



**SUBJECT
PROPERTY**
460 N Barranca St
Covina
CA 91723



460 N Barranca Ave
Covina , CA 91724

San Bernardino Rd



Barranca Ave

460 N. Barranca Ave, Covina, Ca

**GOLDSTONE
GROUP**

460 N. Barranca Ave, Covina, Ca

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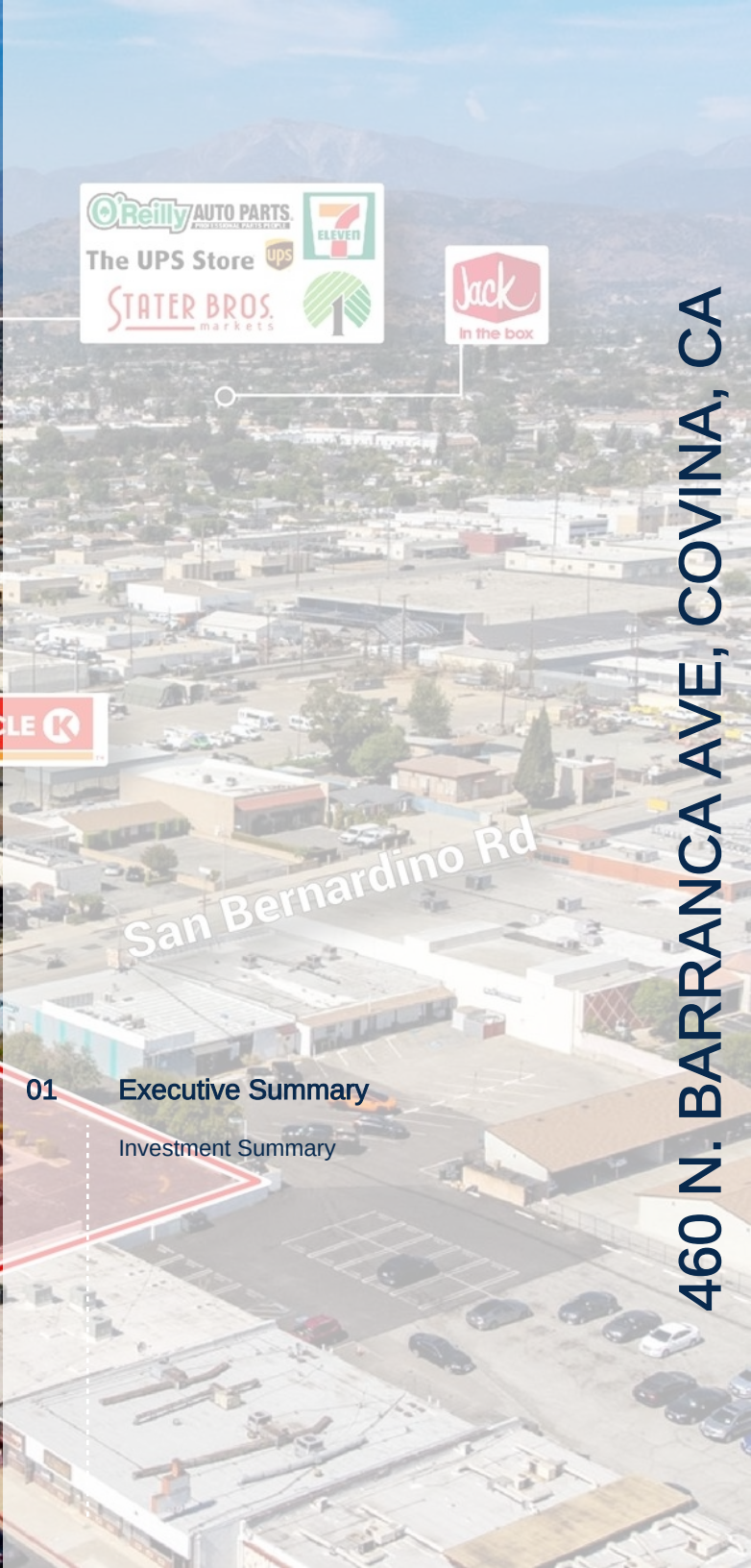
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GOLDSTONE GROUP

