



Covina Palms

2211-2249 E Garvey Ave N, West Covina, CA 91791



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Covina Palms

Upon Request

Covina Palms is a very active center with a mix of stable, long-term retail, medical, office and personal services tenants. Located between the Azusa Ave. and Citrus Ave. I-10 offramps, the center offers tenants increased image and identity with visible illuminated building signage, pylon signage and an easily recognizable freeway-adjacent location. Parking lot and landscaping were redone in 2022.

Large visible building signage plus a panel on freeway pylon sign!

High ceilings, rear roll-up loading door.

Retail, office, medical and some specialty uses are allowed - please check with the City of West Covina for your particular use....

- Very active center with long-term tenants, freeway visibility, great image and identity



Rental Rate:	Upon Request
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Stores:	9
Center Properties:	1
Frontage:	725' on Garvey Ave
Gross Leasable Area:	71,925 SF
Walk Score @:	47 (Car-Dependent)
Transit Score @:	45 (Some Transit)
Rental Rate Mo:	Upon Request

1st Floor Ste 2245

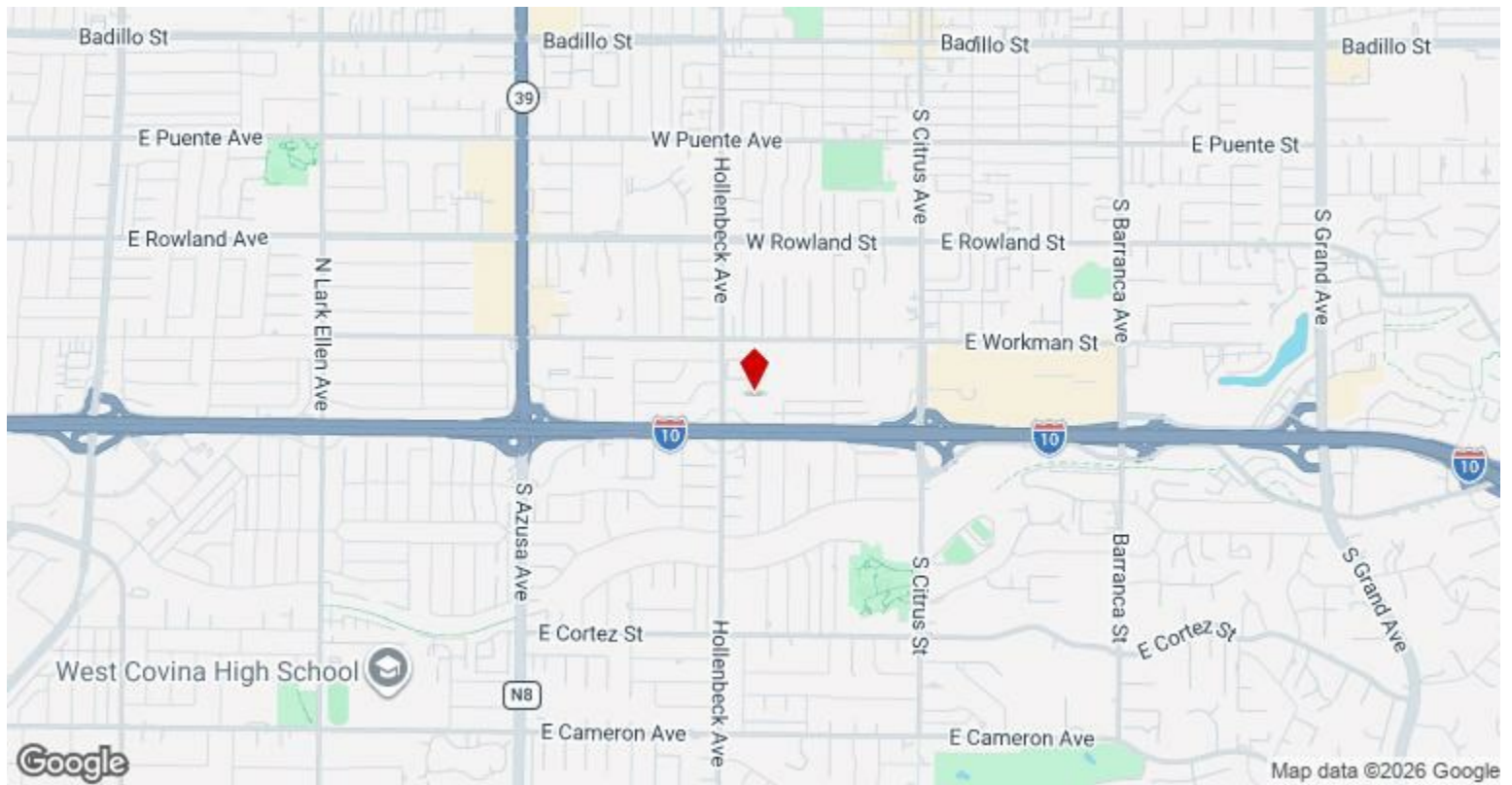
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Space Available	3,353 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	5 - 20 Years

