

250 S. Glendora Ave., West Covina 91790

669 - West Covina

STATUS: Active

LIST CONTRACT DATE: 09/10/25

LISTING ID: OC25214792

LIST PRICE: \$649,900

SELLER WILL CONSIDER CONCESSIONS IN OFFER: Yes

PROP TYPE: Commercial Sale

PROP SUB TYPE: Retail

PARCEL #: 8476011041



SQFT(SRC): 1,800
SQFT LOT: 2,871 (A)
ACRES: 0.066
BUSINESS NAME:
BUSINESS TYPE:
YEAR ESTABLISHED:
YEAR BUILT: 1962 (ASR)
SLC: Standard
LEVELS: 1
CURRENT USE: Commercial
ACTUAL RENT:
RENT MIN - MAX \$/SF/YR:
NUMBER OF UNITS: 1
ENTRY LEVEL: 1
BUILDING STATUS: Existing
OCCUPANCY:
BUILDING \$/PER SQFT: \$361.06
LAND \$/PER SQFT:
DAYS ACTIVE IN MLS: 4
COUNTY: Los Angeles
PARCEL MASTER:
INVEST?: A/C?:Yes
FENCE?: HEAT?:Yes

Rece09/10/2025 : NEW

DESCRIPTION

Big retail building in nice shopping center with tenant being The Hair Room beauty salon, has main area with 5 hair stations and 2 shampoo bowl stations, 4 private rooms, 2 restrooms, 1 storage room in back with Exit door. Property is next to Marketplace at The Lakes in West Covina, across the street from a movie theater, with other great shopping centers nearby.

BUSINESS URL:

BUILDING DETAILS

UTILITIES

FEATURES:
HEATING: Central
LAUNDRY: None
CLEARANCE:
INDUSTRIAL TYPE:
PROBATE AUTHORITY:

OFFICE CLASS:
ROOFING:
SECURITY:
CONSTRUCTION:
LOT: Walkstreet

ELECTRICITY:
AMPERAGE:
VOLTS:
UTILITIES:
WATER: Public

BUSINESS DETAILS

OWNERSHIP:
DAYS / HOURS OPEN:
FULLTIME EMPLOYEES:
LEASE EXPIRES:
EQUIPMENT VALUE:

SPECIAL LICENSES:
PART TIME EMPLOYEES
ACTUAL RENT:
INVENTORY VALUE:

YEARS CURRENT OWNER:
HOURS OWNER WORKS:
LEASABLE SQFT:
MONTHLY NNN:
PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:
HIGH TECH FLEX SQFT:
RETAIL SQFT:
TOTAL SQFT:

INDUSTRIAL SQFT:
INDUSTRIAL MIN/MAX:
DIVISIBLE SQFT:
LAND \$/PER ACRE:

OFFICE SQFT:
OFFICE MIN/MAX:
RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:
UNCOVERED:

CARPORT:
PARKING RATIO:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION:

LAND

COMMON INTEREST: None
LAND USE: Retail
LOT SIZE DIM:
TOPOGRAPHY:
PARCEL #: 8476011041
ADDITIONAL PARCEL(s): No

BUILDER NAME:
ZONING:
SURVEY TYPE:

PARK NAME:
PHASE:
WATERFRONT:

TERMS

LEASE RENEWAL OPTION?:
LISTING TERMS: Cash, Cash to New Loan,
Conventional
CLOSE DATE:
INCLUSIONS:
EXCLUSIONS: Business and tenant's belongings

ASSIGNABLE:
FINANCING:

MIN. DOWN AMOUNT:
OWNERSHIP TYPE:

OWNER / TENANT

OWNERS NAME:
OWNER PHONE:
OWNER PAYS:
TENANT PAYS:

of UNITS LEASED:
ANCHORS/Co-TENANTS:

MOVE-IN:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

ANNUAL OPERATING INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:

PROFESSIONAL MANAGER:
RESIDENT MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

GROSS SCHEDULED INCOME: \$31,800
VACANCY ALLOWANCE: \$0
LAUNDRY: \$0
OTHER:
EFFECTIVE GROSS: 31,800
TOTAL EXPENSE:
NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING TYPE: Actual
OPERATING EXPENSES:

GROSS OPERATING INCOME:
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:
CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL \$: \$7,072

