

1010 EAST ARROW HIGHWAY, COVINA, CA 91724

POLA **RIS**
SPECIALTY **RX**

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP



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Arrow Hwy.

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01

EXECUTIVE SUMMARY

THE OFFERING

PROPERTY DESCRIPTION

Property	Polaris Specialty Pharmacy
Property Address	1010 East Arrow Highway
City, State, ZIP	Covina, CA 91724
Total Building Size	9,590 SF
Total Land Size	38,340 SF (±0.88 AC)

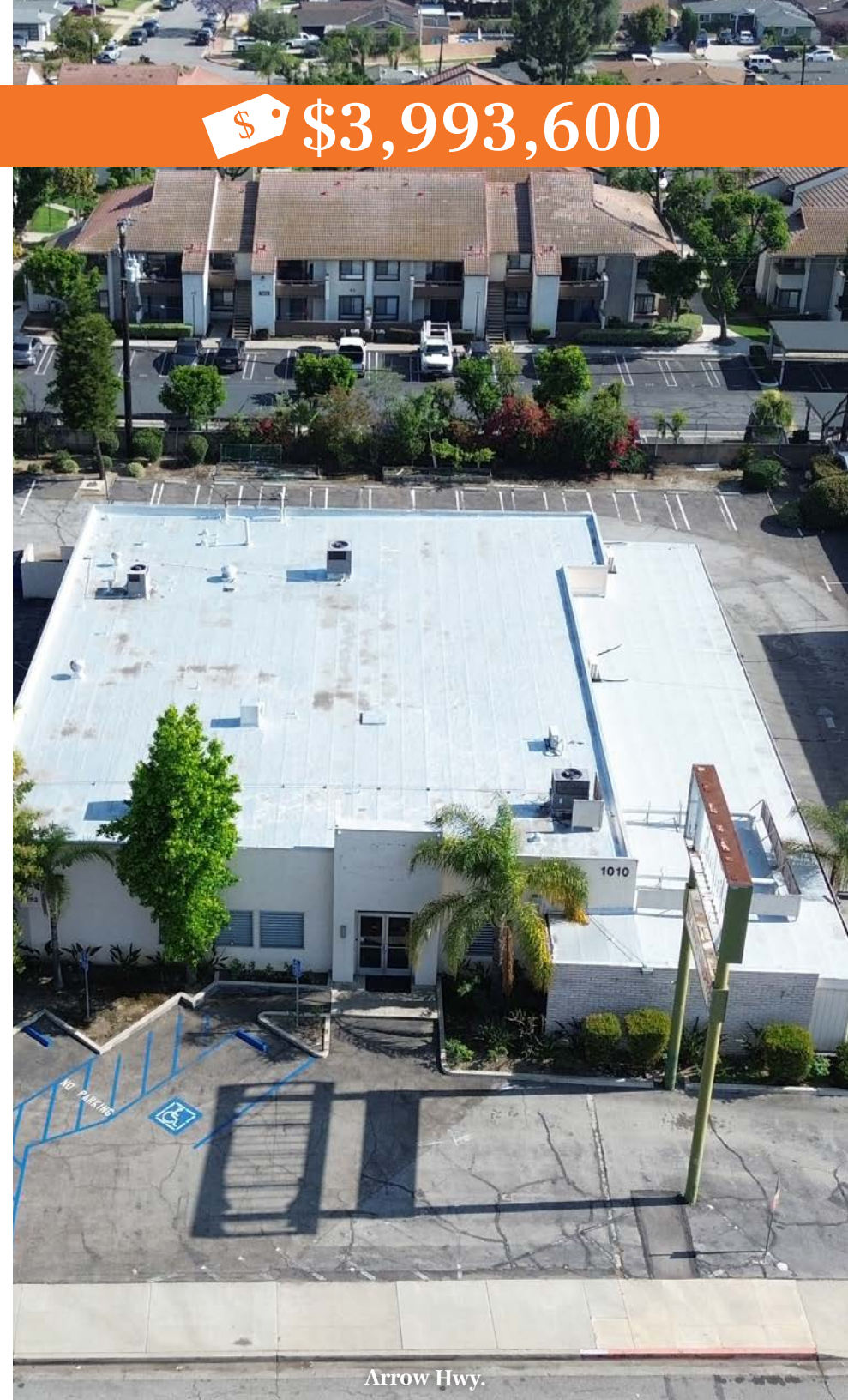
THE OFFERING

Current Cap Rate	6.25%
ProForma Cap Rate	6.50%
Total Rental Income (GLA):	\$249,600

