

IDEAL FOR OWNER/USER



537 GLENDORA AVE

\$4,695,000 FOR SALE OR LEASE
INDUSTRIAL | WEST COVINA

I R E A

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7CAPITAL
REAL ESTATE

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DISCLAIMER & CONFIDENTIALITY

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The Owner retains the right to withdraw, modify or cancel this offer to lease at any time and without any notice or obligation. Any lease is subject to the sole and unrestricted approval of Owner, and Owner shall be under no obligation to any party until such a time as Owner and any other necessary parties have executed a contract of lease containing terms and conditions acceptable to Owner and such obligations of Owner shall only be those in such contract of lease.

EXCLUSIVE LISTING AGENTS

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For Sale

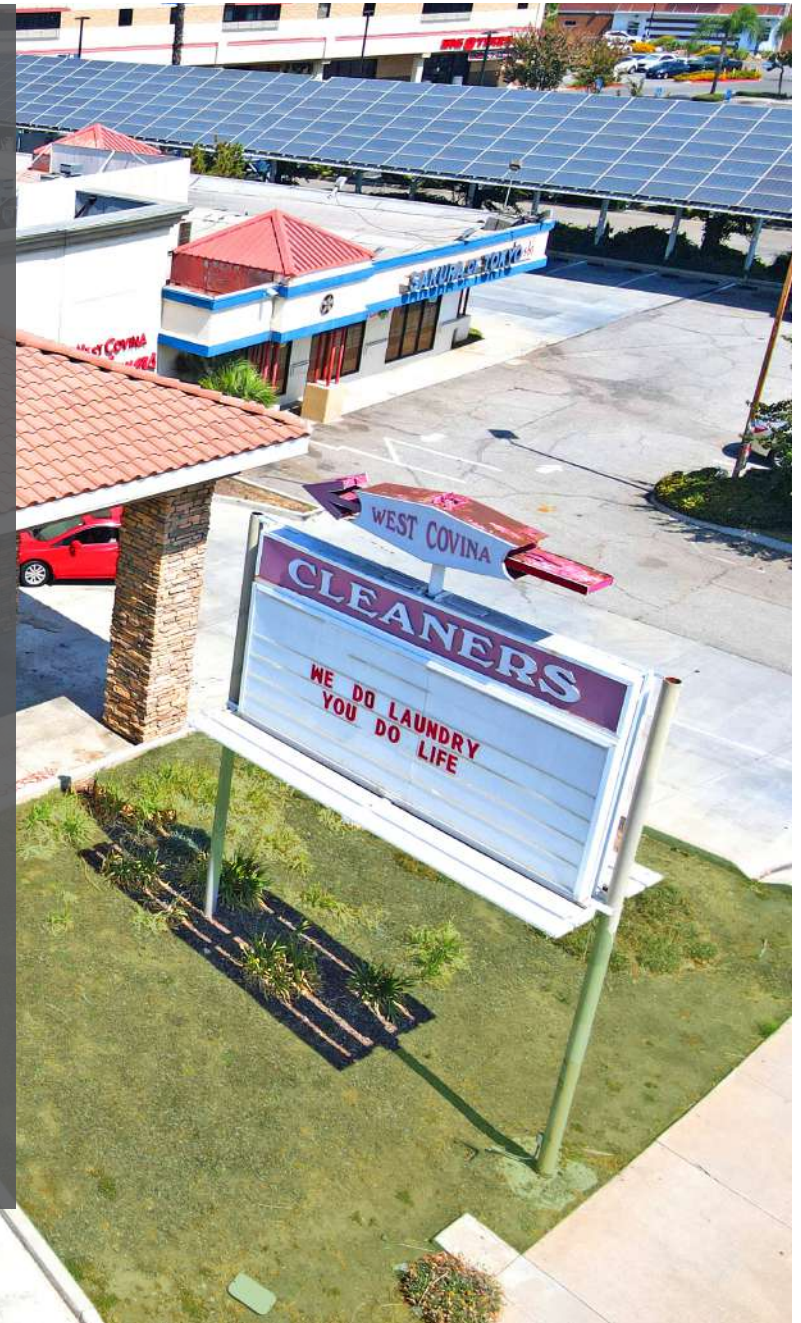
\$4,695,000

7.09% CAP

Lease Type	Absolute NNN
Landlord Responsibilities	None
Original Lease Term	10 Years
Lease Commencement Date	5/31/2015
Monthly Rent	\$27,727
Annual Expenses	\$62,856*
Annual NOI	\$332,730
Rent Increases	Annual CPI

*Fully reimbursed by the tenant

For Lease @
(\$1.60/SF - NNN)

