

OFFERING MEMORANDUM



±51.7 ACRES

±51.7 AC | COVINA HIGHLANDS

Covina, California 91724



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In this Brochure, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Brochure is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by The Hoffman Company or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Seller and The Hoffman Company expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Brochure or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to Seller's obligations there under have been satisfied or waived. The Hoffman Company is not authorized to make any representations or agreements on behalf of Seller.

This Brochure is the Property of The Hoffman Company and may be used only by parties approved by The Hoffman Company. The Property is privately offered and, by accepting this Brochure, the party in possession hereof agrees (i) to return it to The Hoffman Company immediately upon request of The Hoffman Company or Seller and (ii) that this Brochure and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Brochure may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of The Hoffman Company and Seller.

Please be advised, Buyer acknowledges that The Hoffman Company Organization, may (1) act as an agent for more than one prospective Buyer on the subject property and/or (2) act as the agent for both the Buyer and Seller on the subject property. Any prospective Buyer requesting The Hoffman Company to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships with other prospective Buyers.

POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER - DISCLOSURE AND CONSENT (C.A.R. Form PRBS, 11/14)

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual broker's or salespersons (associate licensees) acting under the Broker's license. The associate licensees may be working out of the same or different office locations.

Multiple Buyers: Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Multiple Sellers: Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

Dual Agency: If Seller is represented by Broker, Seller acknowledges that broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both buyer and seller with regard to that property.

In the event of dual agency, seller and buyer agree that: (a) Broker, without the prior written consent of the Buyer, will not disclose to seller that the Buyer is willing to pay a price greater than the offered price; (b) Broker, without the prior written consent of the seller, will not disclose to the buyer that seller is willing to sell property at a price less than the listing price; and (c) other than as set forth in (a) and (b) above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

Offers not necessarily confidential: Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the seller.

Buyer and seller understand that Broker may represent more than one buyer or more than one seller and even both buyer and seller on the same transaction and consents to such relationships.

The terms and conditions set forth above apply to this Brochure in its entirety.

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1 PROPERTY OVERVIEW

THE PROPERTY

Location

20599 Mesquite Lane, Covina, CA 91724
Conveniently Located Off of the 10 Freeway at Holt Ave.
Unincorporated Los Angeles County
(Walnut Islands)

Project

Tentative Parcel Map No. 84343 merged 40 lots in one single lot of 51.7 acres. The current site is 51.7 acres. Final Tract Map Approved.

Land Area

±51.7 Acres

General Plan (Land Use Designation)

H2 (Residential 2 - 0-2 Du's Per Acre)

Zoning

A-1-40,000 (Light Ag. - 40,000 SF Minimum Lot Size)

Ownership

Tanfran Partners LLC

Project Status

Approved TTM & Final Map 84343

Environmental

The site currently has no environmental permits.

