

# LOCATED IN COVINA BUSINESS PARK



**\* BROKER INCENTIVE: ADDITIONAL 1% COMMISSION FEE TO CO-OP BROKER WHO IS ABLE TO COMPLETE A 3 YEAR DEAL OR MORE ON OR BEFORE JUNE 1, 2026**

**\*COMPLETE A DEAL ON OR BEFORE JUNE 1, 2026 AND GET 3 MONTHS OF FREE RENT ON ANYTHING LONGER THAN A 3 YEAR TERM**

**FOR LEASE**  
**577 E. EDNA PLACE**  
COVINA | CA

FOR MORE INFORMATION, PLEASE CONTACT:

**KURT YACKO**  
VICE PRESIDENT  
P: 562.692.7876 | M: 949.903.0496  
kyacko@daumcommercial.com  
CADRE #01989353

**JAMES CROWELL**  
ASSOCIATE  
P: 562.695.4687 | M: 949.877.4906  
jcrowell@daumcommercial.com  
CADRE #02240857

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

## PROPERTY HIGHLIGHTS



±10,000 SF  
AVAILABLE



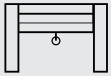
MULTI-TENANT  
INDUSTRIAL  
BUSINESS PARK



TOTAL  
±61,075 SF LOT



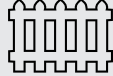
±500 SF  
OFFICE



TWO (2)  
GL DOORS



NEW SECURITY  
LIGHTS/CAMERAS



FENCED  
YARD



400A 120/240V  
POWER



CVM1  
ZONING



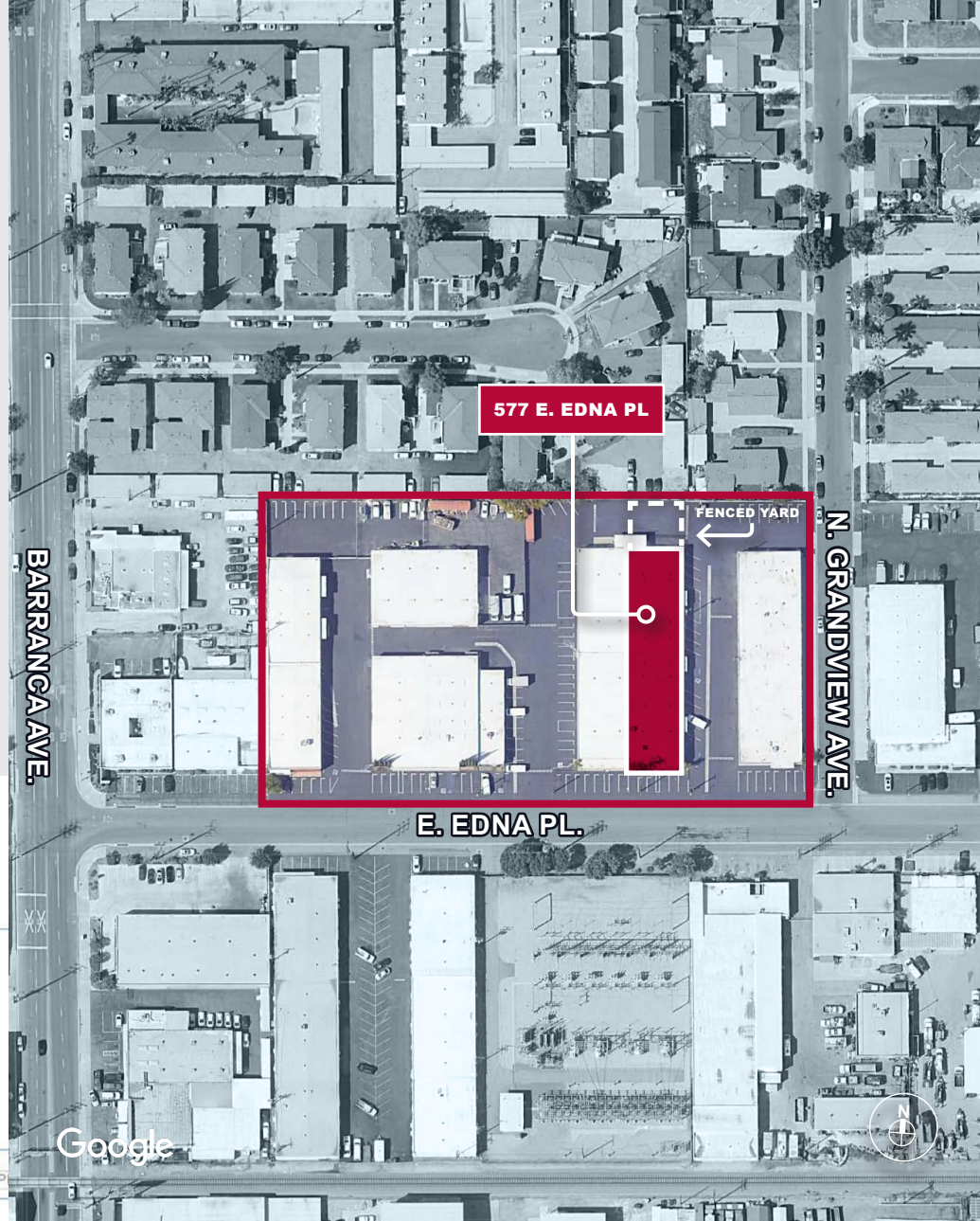
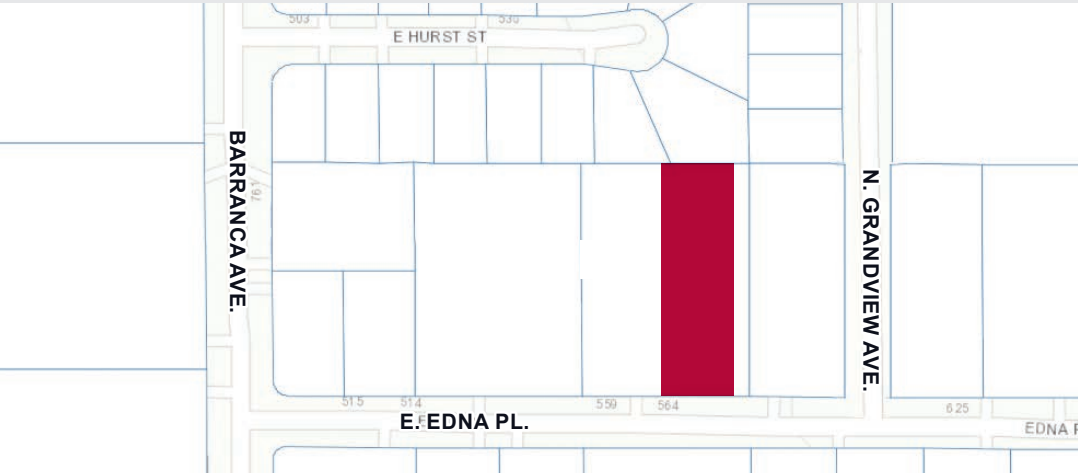
CENTRALLY LOCATED  
BETWEEN THE  
210 FWY & 10 FWY