LEASE SUMMARY

Property Type	Net-Leased Drug Store
Tenant	Polaris Specialty Pharmacy
Original Lease Term	3 Years
Lease Commencement	October 7, 2025
Lease Expiration	October 6, 2028
Lease Term Remaining	2 Years
Lease Type	NNN Fee Simple
Landlord Responsibilities	Building & Roof Structure
Tenant Responsibilities	Property Tax, Insurance & Maintenance
Rental Increase	4% Annual Rental Increases
Options to Renew	Two (1) Year Options to Extend

 \$3,993,600



Arrow Hwy.

INVESTMENT HIGHLIGHTS & OVERVIEW

- Single Tenant Net Leased Polaris Pharmacy – 2+ Years Remaining – 4% Annual Increases – Ease of management limited landlord responsibilities
- Polaris Pharmacy Services is a rapidly growing healthcare operator with more than 20 pharmacy locations nationwide, serving long-term care, specialty pharmacy, and post-acute healthcare markets across the United States
- Zoned Retail C-4 – General Commercial – Versatile & Desirable Zoning
- Freestanding 9,590 SF building on 0.88 AC with ample parking (45 surface spaces)
- Recession-Resistant Asset Class – Healthcare and pharmacy-related real estate is generally considered defensive due to long-term demand drivers tied to aging demographics and ongoing healthcare needs.
- Strategic San Gabriel Valley Location – Located along the Arrow Highway corridor with access to the I-10, SR-57, and I-210 freeways, the property benefits from strong connectivity throughout Los Angeles County and the Inland Empire.

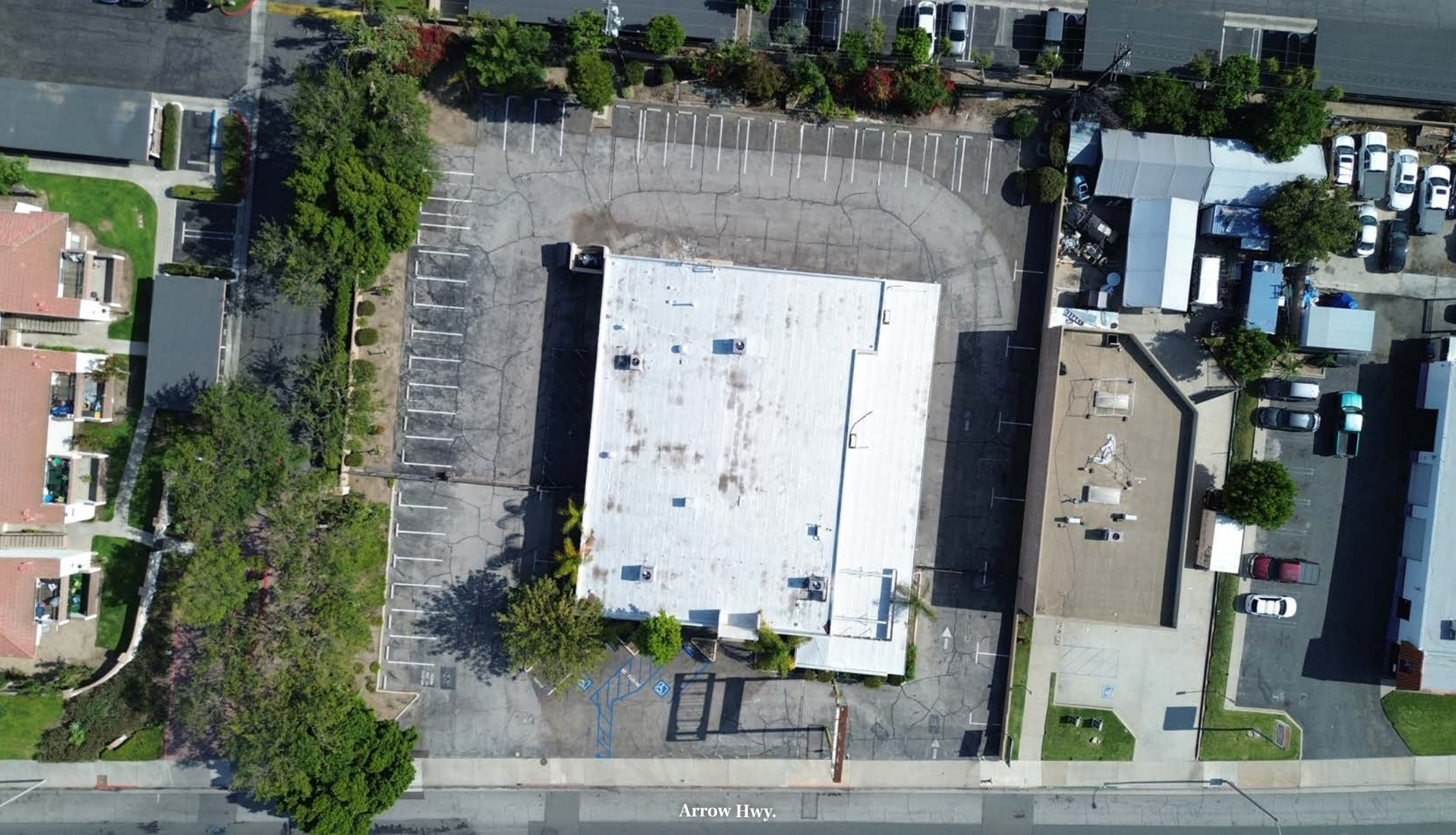
The Ovaness-Rostamian Group is proud to present an opportunity to acquire a single-tenant, net-leased Polaris Pharmacy property located at 1010 Arrow Highway in Covina, California. The asset features over two years of remaining lease term along with attractive 4% annual rental increases, offering investors stable in-place cash flow with built-in growth.