Goldstonegrp.com

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01

Executive Summary

Investment Summary

460 N. BARRANCA AVE, COVINA, CA

OFFERING SUMMARY

ADDRESS	460 N Barranca Ave Covina CA 91724
COUNTY	Los Angeles
LAND SF	22,579 SF
YEAR BUILT	1985
APN	8429-035-012

FINANCIAL SUMMARY

PRICE	\$2,999,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	26,063	187,568	392,270
2026 Median HH Income	\$89,867	\$103,031	\$107,409
2026 Average HH Income	\$123,695	\$130,842	\$136,888

Existing Drive-Thru Opportunity in Covina California

- Available for the first time in 34 years, this rare drive-thru property presents a unique opportunity in the heart of Covina, Ca. Strategically positioned at the prominent corner of Barranca Avenue and San Bernardino Road, the property benefits from prime corner exposure at two signalized intersections, providing excellent visibility, access, and ingress/egress.



- Situated on a 22,579-square-foot lot, a building size of 1,760 the site features an existing drive-thru lane and 21 parking spaces, making it particularly well suited for quick-service restaurants, coffee operators, fast food, and other high-traffic retail uses. The property enjoys significant daily vehicle exposure along a major commuter corridor, offering strong visibility and convenient access for both motorists and pedestrians. Its dense infill location further enhances its appeal, with 390,000 residents within a 5-mile radius, along with a substantial and vibrant daytime population.



San Bernardino Rd



Barranca Ave

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Drive Thru

Drive Thru

Drive Thru

Drive Thru

Drive Thru

DRIVE THRU

DRIVE THRU

02

Location

Location Summary

Traffic Counts

460 N. BARRANCA AVE, COVINA, CA

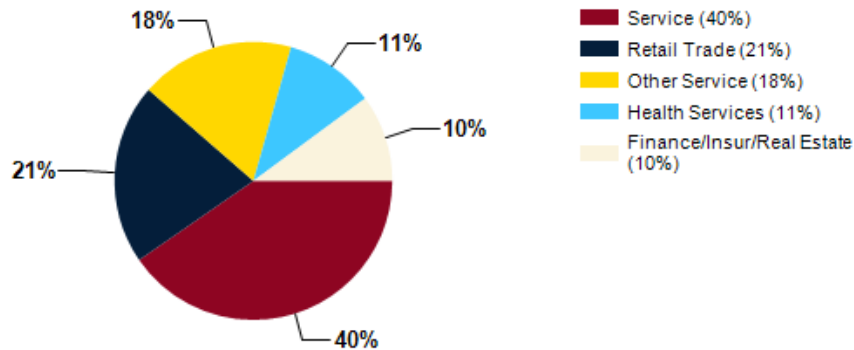
Existing Drive Thru

Prime corner location at two signalized intersections

Excellent visibility and access

390,000 residents within a 5-mile radius

Major Industries by Employee Count

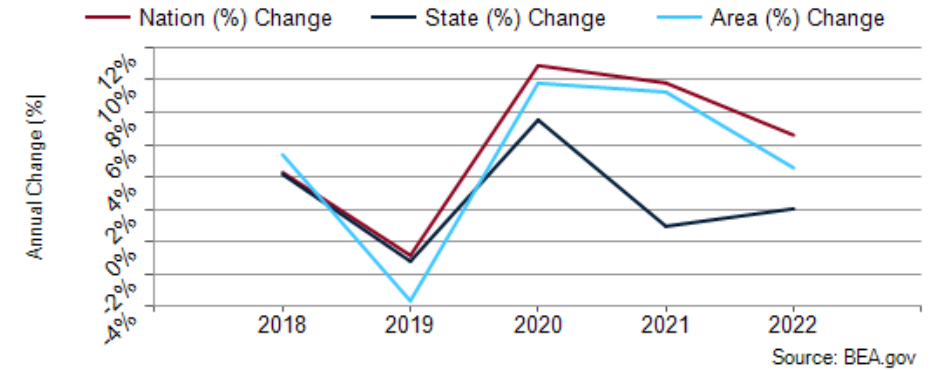


Largest Employers

Covina Valley Unified School District	1,351
Citrus Valley Health Partners-Intercommunity	926
Charter Oak Unified School District	677
IKEA	292
Wal-Mart	287
City of Covina	252
Howard J. Chudler & Associates, Inc	232
The Home Depot	189

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Los Angeles County GDP Trend





