OFFERING MEMORANDUM

OFFERING PRICE: $3,800,000

1149 - 1217 N. AZUSA CANYON ROAD
WEST COVINA, CA 91790

5-BUILDING INDUSTRIAL COMPLEX

- 3 Separate Parcels | Primed for Repositioning
- ±16,727 SF Building | ±46,295 SF Parcels
- SGI: $160,860 | PPSF: $227
- Investment or Owner/User Opportunity
- Significant Upside Potential | 5 Tenants Month-to-Month (by 11/2026)
- Call Listing Brokers for Details

PRESENTED BY

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SUBJECT PROPERTY

EXECUTIVE SUMMARY

1149–1217 N. Azusa Canyon Road offers a rare opportunity to acquire a multi-tenant industrial warehouse complex in the highly sought-after West Covina industrial corridor. The property consists of five industrial buildings totaling approximately 16,272 SF of rentable building area, currently leased to six tenants, providing both stable in-place income and rental upside. Three of the tenants are currently on month-to-month leases. Two additional tenants scheduled to become month to month by 11/2026 for a total of 5 month to month leases.

Constructed in 1962 and 1963, the buildings span three parcels totaling approximately 46,295 SF. The site is zoned WCM1YY, allowing for a wide range of industrial uses, including warehousing, distribution, fabrication, and light manufacturing, making the property highly functional and versatile for various businesses and operators.

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

This asset is well-positioned for both Owner/Users seeking to occupy a portion or all of the site, and investors aiming to reposition the property and capitalize on solid industrial fundamentals within a supply-constrained market. With its strategic location, flexible configuration, and flexible tenancy, 1149–1217 N. Azusa Canyon Road is a compelling opportunity in one of Southern California’s most resilient and dynamic industrial markets.

TENANCY OVERVIEW:

- Six Tenants Occupying 16,727 SF
- 3 Tenants on Month-to-Month Leases
- 2 Tenants will be Month To Month by 11/2026.

INVESTMENT HIGHLIGHTS

- Strong Freeway Access (10/210/605) Supports Distribution and Operations
- Established Industrial Area in the East San Gabriel Valley
- Smaller Warehouses Remain in Demand for User-Occupiers and Light Logistics
- Ideal for Light Manufacturing, Assembly, or Customization shops
- Suitable for Distribution/Fulfillment of Regional Goods
- Potential for Multi-Tenant Subdivision Depending on Configuration

PARCEL OVERVIEW

BUILDING CHARACTERISTICS

5-Bldg Industrial Complex
PROPERTY TYPE

16,727 SF
TOTAL BUILDING AREA

46,721 SF
TOTAL LAND AREA

M-1 (manufacturing)
ZONING

34
PARKING SPACES

Wood Frame/Stucco
CONSTRUCTION

12 ft
CLEAR HEIGHT

9
ROLL-UP DOORS

1962/1963
YEARS BUILT

100% Occupied
LEASED

LOCATION HIGHLIGHTS | WEST COVINA

West Covina's central location, established industrial base, supportive economic environment, and accessibility to Southern California's freeway network make it an attractive choice for industrial real estate investment.

The prime West Covina industrial corridor has direct access to regional freeways and faces strong supply constraints (approx. 4.5% vacancy). The surroundings include industrial, automotive, rail, and residential uses.

PRIME LOCATION AND ACCESSIBILITY

- West Covina is strategically positioned in the San Gabriel Valley submarket with excellent access to the I-10, I-605, and SR-60 freeways. This connectivity enables efficient distribution to Los Angeles, Orange County, and Inland Empire markets.
- Proximity to Key Hubs: The city is approximately 25 miles from downtown Los Angeles and within 35 miles of the ports of Los Angeles and Long Beach. Ontario International Airport is less than 20 miles away, providing regional and international cargo capabilities.

ROBUST INDUSTRIAL MARKET

- West Covina continues to see strong industrial demand, with vacancy rates among the lowest in Greater Los Angeles. Tenants seeking last-mile distribution and light manufacturing space remain active.
- Rental Rates: Asking rents for West Covina industrial properties typically range from $15 to $18 per square foot annually, positioning the city as a cost-effective alternative to infill Los Angeles while maintaining access to the same consumer and labor base.