TAX YEAR: 2024

UNITS						
TYPE	#UNITS	BEDS	BATHS	SQFT	RENT	DESCRIPTION
1	1			1,800	\$2,650	
AGENT						

LISTING AGENT: Celia Gonzalez
CO-LISTING AGENT:

LISTING AGENT STATE LICENSE: 01351811
CO-LISTING AGENT STATE LICENSE:

LISTING AGENT MLS ID: SGONZCEL
CO-LISTING AGENT MLS ID:

CONTACT

1.LA CELL: 714-206-1542
2.LA TEXT: 714-206-1542
3.LA EMAIL:
celia.gonzalez@BHHSaProps.com
4.LA EMAIL:
celia.gonzalez@BHHSaProps.com
5.LA TEXT: 714-206-1542
6.LA CELL: 714-206-1542

OFFICE

LISTING OFFICE: Berkshire Hathaway HSCP
LISTING OFFICE PHONE: 714-846-4485Ext:0
CO-LISTING OFFICE:
CO-LISTING OFFICE PHONE:

LISTING OFFICE STATE LICENSE: 02211662
LISTING OFFICE FAX: 714-840-2934
CO-LISTING OFFICE STATE LICENSE:
CO-LISTING OFFICE FAX:

LISTING OFFICE MLS ID: H06200
CO-LISTING OFFICE MLS ID:

MLS

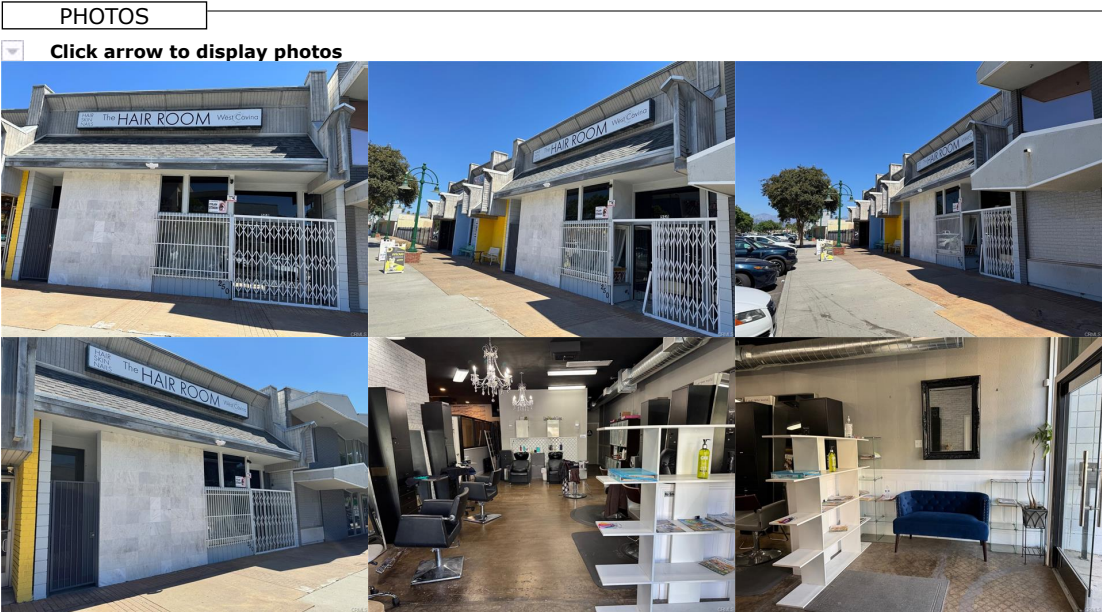
BAC:
LISTING CONTRACT DATE: 09/10/25
START SHOWING DATE:
ON MARKET DATE: 09/10/25
BAC REMARKS:
PRIVATE REMARKS: Tenant renewed lease in August 2024 and has another 2 years left on the lease. She would like to continue with leasing the space for her beauty salon.

