

# MOVE-IN READY! WELL MANAGED HIGH IMAGE BUSINESS PARK



## FOR SALE

1623 W SAN BERNARDINO RD.  
PHASE 2 | 3 UNITS AVAILABLE  
WEST COVINA | CA

FOR MORE INFORMATION, PLEASE CONTACT:

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### PROPERTY HIGHLIGHTS



3  
units available



Central  
San Gabriel Valley



± 18,150 SF  
available



28'  
high ceiling clearance

Although all information is furnished regarding for sale, rental or financing 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. D/AQ Corp. # 01129558

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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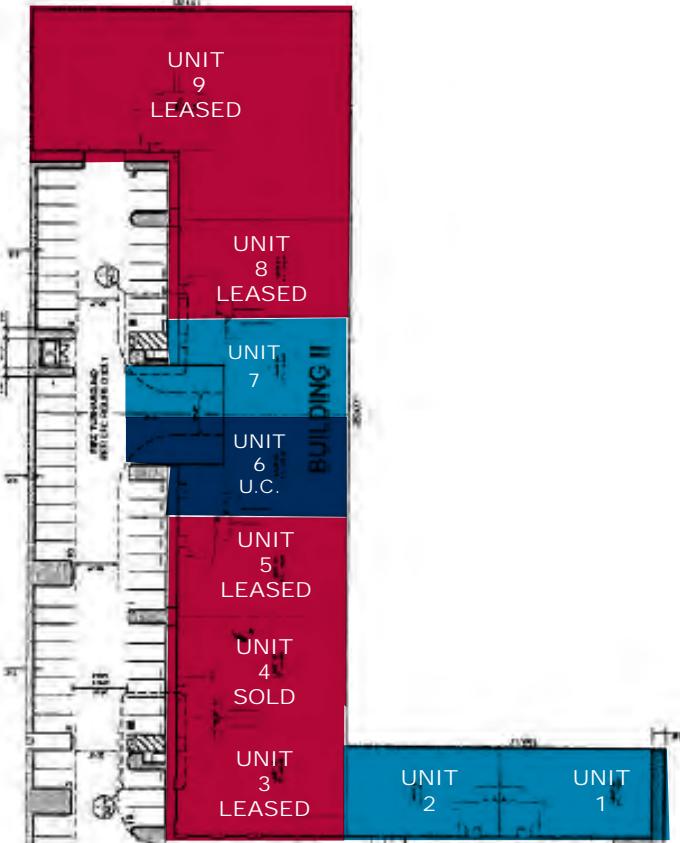
SITE PLAN



SALE PRICE: \$425 PSF

## PROPERTY HIGHLIGHTS

UNITS	SF	PROPERTY TYPE	CLEAR HEIGHT	DRIVE-IN ROLL UP DOOR	STATUS
UNIT 1	± 3,027 SF	Industrial	28'	1	Available
UNIT 2	± 3,022 SF	Industrial	28'	1	Available
UNIT 3	± 4,604 SF	Industrial	28'	1	Leased
UNIT 4	± 4,245 SF	Industrial	28'	1	Sold
UNIT 5	± 4,245 SF	Industrial	28'	1	Leased
UNIT 6	± 3,928 SF	Industrial	28'	1	Under Contract
UNIT 7	± 3,928 SF	Industrial	28'	1	Available
UNIT 8	± 4,245 SF	Industrial	28'	1	Leased
UNIT 9	± 13,235 SF	Industrial	28'	1	Leased



\*NOT TO SCALE

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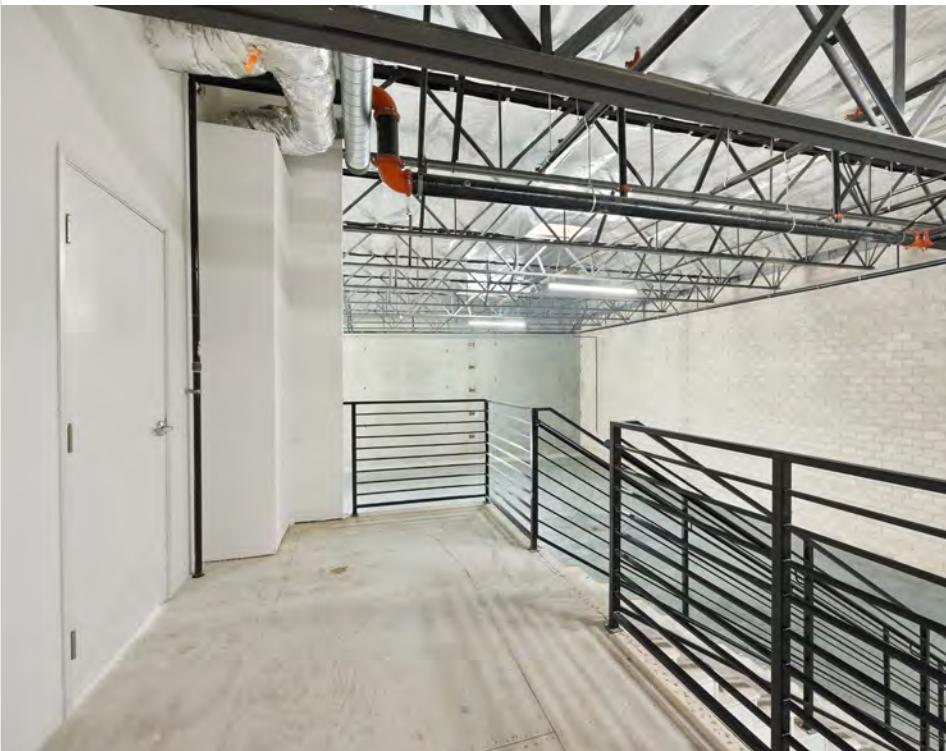


