronica Villegas	1	600	4	Jul 2016	-
Chartwell Staffing	1	500	13	Jul 2022	-
Special Service for Groups, Inc.	1	500	-	Jun 2021	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Speech Improvement Center	1	500	5	Oct 2025	-
Thai Massage	1	200	2	Sep 2010	-

Showing 5 of 7 Tenants



1240 Lakes Dr - Lakes Entertainment Center

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



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	7,400 SF (86.5%)
Built/Renovated	2000/2005
Tenancy	Multiple
Available	1,000 SF
Max Contiguous	1,000 SF
Asking Rent	\$3.25 SF/Month/NNN
Frontage	258' on Lakes Dr



Property Details

Land Area	0.37 AC (16,117 SF)	Zoning	WCCR*
Building FAR	0.46	Parcel	8474-011-043

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	1240 B	Retail	Direct	1,000	1,000	1,000	\$3.25 NNN	Vacant	Negotiable

Transportation

Traffic Volume	235,863 on N Toland Ave (2025); 182,015 on I- 10 (2024); 205,472 on N Vincent Ave (2025); 192,117 on N Vincent Ave (2025); 181,692 on I- 10 (2025); 17,696 on E Service Ave (2025); 6,146 on W West Covina Pkwy (2025); 13,737 on S Valinda Ave (2025); 19,522 on E Herring Ave (2025); 224,992 on S Azusa Ave (2025)								
Frontage	258' on Lakes Dr								
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							43 min drive	
Walk Score ®	Very Walkable (82)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Anna's Pizza	1	2,000	5	Dec 2013	-
Crazy Mike's Tacos	1	2,000	-	Dec 2014	-
Jasmine Cafe	1	2,000	-	Jul 2021	Jul 2026
I-Sweet Dessert	1	1,000	-	Nov 2013	-
C M K G Llc	1	-	-	Dec 2017	-

Showing 5 of 7 Tenants



1000 Lakes Dr S - West Tower

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



Office

Property Summary

RBA (% Leased)	93,400 SF (94.9%)
Built/Renovated	1989/2019
Stories	4
Typical Floor	23,771 SF
Tenancy	Multiple
Available	723 - 4,743 SF
Max Contiguous	1,526 SF
Asking Rent	\$2.95 SF/Month/FS
Parking Spaces	3.16/1,000 SF; 50 Surface Spaces; 250 Covered Spaces



Property Details

Land Area	1.03 AC (44,867 SF)	Owner Occupied	No
Building FAR	2.08	Zoning	CR
Slab to Slab	11'	Parcel	8474-011-026

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 3	310	Office	Direct	1,526	1,526	1,526	\$2.95 FS	Vacant	Negotiable
P 3	340	Office	Direct	1,403	1,403	1,403	\$2.95 FS	Vacant	Negotiable
P 3	366	Office	Direct	1,091	1,091	1,091	\$2.95 FS	Vacant	Negotiable
P 3	330	Office	Direct	723	723	723	\$2.95 FS	Vacant	Negotiable

Amenities

- 24 Hour Access
- Conferencing Facility
- Pond
- Security System
- Air Conditioning
- Courtyard
- Property Manager on Site
- Security System
- Air Conditioning
- Food Service
- Reception
- Security System
- Air Conditioning
- Food Service
- Reception

Transportation

Parking Details	3.16/1,000 SF; 50 Surface Spaces; 250 Covered Spaces		
Traffic Volume	235,863 on N Toland Ave (2025); 205,472 on N Vincent Ave (2025); 192,117 on N Vincent Ave (2025); 182,015 on I-10 (2024); 181,692 on I-10 (2025); 6,146 on W West Covina Pkwy (2025); 17,696 on E Service Ave (2025); 13,737 on S Valinda Ave (2025); 19,522 on E Herring Ave (2025); 224,992 on S Azusa Ave (2025)		
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		43 min drive
Walk Score [®]	Very Walkable (84)		



Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Wells Fargo Bank	1-2	23,718	90	Dec 1997	Jan 2028
Trilogy Financial Service	3	5,714	13	Jan 2016	-
Defense Contract Audit Agency	4	4,437	10	Aug 2010	-
Naked MD	1	3,970	17	May 2024	-
Valley Power Systems	3	3,923	26	Oct 2024	-