Polaris Pharmacy Services is a rapidly expanding healthcare operator with more than 20 locations nationwide, serving long-term care, specialty pharmacy, and post-acute healthcare markets. The tenancy provides exposure to a fundamentally strong and recession-resistant asset class supported by long-term demand drivers tied to aging demographics and ongoing healthcare needs.

The property consists of a freestanding 9,590-square-foot building situated on approximately 0.88 acres, with 45 surface parking spaces providing ample capacity for employees and operations. The site is zoned C-4 General Commercial, a highly versatile and desirable designation that allows for a broad range of retail and commercial uses, enhancing long-term flexibility and residual value.

Strategically positioned within the San Gabriel Valley along the Arrow Highway corridor, the property benefits from excellent accessibility to the I-10, SR-57, and I-210 freeways. This central location provides strong connectivity throughout Los Angeles County and the Inland Empire, further reinforcing the asset's appeal as a well-located, healthcare-driven investment opportunity.





Arrow Hwy.

02

PROPERTY DESCRIPTION

PROPERTY OVERVIEW

 **PARKING:**
20 Spaces

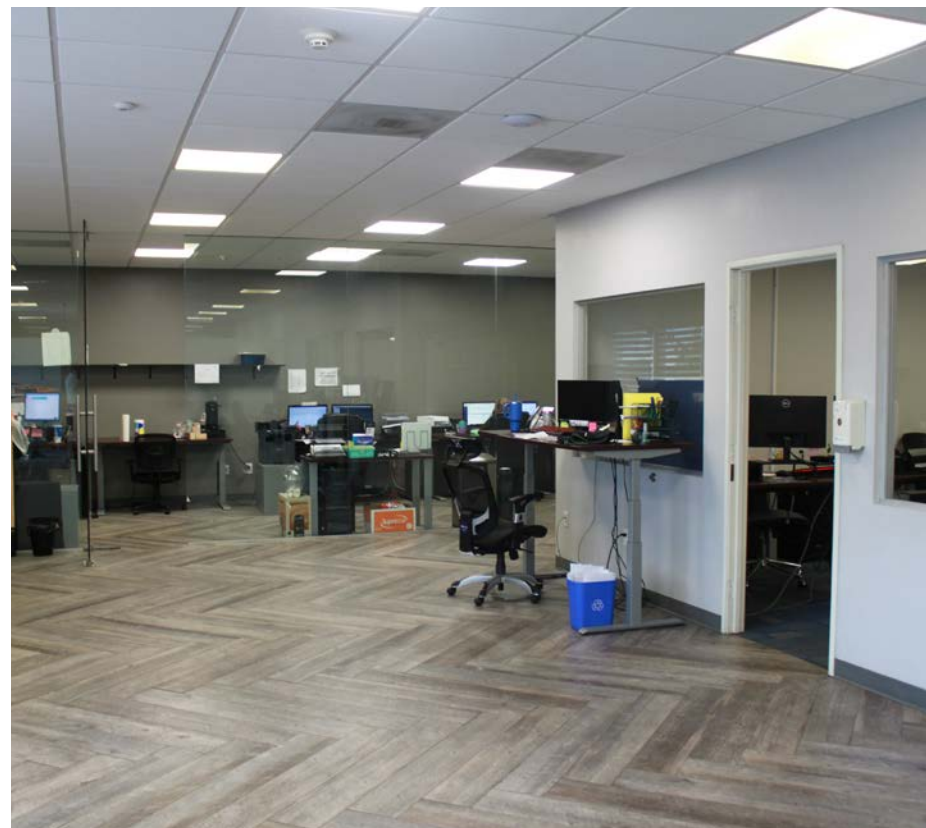
 **ZONING:**
C-4

 **APN:**
8404-001-018

 **YEAR BUILT:**
1956

 **ADDRESS:**
1010 EAST ARROW HIGHWAY,
COVINA, CA 91724







TENANT PROFILE



COMPANY OVERVIEW

Headquarters	Covina, California
Founded	2001
Website	www.polarisrx.com
States	50
Specialty Pharmacy Locations	4
Pharmacy Locations	20
Facilities Serviced Nationwide	1,000+

ABOUT POLARIS SPECIALTY PHARMACY

Polaris Specialty Pharmacy is a leading provider of long-term care pharmaceutical services, specializing in customized medication dispensing and clinical support for senior living communities, skilled nursing facilities, and assisted living operators across the United States. The company focuses on delivering tailored pharmacy solutions, including specialized packaging systems, medication management programs, and consulting services designed to improve patient outcomes while enhancing operational efficiency for healthcare providers.