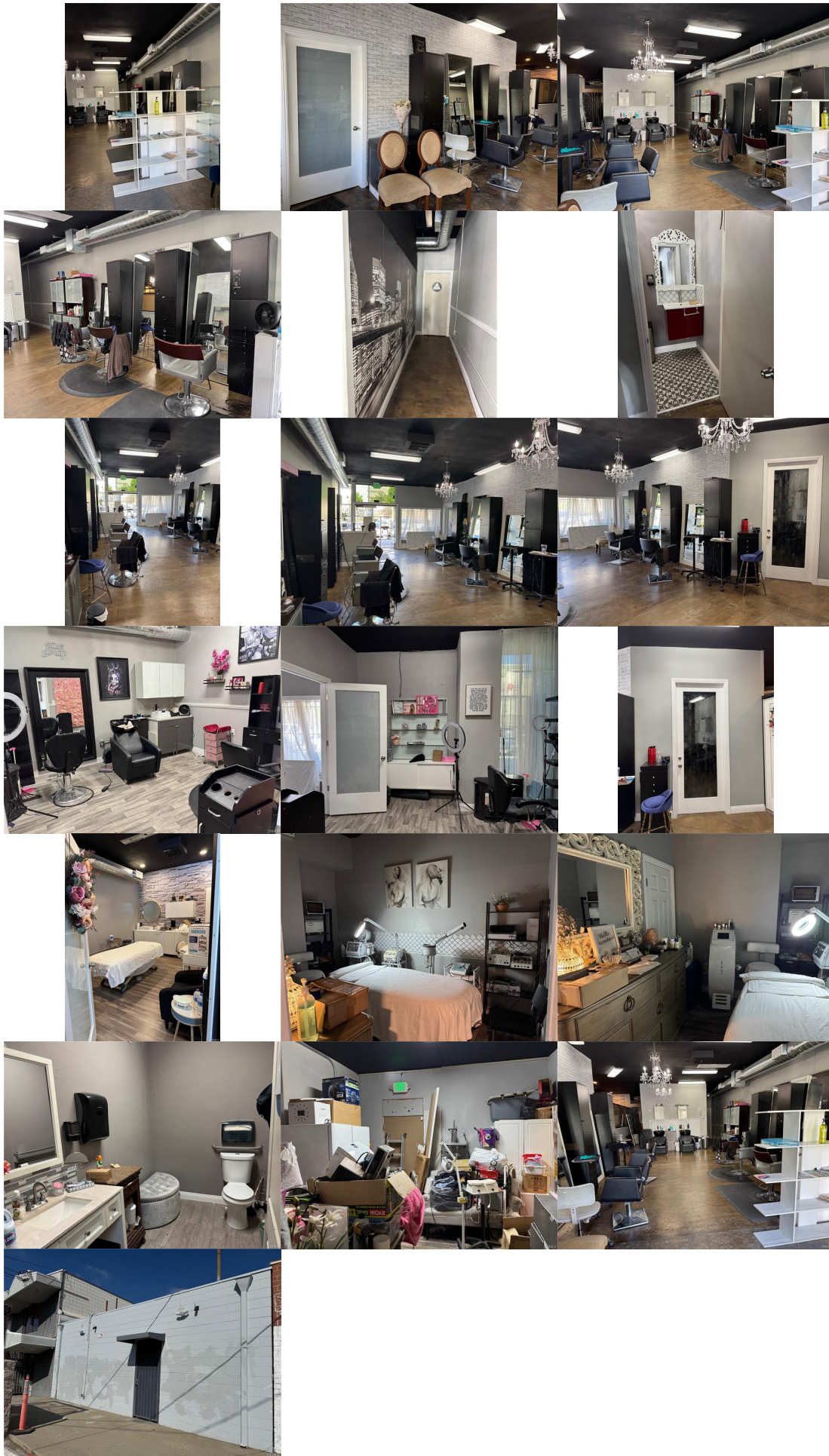
DUAL/VARI COMP?: No
EXPIRATION DATE: 12/10/25
CURRENT FINANCING: None

INTERNET SEND: LISTING?/PRICE?Yes/
MOD TIMESTAMP: 09/11/25
LIST AGMT: Exclusive Right To Sell
NEIGHBORHOOD MARKET REPORT YN?: Yes

SHOWING INFORMATION

SHOW INSTRUCTIONS: Please call listing agent for showing appointment, at 714-206-1542.
DIRECTIONS: From 10 fwy West, exit S. Vincent Ave., go left, left on S. Glendora Ave.





Search Criteria

Property Type is one of 'Business Opportunity', 'Commercial Lease', 'Commercial Sale'
Standard Status is 'Active'
City is 'West Covina'
Property Type is 'Commercial Sale'
Selected 1 of 8 results.