Showing 5 of 27 Tenants



728-730 S Orange Ave

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



Retail

Property Summary

GLA (% Leased)	106,784 SF (83.8%)
Built	1961
Tenancy	Multiple
Available	17,310 SF
Max Contiguous	17,310 SF
Asking Rent	\$0.95 SF/Month/NNN
Frontage	Orange
Frontage	S. Orange
Parking Spaces	4.94/1,000 SF; 391 Surface Spaces; Covered Spaces Available



Property Details

Land Area	8.22 AC (358,063 SF)	Zoning	CR, West Covina
Building FAR	0.30	Parcel	8474-001-018

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Retail	Direct	17,310	17,310	17,310	\$0.95 NNN	Vacant	Negotiable

Amenities

- Freeway Visibility
- Pylon Sign

Transportation

Parking Details	4.94/1,000 SF; 391 Surface Spaces; Covered Spaces Available		
Traffic Volume	22,185 on S Orange Ave (2025); 175,782 on W Pacific Ave (2025); 178,761 on W Pacific Ave (2025); 226,798 on W Pacific Ave (2025); 17,665 on N Leland Ave (2018); 219,130 on Puente Ave (2025); 21,017 on Puente Ave (2025); 182,015 on I-10 (2024); 15,089 on Macdevitt St (2025); 181,692 on I-10 (2025)		
Commuter Rail	Baldwin Park		5 min drive
	Covina		9 min drive
Airport	Ontario International		28 min drive
	Long Beach (Daugherty Field)		37 min drive
	Bob Hope		42 min drive
Walk Score [®]	Somewhat Walkable (69)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Floor & Decor	1	60,000	50	Jan 2021	-
Purrfect Auto Service	1	8,000	4	Nov 2019	-

Showing 2 of 2 Tenants



1760 W Cameron Ave - Cameron Office Park

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



Office

Property Summary

RBA (% Leased)	4,445 SF (43.9%)
Built	1981
Stories	1
Elevators	None
Typical Floor	4,445 SF
Tenancy	Multiple
Available	945 - 2,493 SF
Max Contiguous	2,493 SF
Asking Rent	\$2.10 SF/Month/FS
Parking Spaces	4.00/1,000 SF; 7 Surface Spaces



Property Details

Land Area	0.42 AC (18,295 SF)	Zoning	OPMU
Building FAR	0.24	Parcel	8468-015-027
Owner Occupied	No		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	104	Office	Direct	1,548	2,493	2,493	\$2.10 FS	Vacant	Negotiable
P 1	103	Office	Direct	945	2,493	2,493	\$2.10 FS	Vacant	Negotiable

Amenities

- Food Service
- Food Service

Transportation

Parking Details	4.00/1,000 SF; 7 Surface Spaces		
Traffic Volume	178,761 on W Pacific Ave (2025); 175,782 on W Pacific Ave (2025); 22,185 on S Orange Ave (2025); 226,798 on W Pacific Ave (2025); 219,130 on Puente Ave (2025); 17,665 on N Leland Ave (2018); 21,017 on Puente Ave (2025); 15,089 on Macdevitt St (2025); 7,911 on N Morris Ave (2025); 2,422 on Sierra Way (2025)		
Commuter Rail	Baldwin Park		5 min drive
	Covina		10 min drive
	Ontario International		29 min drive
Airport	Long Beach (Daugherty Field)		37 min drive
	Bob Hope		42 min drive
Walk Score ®	Somewhat Walkable (53)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Unipacific Inc	1	1,244	-	May 2017	-
Right at Home incare Service	1	500	-	Oct 2017	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sd Design & Construction	1	500	-	Jun 2023	-
Shin Construction	1	-	5	Jan 2019	-

Showing 4 of 4 Tenants



120 S California Ave - Plaza West Covina



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

Retail

Property Summary

Center Type	Super Regional Mall
GLA (% Leased)	4,441 SF (40.2%)
Built	1993
Tenancy	Multiple
Available	2,655 SF
Max Contiguous	2,655 SF
Asking Rent	Withheld



Property Details

Land Area	0.22 AC (9,677 SF)	Zoning	WCCR*
Building FAR	0.46	Parcel	8474-007-032

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	7007A	Retail	Direct	2,655	2,655	2,655	Withheld	Vacant	1 - 10 Years

Transportation

Traffic Volume	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); 6,146 on W West Covina Pkwy (2025); 235,863 on N Toland Ave (2025); 17,696 on E Service Ave (2025); 13,737 on S Valinda Ave (2025); 226,798 on W Pacific Ave (2025); 19,522 on E Herring Ave (2025)									
Commuter Rail	Baldwin Park									8 min drive
	Covina									9 min drive
Airport	Ontario International								28 min drive	
	Long Beach (Daugherty Field)								39 min drive	
	Bob Hope								44 min drive	
Walk Score [®]	Very Walkable (85)									

