

Office Lease Opportunity

1074 Park View Dr, Covina, CA 91724

FOR LEASE

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Remax 2000 Commercial
1221 S Hacienda Blvd
Hacienda Heights, CA 91745
Fax: 626-737-6044



PROPERTY HIGHLIGHTS

- First Floor
- Near Freeways
- Full Service Gross Lease
- Elevator Serviced
- Open Parking
- Built 1983

The information contained herein was obtained from third parties and has not been verified by agent / broker. Buyer to verify all information and consult with a real estate attorney and tax consultant prior to purchasing real estate. All information is subject to change without notice



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Property
Information

1074 Park View Dr, Covina, CA 91724

Property Summary

Remax 2000 Commercial is offering office Suite 104. The space is approx. 989 sq ft located on Park View Dr Business Park. The lease is Full Service Gross and Includes all water, trash, janitorial service twice a week, electric. This unit has unreserved parking spaces. The property is a 2-story garden style office building that has 3 stairways and serviced by elevator to the 2nd floor office suites. The total building size is 15,086 sqft and was built in 1983. The building has a total of 56 parking spaces that include 3 Handicap marked spaces.

Covina, California is a vibrant and thriving city located in the San Gabriel Valley. With a population of over 47,000 people, Covina is a bustling community with plenty of opportunities for business growth and expansion. The city offers a diverse range of office spaces, from modern high-rise buildings to charming historic properties, making it an ideal location for companies of all sizes and industries. Covina's convenient location, just 20 miles east of downtown Los Angeles, offers easy access to major freeways to the 10, 57, 71 and 60 making it an excellent choice for businesses looking to connect with customers and clients across Southern California. With a strong local economy, a welcoming community, and excellent amenities, Covina is an excellent choice for companies looking for the perfect place to set up their HQ or branch office.



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Property Suites

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Available Office Space

Suite	RSF	Lease Rate	Features	Type of Lease
104	989 sqft	\$1.50/sqft 3 month intro Rate then \$1.90/sqft	-1 Private Office -Several rooms -Built in Office Supply Cabinet -Windows front and rear of office space	FSG Includes: -Water -Trash -Janitorial -Electrical -Parking -Common Area Bathrooms

