

FREESTANDING BUILDING

±10,110 SF
FOR SALE

Covina
BOWL

1060 W SAN BERNARDINO RD | COVINA, CA



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**STREAM**



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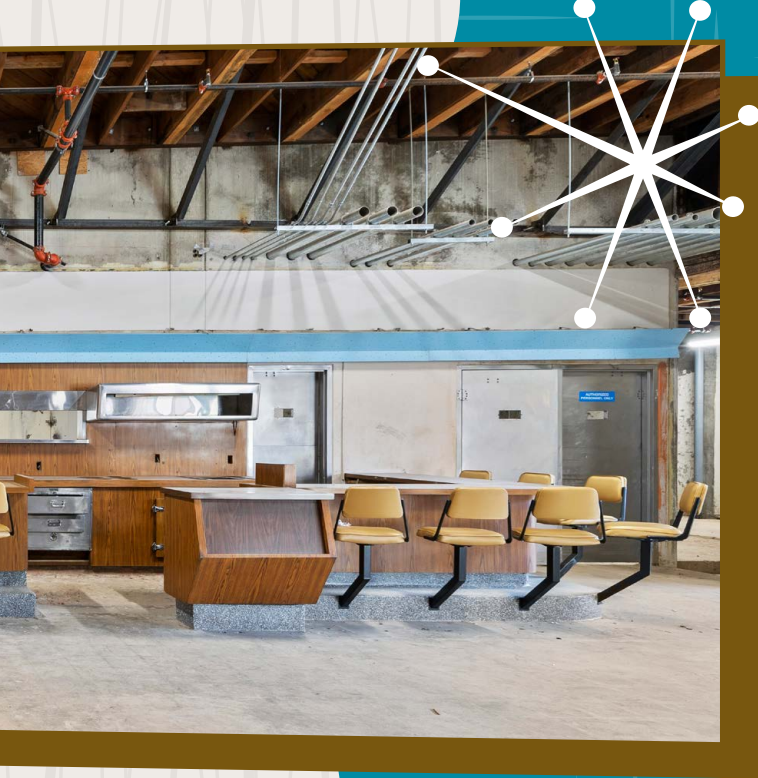


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Executive SUMMARY

Stream Realty Partners proudly presents Covina Bowl, a unique 10,110 RSF retail asset in the heart of Covina, CA, suitable for retail, office, and medical uses. This one-story gem, recognized for its historical significance and architectural allure, stands as the only standalone building available for sale in Covina. Boasting a walk score of 75, it's an ideal spot for a variety of permitted uses, including a food hall, restaurant, specialty grocer, or unique office, just to name a few.

Its prime location adjacent to the new Trumark Homes development—comprising 92 flats and 40 townhomes—positions it for prestigious branding opportunities and capital appreciation. Situated in the affluent San Gabriel Valley, with attractive tax incentives and potential for cultural contribution through preservation, it's more than just an asset; it's a nod to history and an investment for the future. Plus, its proximity to the I-10 from Azusa Avenue ensures easy access to diverse housing options.

PROPERTY DESCRIPTION

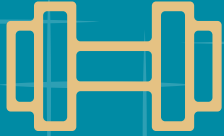
ADDRESS	1060 W San Bernardino Road Covina, CA
SUBMARKET	Eastern SGV
% LEASED	N/A
BUILDING SIZE	10,110 RSF
BUILDING CLASS	C (per CoStar, prior to \$2M Historical Restoration)
NO OF STORIES	1
ZONING	Covina Bowl Specific Plan, C-3A
PARKING	33 Spaces, plus 10 street-front spots
PARKING RATIO	3.1/1,000
YEAR BUILT	1956, 2023 (renovated)
TENANCY	Single/Multiple



POTENTIAL TENANCY



FOOD HALLS



FITNESS



RESTAURANTS



SHARED WORKSPACES



SPECIALTY GROCER



HEALTHCARE



COFFEE SHOP



BREWERY



*Click here for more
- Permitted Uses -*

Investment HIGHLIGHTS



PRIME HISTORIC FOOTPRINT – Covina Bowl boasts 10,110 square feet perfectly situated in a sought-after retail district of Covina, CA. Its historic significance not only adds to its allure but also positions it as a standout property in a bustling commercial zone.



