

COVINA BUSINESS PARK



FOR LEASE
5 BUILDINGS | 18 UNITS
TOTALING 61,075 SF
MULTI-TENANT INDUSTRIAL BUSINESS PARK
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



PROPERTY HIGHLIGHTS



5 BUILDINGS
18 UNITS



MULTI-TENANT
INDUSTRIAL
BUSINESS PARK



TOTAL
61,075 SF



CVM1
ZONING



NEW SECURITY
LIGHTS/CAMERAS



CENTRALLY LOCATED
BETWEEN THE
210 FWY & 10 FWY



AMPLE
PARKING



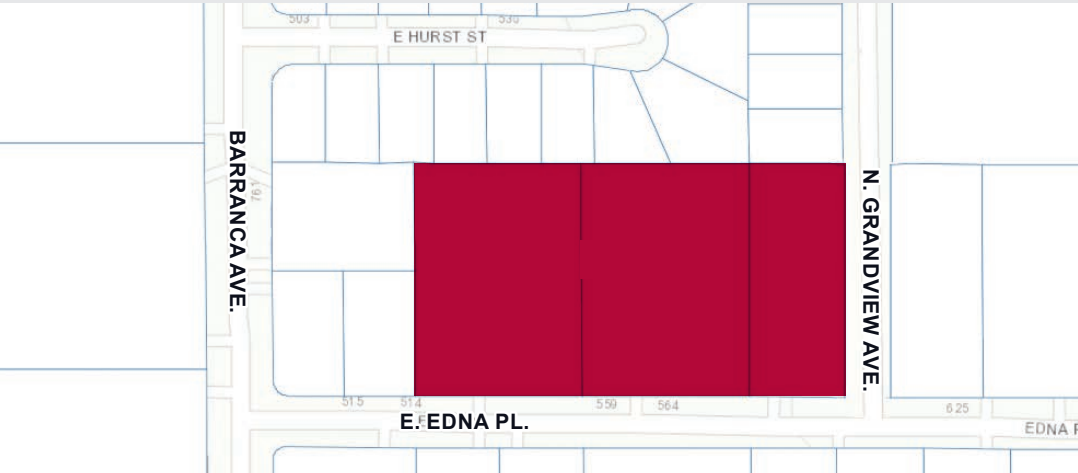
NEWLY
REFURBISHED



3-5 YEAR
TERM



ASKING RATE:
\$1.29-\$1.35 PSF GROSS
+ \$0.10 CAM



FOR LEASE

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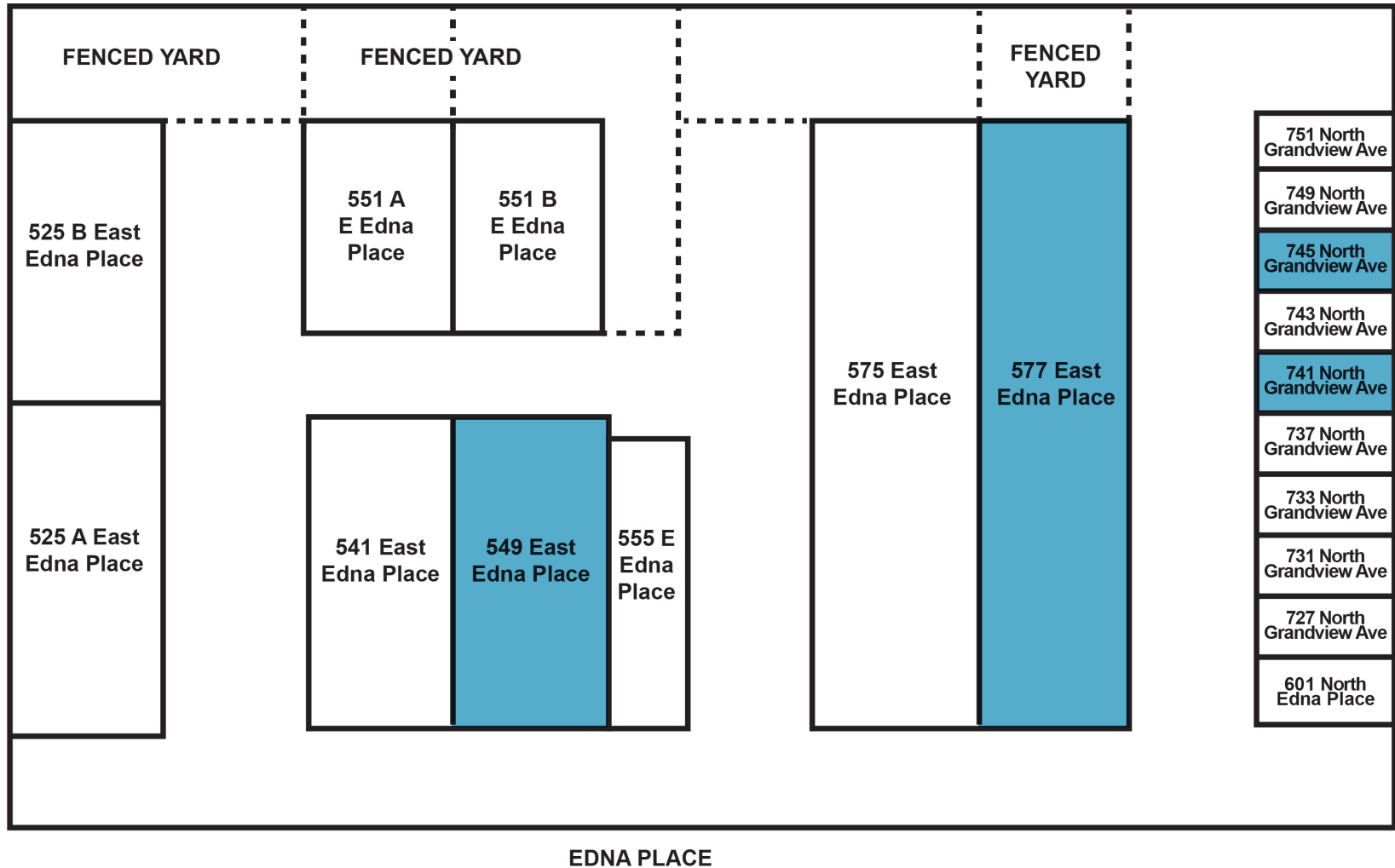
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ABOUT PROPERTY