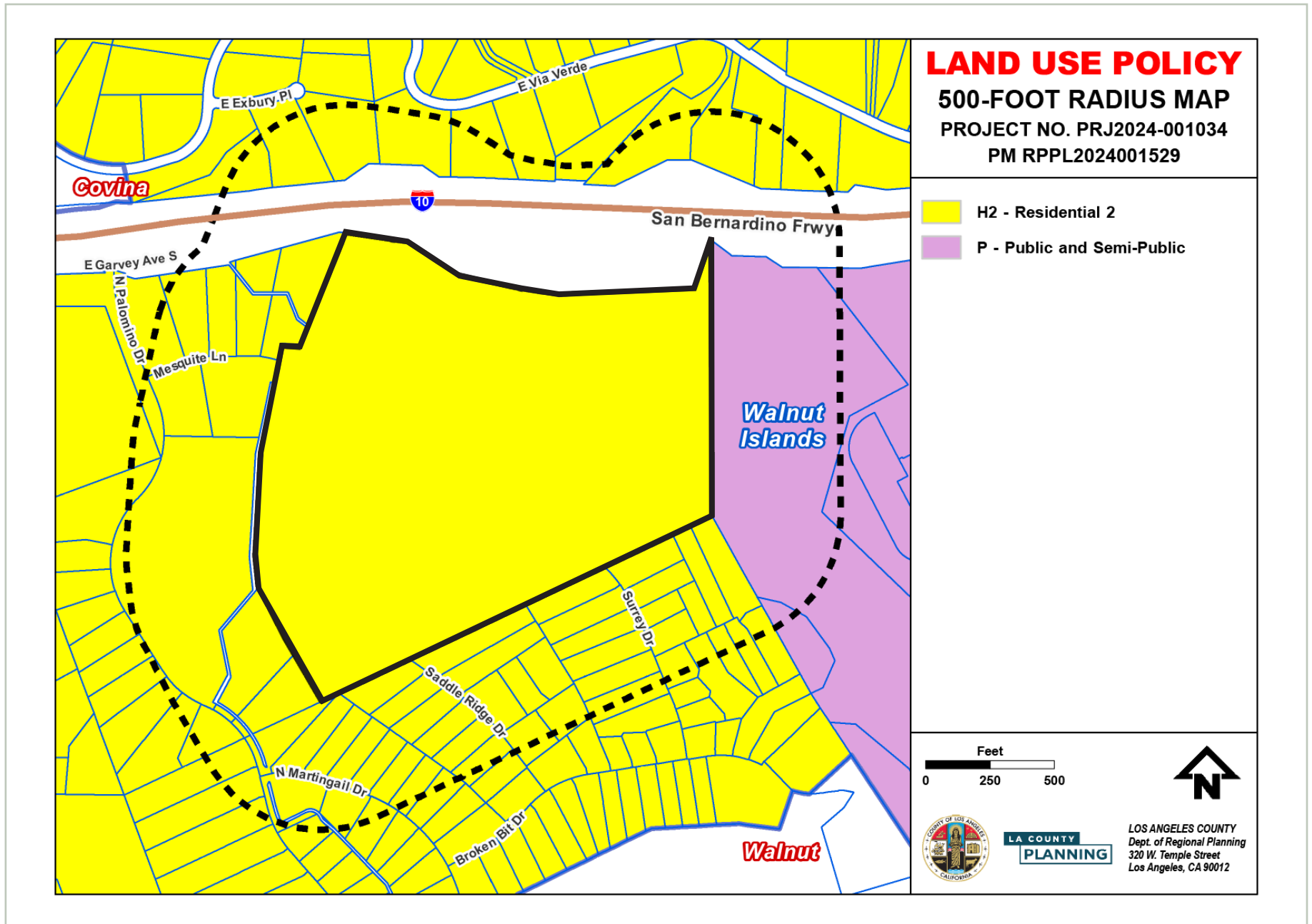
Easements

All easements have been vacated, except for flood control and non-exclusive access, road, and utility easement.