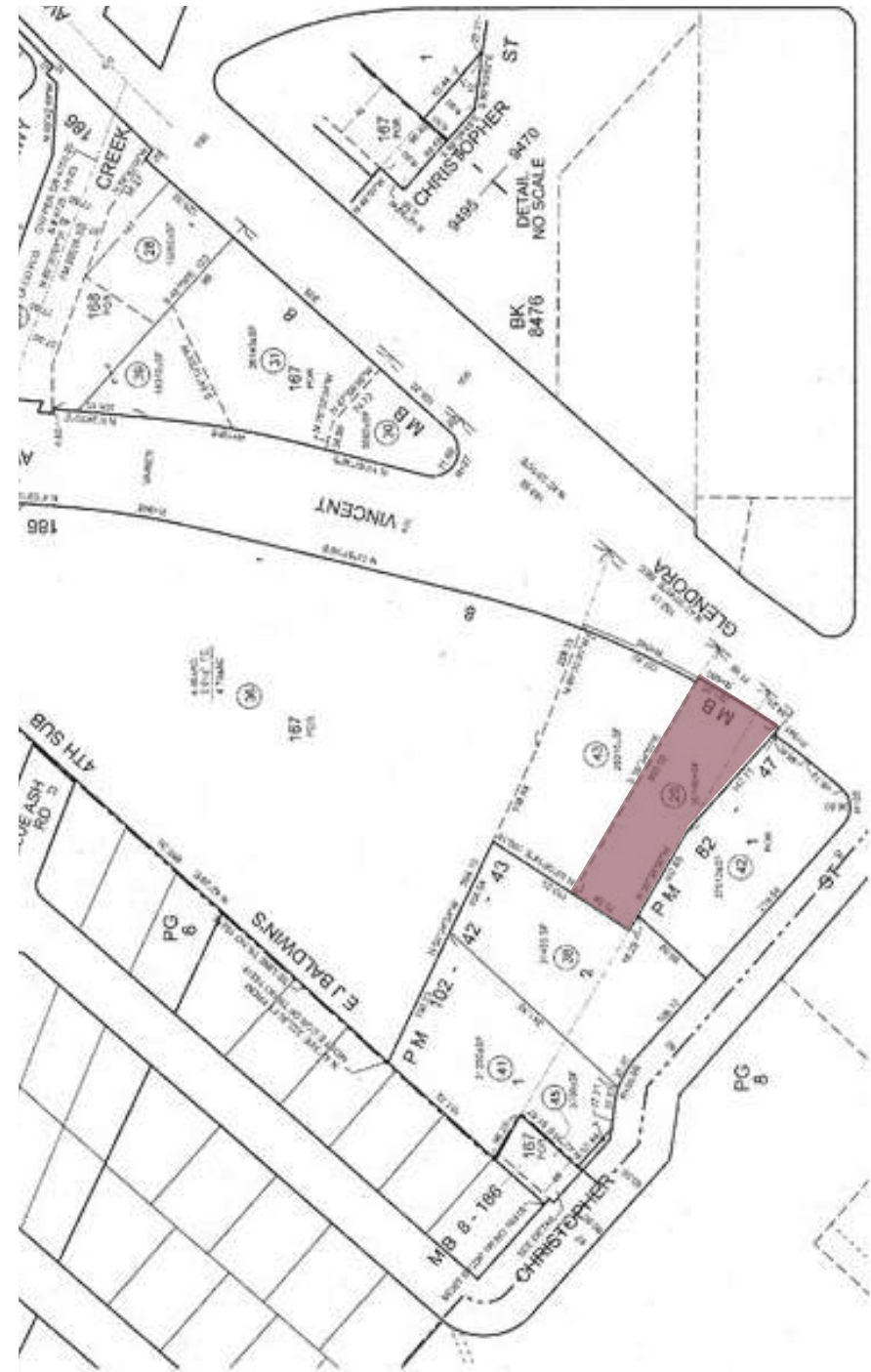


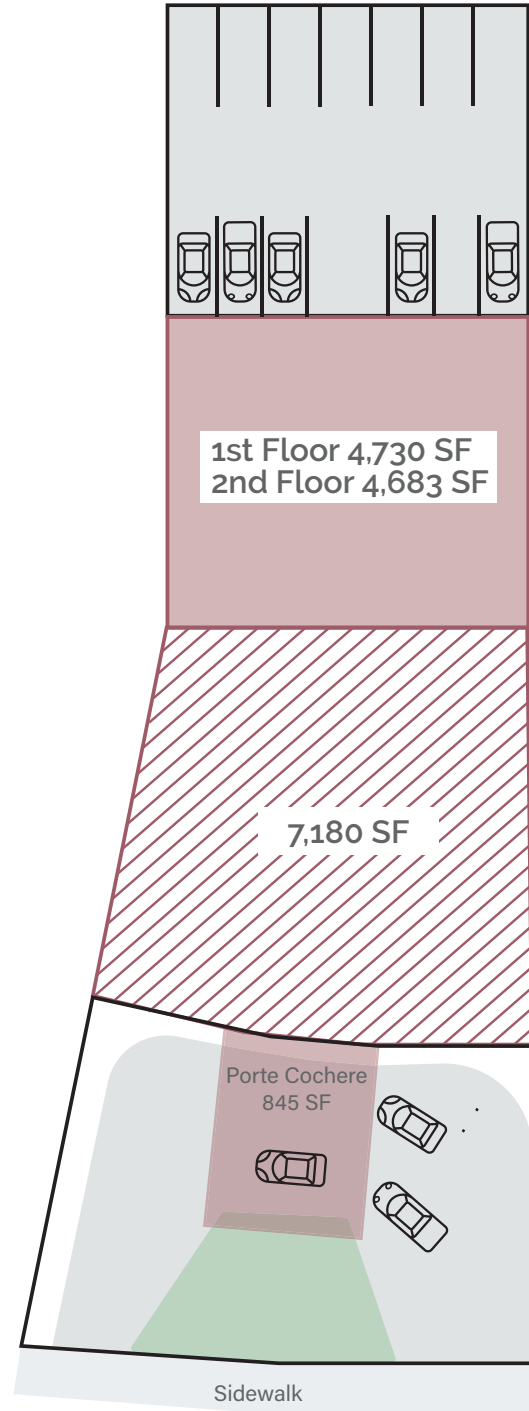
ADDRESS	537 Glendora Ave, 91741
PROPERTY TYPE	Commercial
BUILDING SF	15,442 SF on 20,439 SF Lot
APN	8475-007-020
USE	Textile Restoration
YEAR BUILT	Built in 1960 1988 2005
Zoning	WCNC Commercial Zoning