With a strong emphasis on technology and personalized care, Polaris integrates advanced dispensing systems and clinical oversight to ensure accuracy, compliance, and timely delivery of medications. Its experienced team of pharmacists and healthcare professionals works closely with facility staff to support regulatory requirements and optimize resident care. Polaris Specialty Pharmacy continues to expand its footprint nationally, establishing itself as a trusted partner in the long-term care and specialty pharmacy sectors.





AZUSA PACIFIC UNIVERSITY
7,120 Students

CITRUS COLLEGE
10,429 Students

GLENDORA HIGH SCHOOL
2,270 Students

ALDI THE HOME DEPOT Sams Club BEST BUY Staples BevMo! BARNES & NOBLE BOB'S DISCOUNT FURNITURE PET SMART HomeGoods OLD NAVY KOHL'S

263,219 CARS PER DAY

GLENDORA HOSPITAL
63 Beds

LIFE PACIFIC UNIVERSITY
742 Students

Walmart

Azusa High School
1,729 Students

Sierra High School
400 Students

17,469 CARS PER DAY

28,114 CARS PER DAY

McDonald's

CVS pharmacy

COSTCO WHOLESALE
Habit Olive Garden Panera

LOWE'S

27,156 CARS PER DAY

Arrow Hwy.

Arrow Hwy.

El Super **ROSS** **Walmart**
SALLY & Pollo Loco CAMPERO

Walmart

LOWE'S **ALDI**
TACO BELL OUTBACK COLD STONE

HARBOR FREIGHT

7-Eleven

O'Reilly **Shell**

HARBOR FREIGHT **Smart & Final**

San Dimas High School
1,235 Students

Northview High School
1,264 Students

CVS pharmacy **Smart & Final**
dd's **CHARLEYS**
DISCOUNTS & Pollo Loco

STATER BROS markets
DOLLAR TREE **KFC**

SUBJECT POLARIS SPECIALTY

Charter Oak High School
1,299 Students

LIFE PACIFIC UNIVERSITY
742 Students

Kindred Hospitals
76 Beds

EmanateHealth
193 Beds

TARGET **Ashley** **CVS pharmacy** **DICK'S**
SPROUTS FARMERS MARKET **HOBBY LOBBY** **ROSS**
Marshalls **Durlington** **Office DEPOT**
PET SMART **FIVE BELOW** **SALLY BEAUTY**

12,629 CARS PER DAY

Sierra High School
400 Students

San Dimas Community Hospital
101 Beds

STATER BROS markets

COVINA
Covina High School
1,080 Students

IKEA

224,460 CARS PER DAY

197,730 CARS PER DAY

10

BEST BUY **JCPenney** **SEPHORA**
macy's **AEROPOSTALE**
Bath & Body Works NORDSTROM RACK

West Covina High School
1,811 Students

SHHS
South Hills High School
1,650 Students

Barranca Ave.