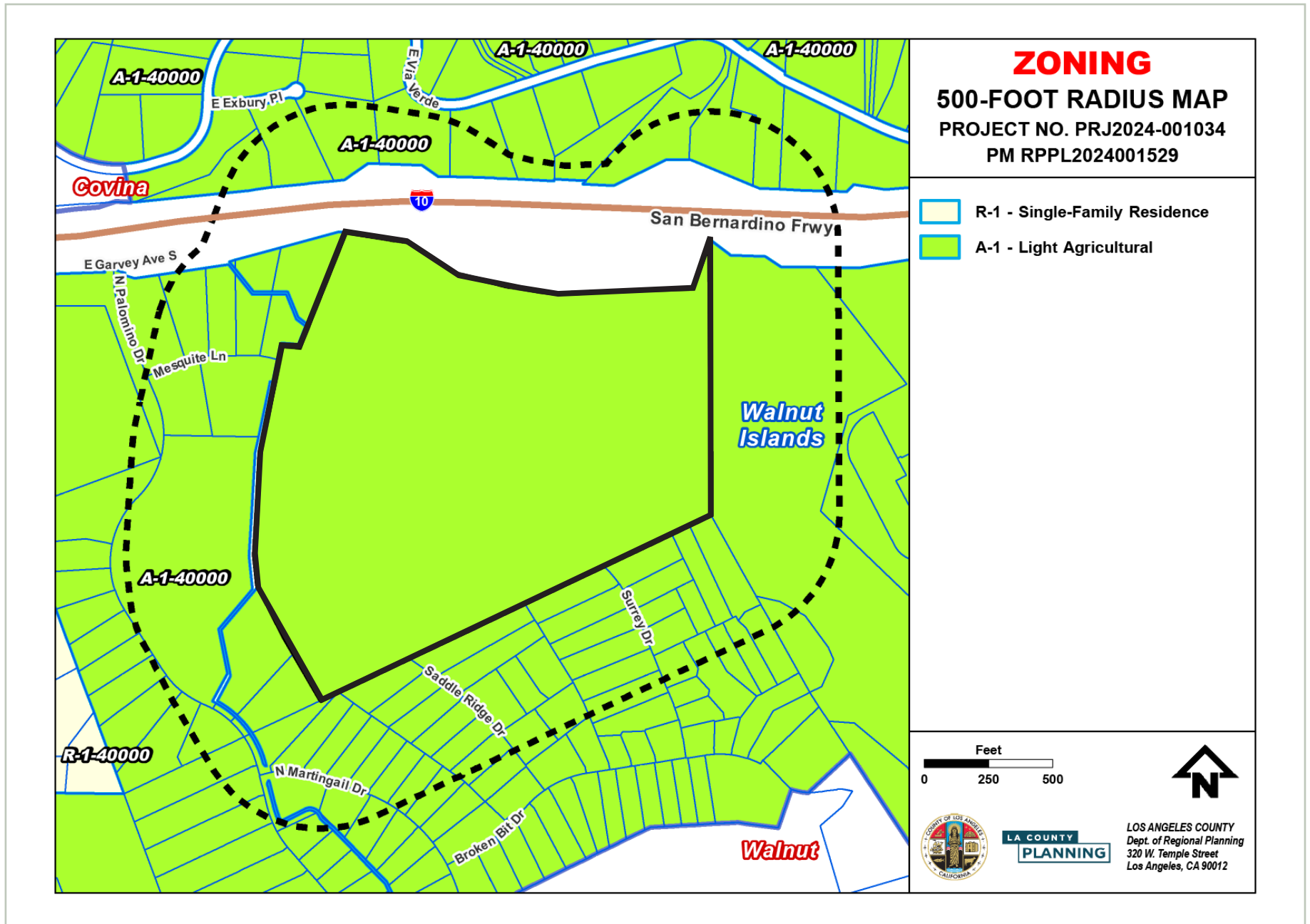


Offered at \$4,250,000

Land Use Map



Zoning Map

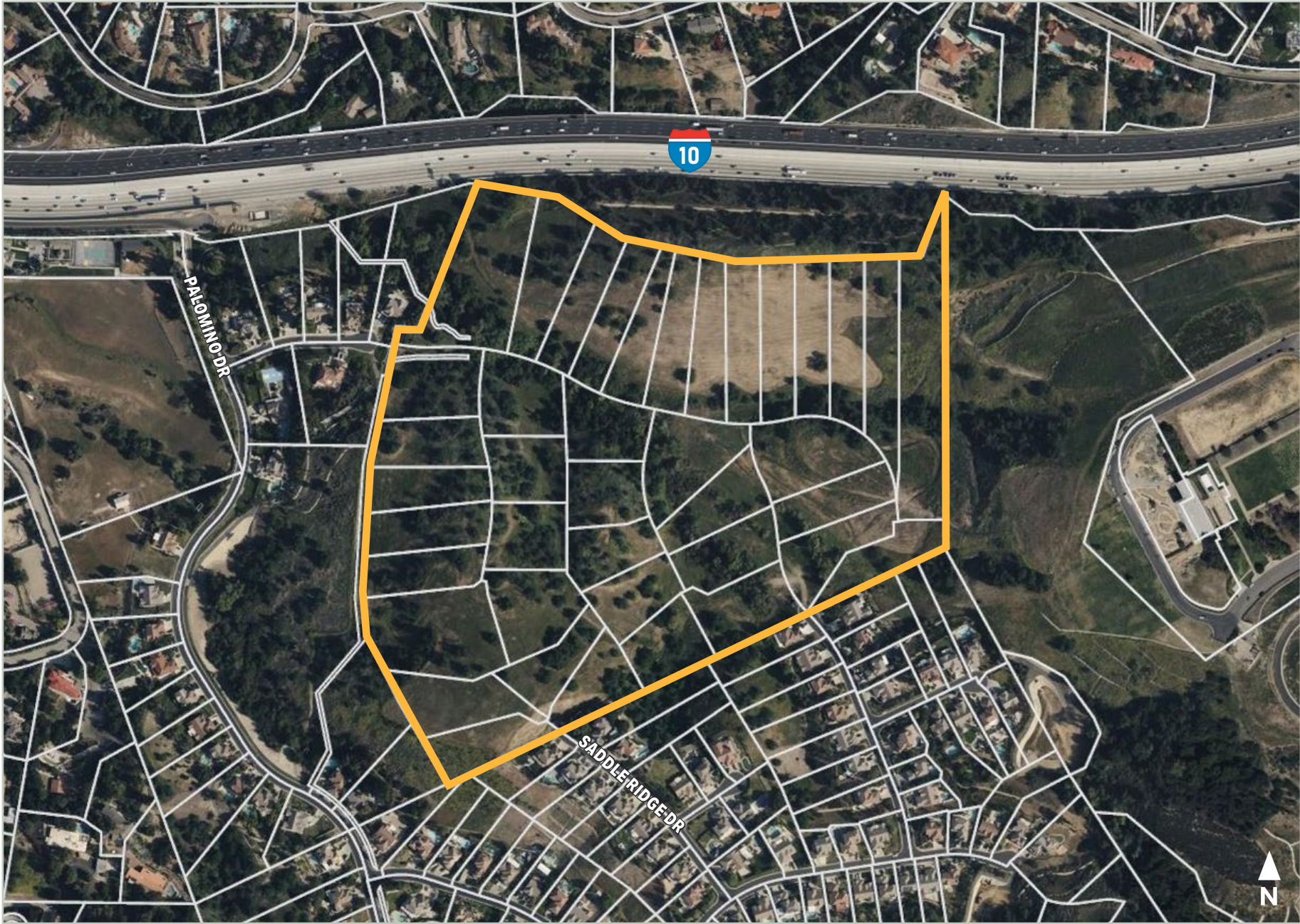




2

AERIALS + MAPS

Close-Up Parcel Aerial



