

**IDEAL FOR OWNER/USER**



**537 GLENDORA AVE**

**\$4,695,000 FOR SALE OR LEASE**

**INDUSTRIAL | WEST COVINA**

**I R E A**

**David Leibowitz | Partner**

818.574.5132 | [dleibowitz@irea.com](mailto:dleibowitz@irea.com)

01912487



**7CAPITAL  
REAL ESTATE**

**Sev Amranyan**

818.524.8321 | [sev@7capitalre.com](mailto:sev@7capitalre.com)

01974451

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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

# IREA

### David Leibowitz | Partner

818.574.5132 | [dleibowitz@irea.com](mailto:dleibowitz@irea.com)

01912487



### Sev Amranyan

818.524.8321 | [sev@7capitalre.com](mailto:sev@7capitalre.com)

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# For Sale

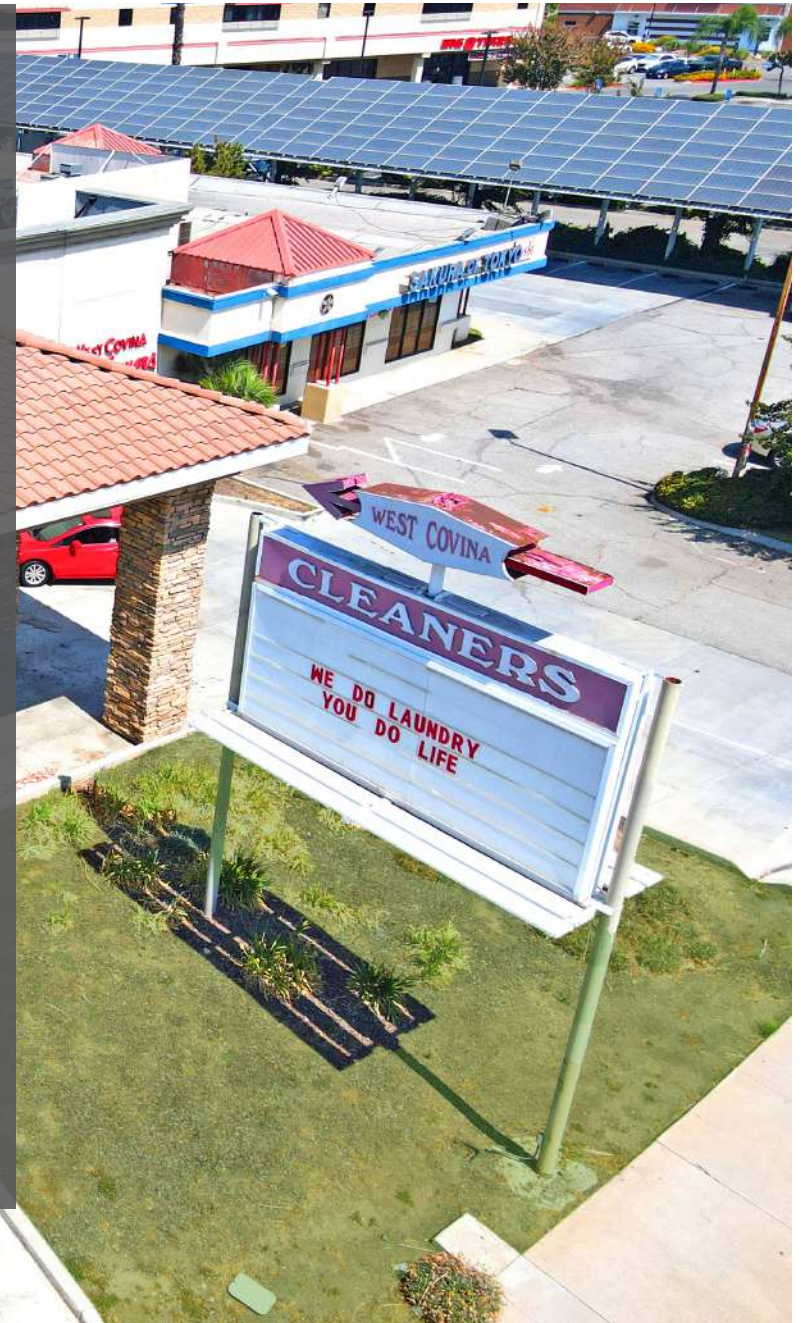
**\$4,695,000**

**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 @**  
**(\$1.79/SF - NNN)**



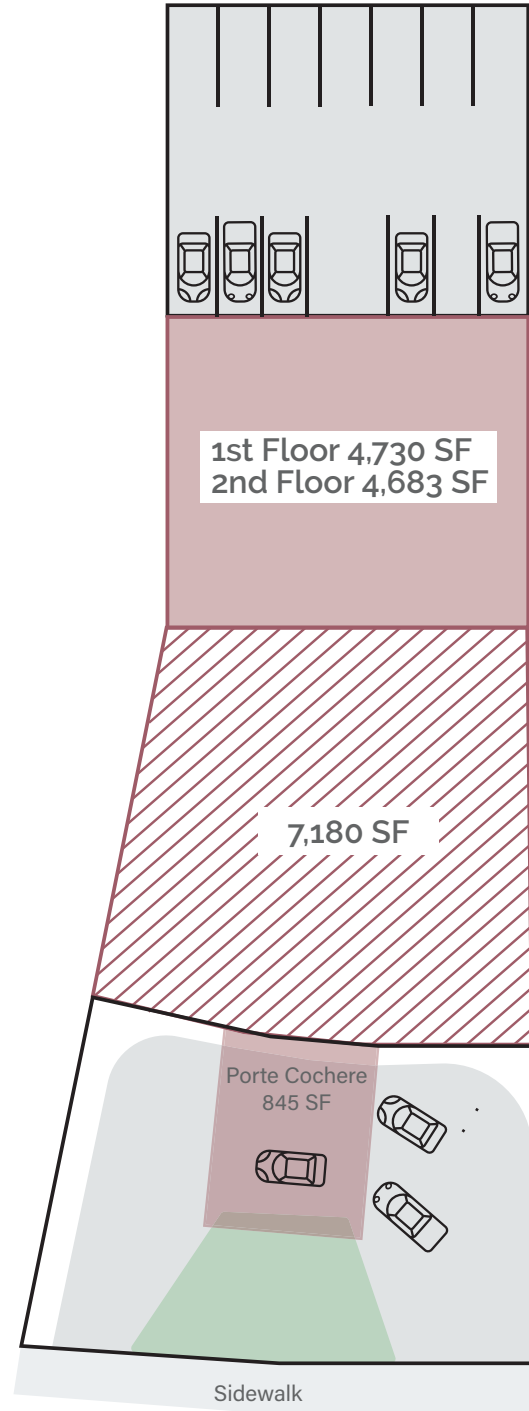
|               |                             |
|---------------|-----------------------------|
| ADDRESS       | 537 Glendora Ave, 91741     |
| PROPERTY TYPE | Commercial                  |
| BUILDING SF   | 15,442 SF on 20,439 SF Lot  |
| APN           | 8475-007-020                |
| USE       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