LOCATION HIGHLIGHTS | WEST COVINA

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ECONOMIC GROWTH AND DEVELOPMENT

- Business-Friendly Environment: West Covina supports industrial users through streamlined permitting processes, local business assistance, and a strong workforce pipeline. The city's location along major commuter routes enhances employee accessibility.
- Demand Drivers: Growth in e-commerce and logistics continues to drive interest in small to mid-bay warehouses like those along Azusa Canyon Road, which are well suited for distributors, contractors, and service-oriented industrial users.

ESTABLISHED INFRASTRUCTURE AND FACILITIES

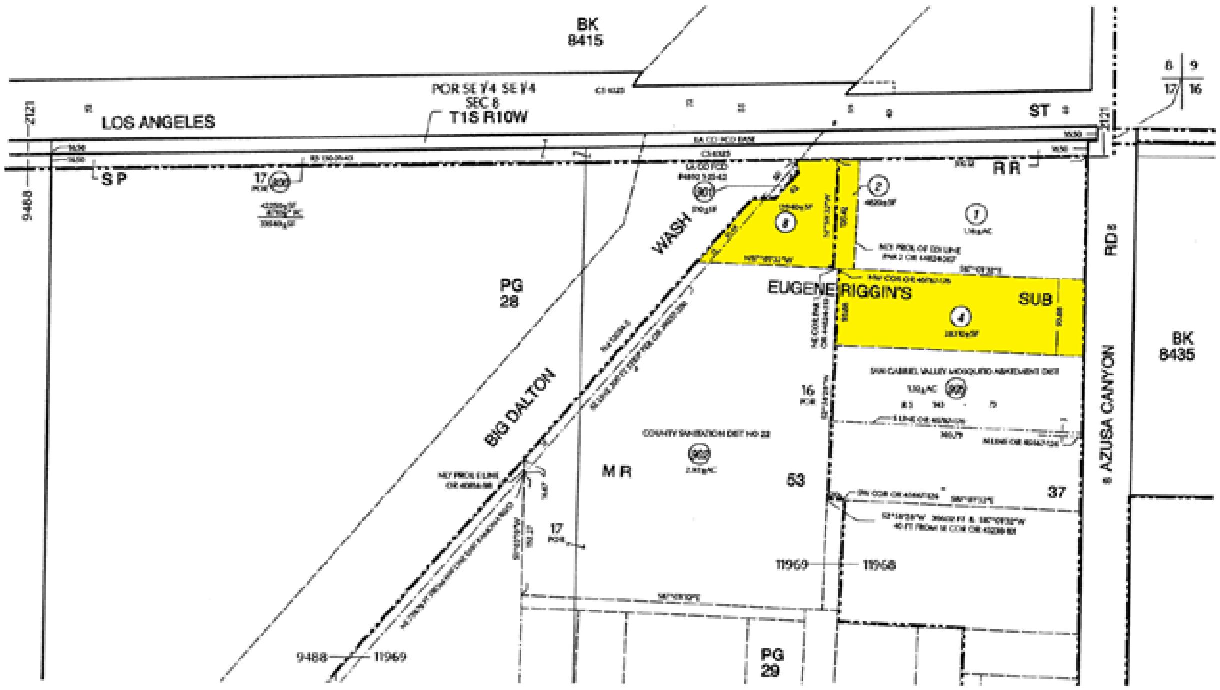
- West Covina's industrial inventory consists primarily of functional small- to mid-sized warehouses (5,000–50,000 SF), ideal for last-mile distribution and regional service operations.
- Renovations and repositioning of older properties, coupled with stable tenant demand, underscore confidence in the long-term viability of the city's industrial sector.