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Cypress
Elementary School

Emanate
Health

Covina
Park

DUTCHBROS
CVS
POPEYES
Jack
In the box
DEL TACO

Covina
High School

Kia
Covina Kia

ihop

Envision Toyota
of West Covina

TRUMARK
HOMES

WELLS
FARGO

San Bernardino Rd

O'Reilly AUTO PARTS
The UPS Store
STATER BROS.
markets

Barranca Ave

Covina valley unified
School district

Badillo St

Chevron

Walgreens

Eastland Center
Walmart
Supercenter
DSW
ULTA
BEAUTY
HOBBY
LOBBY
DICK'S
SPORTING
GOODS
TARGET
planet
fitness
BJ's
SPROUTS
FARMERS MARKET
Burlington
Marshalls
PET SMART
Starbucks
Office
DEPOT
five BELOW
Carl's Jr.
ASHLEY

Jack
In the box

Kahler
Russell Park

FITNESS 19
CVS
McDonald's
Auto Zone

Sonrise
Christian School

Royal Oak
Middle School

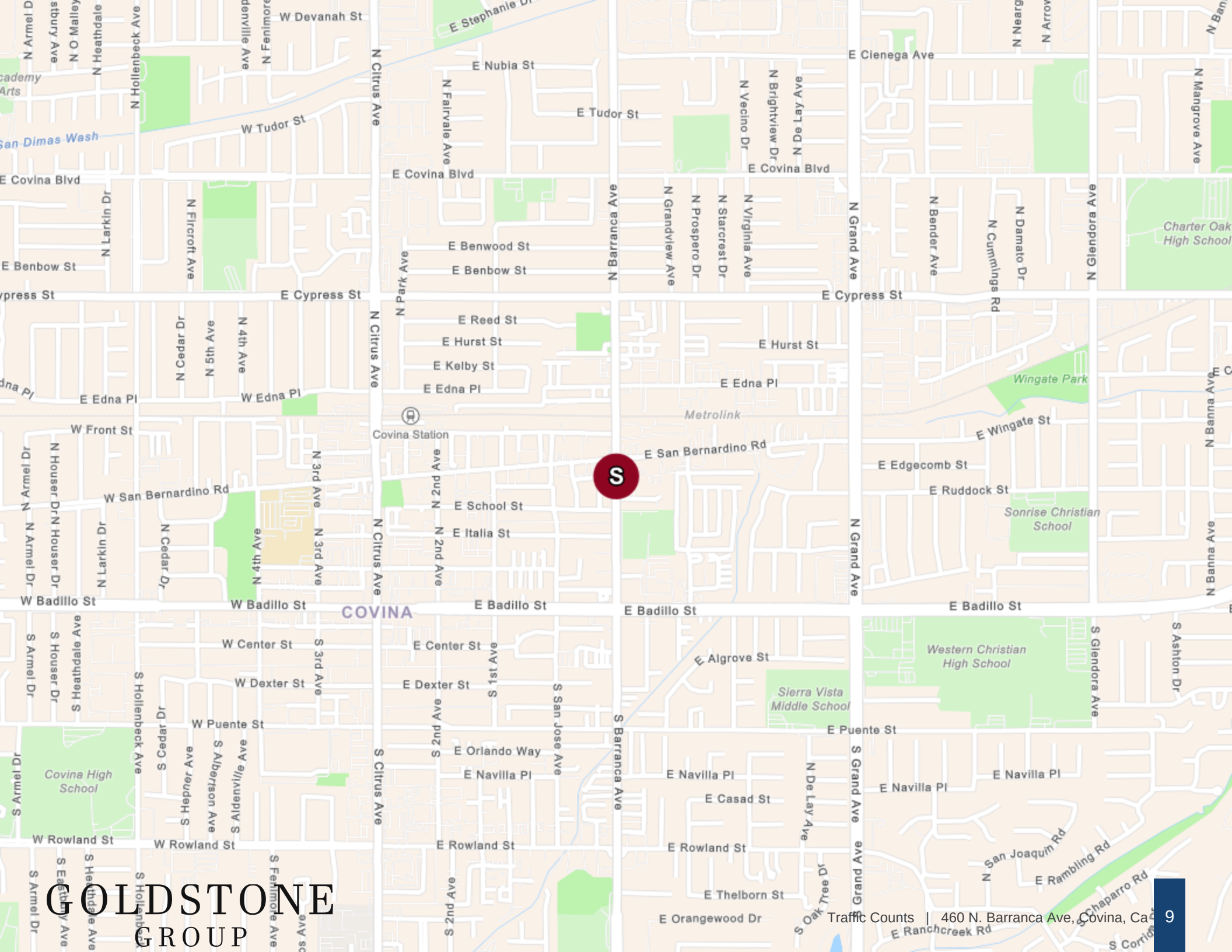
IKEA
LA FITNESS
Chick-fil'd

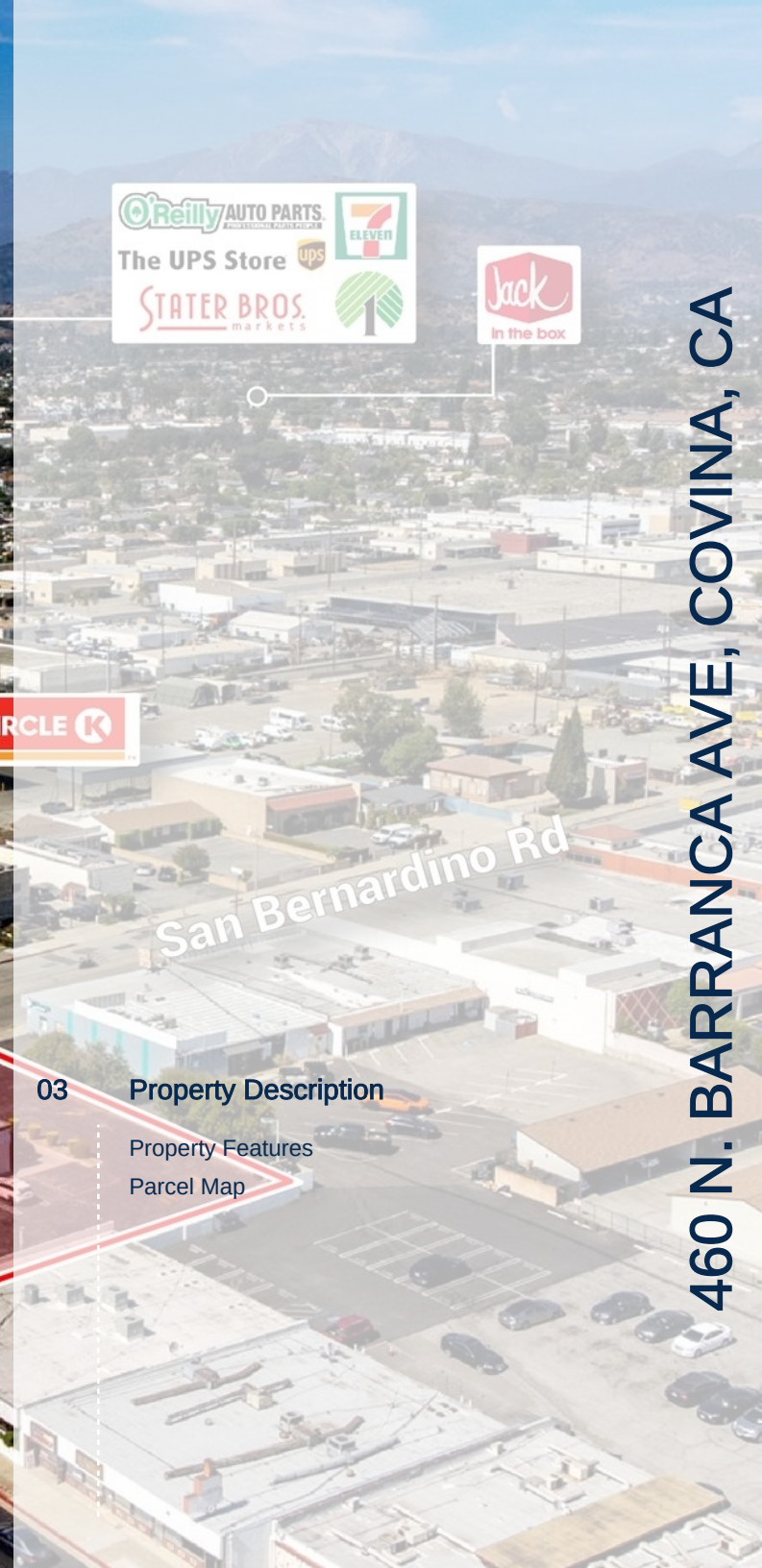
INTERSTATE
10

265,000 VPD

INTERSTATE
10

N





- 03
- Property Description
 - Property Features