2245 E. Garvey Ave. N. is a rare smaller space now available in the very active Covina Palms Center. Currently in shell condition, the space was previously a part of the adjacent business and used as a storeroom. A restroom was removed and a 10' roll up door installed in the rear of the space. Covina Palms allows a wide range of uses and current tenants include office, medical, educational and personal services tenants. A lease for this space will also include a panel on the freeway-oriented pylon sign for excellent visibility and image. Tenant improvement allowance is negotiable based on other proposed lease terms.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Children's Dental Fun Zone	-	
Futuro Infantil Hispano Ffa	-	
Intercoast College West Covina Campus	-	
Mikkon Adhc	-	
Sola Salon Studios	-	



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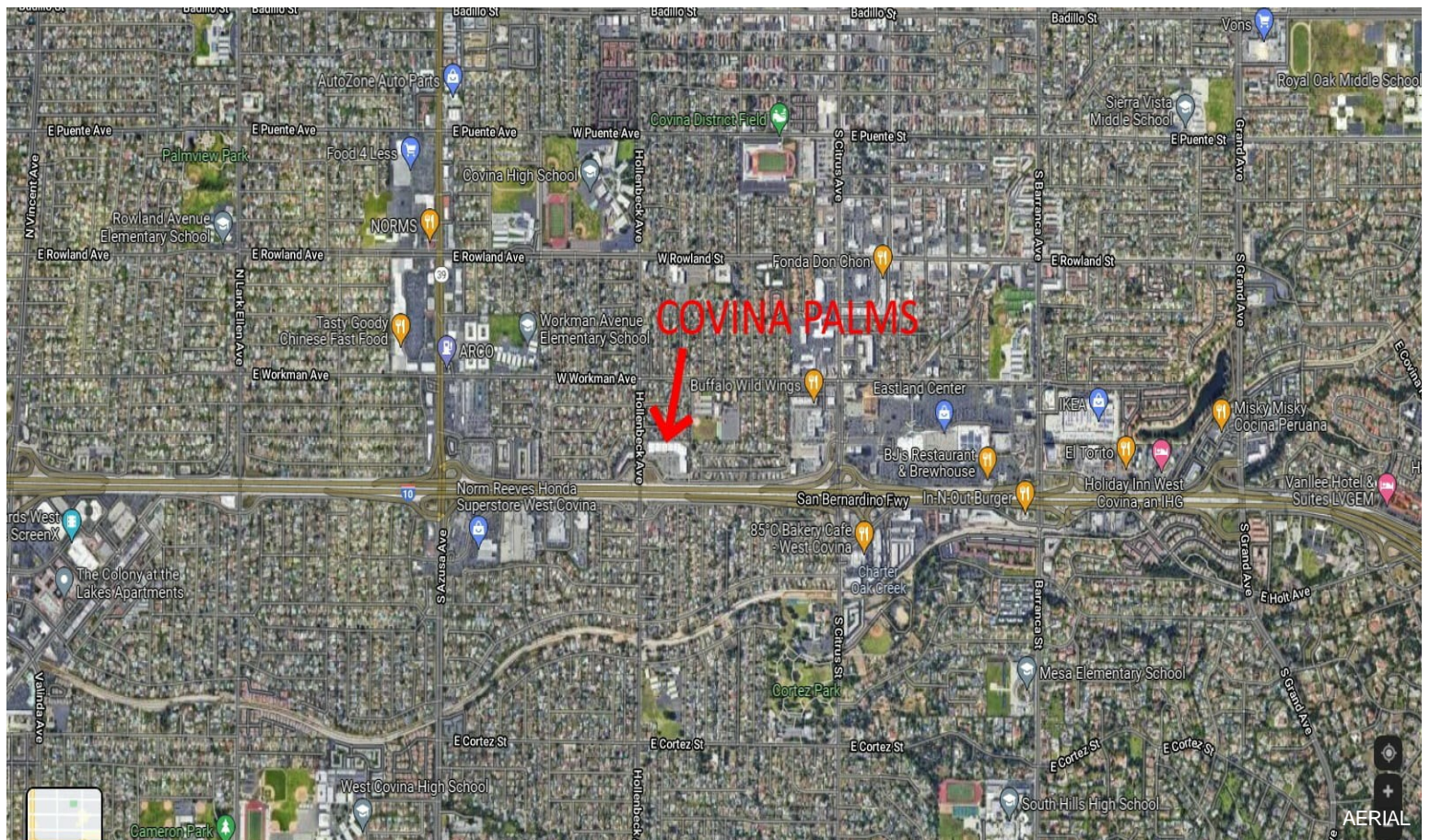
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Property Photos



2211-2249 E Garvey Ave N



Property Photos