\*Buyer to do their own investigation



PARCEL MAP



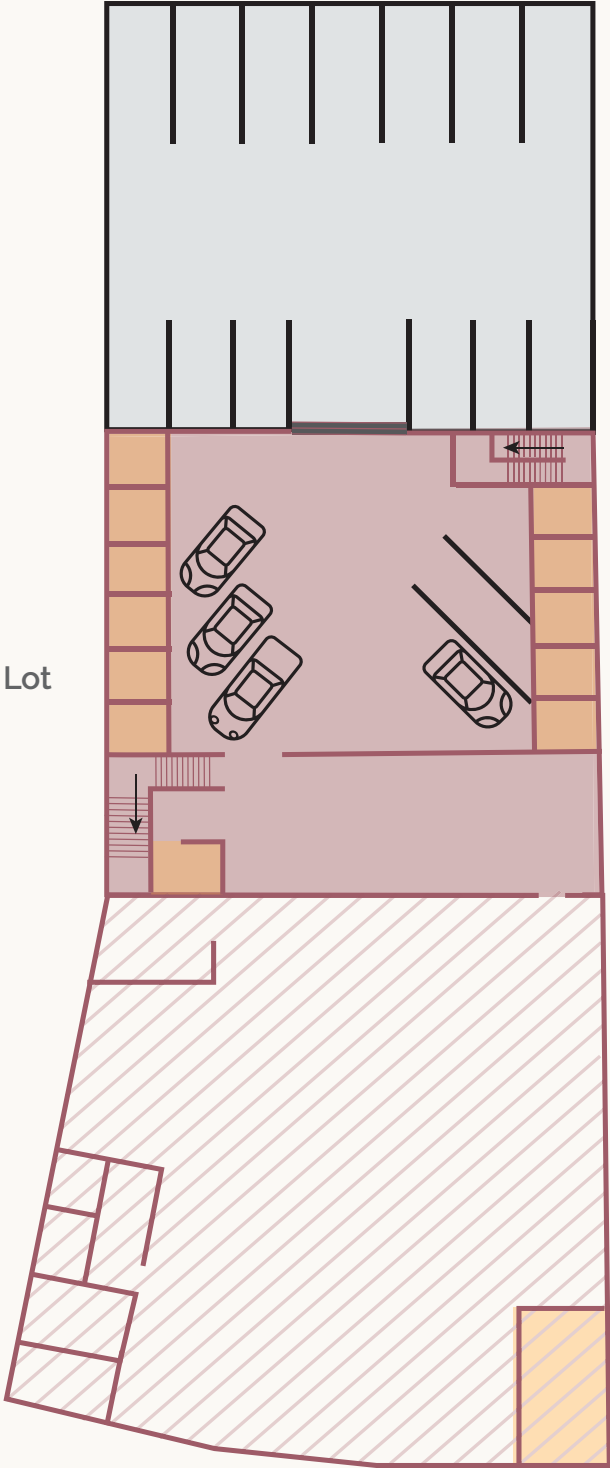


# FLOOR PLANS

## First Floor

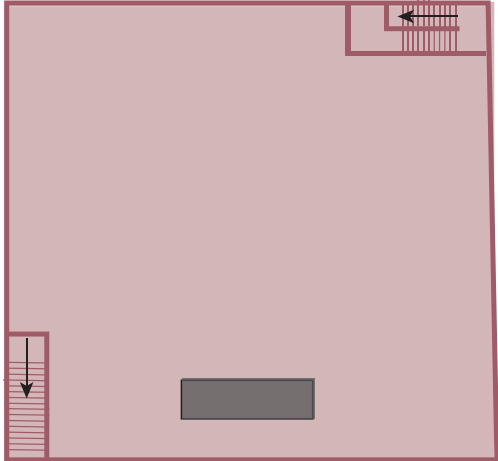
- 4,730 SF
- Inside Parking
- 12 Storage Closets
- Roll Up Door to Rear Lot