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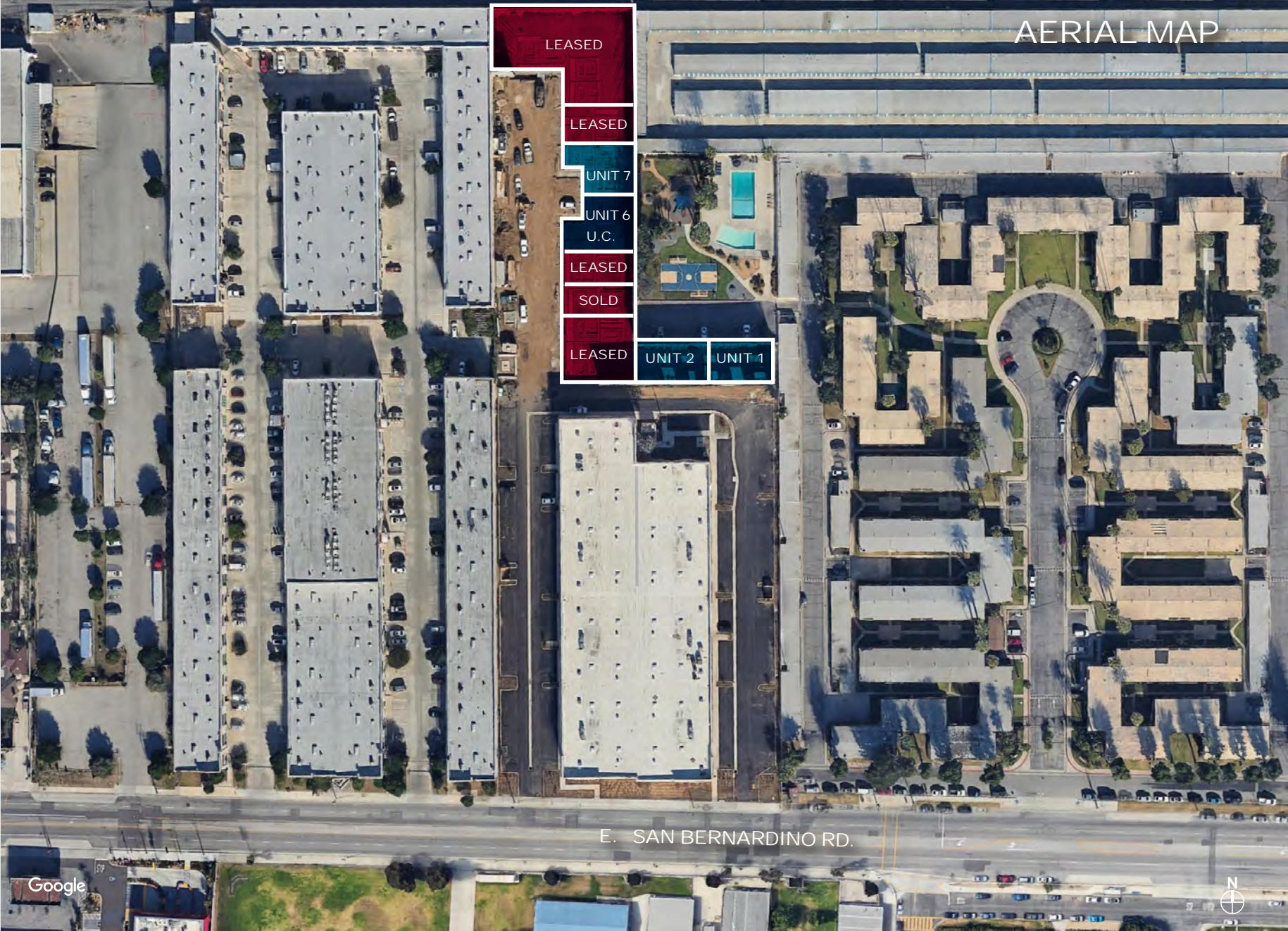