*Buyer to do their own investigation



PARCEL MAP



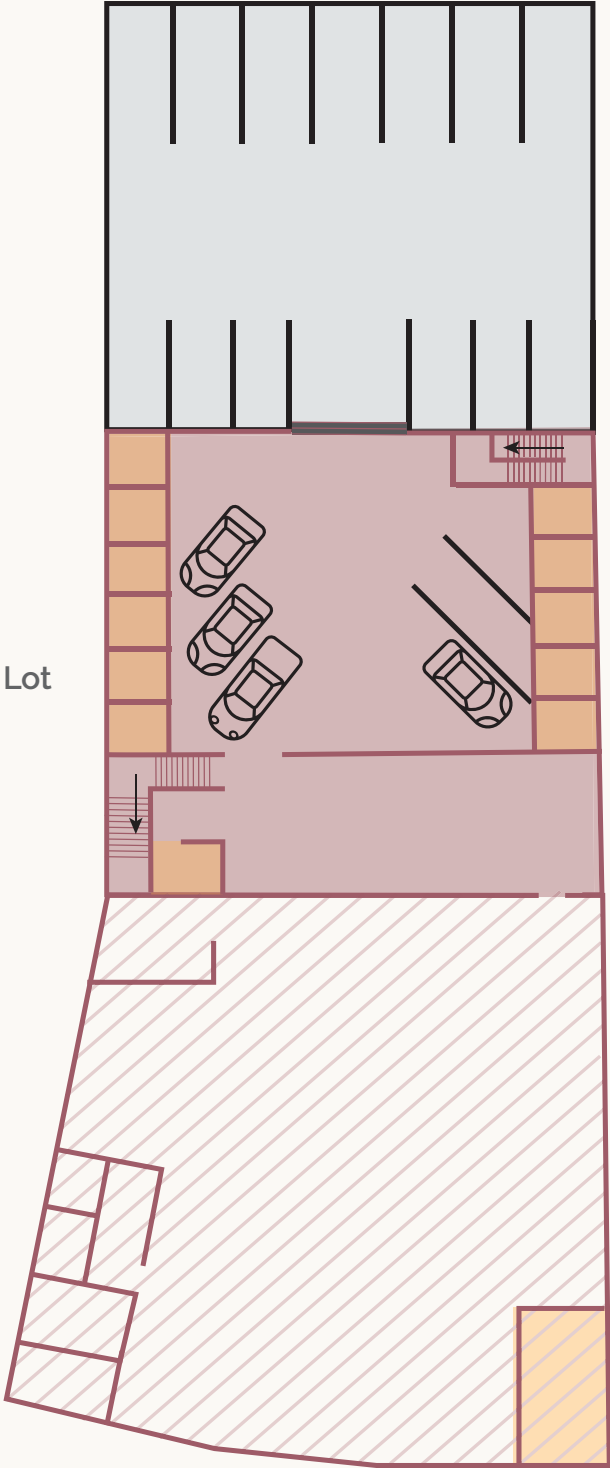


FLOOR PLANS

First Floor

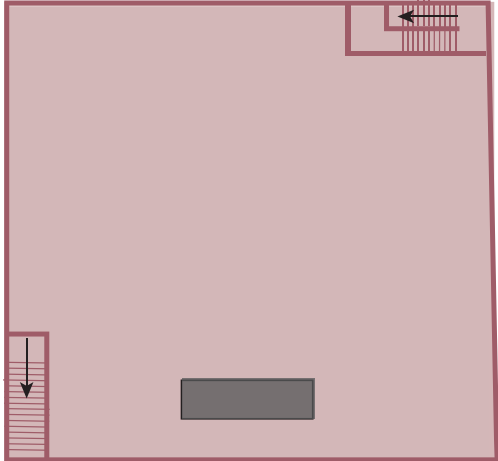
- 4,730 SF
- Inside Parking
- 12 Storage Closets
- Roll Up Door to Rear Lot

