

536 N Vincent, Covina 91790

614 - Covina

STATUS: Active

LIST CONTRACT DATE: 02/02/26

LISTING ID: TR26036383

LIST PRICE: \$3,650,000

PROP TYPE: Commercial Sale

PROP SUB TYPE: Warehouse

SELLER WILL CONSIDER CONCESSIONS IN OFFER:

PARCEL #: 8441016014



SQFT(SRC): **13,200**  
 SQFT LOT: **24,829 (A)**  
 ACRES: **0.570**  
 BUSINESS NAME:  
 BUSINESS TYPE: **Warehouse**  
 YEAR ESTABLISHED:  
 YEAR BUILT: **1960 (PUB)**  
 SLC: **Standard**  
 LEVELS: **1**  
 CURRENT USE:  
 ACTUAL RENT:  
 RENT MIN - MAX \$/SF/YR:  
 NUMBER OF UNITS:  
 ENTRY LEVEL: **1**  
 BUILDING STATUS: **Existing**  
 OCCUPANCY:  
 BUILDING \$/PER SQFT: **\$276.52**  
 LAND \$/PER SQFT:  
 DAYS ACTIVE IN MLS: **3**  
 COUNTY: **Los Angeles**  
 PARCEL MASTER:  
 INVEST?: **A/C?:Yes**  
 FENCE?: **Yes** HEAT?:**Yes**

Recd02/17/2026 : NEW

DESCRIPTION

Very convenient located 13,200 sq warehouse with office/showroom space and 0.57 AC Lot. This warehouse has an 8,000 sq ft exterior metal canopy serves as a cost-effective space multiplier that ensures operational continuity by providing weather protection for inventory, enhancing personnel safety, and reducing overhead costs through improved energy efficiency. Parking Ratio 0.91/1,000, Clear Ceiling Height 12', 2x Loading Docks, 1x Drove-In/Grade-Level Door, Zoning: M1, Close to Metrolink (2.5mi/5min), City of Industry (4.8mi/9min), Ontario International Airport (21mi/27min), Long Beach (Daugherty Field) (28mi/37min), Bob Hope (34mi/43min), Port of Long Beach (34mi/43min). Lot size about 32,000 sf. Buyer to verify ALL aspects of warehouse.

BUSINESS URL:

BUILDING DETAILS

FEATURES:  
 HEATING: **Central**  
 LAUNDRY: **None**  
 CLEARANCE:  
 INDUSTRIAL TYPE: **Warehouse/Office**  
 PROBATE AUTHORITY:

OFFICE CLASS: **B**  
 ROOFING:  
 SECURITY:  
 CONSTRUCTION:  
 LOT: **0-1 Unit/Acre, Lot 20000-39999 Sqft, Rectangular Lot, Level, Near Public Transit**

UTILITIES

ELECTRICITY: **220 Volts, Standard**  
 AMPERAGE:  
 VOLTS:  
 UTILITIES: **Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Phone Available, Phone Connected, Sewer Available, Sewer Connected, Water Available, Water Connected**  
 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:

CARPOT:  
 PARKING RATIO:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION:

LAND

COMMON INTEREST: **None**  
 LAND USE: **Industrial**  
 LOT SIZE DIM:  
 TOPOGRAPHY:  
 PARCEL #: **8441016014**  
 ADDITIONAL PARCEL(s): **No**

BUILDER NAME:  
 ZONING: **M1**  
 SURVEY TYPE:

PARK NAME:  
 PHASE:  
 WATERFRONT:

TERMS

LEASE RENEWAL OPTION?:  
 LISTING TERMS: **Cash, Cash to New Loan, Conventional**  
 CLOSE DATE:  
 INCLUSIONS:  
 EXCLUSIONS:

ASSIGNABLE:  
 FINANCING:

MIN. DOWN AMOUNT:  
 OWNERSHIP TYPE:

OWNER / TENANT

OWNERS NAME: **Sunny**  
 OWNER PHONE: **626-283-1635**  
 OWNER PAYS:

# of UNITS LEASED:  
 ANCHORS/Co-TENANTS:

MOVE-IN:

TENANT PAYS:

**FINANCIAL**

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

**ANNUAL EXPENSE 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:

**ANNUAL OPERATING INFORMATION**

GROSS SCHEDULED INCOME:  
VACANCY ALLOWANCE:  
LAUNDRY:  
OTHER:  
EFFECTIVE GROSS:  
TOTAL EXPENSE:  
NET OPERATING INCOME:

**INVESTMENT INFORMATION**

ACCOUNTING TYPE:  
OPERATING EXPENSES:

GROSS OPERATING INCOME:  
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:  
CAP RATE:

**TAXES**

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

**AGENT**

LISTING AGENT: **Pak Leung**  
CO-LISTING AGENT:

LISTING AGENT STATE LICENSE: **01705353**  
CO-LISTING AGENT STATE LICENSE:

LISTING AGENT MLS ID: **TRLEUNPAK**  
CO-LISTING AGENT MLS ID:

**CONTACT**

1.LA CELL: **626-675-1989**  
2.LA DIRECT:  
3.LA EMAIL: **pakleung168@yahoo.com**  
4.LO PHONE: **909-989-9788**  
5.LO FAX: **909-912-8066**

**OFFICE**

LISTING OFFICE: **Star Max Realty**  
LISTING OFFICE PHONE: **909-989-9788**  
CO-LISTING OFFICE:  
CO-LISTING OFFICE PHONE:

LISTING OFFICE STATE LICENSE: **01929256**  
LISTING OFFICE FAX: **909-912-8066**  
CO-LISTING OFFICE STATE LICENSE:  
CO-LISTING OFFICE FAX:

LISTING OFFICE MLS ID: **PB2088**

CO-LISTING OFFICE MLS ID:

**MLS**

BAC:  
LISTING CONTRACT DATE: **02/02/26**  
START SHOWING DATE:  
ON MARKET DATE: **02/17/26**

DUAL/VARI COMP?: **No**  
EXPIRATION DATE: **12/31/26**  
CURRENT FINANCING: **Conventional**

INTERNET SEND: LISTING?/PRICE?**Yes/**  
MOD Timestamp: **02/20/26**  
LIST AGRMT: **Exclusive Right To Sell**  
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

BAC REMARKS:  
PRIVATE REMARKS: **Please submit offer with financials and email the package to pakleung168@yahoo.com for immediate consideration. Thank you very much for your showings and offers.**

**SHOWING INFORMATION**

SHOW INSTRUCTIONS: **Please text 626-283-1635 or 626-675-1989 your business card (or your name, DRE#, and brokerage name) to request your showing appointment with at least 24 to 36 hours notice for confirmation. DO NOT USE SHOWING TIME, IT WILL NOT BE ANSWERED NOR USED.**

DIRECTIONS: **Cross Street: W. San Bernardino Road (South) and E. Bridger Street (North)**

**PHOTOS**

Click arrow to display photos



