## LOCATED IN COVINA BUSINESS PARK



FOR LEASE 577 E. EDNA PLACE COVINA | CA

FOR MORE INFORMATION, PLEASE CONTACT:

**KURT YACKO** 

VICE PRESIDENT

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CADRE #01989353

JAMES CROWELL

**ASSOCIATE** 

P: 562.695.4687 | M: 949.877.4906 jcrowell@daumcommercial.com CADRE #02240857



#### **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



YARD



400A 120/240V POWER



CVM1 ZONING



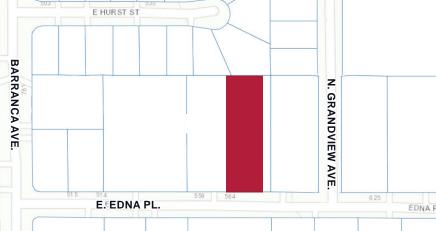
**CENTRALLY LOCATED BETWEEN THE** 210 FWY & 10 FWY



**3-5 YEAR TERM** 



**ASKING PRICE:** \$1.30/SF GROSS + \$0.10 CAM





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**ABOUT PROPERTY** 



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**PROPERTY PHOTOS** 









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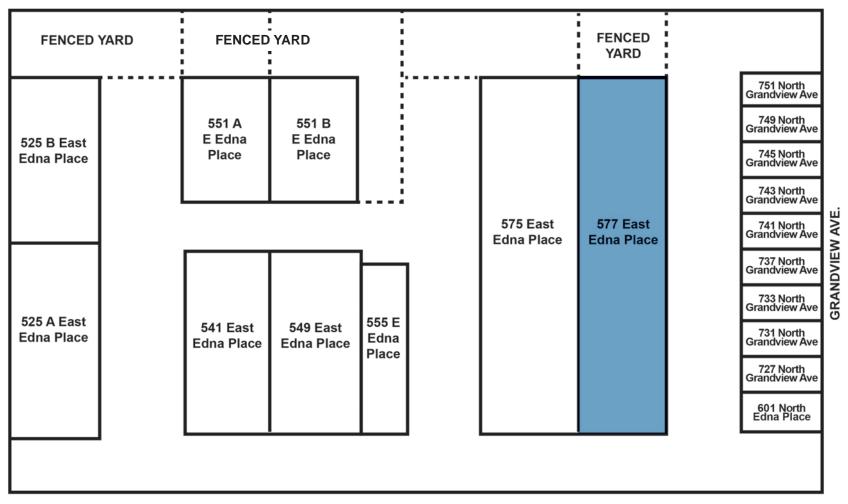
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PROPERTY PHOTOS





**EDNA PLACE** 

AVAILABLE UNITS

\*NOT TO SCALE

FOR LEASE

577 E. EDNA PLACE

COVINA | CA

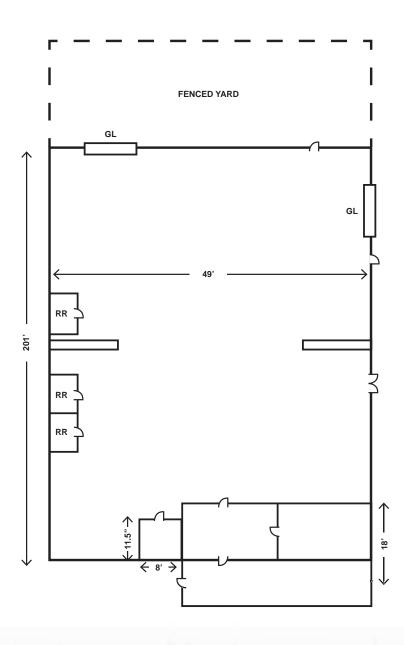
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SITE PLAN





\*NOT TO SCALE

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CADRE #02240857

**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				

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DEMOGRAPHICS						
	1 Mile	3 Miles	5 Miles			
2020 Population	27,209	192,074	387,925			
2024 Population	25,875	182,667	366,529			
2029 Population Projection	24,988	176,399	353,505			
2024 Households	8,548	56,435	111,054			
2029 Household Projection	8,231	54,362	106,810			
Total Specified Consumer Spending (\$)	\$297.9M	\$2.2B	\$4.5			
Avg Household Income	\$96,548	\$105,710	\$113,379			
Median Household Income	\$74,288	\$85,635	\$90,724			



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