 - Parcel Map

PROPERTY FEATURES

NUMBER OF TENANTS	1
LAND SF	22,579
YEAR BUILT	1985
# OF PARCELS	1
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	21
STREET FRONTAGE	Yes
CORNER LOCATION	Yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	3



San Bernardino Rd



Drive Thru

Drive Thru

Drive Thru

DRIVE THRU

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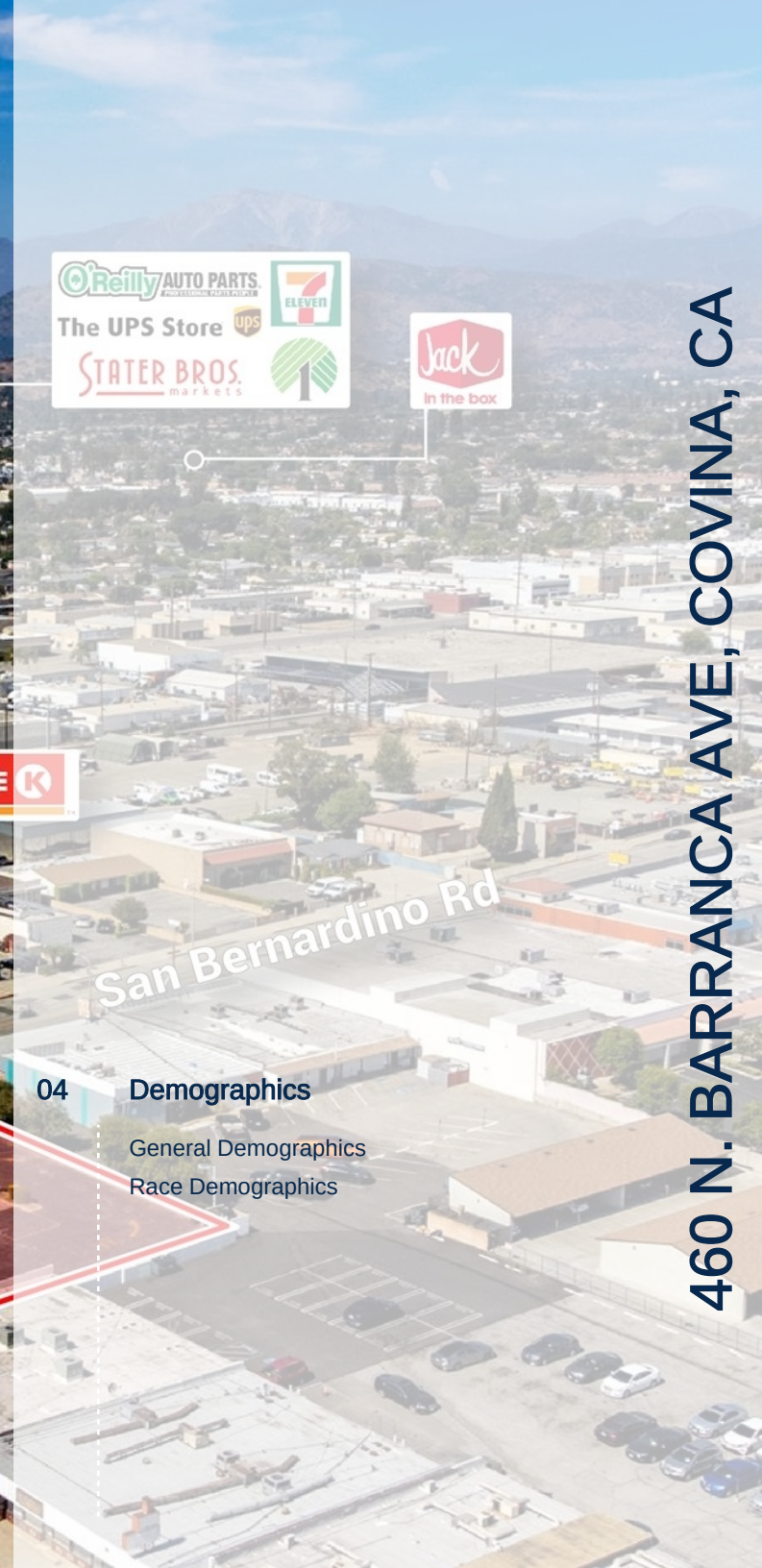
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Barranca Ave