3-5 YEAR  
TERM



ASKING PRICE:  
\$1.29 PSF GROSS  
+ \$0.10 CAM



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ABOUT PROPERTY

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**PROPERTY PHOTOS**

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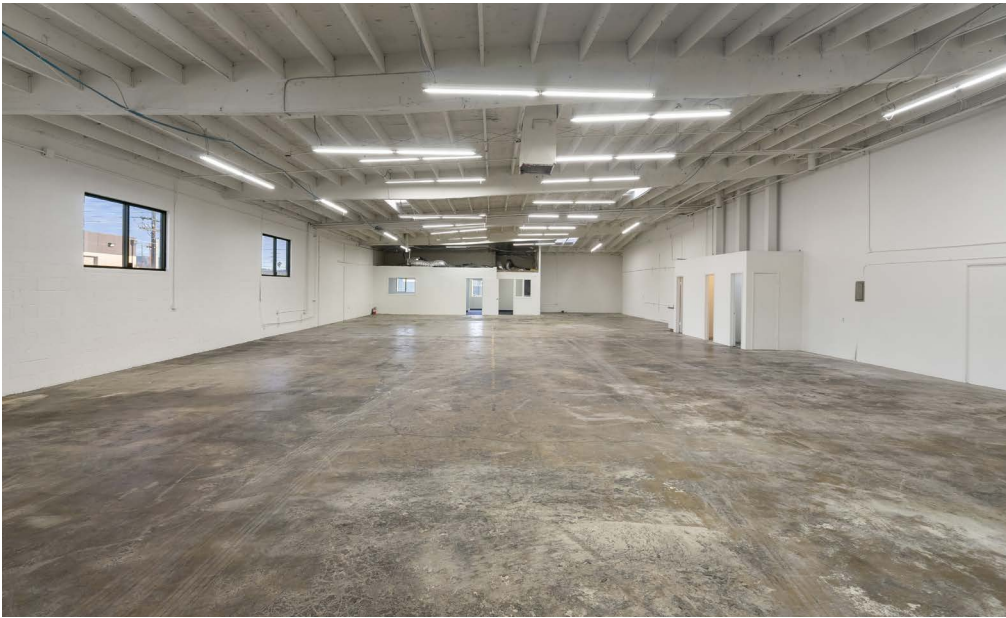
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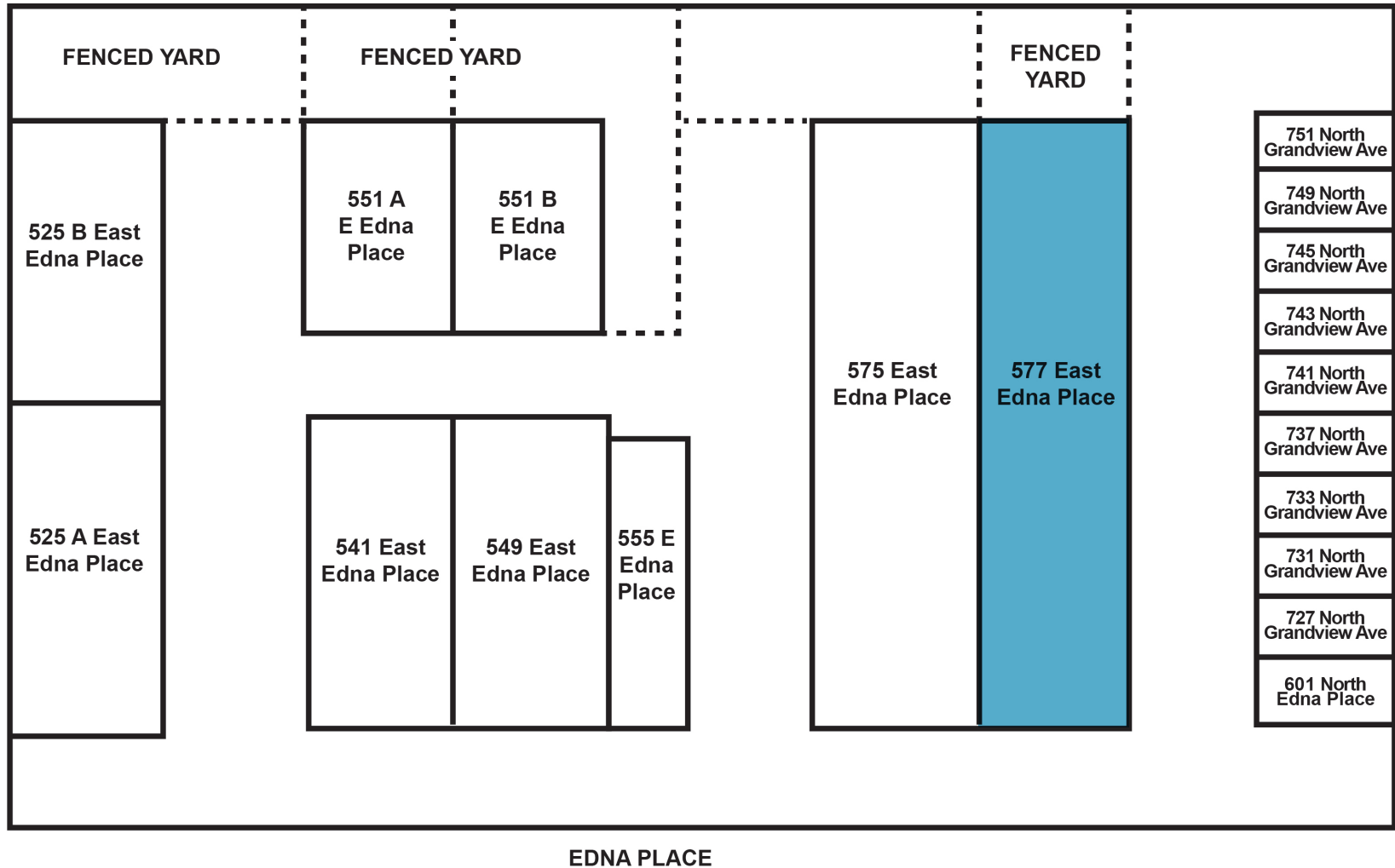
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**AVAILABLE UNITS**