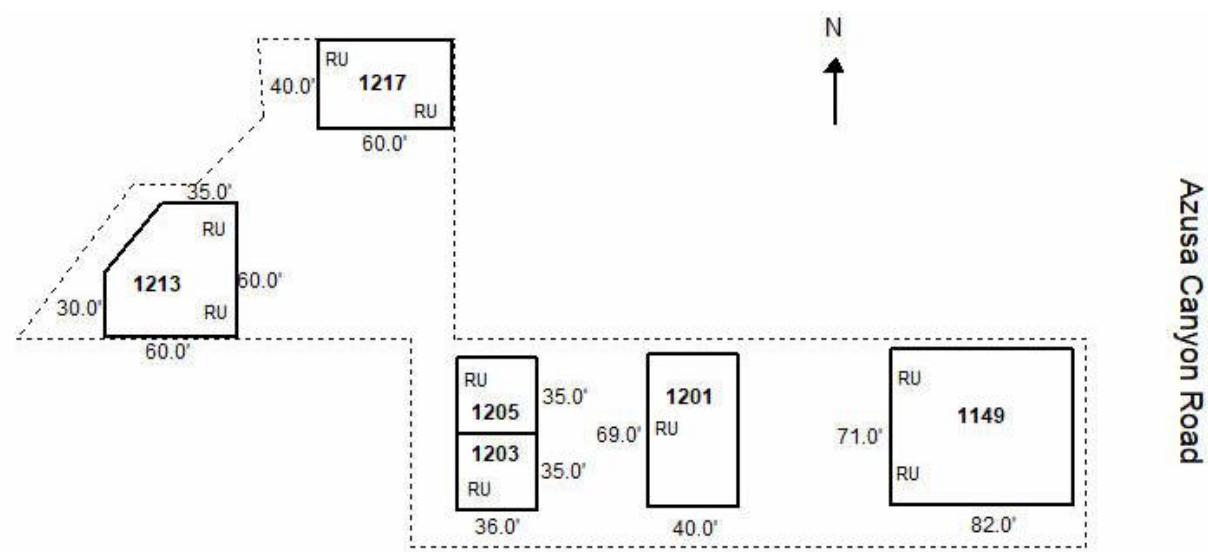
PHOTO GALLERY | EXTERIOR

PHOTO GALLERY | EXTERIOR

PHOTO GALLERY | AERIALS

PLAT MAP | SITE PLAN



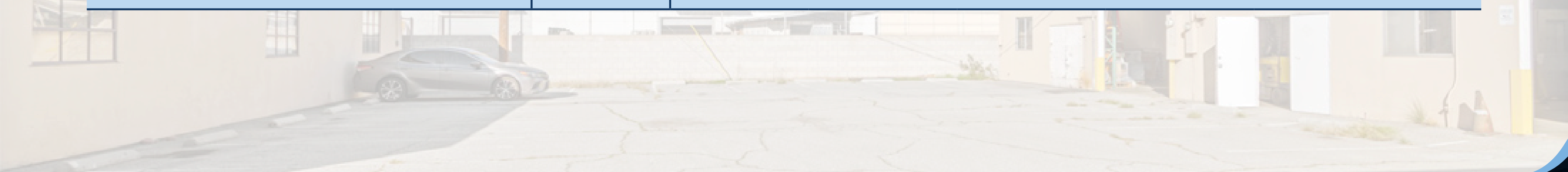


RECONSTRUCTED FINANCIAL OVERVIEW

ANNUAL INCOME	
RENTAL INCOME	$160,860
PROPERTY TAXES (1.143688%)	$45,175.68
INSURANCE (ESTIMATE)	$7,961
LANDSCAPING	$1,920
UTILITIES	$20,681
TOTAL EST. OPERATING EXPENSES	**$74,022.00**
NET INCOME	**$87,000.00**
PRICE	**$3,800,000**