San Bernardino Fwy.

10

Cal Poly Pomona
29,442 Students

57

Orange Fwy.



Logos for retail and home goods stores: sam's club, KOHL'S, BEST BUY, THE HOME DEPOT, BARNES & NOBLE, HomeGoods, OLD NAVY, Bath & Body Works, Starbucks, IN-N-OUT, Chick-fil-A, Wendy's, ALDI, SEPHORA, PETSMART, and STAPLES.

Logos for Walmart, ExtraSpace Storage, CHARLEY'S, CHEVROLET, and Ford.

Logos for Costco Wholesale, Krispy Kreme, Panera Bread, and Habit Burger Grill.

Logo for LESLIE'S.

Logo for TACO BELL.

Logo for McDonald's.

Logo for Jiffy Lube.

Logo for 7 ELEVEN.

Logo for Shell and O'Reilly.

Logo for CVS pharmacy.

Logo for THRIFT STORE.

SUBJECT
POLARIS
SPECIALTY RX

Arrow Hwy.

28,114
CARS PER DAY



Kindred Hospitals
76 Beds

Walmart El Super
ROSS SALLY five BELOW

LOWE'S **AMC THEATRES**
ALDI **Planet Fitness** **GameStop** **OUTBACK**

THE HOME DEPOT **CVS pharmacy**
Smart&Final
dd's DISCOUNTS **Starbucks** **Shell**

BIG 5 **DOLLAR TREE**
Chuck E. CHEESE **REITZEL AUTO PARTS**

SUPERIOR GROCERS **metro**
AutoZone

NAPA

CVS pharmacy

Sierra High School
122 Students

7 ELEVEN

IN-N-OUT BURGER

SUBJECT
POLARIS SPECIALTY RX

HARBOR FREIGHT TOOLS

Starbucks



Grand Ave.

28,114
CARS PER DAY

12,629
CARS PER DAY

Arrow Hwy.