Assessor's Parcel Map

8710

34
SHEET

P. A.
8710-1
8710-35

TRA
16734

REVISED
2017100419002001-06
201711227

2025121790006001-06

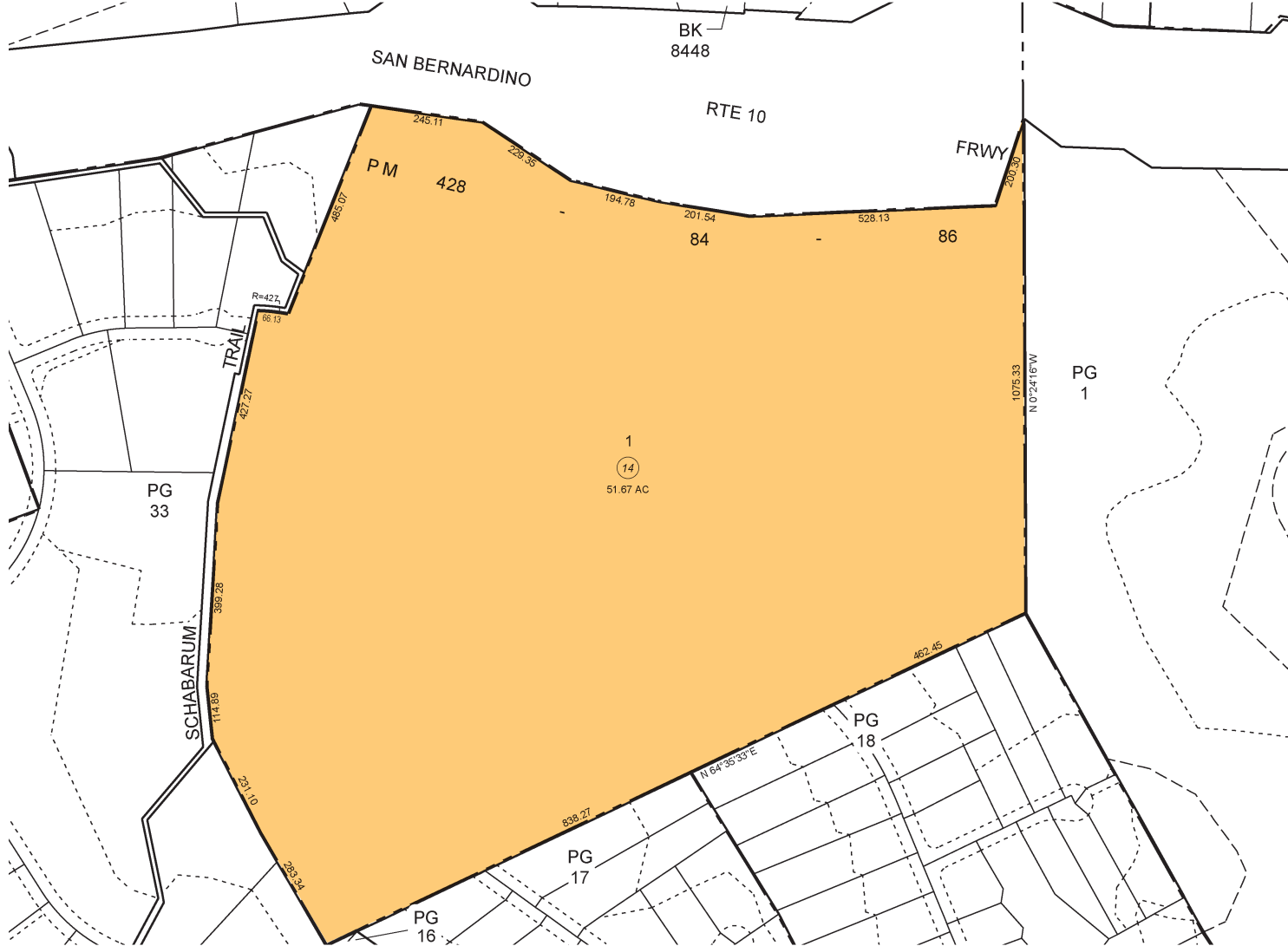
SEARCH NO

OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
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2026

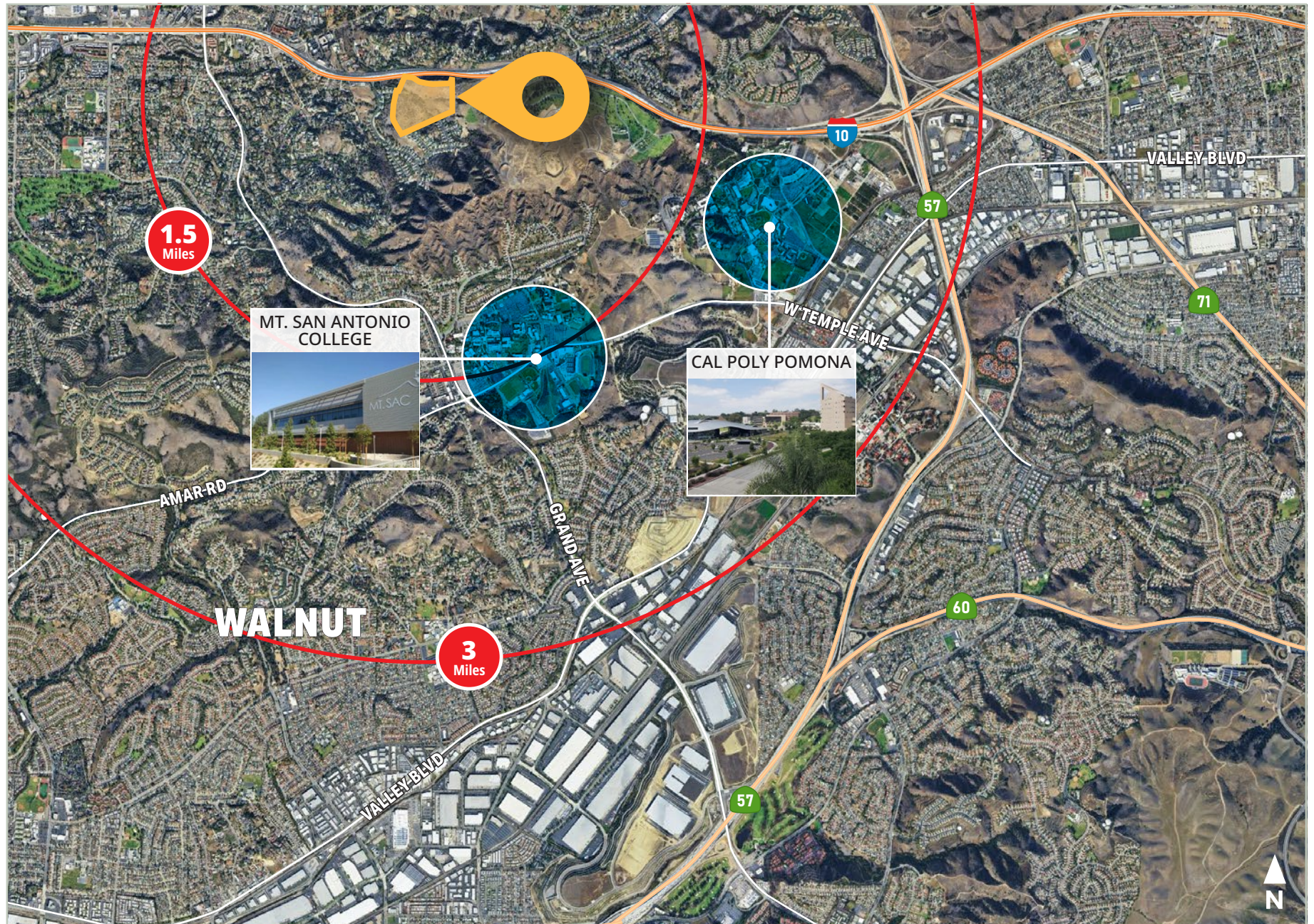


MAPPING AND GIS
SERVICES
SCALE 1" = 200'