Drive Thru

Drive Thru

DRIVE THRU



04

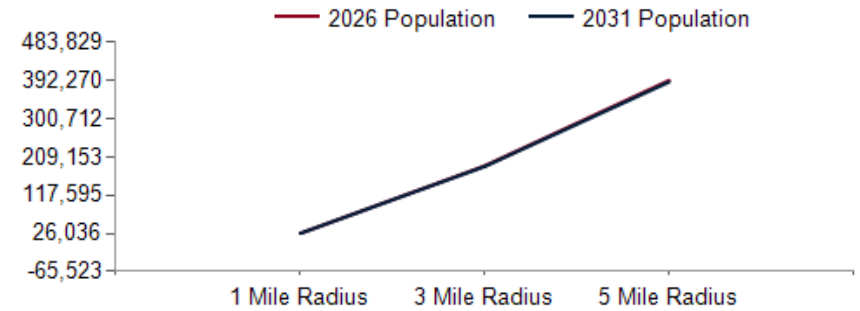
Demographics

General Demographics
Race Demographics

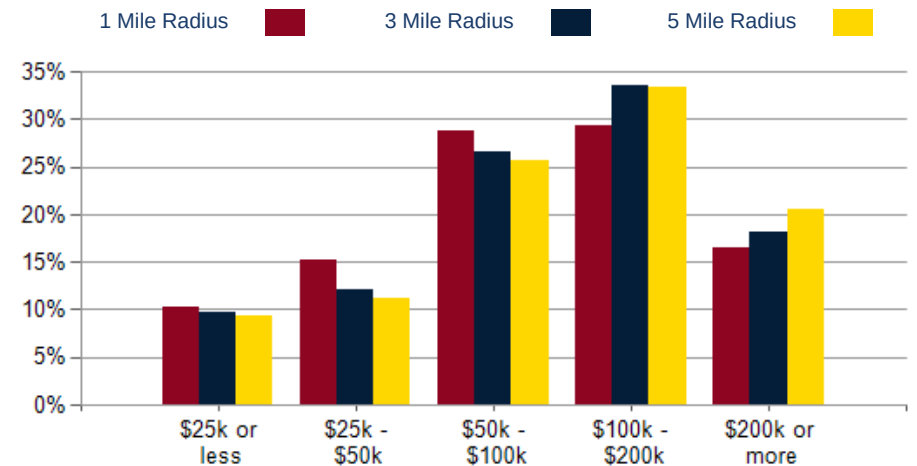
460 N. BARRANCA AVE, COVINA, CA

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,265	179,833	384,575
2010 Population	24,064	184,391	390,930
2026 Population	26,063	187,568	392,270
2031 Population	26,036	186,165	388,634
2026 African American	1,028	5,804	11,293
2026 American Indian	534	4,097	7,126
2026 Asian	3,435	29,638	81,722
2026 Hispanic	16,437	113,239	220,063
2026 Other Race	7,603	51,920	104,858
2026 White	7,681	55,141	108,865
2026 Multiracial	5,735	40,654	77,800
2026-2031: Population: Growth Rate	-0.10%	-0.75%	-0.95%