- 7,180 SF
- Bathrooms
- Break Room
- Two Offices
- Storage Space



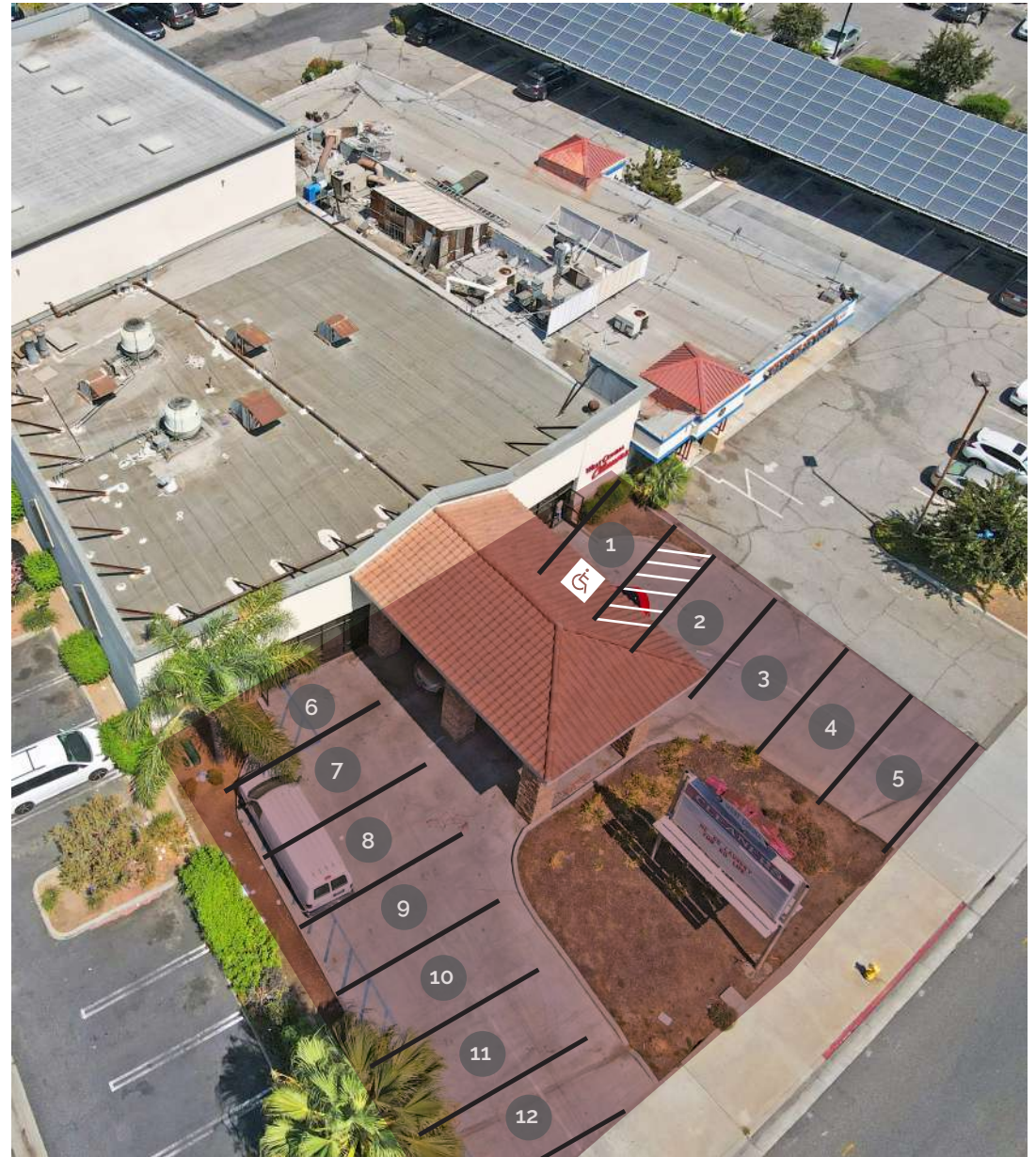
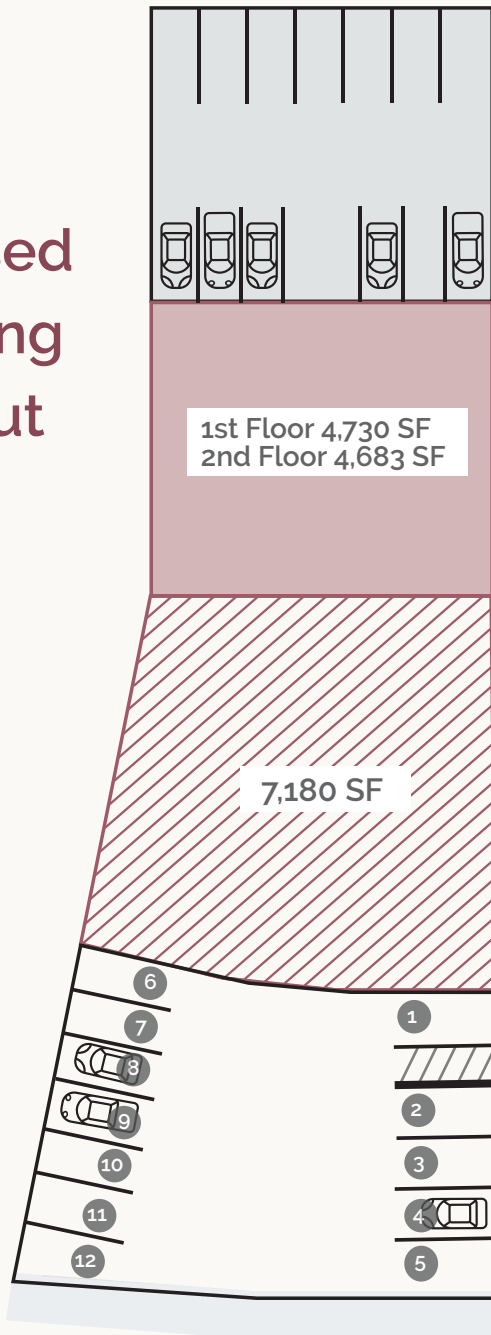
Second Floor