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Jamba Juice	1	1,670	-	Sep 2021	-

Showing 1 of 1 Tenants



310-332 S California Ave - Plaza West Covina



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

Retail

Property Summary

Center Type	Super Regional Mall
GLA (% Leased)	27,424 SF (89.9%)
Built	1994
Tenancy	Multiple
Available	2,781 SF
Max Contiguous	2,781 SF
Asking Rent	Withheld



Property Details

Land Area	0.92 AC (40,045 SF)	Parcel	8474-007-034
Building FAR	0.68		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	7504B	Retail	Direct	2,781	2,781	2,781	Withheld	Vacant	1 - 10 Years

Amenities

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

Transportation

Traffic Volume	182,015 on I- 10 (2024); 6,146 on W West Covina Pkwy (2025); 17,696 on E Service Ave (2025); 205,472 on N Vincent Ave (2025); 181,692 on I- 10 (2025); 192,117 on N Vincent Ave (2025); 235,863 on N Toland Ave (2025); 13,737 on S Valinda Ave (2025); 19,522 on E Herring Ave (2025); 226,798 on W Pacific Ave (2025)		
Commuter Rail	Baldwin Park		6 min drive
	Covina		7 min drive
	Ontario International		31 min drive
Airport	Long Beach (Daugherty Field)		39 min drive
	Bob Hope		43 min drive
Walk Score [®]	Very Walkable (87)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ocean Buffet	1	10,254	-	Feb 2026	-
America's Best Contacts & Eyeglasses	1	3,500	4	Dec 2016	Dec 2026
Schools First Federal Credit Union	1	3,200	23	Jul 2017	-
California Fish Grill	1	2,654	-	Feb 2026	-
Urbane Cafe	1	2,000	-	Aug 2025	-



Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
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Showing 5 of 9 Tenants



2753 E Eastland Center Dr - Eastland Center



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

Retail

Property Summary

Center Type	Power Center
GLA (% Leased)	120,000 SF (0.0%)
Built	1979
Tenancy	Single
Available	120,000 SF
Max Contiguous	120,000 SF
Asking Rent	Withheld
Frontage	169' on East Garvey Avenue North



Property Details

Land Area	6.13 AC (267,023 SF)	Zoning	WCCR*
Building FAR	0.45	Parcel	8451-012-028 (+1 more)

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 1	101	Retail	Direct	120,000	120,000	120,000	Withheld	Vacant	Negotiable

Transportation

Traffic Volume	229,273 on N Citrus Ave (2024); 232,089 on N Citrus Ave (2025); 9,992 on S 2nd Ave (2025); 208,736 on N Citrus St (2025); 227,047 on E Garvey Ave S (2025); 225,293 on E Garvey Ave S (2024); 230,129 on N Barranca St (2025); 27,757 on E Shoppers Ln (2025); 208,594 on I-10 (2025)								
Frontage	169' on East Garvey Avenue North								
Commuter Rail	Covina								4 min drive
	Baldwin Park								8 min drive
	Ontario International						29 min drive		
Airport	Long Beach (Daugherty Field)						41 min drive		
	John Wayne/Orange County						44 min drive		
Walk Score [®]	Very Walkable (80)								



2753 E Eastland Center Dr - Eastland Center



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

Retail

Property Summary

Center Type	Power Center
GLA (% Leased)	243,621 SF (74.4%)
Built/Renovated	1975/1996
Tenancy	Multiple
Available	974 - 65,321 SF
Max Contiguous	41,581 SF
Asking Rent	Withheld
Frontage	793' on Eastland Center Dr
Frontage	673' on Workman Ave
Parking Spaces	4.86/1,000 SF; 1183 Surface Spaces



Property Details

Land Area	12.07 AC (525,769 SF)	Zoning	WCCR*
Building FAR	0.46	Parcel	8451-012-055

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	302	Retail	Direct	10,000	10,000	10,000	Withheld	Vacant	Negotiable
P 1	402	Retail	Direct	9,716	9,716	9,716	Withheld	Vacant	Negotiable
P 1	370	Retail	Direct	3,050	3,050	3,050	Withheld	09/2027	Negotiable
P 1	328	Retail	Direct	974	974	974	Withheld	Vacant	Negotiable
P 2	220	Retail	Direct	41,581	41,581	41,581	Withheld	Vacant	Negotiable