AMPLE PARKING – The property is equipped with 33 dedicated parking spots, ensuring convenience for both tenants and visitors. Furthermore, the surrounding area offers ample street parking, accommodating an even greater influx of customers or guests.



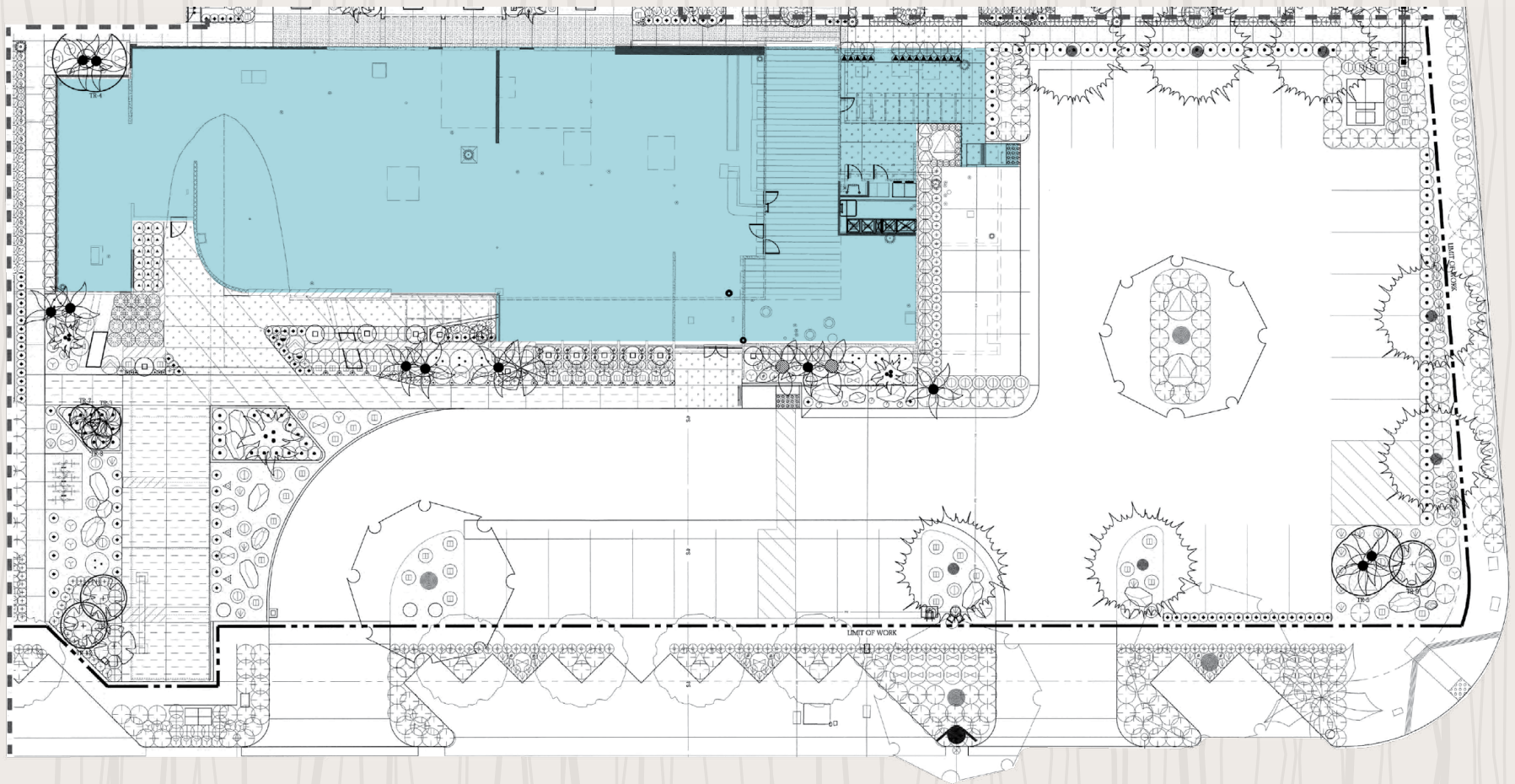
STRATEGIC LOCATION – Strategically located, Covina Bowl is easily accessible, making it an ideal spot for businesses expecting high traffic. Its close proximity to key freeways also ensures seamless connectivity, catering to both local and out-of-town visitors.