- 4,683 SF
- Floor Opening for Conveyor



PROPOSED ADDITIONAL PARKING

Revised Parking Layout



PLAZA WEST COVINA MALL



REGAL EDWARDS WEST COVINA



GLENDORA PLAZA



537
GLENDORA



GLENDORA PLAZA



SAINT CHRISTOPHER CATHOLIC CHURCH AND PARISH SCHOOL

50,000 CPD



IDEAL FOR OWNER/USER

15,442 SF Building on 20,439 SF Lot

Built in 1960 | 1988 | 2005



EXCELLENT VISIBILITY

Located One Block South of the 10 Freeway,
One Block South of Plaza West Covina,
and The Lakes Entertainment Center



BUILDING FEATURES

WCNC Commercial Zoning with
Multiple Commercial Uses



OUTSTANDING DEMOGRAPHICS

More than 26,000 people within
a 1-mile radius with Average Household
Incomes of \$145,674



EASILY ACCESSIBLE

From both S Vincent/S Glendora Ave (50,000 CPD)
and W Covina Pkwy (18,000 CPD)





WEST COVINA
Cleaners

HIGHLIGHTS

For Sale or Lease is a 100% net leased, single-tenant industrial/retail property located at 537 S Glendora Ave, West Covina, CA. This pride of ownership property provides an investor with excellent cash flow and long-term intrinsic value to potentially re-lease the property upon the expiration of lease or with a 60-day notice to vacate*.

This is also an exceptional space for an **Owner User** with many potential uses per zoning. It is strategically located on a major thoroughfare with direct access to the Interstate 10 (San Bernardino) freeway. The immediate area is composed of diverse uses including but not limited to restaurants, professional services, street retail and multiple regional malls. In addition to its central location, strong regional and local demographics in the area will ensure a secure income stream in the short and long term. This property makes a great addition to an astute investor's portfolio.

537 S Glendora Ave is currently occupied by FRSTeam, (Electronics, Textile, and Fabric Restoration Services). The tenant signed a 10-year lease and has just under 3 years remaining*. The subject property offers a full drive way for ingress/egress directly off of S Glendora Ave and includes 8 parking spaces with one roll-up gate for inventory pickups/drop-offs in the rear of the property. The property also features 8 Ionization rooms which are primarily used to treat odors from fire damaged items.