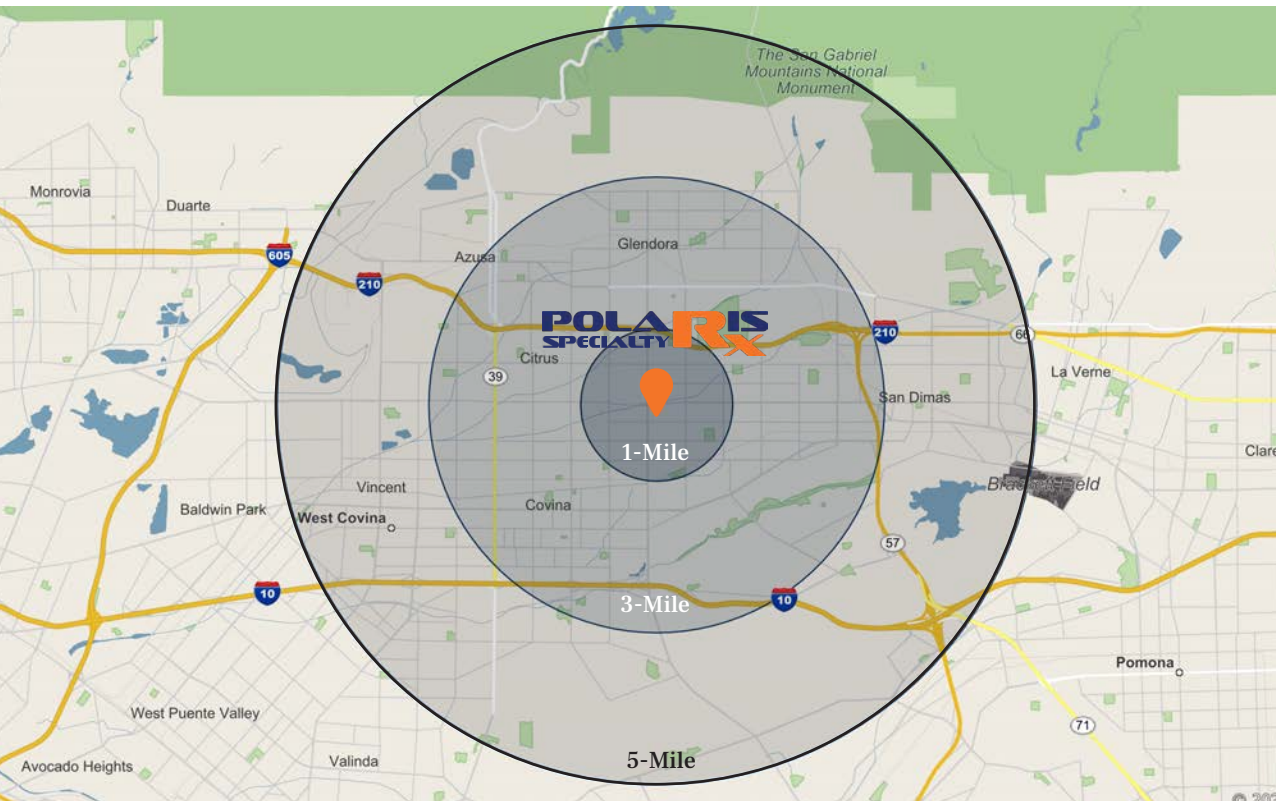


03

LOCATION & MARKET OVERVIEW

COVINA, CALIFORNIA

Covina, California is a centrally located San Gabriel Valley city offering strong accessibility, an established community, and a diverse local economy. Positioned near Interstates 10, 605, and 210, Covina provides convenient connectivity to downtown Los Angeles, Orange County, and the Inland Empire. The city features a revitalized historic downtown, a mix of residential and commercial uses, and proximity to major employment centers, colleges, and regional retail destinations. With solid demographics, ongoing redevelopment, and a business-friendly environment, Covina remains an attractive location for residents and investment alike.



CITY HIGHLIGHTS

WITHIN A 5-MILE RADIUS



322,388

2025 POPULATION



\$123,704

2025 AVERAGE HOUSEHOLD INCOME



\$90,604

TOTAL AVERAGE HOUSEHOLD
RETAIL EXPENDITURE



± 35 Minute Drive

LOS ANGELES, CA

PALM SPRINGS

97

MILES

LOS ANGELES

24

MILES

SAN DIEGO

118

MILES

FRESNO

228

MILES

SAN FRANCISCO

388

MILES

SACRAMENTO

408

MILES

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	24,257	189,807	325,321
2025 Estimate			
Total Population	23,910	187,734	322,388
2020 Census			
Total Population	23,602	189,866	326,674
2010 Census			
Total Population	22,434	181,888	312,589
Daytime Population			
2025 Estimate	16,641	166,345	327,793
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	7,851	62,913	106,622
2025 Estimate			
Total Households	7,729	62,074	105,345
Average (Mean) Household Size	3.0	3.0	3.1
2010 Census			
Total Households	7,502	60,524	103,002
2010 Census			
Total Households	7,092	56,458	95,987
Occupied Units			
2030 Projection	8,066	64,931	110,301
2025 Estimate	7,940	64,060	108,973
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$150,000 or More	23.1%	24.9%	27.4%
\$100,000-\$149,999	22.5%	21.4%	21.5%
\$75,000-\$99,999	15.1%	14.2%	14.0%
\$50,000-\$74,999	16.2%	14.4%	13.8%
\$35,000-\$49,999	7.5%	8.6%	7.8%
Under \$35,000	15.5%	16.4%	15.4%
Average Household Income	\$114,671	\$117,652	\$123,704
Median Household Income	\$93,751	\$96,790	\$102,540
Per Capita Income	\$37,853	\$39,227	\$40,922