SIGNAGE POTENTIAL – The property's distinct architecture and setting provide a canvas for exceptional signage, ensuring businesses can establish a prominent brand presence. This unique visibility offers tenants the advantage of easy identification and heightened brand recall among passersby.

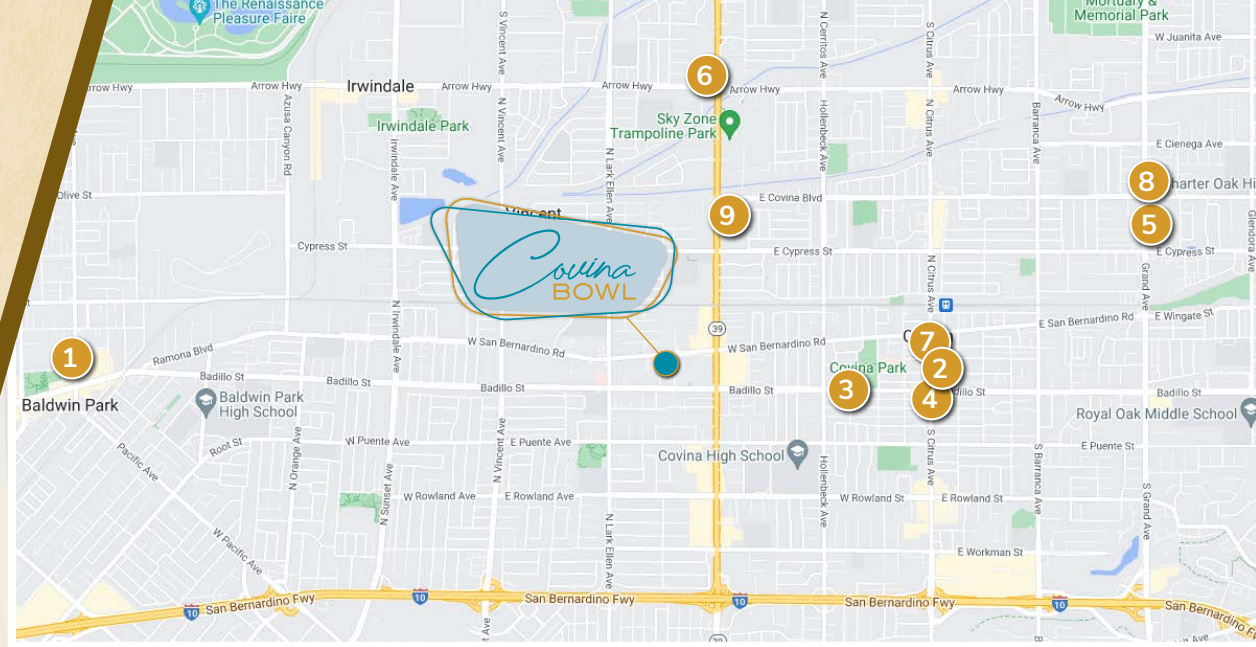


FLOOR -Plan-



- Sales -

COMPS



	ADDRESS	CITY	PRODUCT TYPE	SIZE (SF)	YEAR BUILT	SALE DATE	SALE PRICE	\$/PSF	LEASE AT SALE	BUYER
1	4137 Maine Ave	Baldwin Park	Medical	7,921	2000	5/8/23	\$2,400,000	\$302.99	100%	El Proyecto Del Barrio Inc
2	210-222 N Citrus Ave	Covina	Retail/Office	5,000	1925	5/5/23	\$1,625,000	\$315.00	Owner/User	Demijay Llc
3	410 W Badillo St	Covina	Office	5,280	1964	2/23/23	\$1,950,000	\$369.32	100%	Cesar Torres
4	110-114 N Citrus Ave	Covina	Retail	7,798	1903	12/22/22	\$1,500,000	\$192.36	100%	City of Covina
5	4730 N Grand Ave	Covina	Day Care	7,610	1980	12/7/22	\$2,335,000	\$306.83	100%	Cereth LLC
6	877 S Azusa Ave	Azusa	Retail	9,090	1970	11/7/22	\$3,300,000	\$363.04	100%	Tacos El Gavilan
7	321 N Citrus Ave	Covina	Retail	6,000	1921	6/7/22	\$1,600,000	\$266.67	0%	Raymond Bazikyan
8	1126 N Grand Ave	Covina	Office	12,576	1983	6/1/22	\$3,067,000	\$243.88	50%	Assisted Home Health and Hospice
9	1054 N Azusa Ave	Covina	Retail	14,700	1973	5/27/22	\$3,600,000	\$244.90	0%	Brian Oh & Hannah Hyo Choi
Totals / Averages				75,975			\$21,377,000	\$289.44		



Originating in the 1930s Southern California, **Googie architecture**, popularized by John Lautner, blends car culture with Atomic and Space Age influences. Characterized by upswept roofs, bold geometrics, and neon, it became a mid-century design hallmark. The Egyptian-themed **Covina Bowl**, designed mainly by Pat DeRosa, showcased elements reminiscent of Polynesian architecture, like the pyramidal canopy entrances inspired by traditional A-frame longhouses.





Market Area OVERVIEW

COVINA