AVAILABLE UNITS

*NOT TO SCALE

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SITE PLAN



D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

*** 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**

Unit	SF	Status	Pricing
525	10,000	Occupied	-
525 A	5,000	Occupied	-
525 B	5,000	Occupied	-
541	5,000	Occupied	-
549	5,000	AVAILABLE NOW	\$1.55 PSF G + CAM
555	2,075	Occupied	-
551-A	3,500	Occupied	-
551-B	3,500	Occupied	-
575	10,000	Occupied	-
*577	10,000	AVAILABLE NOW	\$1.29 PSF G + CAM
601	1,200	Occupied	-
727	1,200	Occupied	-
731	1,200	Occupied	-
733	1,200	Occupied	-
737	1,200	Occupied	-
741	1,200	AVAILABLE NOW	\$1.55 PSF G + CAM
743	1,200	Occupied	-
745	1,200	AVAILABLE MAY 1, 2026	\$1.55 PSF G + CAM
749	1,200	Occupied	-
751	1,200	Occupied	-

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RENT ROLL





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PROPERTY PHOTOS





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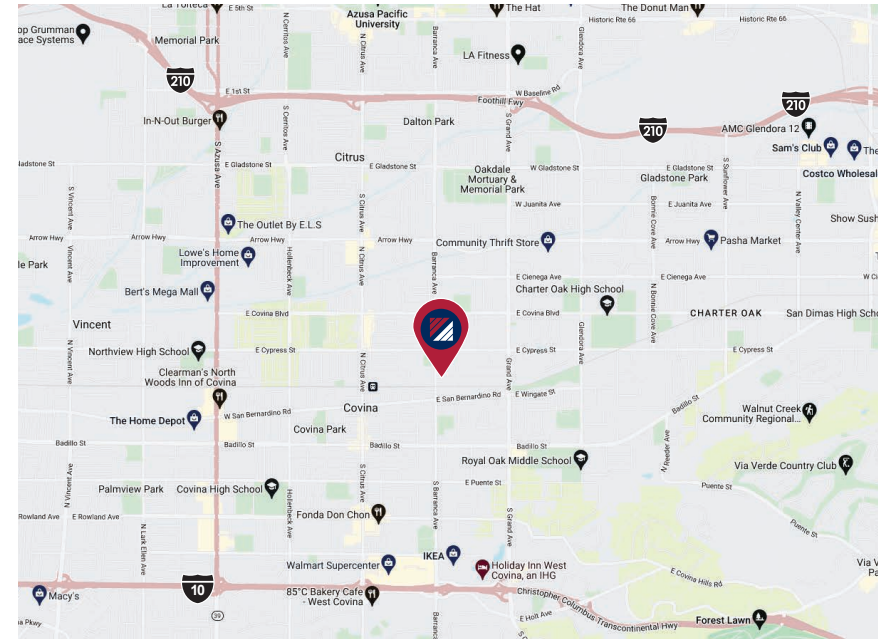
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DAUM
COMMERCIAL REAL ESTATE SERVICES

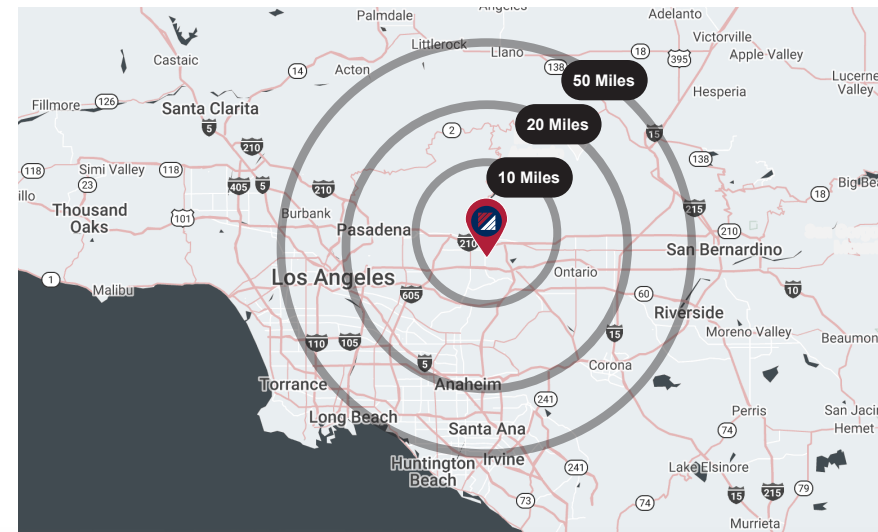
TRAFFIC COUNTS

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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