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$90,160	\$88,824	\$90,604
Consumer Expenditure Top 10 Categories			
Housing	\$34,842	\$34,508	\$35,242
Transportation	\$14,817	\$14,493	\$14,730
Food	\$13,004	\$12,773	\$12,967
Personal Insurance and Pensions	\$11,924	\$11,647	\$11,936
Entertainment	\$4,194	\$4,116	\$4,175
Apparel	\$2,807	\$2,761	\$2,788
Cash Contributions	\$2,713	\$2,690	\$2,774
Education	\$1,809	\$1,770	\$1,825
Personal Care Products and Services	\$1,251	\$1,240	\$1,254
Alcoholic Beverages	\$801	\$796	\$812
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	23,910	187,734	322,388
Under 20	22.6%	23.4%	23.2%
20 to 34 Years	20.3%	20.6%	20.2%
35 to 39 Years	6.9%	6.6%	6.4%
40 to 49 Years	13.1%	12.8%	12.7%
50 to 64 Years	21.0%	20.2%	20.4%
Age 65+	16.2%	16.4%	17.1%
Median Age	40.0	40.0	40.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	17,036	130,759	225,574
Elementary (0-8)	5.8%	7.2%	7.4%
Some High School (9-11)	6.6%	6.9%	6.4%
High School Graduate (12)	25.1%	24.8%	24.4%
Some College (13-15)	22.8%	22.8%	21.9%
Associate Degree Only	9.9%	9.2%	9.0%
Bachelor's Degree Only	20.4%	19.6%	20.1%
Graduate Degree	9.4%	9.5%	10.8%

LOS ANGELES OVERVIEW

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County. The area is home to nearly 10 million residents. The city of Los Angeles accounts for nearly 3.9 million people, and the Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS

ECONOMIC CENTER

Los Angeles is the entertainment capital of the world, as well as a leading international trade and manufacturing center.

PROMINENT PORT ACTIVITY

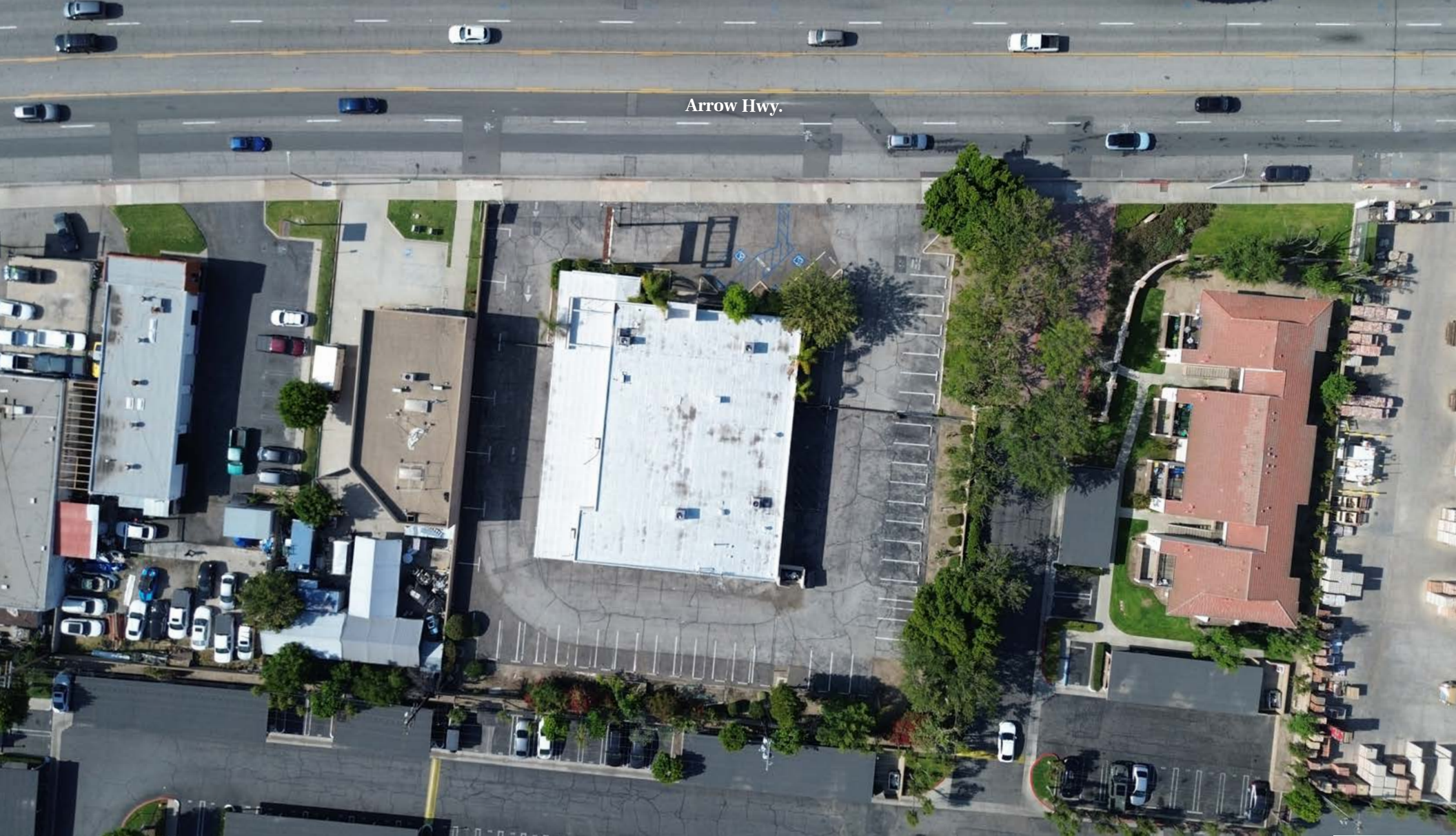
The Port of Los Angeles and the Port of Long Beach are the largest and busiest ports in the nation, making the metro a key link in the international supply chain.

