

E. BADILLO

1211

**Rare Last Mile, Low Coverage Industrial Opportunity
Located in the Greater Los Angeles Market**

1211 E. BADILLO ST., WEST COVINA, CA 91790

CBRE

Property Highlights



ADDRESS: 1211 E Badillo Street, West Covina, CA



SIZE: ±177,440 SF



ACREAGE: ±21.22 ACRES



OFFICE: TBD



CLEAR HEIGHT: 20'



LOADING: Fit to a Tenant's Requirement



PARKING: TBD



HVAC: Yes



ZONING: M1 Industrial



WATER/SEWER: Yes



PARCEL NUMBER: 8434-015-018



SPRINKLERS: Yes



YARD: Large, Fenced, Paved



POWER: TBD

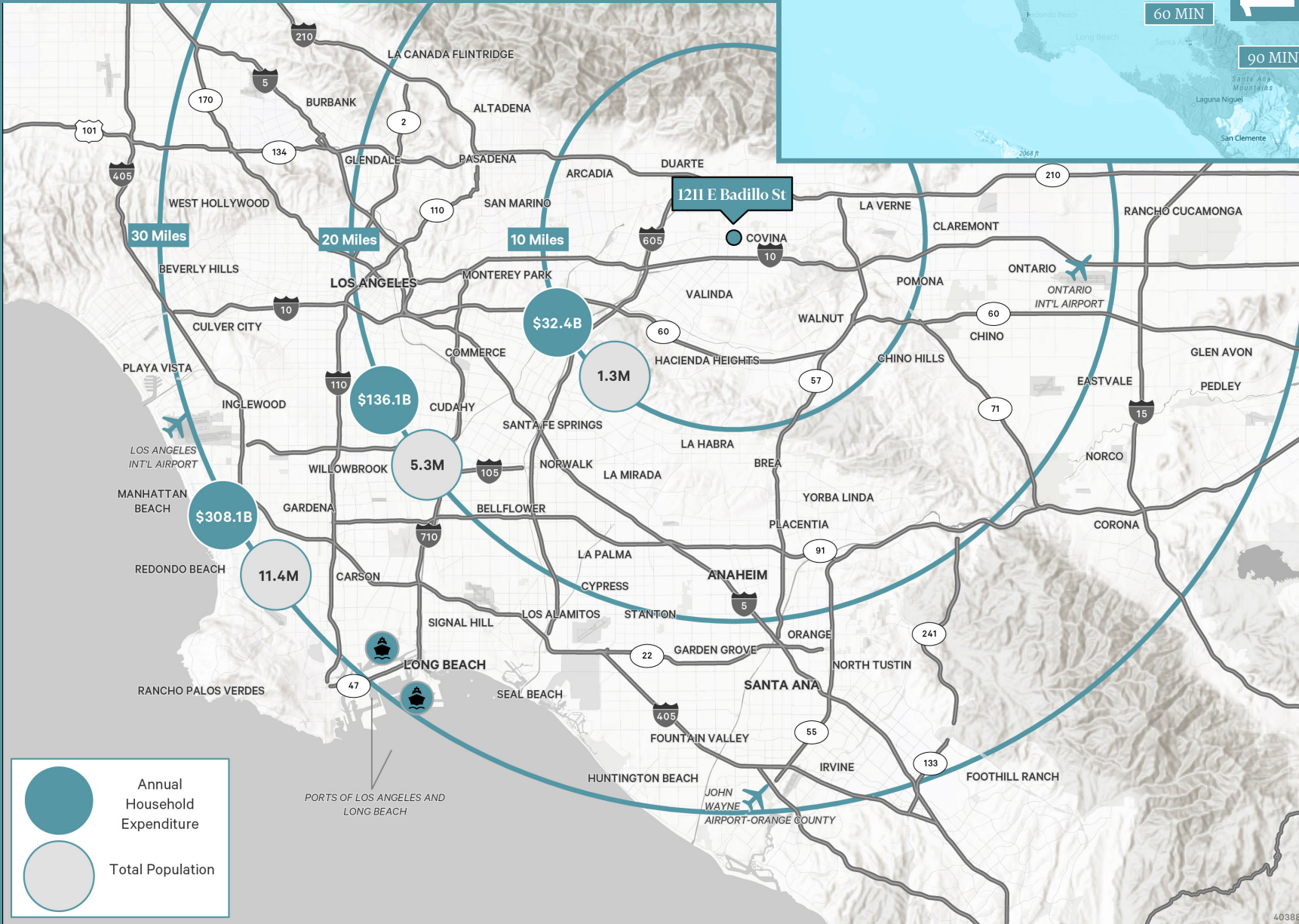
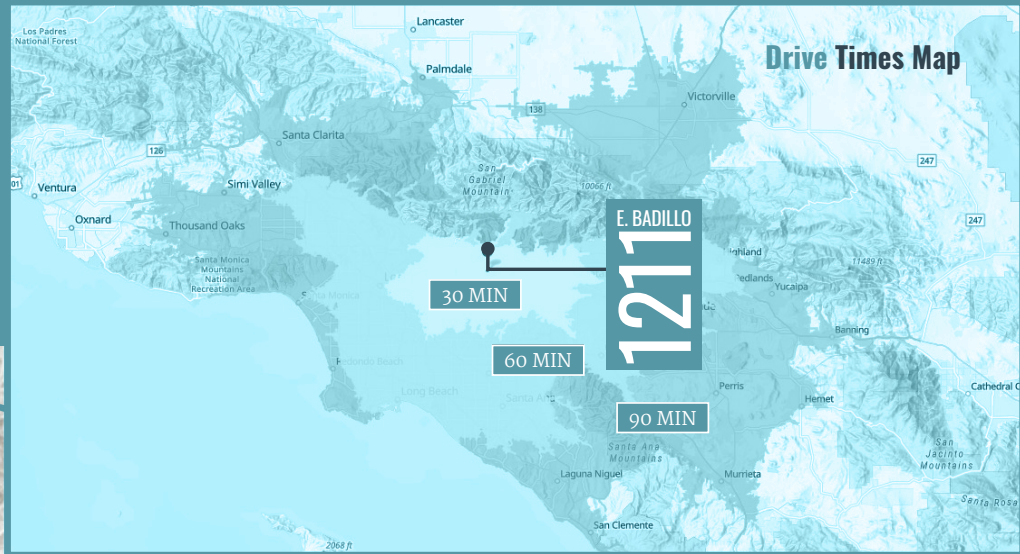
Property Exterior