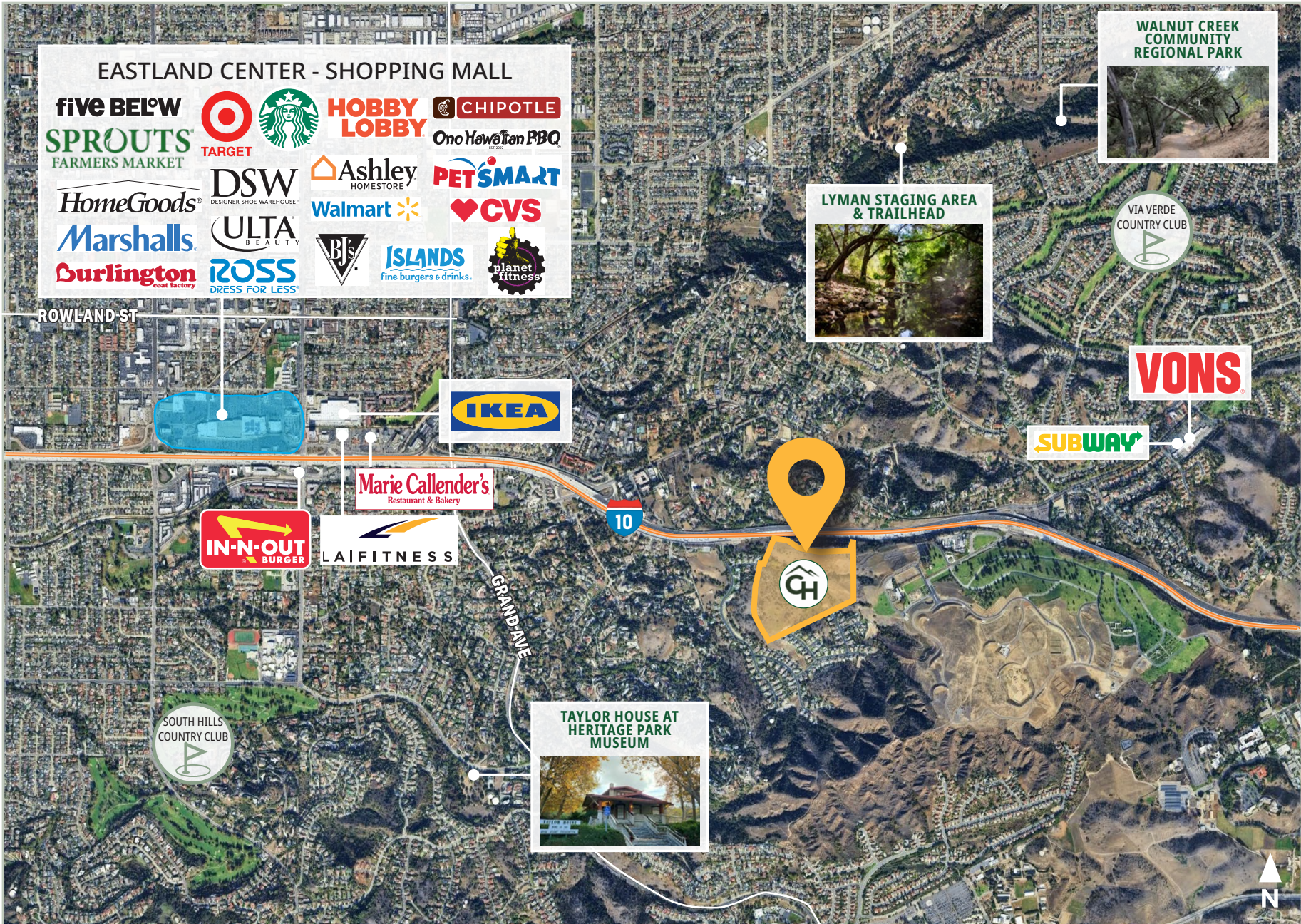


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Date Printed: 12/16/2025 7:21:38 AM