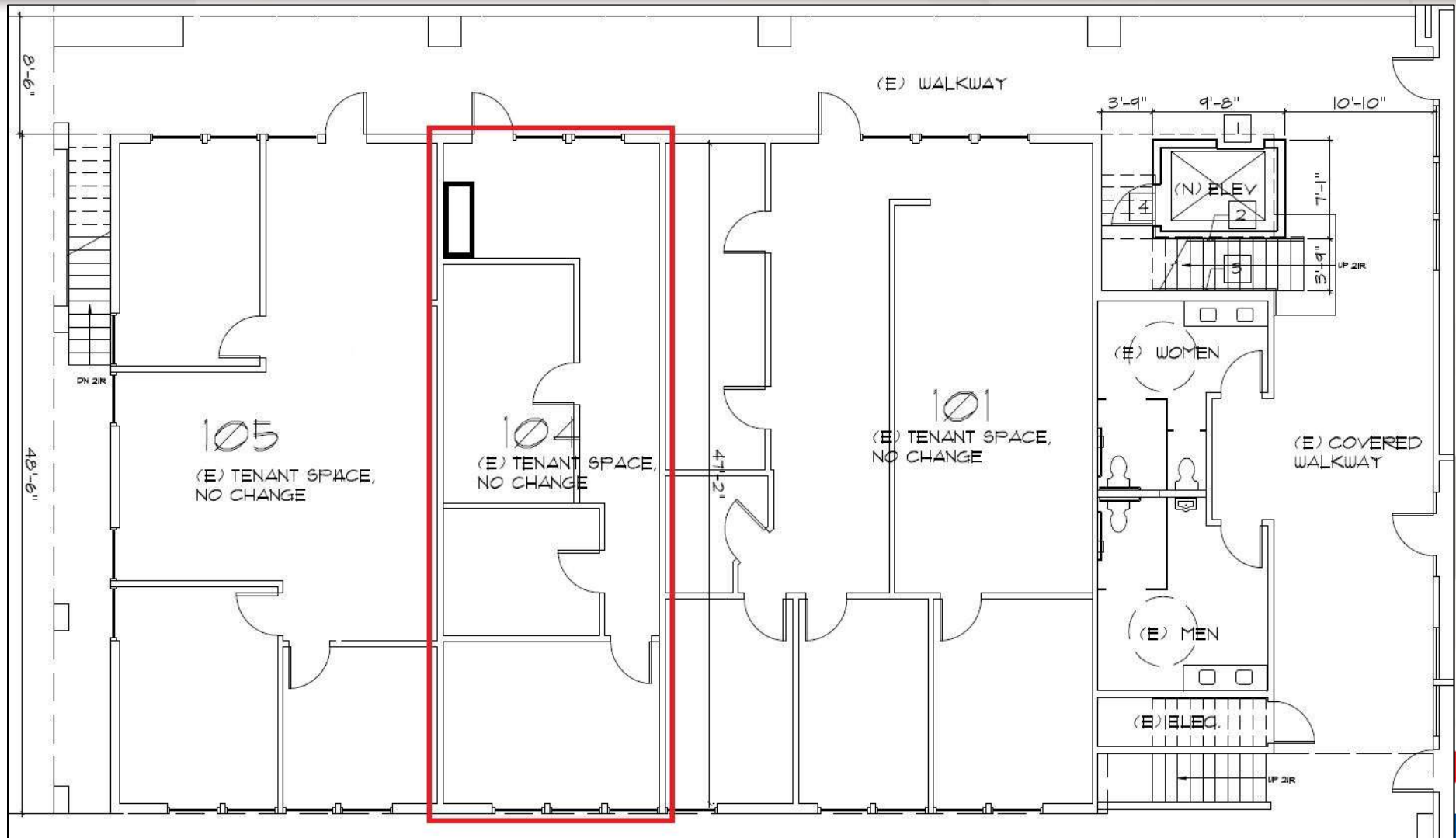


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Floor Plan #104

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COMMERCIAL

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Parking Lot View
of Bldg

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Suite 104

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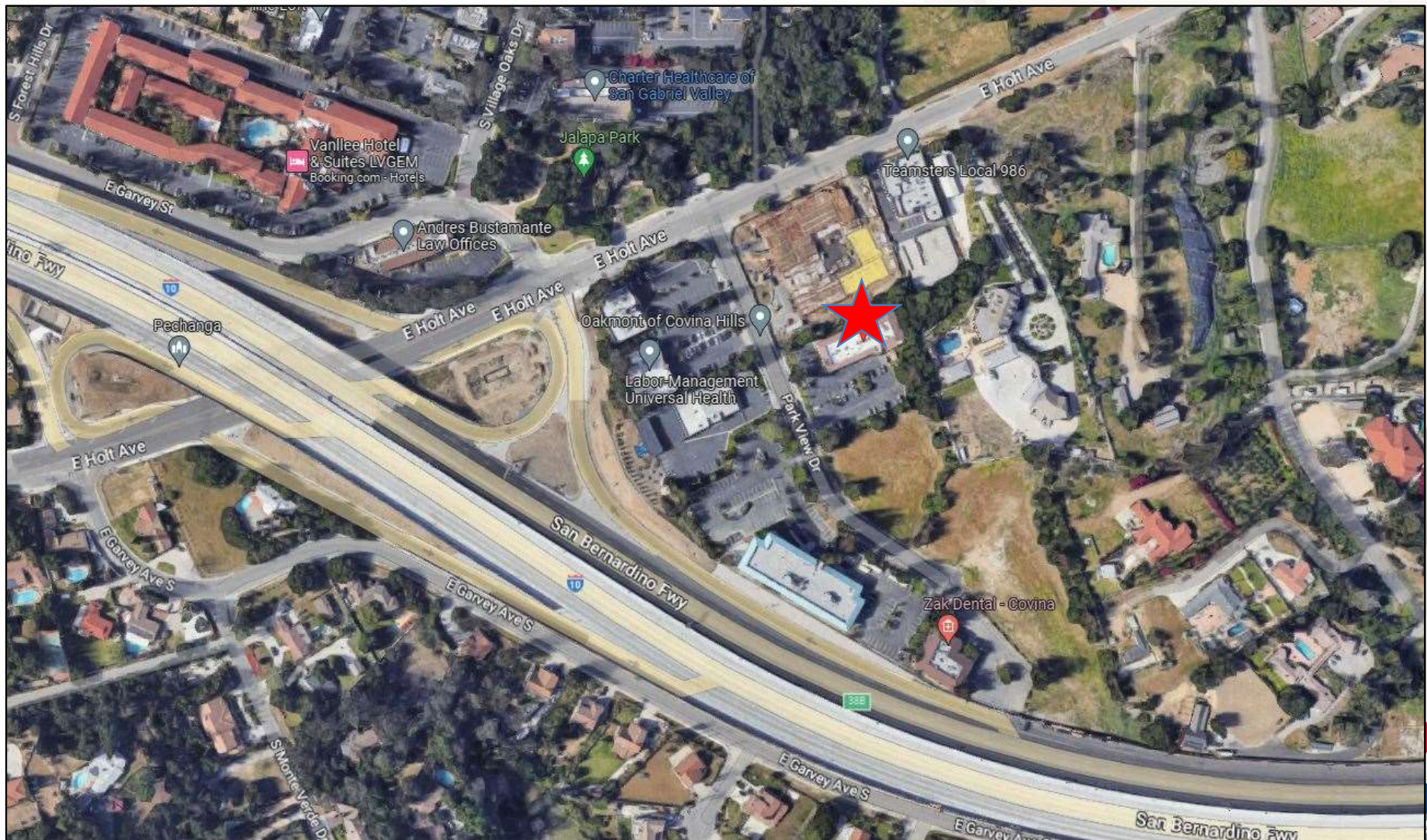
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Aerial View