*Ask Agent for Details



537 GLENDORA

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CVS
pharmacy

VONS

MY
SELF
STORAGE
SPACE

Bowlero

50,000 CPD

SAINT CHRISTOPHER CATHOLIC CHURCH
AND PARISH SCHOOL

SEK

537
GLENDDORA

KFC

TOKYO
RESTAURANT

Goodwill
California

G
Guanyin
HUI HUI

GLENDDORA PLAZA

COLDWELL BANKER

bellezza
NAILS & BEAUTY

LIBERTY TAX

CosmoProf NAILS

Pizza
Hut

Vincent Ave

Glendora Ave



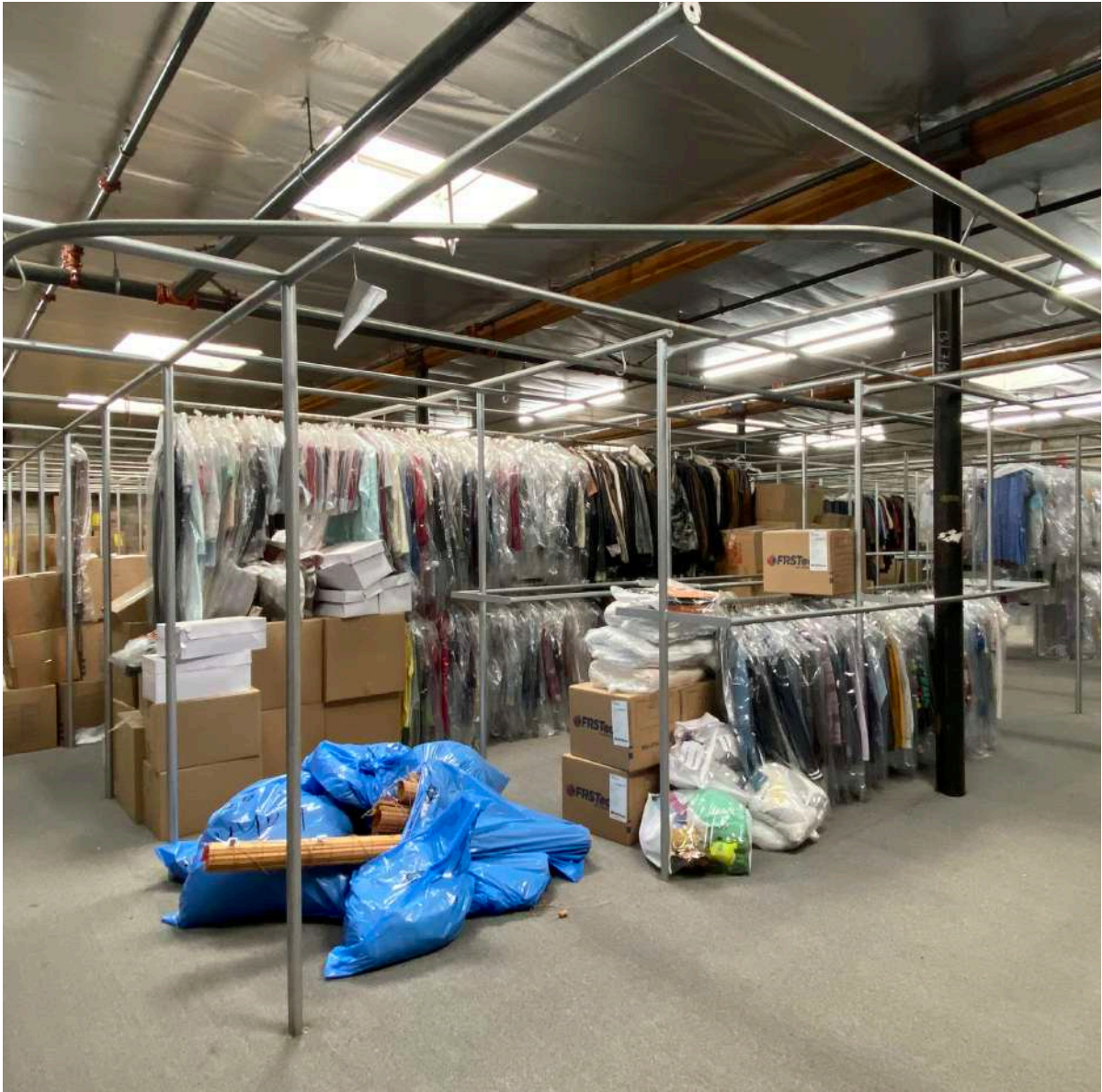
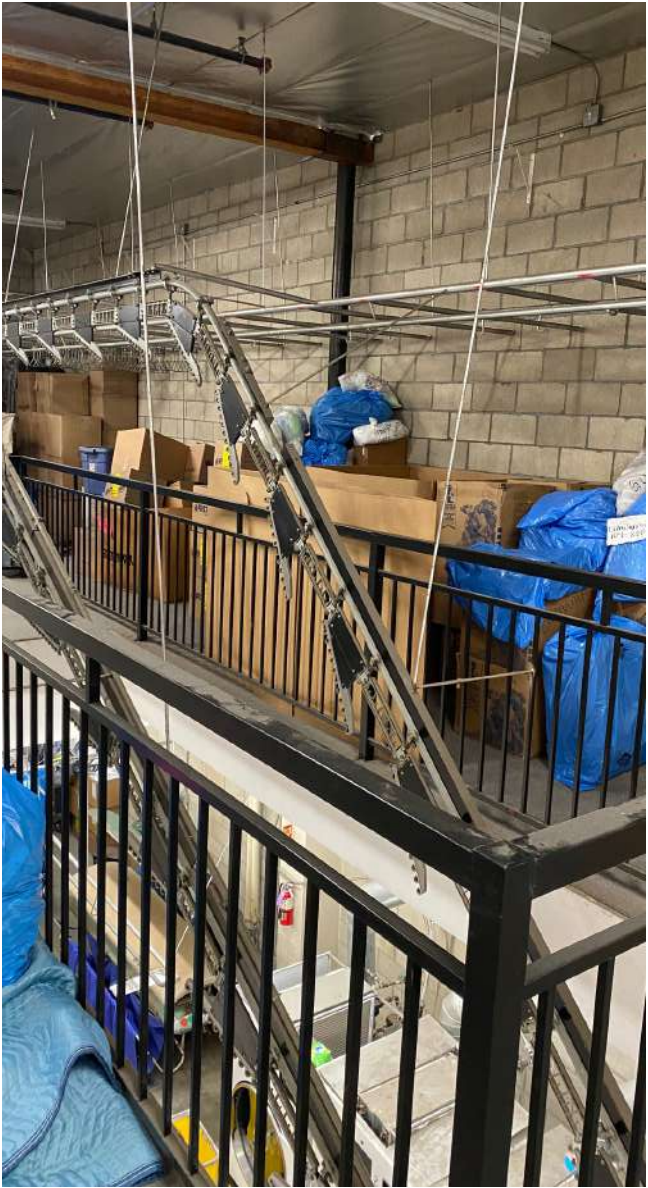
INTERIOR





