

5.30% cap rate | \$6,000,000

hollenbeck center | west covina, ca

HOLLENBECK CENTER



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FOR SALE

Investment Sale Opportunity

±27,891 SF Office Building

Prime 10 Freeway Exposure

2149-2155GarveyAve.com



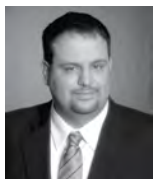
2149-2145 E. Garvey Avenue N. - West Covina CA 91791

\$6,000,000



1055 E. Colorado Blvd., Ste 330
Pasadena, CA 91106
Corporate ID 02059558

Lee & Associates - Pasadena, Inc. is pleased to present this great investment opportunity to purchase Hollenbeck Center located at 2149-2155 E. Garvey Avenue N., West Covina, California.



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Nestled near the San Gabriel Valley Mountains, this two-story, ±27,891 SF, multi-tenant office building enjoys prime freeway frontage facing westbound San Bernardino (I-10) freeway, exposed to ±223,138 vehicles per day as well as provides easy travel between three Southern California counties (Los Angeles, Orange, and San Bernardino). Ideally situated in a mature, dense suburban market, Hollenbeck Center sits on ±1.37 acres of land and has been beautifully maintained, professionally landscaped and recently updated.



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Built in 1980, the building has a distinctive design following the curve along E. Garvey Avenue N. at Hollenbeck Avenue with over 590' of street frontage, two curb cuts accessing the large parking lot at 3.1/1,000 SF and a highly visible signalized corner location. This low maintenance building is an excellent opportunity for an investor in the market for a value add potential asset.



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