Amenities

- Bus Line

Transportation

Parking Details	4.86/1,000 SF; 1183 Surface Spaces		
Traffic Volume	229,273 on N Citrus Ave (2024); 232,089 on N Citrus Ave (2025); 9,992 on S 2nd Ave (2025); 230,129 on N Barranca St (2025); 208,736 on N Citrus St (2025); 227,047 on E Garvey Ave S (2025); 208,594 on I-10 (2025); 225,293 on E Garvey Ave S (2024); 27,757 on E Shoppers Ln (2025)		
Frontage	793' on Eastland Center Dr; 673' on Workman Ave		
Commuter Rail	Covina		5 min drive
	Baldwin Park		10 min drive
	Ontario International		25 min drive
Airport	Long Beach (Daugherty Field)		41 min drive
	John Wayne/Orange County		44 min drive
Walk Score [®]	Very Walkable (80)		



Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Hobby Lobby	1	69,000	14	Jun 2014	-
Dick's Sporting Goods	2	48,942	150	Sep 2019	-
Ashley	2	37,900	20	Apr 2013	-
Ross Dress for Less	1	26,578	29	Jan 2011	-
DSW	1	18,764	23	Nov 2019	-

Showing 5 of 8 Tenants



1200-1208 W Francisquito Ave - Sunset & Francisquito Center



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

Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	48,798 SF (77.1%)
Built	2007
Tenancy	Multiple
Available	11,160 SF
Max Contiguous	11,160 SF
Asking Rent	Withheld



Property Details

Land Area	8.40 AC (365,904 SF)	Zoning	NC*
Building FAR	0.13	Parcel	8471-001-016

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Retail	Direct	11,160	11,160	11,160	Withheld	Vacant	Negotiable

Amenities

- 24 Hour Access

Transportation

Traffic Volume	6,608 on W Francisquito Ave (2025); 5,505 on W Rudyard St (2025); 394 on Janetdale St (2025); 381 on Janetdale St (2025); 532 on Delvale St (2025); 19,334 on S Tonopah Ave (2025); 19,568 on N Hacienda Blvd (2025); 772 on Fairgrove Ave (2025); 4,674 on Fairgrove Ave (2025); 4,591 on S Radway Ave (2025)								
Airport	Ontario International								31 min drive
	Long Beach (Daugherty Field)								37 min drive
	Bob Hope								44 min drive
Walk Score®	Very Walkable (70)								

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
dd's Discounts	1	13,000	32	Jan 2010	-
CitiWear	1	8,000	15	Jan 2019	-
Western Dental & Orthodontics	1	3,500	8	May 2020	-
Kanstar Outlet	1	1,200	-	Mar 2021	-
Metro by T-Mobile	1	1,100	5	May 2020	-

Showing 5 of 7 Tenants



400 S Glendora Ave

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



Retail

Property Summary

GLA (% Leased)	2,207 SF (0.0%)
Built	1968
Tenancy	Multiple
Available	2,207 SF
Max Contiguous	2,207 SF
Asking Rent	Withheld
Frontage	102' on Glendora Ave
Frontage	117' on Walnut Creek Pky
Parking Spaces	9.52/1,000 SF; Covered Spaces Available; 21 Surface Spaces



Property Details

Land Area	0.61 AC (26,572 SF)	Zoning	WCCS*
Building FAR	0.08	Parcel	8476-022-019

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Retail	Direct	2,207	2,207	2,207	Withheld	Vacant	Negotiable

Amenities

- Bus Line
- Drive Thru
- Drive Thru
- Pylon Sign

Transportation

Parking Details	9.52/1,000 SF; Covered Spaces Available; 21 Surface Spaces		
Traffic Volume	17,696 on E Service Ave (2025); 6,146 on W West Covina Pkwy (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	102' on Glendora Ave; 117' on Walnut Creek Pky		
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		43 min drive
Walk Score [®]	Very Walkable (88)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Mohammad Abdul Fielat	1	3,152	-	Dec 2021	-

Showing 1 of 1 Tenants



112 Plaza Dr - Plaza West Covina



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

Retail

Property Summary

Center Type	Super Regional Mall
GLA (% Leased)	702,934 SF (82.0%)
Built/Renovated	1974/1993
Tenancy	Multiple
Available	150 - 61,330 SF
Max Contiguous	24,521 SF
Asking Rent	Withheld
Frontage	3,289' on West Covina Parkway
Parking Spaces	4.86/1,000 SF; 6041 Surface Spaces