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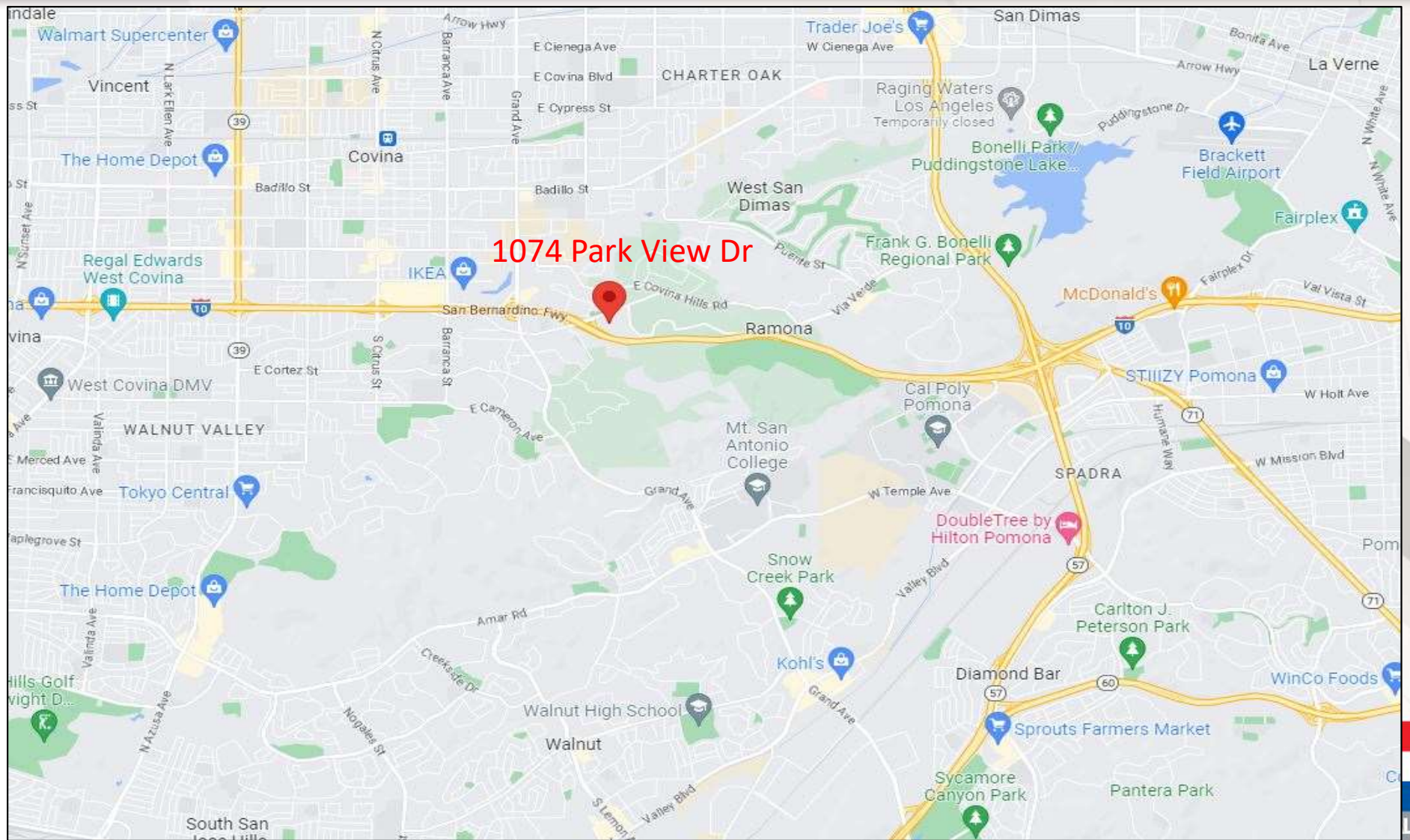
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Map