Vicinity Map



Retail / Amenities Aerial



Site Photos - 1 of 2



Site Photos - 2 of 2





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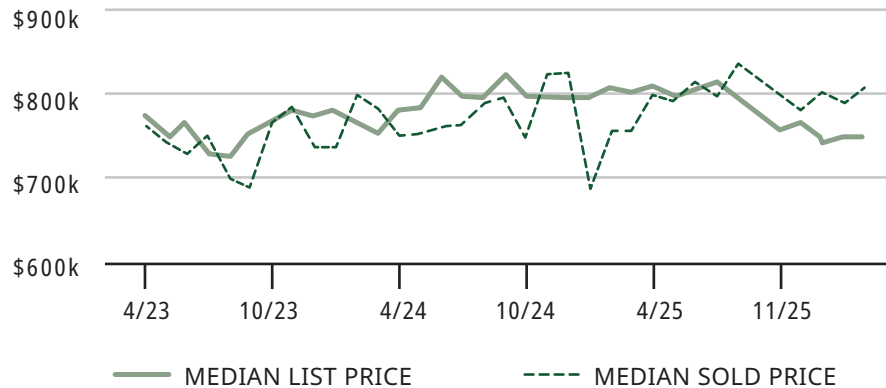
MARKET OVERVIEW

COVINA MARKET SNAPSHOT



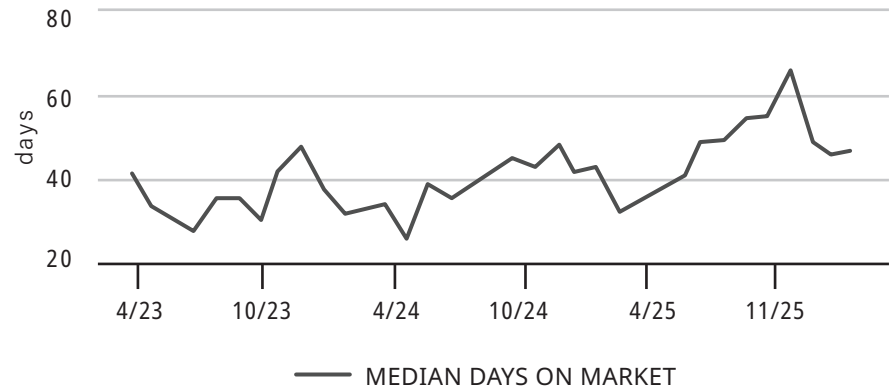
MEDIAN LISTING PRICE VS. SOLD PRICE

Covina's median listing price is \$750K, signaling solid demand in the city. The year-over-year sale price has declined by 7.30%



MEDIAN DAYS ON MARKET: 47 DAYS (3 YEAR)

On average, homes in Covina, CA sell after 47 days on the market. Homes for sale median days on market has moved year-over-year by 51.61%.



Source: Realtor.com | May 2026



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AREA OVERVIEW

COVINA DEMOGRAPHICS

California	Los Angeles	Hector Delgado	August 14, 1901	covina.ca.gov
STATE	COUNTY	MAYOR	INCORPORATION	WEBSITE




38.2
YEARS OLD
MEDIAN AGE




16,941
NO. OF
HOUSEHOLDS




48,283
CITY
POPULATION



\$98,671
MEDIAN HOUSEHOLD
INCOME



\$815k
MEDIAN SOLD
HOME PRICE






58.8%
HOMEOWNERSHIP
RATE

MAJOR EMPLOYERS

According to the City's 2025 Annual Financial Report, the top employers in the city are:

1	Covina Valley USD	1,472
2	Emanate Health Intercomm. Hospital	971
3	Charter Oak USD	654
4	Alora Behavioral Health	365
5	Ikea U.S. West, Inc.	313
6	Wal-Mart	302
7	City of Covina	257
8	The Home Depot	192
9	Bert's Mega Mall	139
10	Composites Horizons LLC	131

WEATHER

		
January Average	July Average	Precipitation Average
69° Hi 47° Lo	90° Hi 65° Lo	17" per Year