Property Details

Land Area	16.81 AC (732,244 SF)	Zoning	WCCR
Building FAR	0.96	Parcel	8474-007-037

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	130	Retail	Direct	24,521	24,521	24,521	Withheld	Vacant	Negotiable
P 1	1042	Retail	Direct	2,169	2,169	2,169	Withheld	Vacant	Negotiable
P 1	-	Retail	Direct	1,455	1,455	1,455	Withheld	Vacant	Negotiable
P 1	1028	Retail	Direct	1,401	1,401	1,401	Withheld	Vacant	Negotiable
P 1	184	Retail	Direct	1,378	1,378	1,378	Withheld	Vacant	Negotiable
P 1	238	Retail	Direct	1,348	1,348	1,348	Withheld	Vacant	Negotiable
P 1	170	Retail	Direct	1,276	1,276	1,276	Withheld	Vacant	Negotiable
P 1	-	Retail	Direct	1,042	1,042	1,042	Withheld	Vacant	Negotiable
P 1	1073	Retail	Direct	991	991	991	Withheld	Vacant	Negotiable
P 1	500	Retail	Direct	810	810	810	Withheld	Vacant	Negotiable
P 1	148	Retail	Direct	502	502	502	Withheld	Vacant	Negotiable
P 1	4628	Retail	Direct	150	150	150	Withheld	Vacant	Negotiable
P 2	542	Retail	Direct	6,956	6,956	6,956	Withheld	Vacant	Negotiable
P 2	2024	Retail	Direct	3,409	3,409	3,409	Withheld	Vacant	Negotiable
P 2	840	Retail	Direct	1,517	1,517	1,517	Withheld	Vacant	Negotiable
P 2	2475	Retail	Direct	1,499	1,499	1,499	Withheld	Vacant	Negotiable
P 2	705	Retail	Direct	1,485	1,485	1,485	Withheld	Vacant	Negotiable
P 2	591	Retail	Direct	1,469	1,469	1,469	Withheld	Vacant	Negotiable
P 2	657	Retail	Direct	1,384	1,384	1,384	Withheld	Vacant	Negotiable
P 2	2498	Retail	Direct	1,189	1,189	1,189	Withheld	Vacant	Negotiable
P 2	609	Retail	Direct	992	992	992	Withheld	Vacant	Negotiable



Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	FC1	Retail	Direct	822	822	822	Withheld	Vacant	Negotiable
P 2	FC2	Retail	Direct	821	821	821	Withheld	Vacant	Negotiable
P 2	FC3	Retail	Direct	819	819	819	Withheld	Vacant	Negotiable
P 2	FC10	Retail	Direct	804	804	804	Withheld	Vacant	Negotiable
P 2	2010	Retail	Direct	668	668	668	Withheld	Vacant	Negotiable
P 2	535	Retail	Direct	453	453	453	Withheld	Vacant	Negotiable

Amenities

- Car Charging Station
- Enclosed Mall
- Food Court
- Kiosk/Cart Space

Transportation

Parking Details	4.86/1,000 SF; 6041 Surface Spaces
Traffic Volume	182,015 on I- 10 (2024); 181,692 on I- 10 (2025); 205,472 on N Vincent Ave (2025); 192,117 on N Vincent Ave (2025); 226,798 on W Pacific Ave (2025); 6,146 on W West Covina Pkwy (2025); 22,185 on S Orange Ave (2025); 17,696 on E Service Ave (2025); 175,782 on W Pacific Ave (2025); 178,761 on W Pacific Ave (2025)
Frontage	3,289' on West Covina Parkway
Commuter Rail	Baldwin Park  7 min drive
	Covina  9 min drive
Airport	Ontario International 28 min drive
	Long Beach (Daugherty Field) 39 min drive
	Bob Hope 44 min drive
Walk Score [®]	Very Walkable (78)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
EoS Fitness	1	50,000	-	Dec 2025	-
Nordstrom Rack	2	30,000	70	Sep 2011	-
H&M	1	22,500	25	Feb 2026	-
Lazy Dog Restaurant & Bar	1	12,500	60	Nov 2011	-
Red Robin Gourmet Burgers	1	9,071	80	Nov 2005	-

Showing 5 of 112 Tenants