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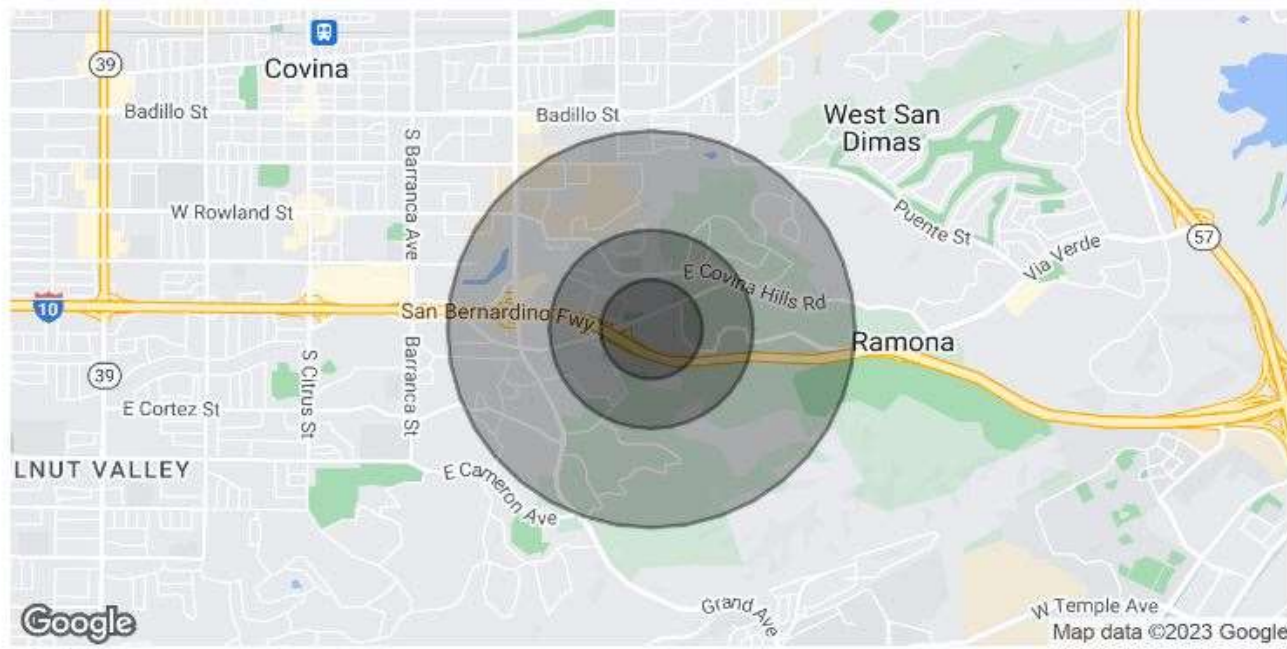
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Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	954	2,889	9,082
Average Age	37.6	36.3	38.7
Average Age (Male)	34.0	34.8	35.9
Average Age (Female)	38.8	36.7	39.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	597	1,734	5,098
# of Persons per HH	1.6	1.7	1.8
Average HH Income	\$29,341	\$31,335	\$40,903
Average House Value	\$56,556	\$65,927	\$66,543

* Demographic data derived from 2020 ACS - US Census

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