INTERIOR

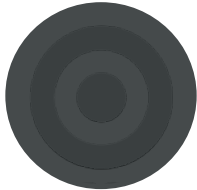




537
GLENDDORA



Major Employers



Like so many cities in and around Los Angeles, West Covina was initially known for its walnut groves and orange groves through the early 1900s. And like so many others, West Covina became one of the fastest growing city between 1950 and 1960 in the United States with the population increasing 1,000 per cent from less than 5,000 to more than 50,000 citizens.

Located just 19 miles east of Downtown Los Angeles in the eastern San Gabriel Valley, West Covina is part of Los Angeles County. The climate is a hot-summer Mediterranean climate, with summer temperatures averaging above 73 °F.

Home to three major shopping centers, you'll find everything you need between Plaza West Covina,

WEST COVINA

Eastland Center, and The Heights and West Covina. Anchored by all the major national tenants and hundreds of local favorites (including Porto's Bakery!) West Covina retail shopping has you covered.

West Covina is home to a variety of parks and recreation opportunities, including Covina Park, the Santa Fe Dam Recreational Area, Shadow Oak Park, and Sycamore Canyon Park, with swimming, picnics, golf, playgrounds and hiking available for every fitness level. The West Covina Sportsplex is a 315-acre commercial and recreational center opened in 2007. The center includes a sports park, commercial development, and public golf course.



RENTS UP 8% FOR 2022

WEST COVINA AVG RENT \$1,934

DEMOGRAPHICS & INCOME

1 Mile Radius from Property

Summary	Census 2010	Census 2020	2022	2027		
Population	12,820	13,739	13,814	13,547		
Households	4,648	5,058	5,063	4,980		
Families	3,382	-	3,655	3,598		
Average Household Size	2.74	2.70	2.71	2.70		
Owner Occupied Housing Units	3,201	-	3,111	3,071		
Renter Occupied Housing Units	1,447	-	1,952	1,909		
Median Age	40.7	-	42.6	43.2		
Trends: 2022-2027 Annual Rate	Area	State	National			
Population	-0.39%	-0.06%	0.25%			
Households	-0.33%	-0.01%	0.31%			
Families	-0.31%	-0.01%	0.28%			
Owner HHs	-0.26%	0.05%	0.53%			
Median Household Income	3.21%	3.60%	3.12%			
Households by Income			2022	2027		
		Number	Percent	Number	Percent	
<\$15,000		308	6.1%	191	3.8%	
\$15,000 - \$24,999		179	3.5%	100	2.0%	
\$25,000 - \$34,999		241	4.8%	107	2.1%	
\$35,000 - \$49,999		325	6.4%	220	4.4%	
\$50,000 - \$74,999		592	11.7%	528	10.6%	
\$75,000 - \$99,999		544	10.7%	535	10.7%	
\$100,000 - \$149,999		1,155	22.8%	1,180	23.7%	
\$150,000 - \$199,999		703	13.9%	858	17.2%	
\$200,000+		1,015	20.0%	1,261	25.3%	
Median Household Income		\$110,511		\$129,394		
Average Household Income		\$145,674		\$174,515		
Per Capita Income		\$54,167		\$65,103		
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	608	4.7%	612	4.4%	602	4.4%
5 - 9	813	6.3%	708	5.1%	671	5.0%
10 - 14	949	7.4%	818	5.9%	763	5.6%
15 - 19	970	7.6%	913	6.6%	752	5.6%
20 - 24	876	6.8%	882	6.4%	823	6.1%
25 - 34	1,315	10.3%	1,727	12.5%	1,653	12.2%
35 - 44	1,685	13.1%	1,639	11.9%	1,816	13.4%
45 - 54	2,116	16.5%	1,931	14.0%	1,766	13.0%
55 - 64	1,597	12.5%	1,913	13.8%	1,803	13.3%
65 - 74	977	7.6%	1,521	11.0%	1,595	11.8%
75 - 84	663	5.2%	821	5.9%	970	7.2%
85+	252	2.0%	329	2.4%	333	2.5%