Source: Zonda/ Realtor.com/ Covina Website

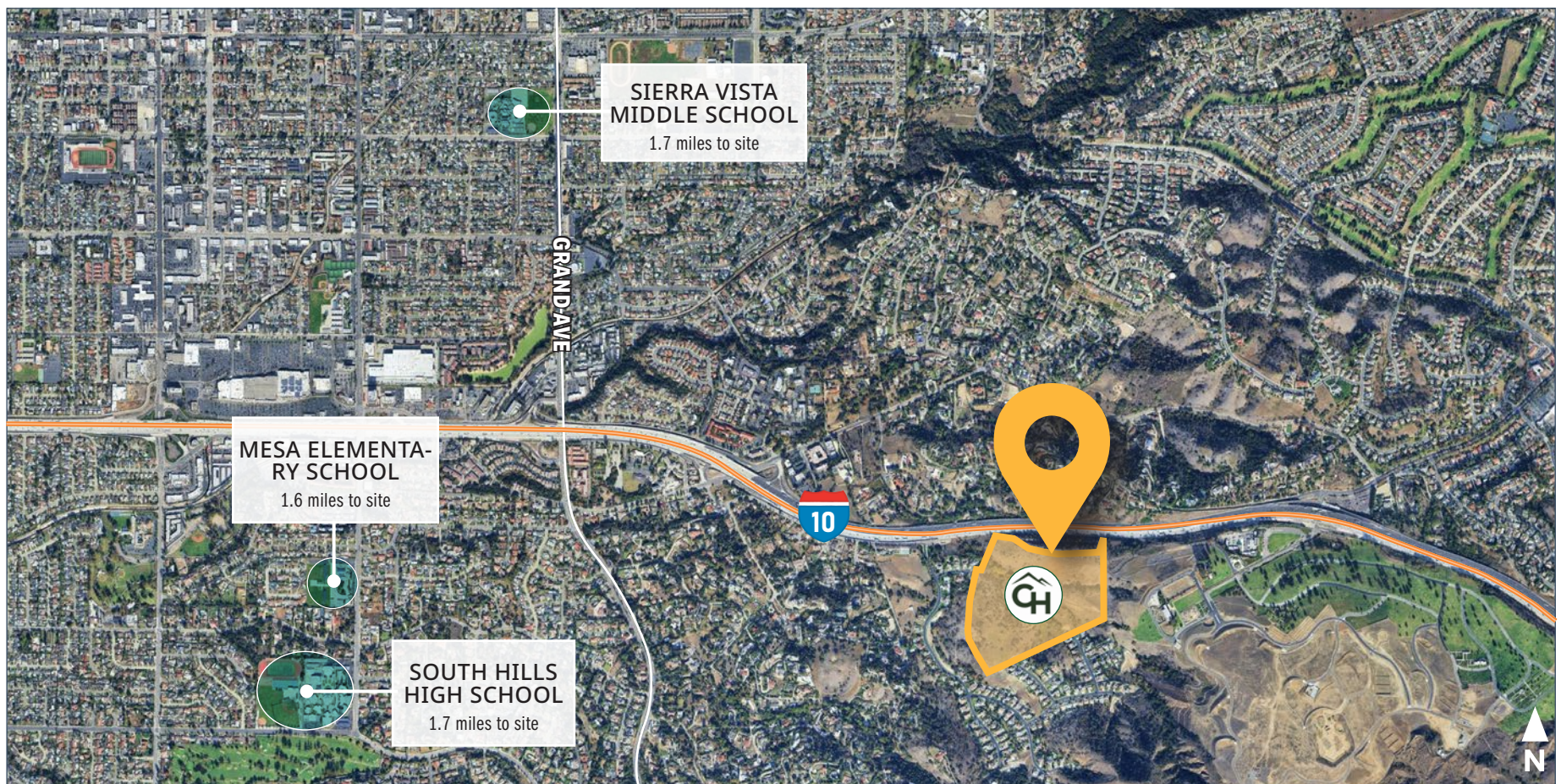
Area Designated Schools

Source: GreatSchools.org | *School boundaries subject to change.

**Mesa
Elementary School (K-5)**
409 South Barranca Ave, West Covina, CA 91791
Tel (626) 974-4600
Covina-Valley Unified School District
Great Schools Score: **8/10**

**Sierra Vista
Middle School (6-8)**
777 East Puente St, Covina, CA 91723
Tel 626-974-7300
Covina-Valley Unified School District
Great Schools Score: **6/10**

**South Hills
High School (9-12)**
645 S. Barranca St, West Covina, CA 917239
Tel 626-974-6200
Covina-Valley Unified School District
Great Schools Score: **8/10**





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