The city of Covina is located in the San Gabriel Valley, specifically, the Eastern San Gabriel Valley in Los Angeles County. Its central location in the region offers access to nearby cities including Azusa, Glendora, Irwindale, Baldwin Park, West Covina, and San Dimas. While the 10 Freeway runs immediately parallel to Covina, the city is also in close proximity to the 57 and 210 Freeways, providing several access points. The site also has favorable demographics. Within five miles of the subject property, there are 457,076 residents across 126,712 households with an average household income of \$101,864. Large employers in the city include Covina Valley



Unified School District, Citrus Valley Health Partners, Charter Oak Unified School District, IKEA, and Walmart. There is a healthy mix of single- and multi-family housing in Covina, attracting residents of all ages.

EAST SGV

The Eastern San Gabriel Valley section of Los Angeles County is home to several cities, including Azusa, Baldwin Park, Claremont, Covina, Diamond Bar, Glendora, Hacienda Heights, City of Industry, La Verne, Pomona, San Dimas, West Covina, and Walnut. It is directly situated in between central Los Angeles to the west, and Inland Empire to the east. Its central location includes several freeways running West-East (10, 60, and 210) and North-South (57 and 71). The region sports 41.9 million square feet of retail space to support the residential and daytime populations. In addition to the favorable local demographics, the Eastern San Gabriel Valley also has a strong hospitality industry, attracting visitors to stay in 75 hospitality locations. The Eastern San Gabriel Valley offers a delightful suburban lifestyle, while being located near employment hubs and access to throughout the Greater Los Angeles Basin.



EASTLAND SHOPPING CENTER

N AZUSA AVE

WELLS FARGO

CVS/pharmacy

BIG LOTS!

STATER BROS. markets

FOOD 4 LESS

TRUMARK HOMES

92 Flats
40 Townhomes

BADILLO ST

Covina
BOWL

THE HOME DEPOT



457,076
AVG POPULATION



\$101,864
AVG HH INCOME



36
MEDIAN AGE



126,712
HOUSEHOLDS

15

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