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



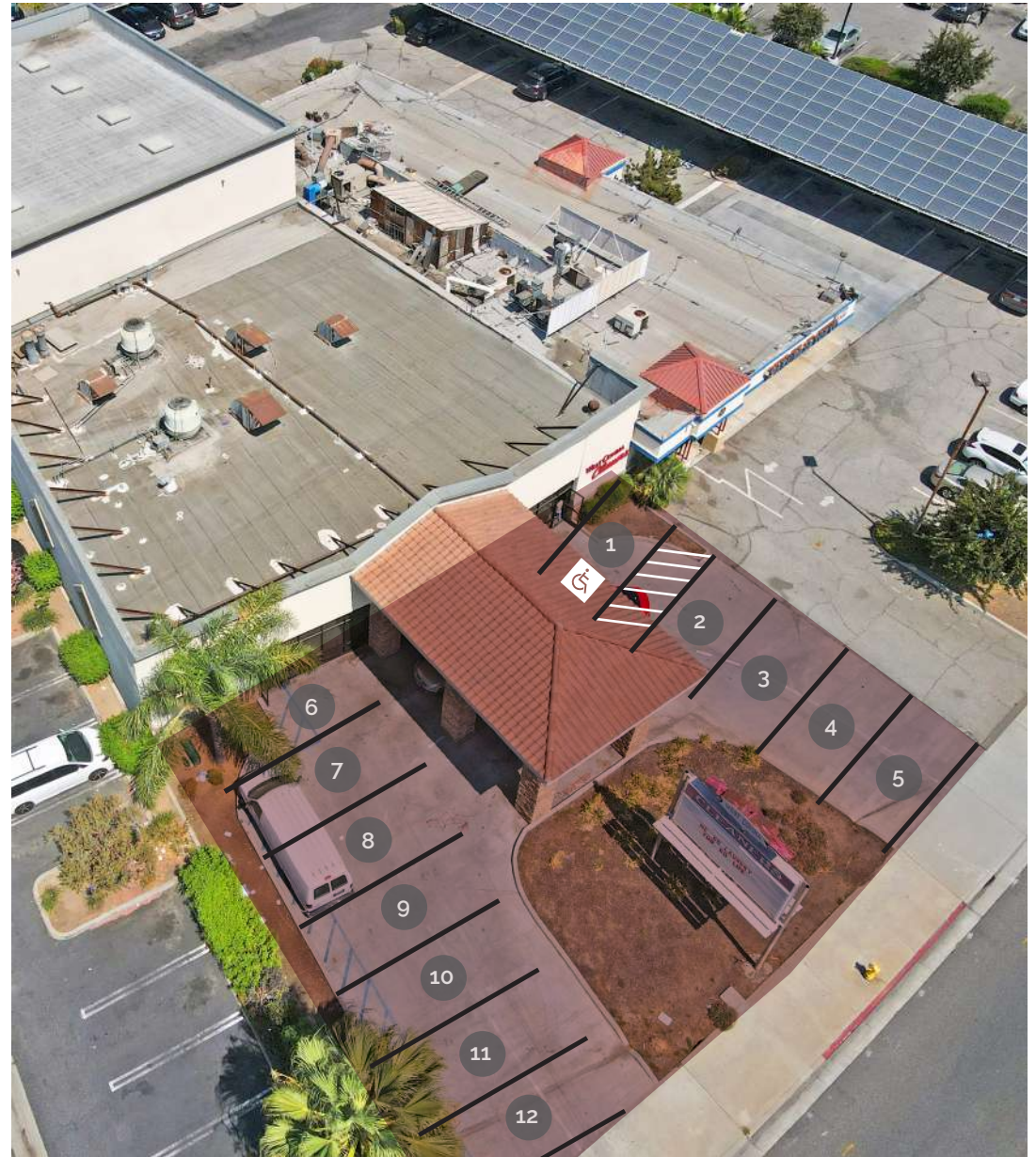
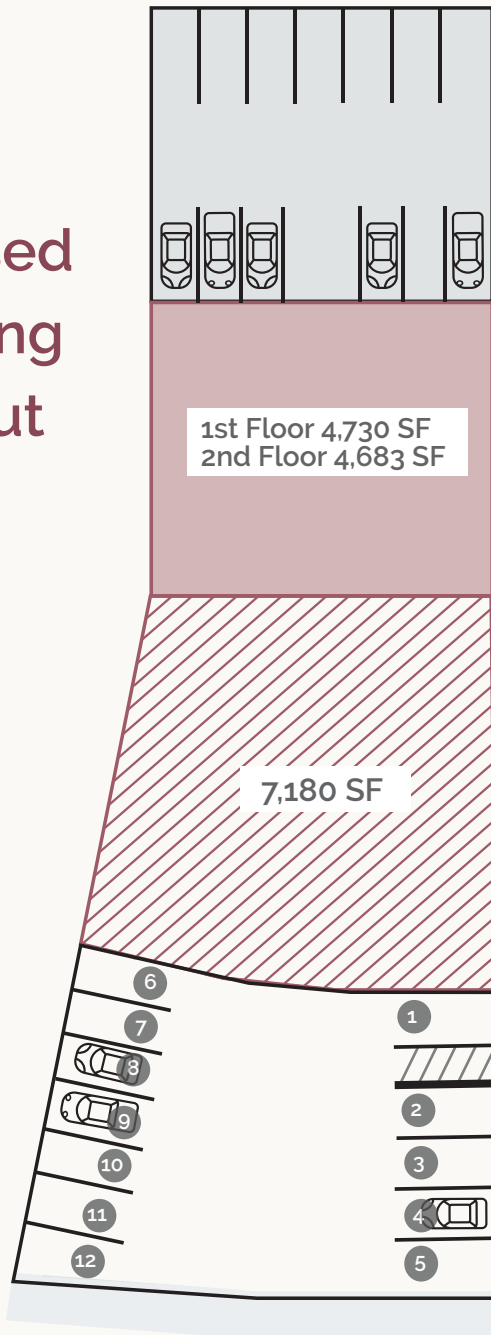
## Second Floor