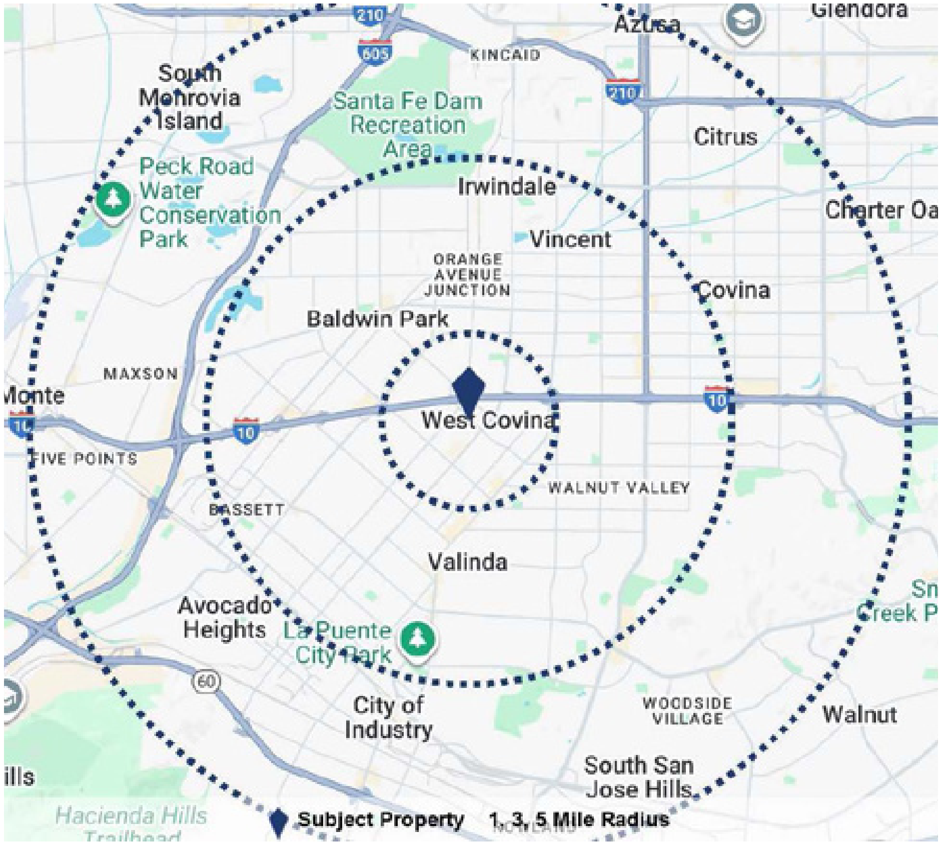
RENT ROLL

TENANT/UNIT NAME	SUITE	RENT	RENT $/SF	LEASE START	LEASE END	LEASE TYPE	NOTES
Godber & Hollett, LLC (dba Concorde/Interspace)	1149	$5,507	$0.95	10/1/2024	9/30/2026	MG	
CJ Read Engineering	1201	$2,364	$0.86	12/1/2022	11/30/2026	MG	FIXED INCREASES
Michael Baker	1203-1205	$1,082	$0.86	MTM	MTM	MG	
Portillo Daviegogo, LLC	1215	$1,300	$1.03	MTM	MTM	MG	
Phoenix Pumps of California, a California corporation	1213	$1,832	$1.05	4/8/2022	3/31/2027	MG	1 OPTION @ 5 YRS
Early V-8	1217	$1,320	$0.55	MTM	MTM	MG	
TOTAL MONTHLY RENT		**$13,405**					



DEMOGRAPHICS | WEST COVINA

POPULATION (1 MILE)	AVG HOUSEHOLD SIZE (1 MILE)	AVERAGE AGE (1 MILE)	MEDIAN HOUSEHOLD INCOME (1 MILE)
21,282	3.3	40	$92,709



POPULATION	1 MILE	3 MILE	5 MILE
2024 Population	21,282	227,693	476,622
2029 Population	20,444	218,890	458,273
Pop Growth 2024-2029	(3.9%)	(3.9%)	(3.9%)
2024 Average Age	40	39	39

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2024 Households	6,154	60,529	129,282
2029 Households	5,895	58,028	123,972
Household Growth 2024-2029	(4.2%)	(4.1%)	(4.1%)
Median Household Income	$92,709	$84,410	$81,553
Average Household Size	3.3	3.6	3.5
Average HH Vehicles	3	3	2

HOUSING	1 MILE	3 MILE	5 MILE
Median Home Value	$713,682	$656,282	$665,162
Median Year Built	1957	1958	1959

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FOR MORE INFORMATION, PLEASE CONTACT

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