\*NOT TO SCALE

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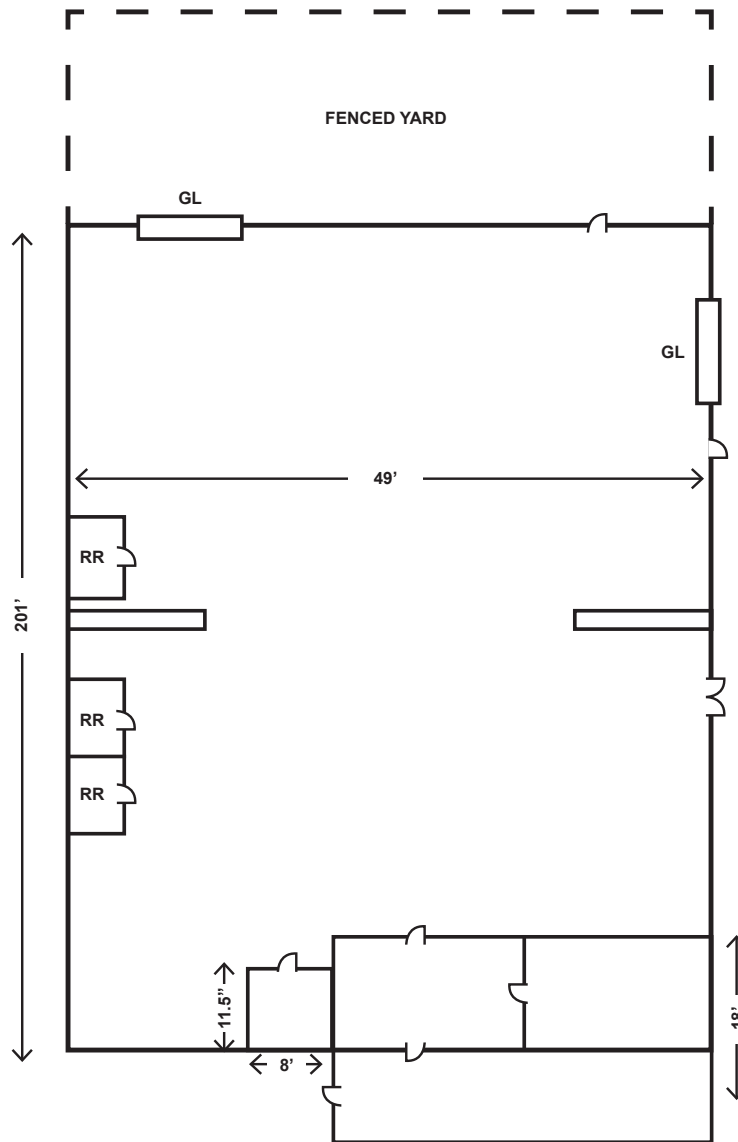
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**SITE PLAN**