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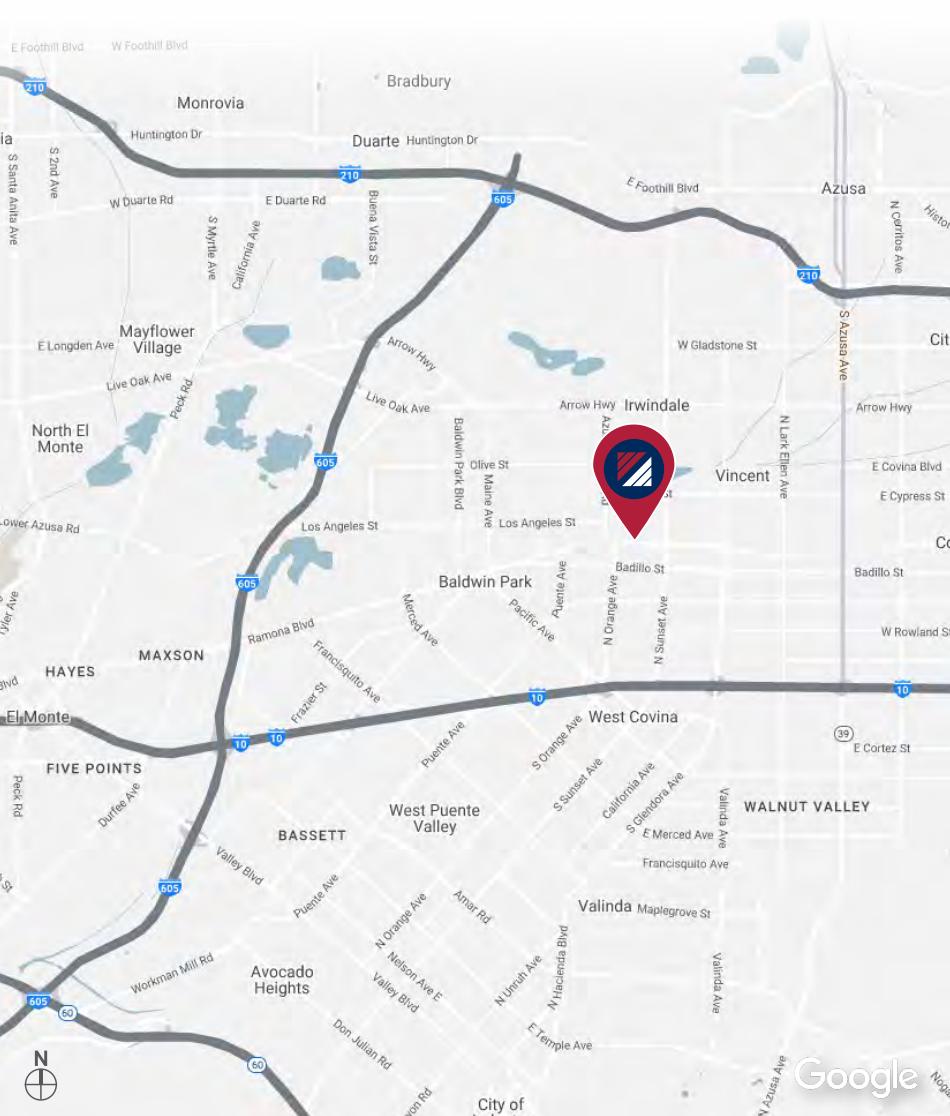
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# DEMOGRAPHICS

Radius	1 Mile	5 Miles	10 Miles
<b>Population:</b>			
2020 Population	195,139	504,236	1,303,922
2024 Population	182,361	473,839	1,232,757
2029 Population Projection	175,440	456,399	1,188,972
Avg Household Income	\$100,683	\$102,168	\$109,961
Median Household Income	\$81,831	\$82,859	\$86,443
Total Specified Consumer Spending (\$)	\$1.9B	\$5.1B	\$14.5B
<b>Employment:</b>			
Total Businesses	7,019	18,962	58,488
Employees	63,606	170,664	483,974

Traffic Count				
Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subject
Ramona Blvd	Nora Ave W	16,695	2022	0.08 mi
Ramona Blvd	W San Bernardino Rd W	14,524	2022	0.11 mi
Nora Ave	Ramona Blvd N	963	2022	0.16 mi
N Orange Ave	W Adams Dr S	6,073	2022	0.20 mi
W San Bernardino Rd	Ramona Blvd W	16,840	2022	0.20 mi
N Orange Ave	W Adams Dr N	6,275	2022	0.23 mi
N Azusa Canyon Rd	Azusa Canyon Rd N	11,958	2022	0.24 mi
Nora Ave	E Badillo St S	718	2022	0.26 mi
Edna Pl	N Irwindale Ave E	2,047	2022	0.26 mi
Irwindale Ave	Ballentine Pl S	25,547	2022	0.29 mi

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