DEMOGRAPHICS

1 Mile Radius from Property



2010	12,820
2022	13,814
2027	13,547
*Growth Rate	-1.9%

TOTAL POPULATION



2010	4,658
2022	5,063
2027	4,980
*Growth Rate	-1.6

TOTAL HOUSEHOLDS



2022	\$145,674
2027	\$174,515
*Growth Rate	16.5%

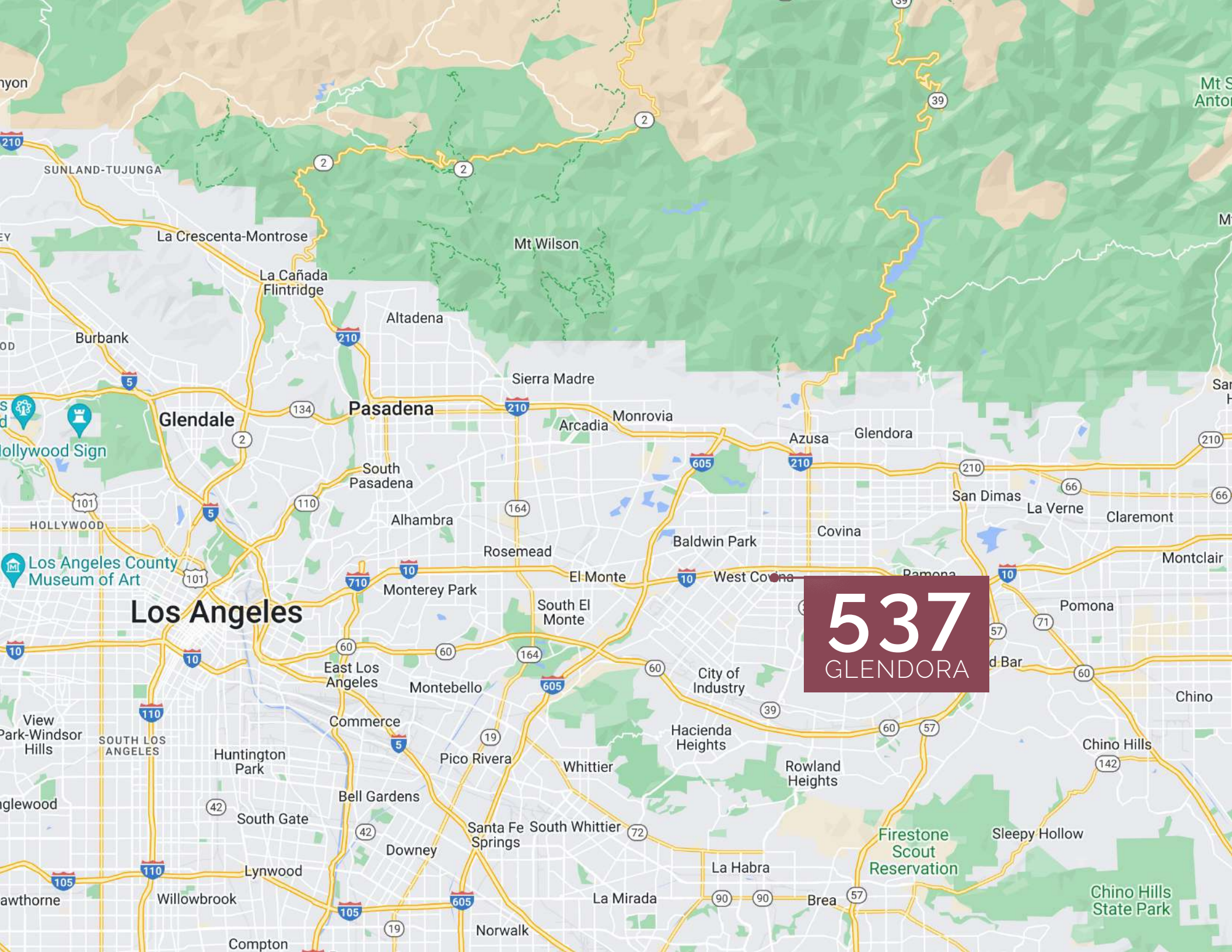
AVERAGE HOUSEHOLD INCOME



2010	1,447
2022	1,952
2027	1,909
*Growth Rate	-2.2

RENTER OCCUPIED HOUSING UNITS

* Projected Growth Rate 2021-2026



Los Angeles

537
GLENDDORA

DEMOGRAPHICS

1 Mile Radius from Property



Population

1 Mile Radius	13,814
3 Mile Radius	106,695
5 Mile Radius	238,922

42.6

Median Age



Average Household Size



Education

Bachelor/Grad/Prof Degree	48%
Some College	31%
High School Grad	16%
No High School Diploma	5%

\$145,674

Average Household Income

Income

Median Household	\$110,511
Per Capita Income	\$54,167
Median Net Worth	\$257,312



Employment

White Collar	79%
Blue Collar	13%
Services	8%



Total Businesses

Total Businesses	779
Total Employees	5,197

7.2%

Unemployment Rate

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