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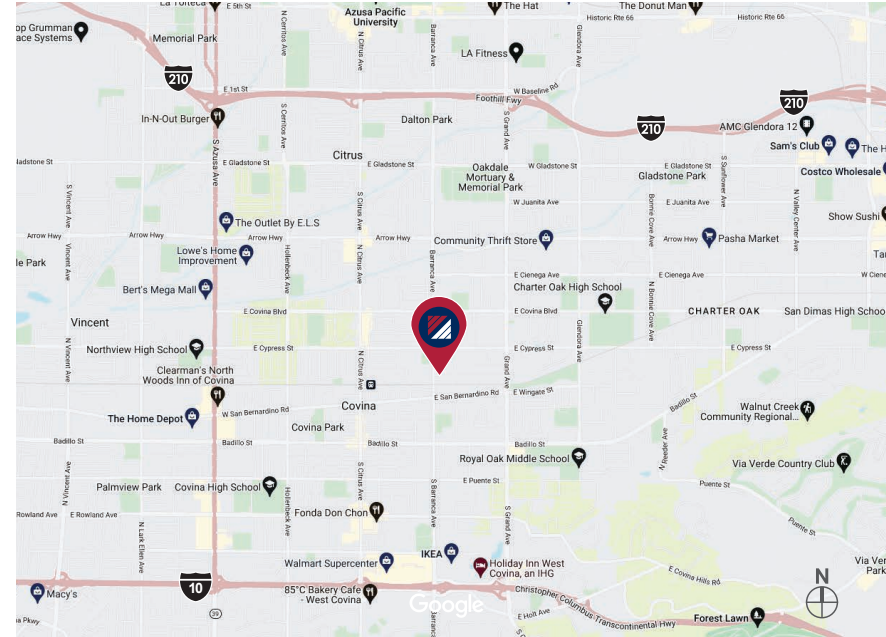
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FLOOR PLAN



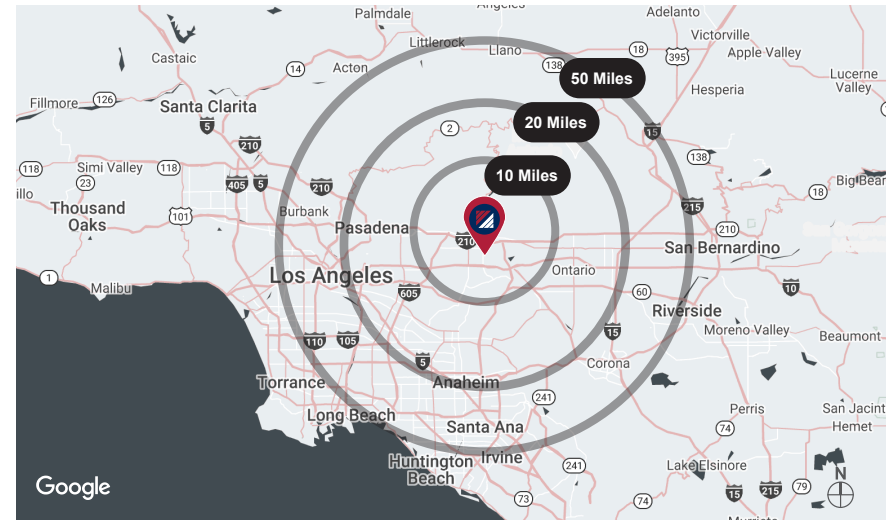
## TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
N Barranca Ave	W Bennett Ave N	23,171	2025	0.12 mi
E Cypress St	N Prospero Dr W	8,706	2025	0.18 mi
E San Bernardino Rd	Commercial Ave E	10,648	2025	0.20 mi
N Grand Ave	E Hurst St N	34,493	2025	0.40 mi
E Cypress St	N 1st Ave E	9,750	2025	0.41 mi
N Grand Ave	E Cypress St S	33,298	2025	0.45 mi
E San Bernardino Rd	Howard Ave E	12,720	2025	0.49 mi
E Cypress St	N Grand Ave W	9,302	2025	0.49 mi
E Badillo St	S Grandview Ave SE	18,784	2025	0.50 mi
E Badillo St	Monte Vista Ave SE	19,851	2025	0.52 mi



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2020 Population	27,305	191,750	387,823
2025 Population	26,672	184,148	370,611
2030 Population Projection	26,503	182,212	366,273
2025 Households	8,811	56,917	112,334
2030 Household Projection	8,733	56,196	110,766
Total Specified Consumer Spending (\$)	\$306.3M	\$2.2B	\$4.5B
Avg Household Income	\$110,651	\$119,659	\$125,709
Median Household Income	\$83,313	\$95,399	\$98,953



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**DEMOGRAPHICS**