- 4,683 SF
- Floor Opening for Conveyor



# PROPOSED ADDITIONAL PARKING

## Revised Parking Layout





PLAZA WEST COVINA MALL



REGAL EDWARDS WEST COVINA



Glendora Ave

Vincent Ave

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

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**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 G

bellezza  
NAILS & BEAUTY

LIBERTY TAX

CosmoProf NAILS

Pizza  
Hut

Vincent Ave

Glendora Ave



# INTERIOR

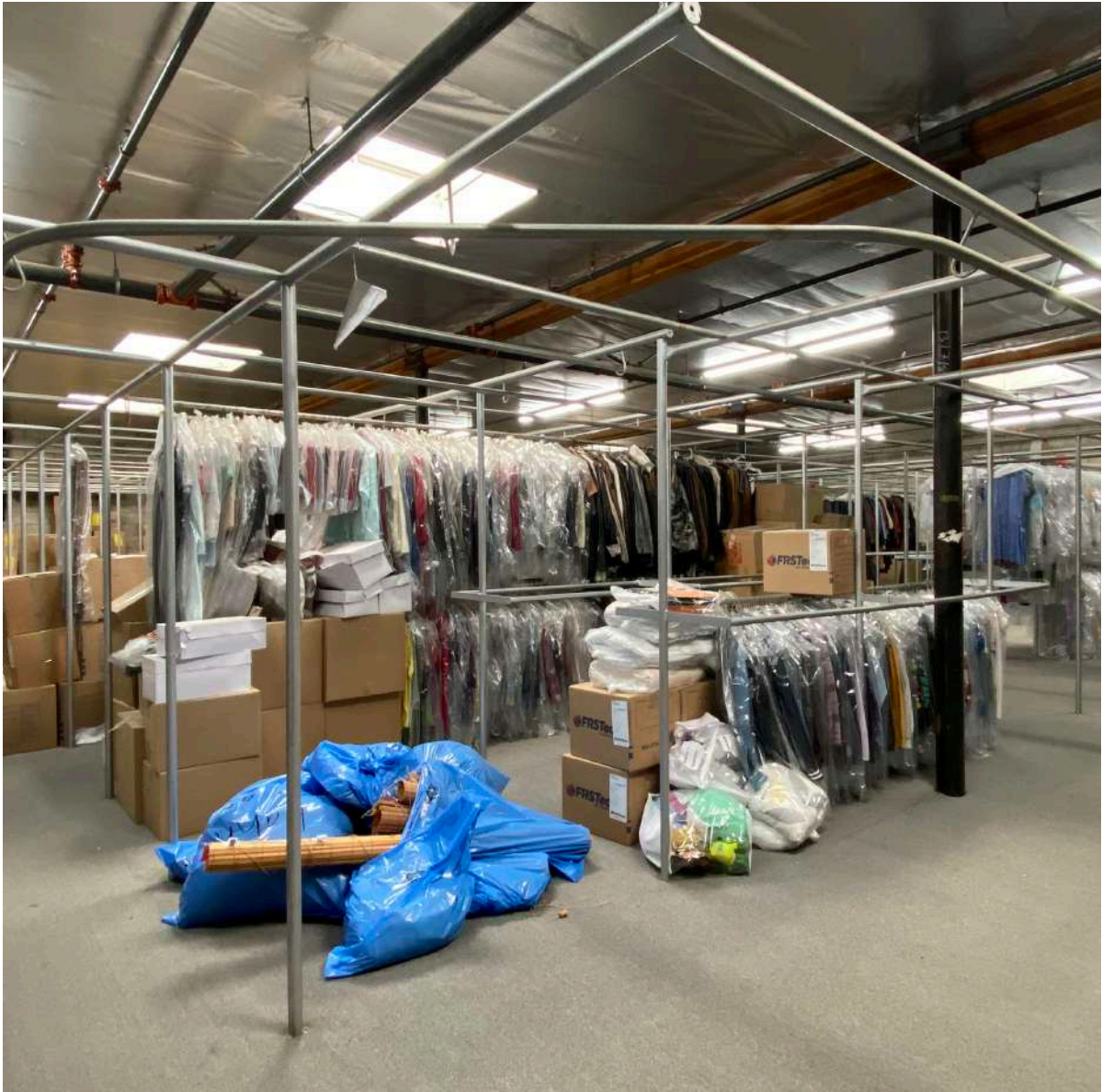




# INTERIOR



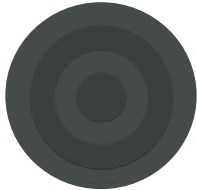




**537**  
GLENDDORA



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%     |

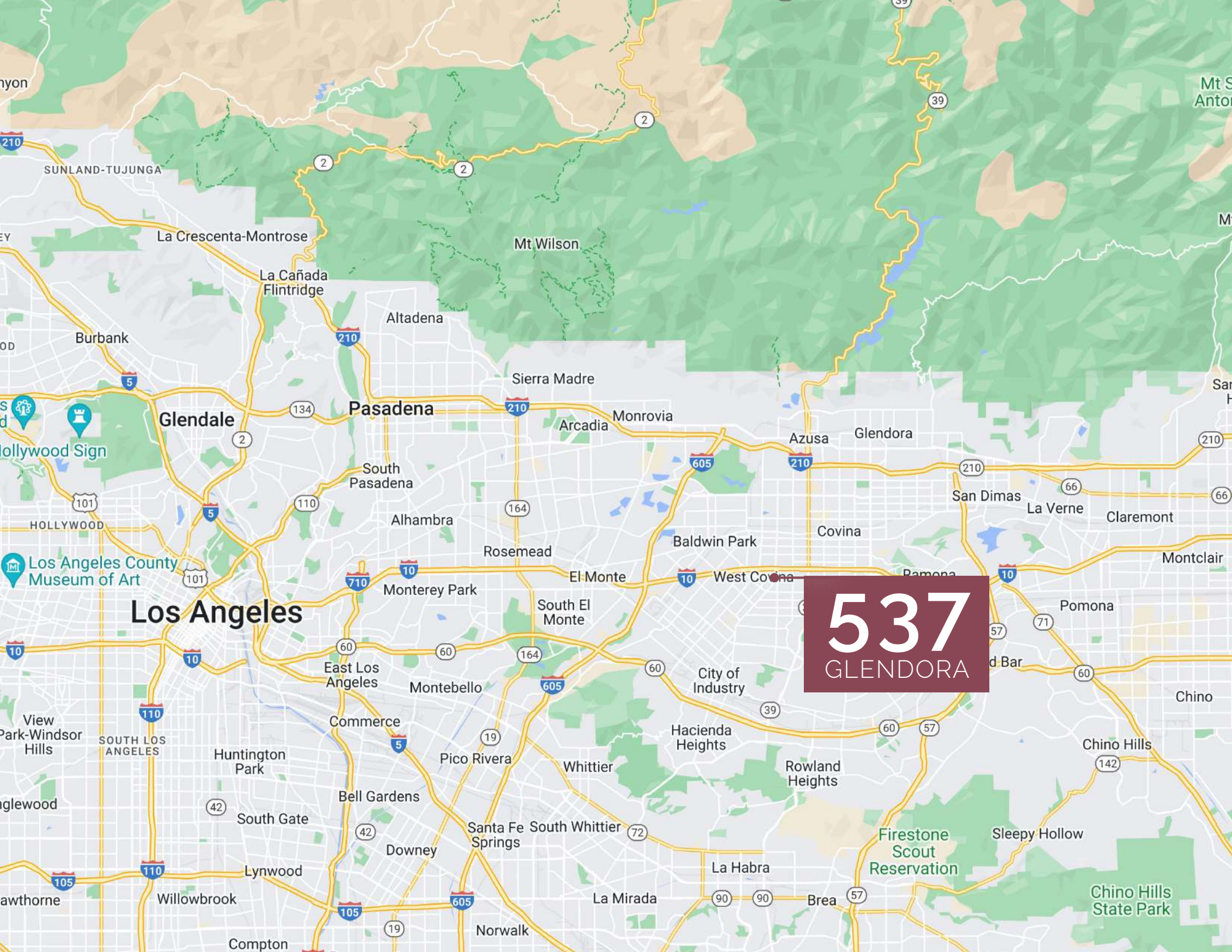
AVERAGE HOUSEHOLD  
INCOME



|              |       |
|--------------|-------|
| 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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