Proposed Site Plan



Dynamic Location



Demographics

1211 E Badillo St	10 Miles		20 Miles		30 Miles	
Population						
2021 Population - Current Year Estimate	1,277,566		5,296,887		11,359,287	
2026 Population - Five Year Projection	1,285,156		5,371,221		11,568,438	
2010 Population - Census	1,251,245		5,117,177		10,895,314	
2000 Population - Census	1,245,490		5,026,747		10,511,312	
2010-2021 Annual Population Growth Rate	0.19%		0.31%		0.37%	
2021-2026 Annual Population Growth Rate	0.12%		0.28%		0.37%	
Households						
2021 Households - Current Year Estimate	370,981		1,591,909		3,585,667	
2026 Households - Five Year Projection	371,950		1,614,889		3,649,631	
2010 Households - Census	364,740		1,537,159		3,446,631	
2000 Households - Census	360,442		1,488,607		3,311,420	
2010-2021 Annual Household Growth Rate	0.15%		0.31%		0.35%	
2021-2026 Annual Household Growth Rate	0.05%		0.29%		0.35%	
2021 Average Household Size	3.40		3.27		3.12	
Household Income						
2021 Average Household Income	\$103,834		\$101,012		\$101,332	
2026 Average Household Income	\$118,815		\$115,158		\$115,758	
2021 Median Household Income	\$80,918		\$76,526		\$75,095	
2026 Median Household Income	\$91,485		\$85,682		\$84,224	
2021 Per Capita Income	\$30,181		\$30,403		\$32,039	
2026 Per Capita Income	\$34,417		\$34,665		\$36,572	
Housing Units						
2021 Housing Units	389,271		1,681,712		3,816,225	
2021 Vacant Housing Units	18,290	4.7%	89,803	5.3%	230,558	6.0%
2021 Occupied Housing Units	370,981	95.3%	1,591,909	94.7%	3,585,667	94.0%
2021 Owner Occupied Housing Units	234,230	60.2%	837,643	49.8%	1,717,084	45.0%
2021 Renter Occupied Housing Units	136,751	35.1%	754,266	44.9%	1,868,583	49.0%
Education						
2021 Population 25 and Over	879,977		3,574,515		7,664,124	
HS and Associates Degrees	440,835	50.1%	1,740,872	48.7%	3,640,527	47.5%
Bachelor's Degree or Higher	277,333	31.5%	1,101,757	30.8%	2,490,356	32.5%
Place of Work						
2021 Businesses	50,305		223,147		491,993	
2021 Employees	449,657		2,240,110		4,865,922	

Local Amenities



- Neighboring Corporate Tenants:**
- Scholastic
 - Cox Communications
 - Huy Fong Foods
 - Ready Pac Foods
 - Tournament of Roses
 - Iron Mountain
 - Horizon Tires
 - Blue Ridge Fashion
 - Superior Communications
 - Decore-ative Specialties
 - Biosense Webster

PLAZA WEST COVINA

sears	rack	macy's	EXPRESS
CHIPOTLE	Locatelli's BAMBQUE	PIZZA EXPRESS	LENSCRAFTERS
JCPenney	WALGREENS	BEST BUY	See's CANDIES

EASTLAND CENTER

CHASE	BevMo!	Walmart
SPROUTS	Party City	BIS RESTAURANT
Planet Fitness	Marshalls	TARGET



Area Overview

SAN GABRIEL VALLEY

The San Gabriel Valley represents a sizeable economic entity with a population of roughly 1.52 million people. The Valley is home to approximately 15.0% of Los Angeles County's population, 3.8% of California's total population and 14.8% of Los Angeles County's labor force. The area is made up of over 47 cities and communities covering over 350 square miles. The San Gabriel Valley offers a skilled workforce, a variety of housing choices, quality education and easy and affordable transportation alternatives. The area also has a wide variety of cultural and recreational attractions and events that bring national and international attention.

WEST COVINA

A great place for business, shopping, recreation, culture, and raising a family. Located approximately 19 miles east of downtown Los Angeles, West Covina is in the eastern portion of the San Gabriel Valley. It is the 13th largest city in Los Angeles County with a population of approximately 106,000. West Covina enjoys an ethnically diverse and dynamic population with 36 percent Hispanic, 25 percent Asian, and 7 percent White.

LOS ANGELES

Los Angeles County is the main economic force within the Southern California region and is the most populous county in the United States. With over 10 million residents, Los Angeles County is larger than 42 states. The nearly \$600 billion Los Angeles County gross product ranks 20th among the world's economies.

Los Angeles County is one of the nation's key transportation and distribution hubs with six airports, two ports and an extensive freeway and rail network. Los Angeles International Airport (LAX) ranks as the sixth busiest passenger airport in the world. The Los Angeles transportation network is dominated by a massive freeway system, comprising nearly 1,700 miles which provides convenient access to most areas within the greater Los Angeles region and beyond. Rail freight service is provided by two main carriers – Union Pacific and Burlington Northern Santa Fe -throughout the Southern California region and extends across the United States. Los Angeles County serves as the gateway to United States trade with Asia.

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