JOB AND POPULATION GROWTH

A desirable climate, proximity to the ocean and recreational opportunities lure companies and residents to the metro.

ECONOMY

- The motion picture/entertainment industry is one of the most high-profile sectors of the economy. The resolution of strikes by Hollywood last year should aid hiring in the segment moving forward.
- The gross metropolitan product is expected to grow at a pace faster than the United States rate this year.
- Ten Fortune 500 companies are headquartered in the metro, including Walt Disney, Molina Healthcare, Edison International, Reliance Steel & Aluminum, Live Nation, Avery Dennison and Skechers USA.
- A sizable aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
- Employers across a variety of industries employed approximately 4.565 million individuals at the onset of 2024, a record count.
- The metro's two ports make the area a hub in the domestic supply chain, fueling demand for warehouse and distribution space throughout the county.



04

FINANCIAL ANALYSIS

PRICING & RENT ROLL

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

PRICING SUMMARY

Price:	\$3,993,600		
Down Payment:	\$1,996,800	50% Down Payment	
ProForma Cap Rate:	6.25%	Proforma Cash on Cash:	5.11%
ProForma Cap Rate:	6.50%		
Year Built/Renovated:	1956		
Total Building Size:	9,590		
Price Per Square Foot:	\$416	Parking:	20
Lot Size (SF):	38,340	Land Price PSF:	\$104

FINANCING

<u>Proposed Financing</u>	
Loan Balance:	\$1,996,800
LTV:	50%
Term:	5
Rate:	6.25%
Amortization:	30
Maturity Date:	May-2031
Yearly Payment:	\$147,536

FINANCIAL SUMMARY

	<u>Current</u>		<u>ProForma</u>	
Total Rental Income (GLA):	\$249,600		\$259,584	
Expense Reimbursements:	Tenant	<i>NNN</i>	Tenant	<i>NNN</i>
Total Gross Revenue:	\$249,600		\$259,584	
Operating Expenses:	\$83,589		\$83,589	
Net Operating Income (NOI):	\$249,600	<i>6.25%</i>	\$259,584	<i>6.50%</i>
First Trust Deed/Mortgage:	\$147,536		\$147,536	
Pre-Tax Cash Flow:	\$102,064	<i>5.11%</i>	\$112,048	<i>5.61%</i>
Interest Payment:	\$124,137		\$122,632	
Principle Payment:	\$23,398		\$24,903	
Total Return:	\$125,463	<i>6.28%</i>	\$136,952	<i>6.86%</i>

ESTIMATED EXPENSES

Property Tax:	Tenant
Insurance:	Tenant
Maintenance:	Tenant
Total Expenses:	\$83,589
Expenses PSF (GLA):	\$0.73

PROFORMA RENT ROLL

Absolute NNN Fee Simple Lease with Polaris Pharmacy

2 Years Remaining on Term

4% Annual Rental Increases

	Start	End	Annual Rent	Rent PSF / Yr	Monthly Rent	Rent PSF / Mo	Options	Increases
	Start	End	Annual Rent	Rent PSF / Yr	Monthly Rent PSF	Rent PSF / Mo	Increases	Options
Current	10/7/2025	10/7/2026	\$249,600	\$26.03	\$20,800.00	\$2.17	4% / Yr	1-1 yrs. @ 4% Increase
Year 2	10/7/2026	10/7/2027	\$259,584	\$27.07	\$21,632.00	\$2.26		
Year 3	10/7/2027	10/6/2028	\$269,967	\$28.15	\$22,497.28	\$2.35		

EXCLUSIVELY LISTED BY

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