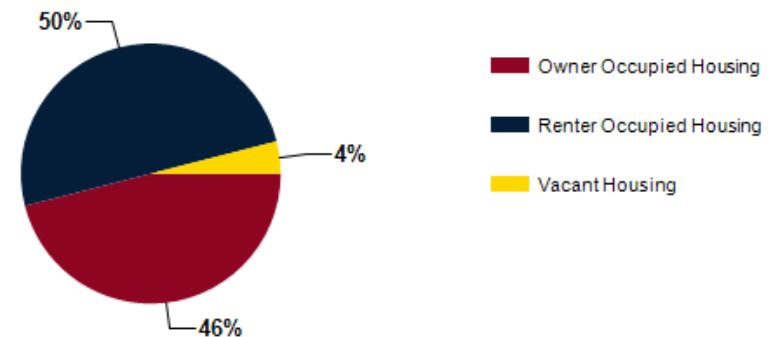
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	516	3,371	6,784
\$15,000-\$24,999	406	2,497	4,751
\$25,000-\$34,999	459	2,489	5,019
\$35,000-\$49,999	909	4,744	8,719
\$50,000-\$74,999	1,491	8,123	16,344
\$75,000-\$99,999	1,114	7,830	15,516
\$100,000-\$149,999	1,622	12,121	24,825
\$150,000-\$199,999	1,022	8,008	16,354
\$200,000 or greater	1,485	10,924	25,388
Median HH Income	\$89,867	\$103,031	\$107,409
Average HH Income	\$123,695	\$130,842	\$136,888



2026 Household Income



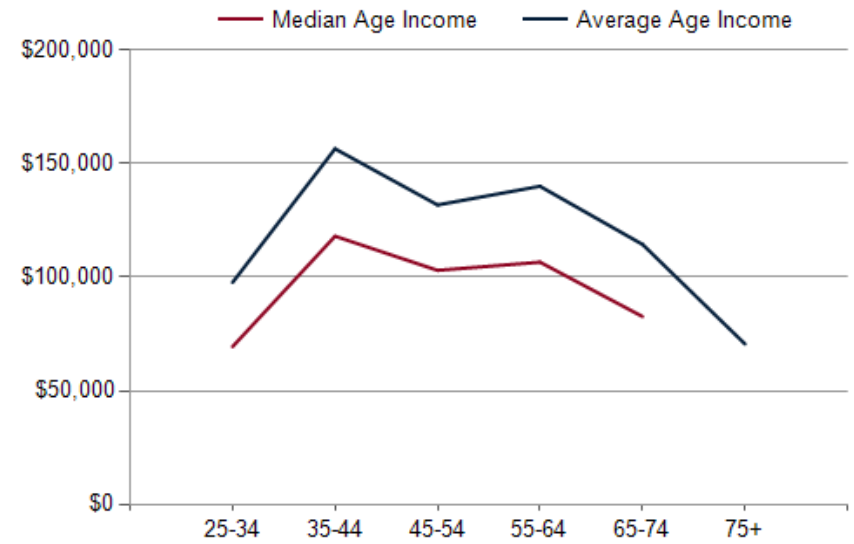
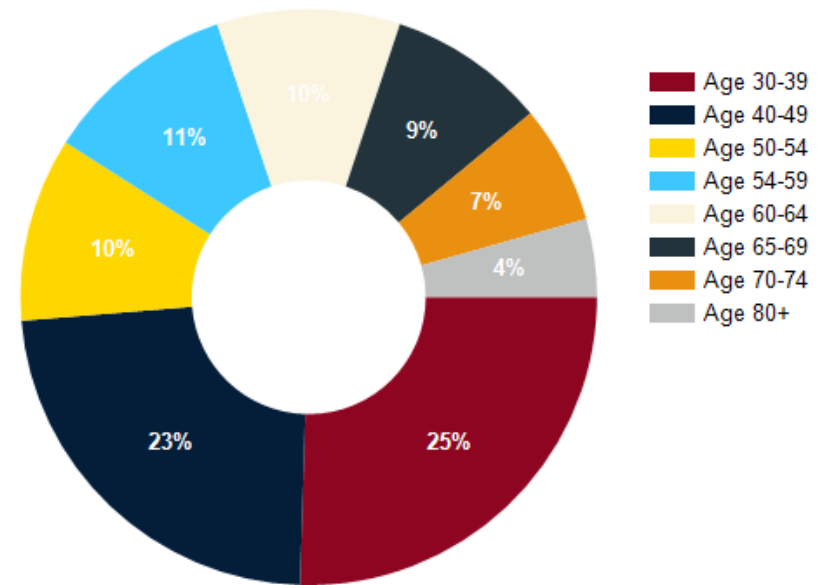
2026 Own vs. Rent - 1 Mile Radius



2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,073	15,214	31,683
2026 Population Age 35-39	1,901	12,877	26,938
2026 Population Age 40-44	1,921	12,198	24,593
2026 Population Age 45-49	1,700	11,611	23,805
2026 Population Age 50-54	1,612	11,611	24,418
2026 Population Age 55-59	1,689	11,974	24,707
2026 Population Age 60-64	1,602	11,812	24,570
2026 Population Age 65-69	1,379	10,474	22,290
2026 Population Age 70-74	1,037	8,521	18,703
2026 Population Age 75-79	683	6,127	13,630
2026 Population Age 80-84	476	3,902	8,217
2026 Population Age 85+	417	3,650	7,433
2026 Population Age 18+	20,807	151,684	318,502
2026 Median Age	39	39	39
2031 Median Age	40	41	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,392	\$100,474	\$108,557
Average Household Income 25-34	\$97,678	\$119,141	\$129,837
Median Household Income 35-44	\$118,029	\$118,152	\$116,211
Average Household Income 35-44	\$156,553	\$148,115	\$147,137
Median Household Income 45-54	\$102,991	\$121,778	\$125,129
Average Household Income 45-54	\$131,814	\$147,321	\$151,575
Median Household Income 55-64	\$106,600	\$123,450	\$125,995
Average Household Income 55-64	\$140,044	\$151,715	\$153,929
Median Household Income 65-74	\$82,650	\$87,151	\$96,891
Average Household Income 65-74	\$114,447	\$119,000	\$132,507
Average Household Income 75+	\$70,576	\$84,617	\$96,070

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	87	88	88
Diversity Index (current year)	87	88	88
Diversity Index (2020)	87	88	88
Diversity Index (2010)	80	80	82

POPULATION BY RACE



1 MILE



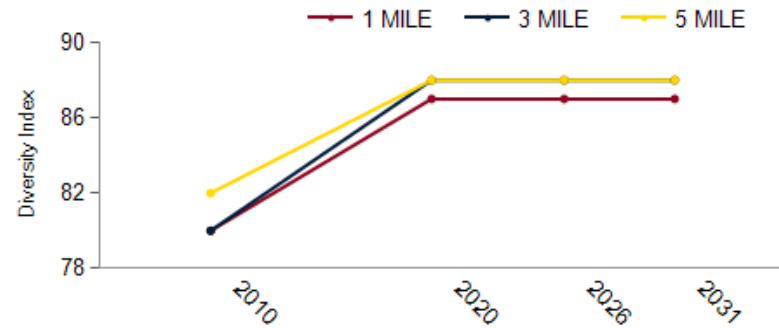
3 MILE



5 MILE

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	2%	2%
American Indian	1%	1%	1%
Asian	8%	10%	13%
Hispanic	39%	38%	36%
Multiracial	14%	14%	13%
Other Race	18%	17%	17%
White	18%	18%	18%

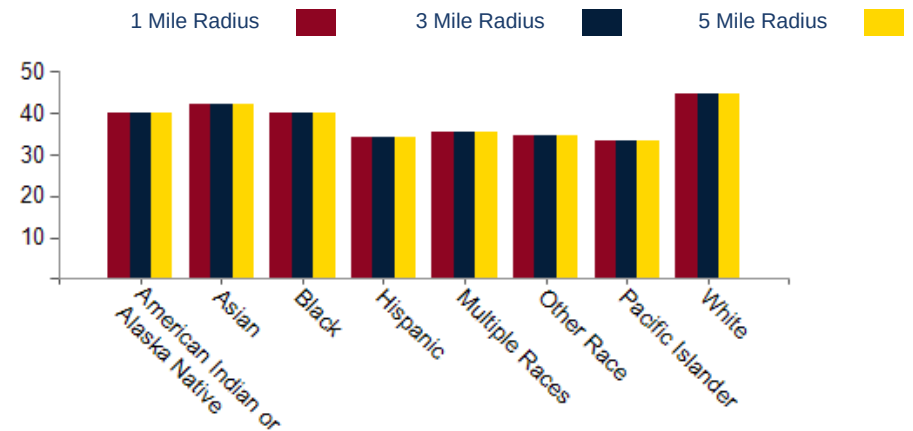
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	40	38	39
Median Asian Age	42	43	43
Median Black Age	40	38	39
Median Hispanic Age	34	35	35
Median Multiple Races Age	35	36	36
Median Other Race Age	35	35	35
Median Pacific Islander Age	33	36	36
Median White Age	45	46	45

2026 MEDIAN AGE BY RACE



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