

# FOR SALE

## ±4,865 SF RETAIL BUILDING

330 S. VINCENT AVENUE

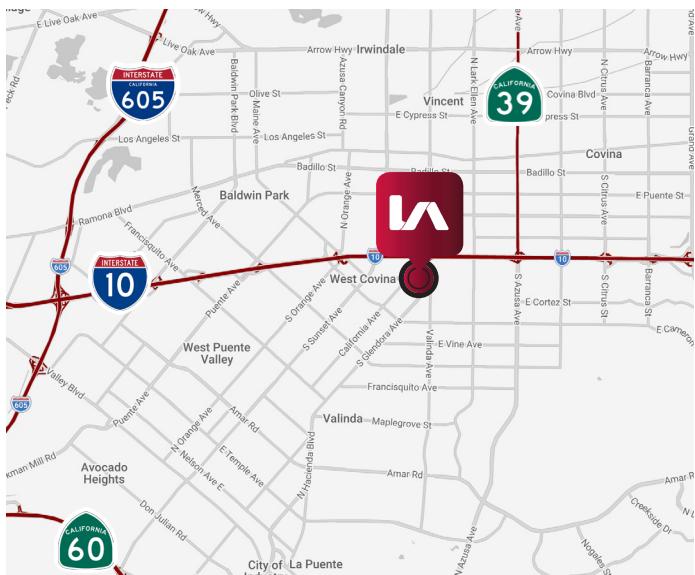
West Covina, CA 91790



## PROPERTY HIGHLIGHTS

- Located on Signalized Hard Corner in High Traffic Retail Trade Corridor
- Vincent Ave @ Covina Pkwy - ±39,702 ADT
- Vincent Ave @ I-10 Hwy - ±182,015 ADT
- Adjacent to West Covina Plaza
- General Urban Zoning (Verify with City)
- Possible Uses Include: Retail, Office, Medical, or Dental (Verify with City)
- 3 Ingress-Egress Points - ±20 Parking Spaces
- Close Proximity to I-10, CA-39 and CA-60 Freeways

## LOCATION MAP



**BRIAN MELKESIAN**  
D (909) 373-2943  
bmelkesian@lee-assoc.com  
DRE #0183590

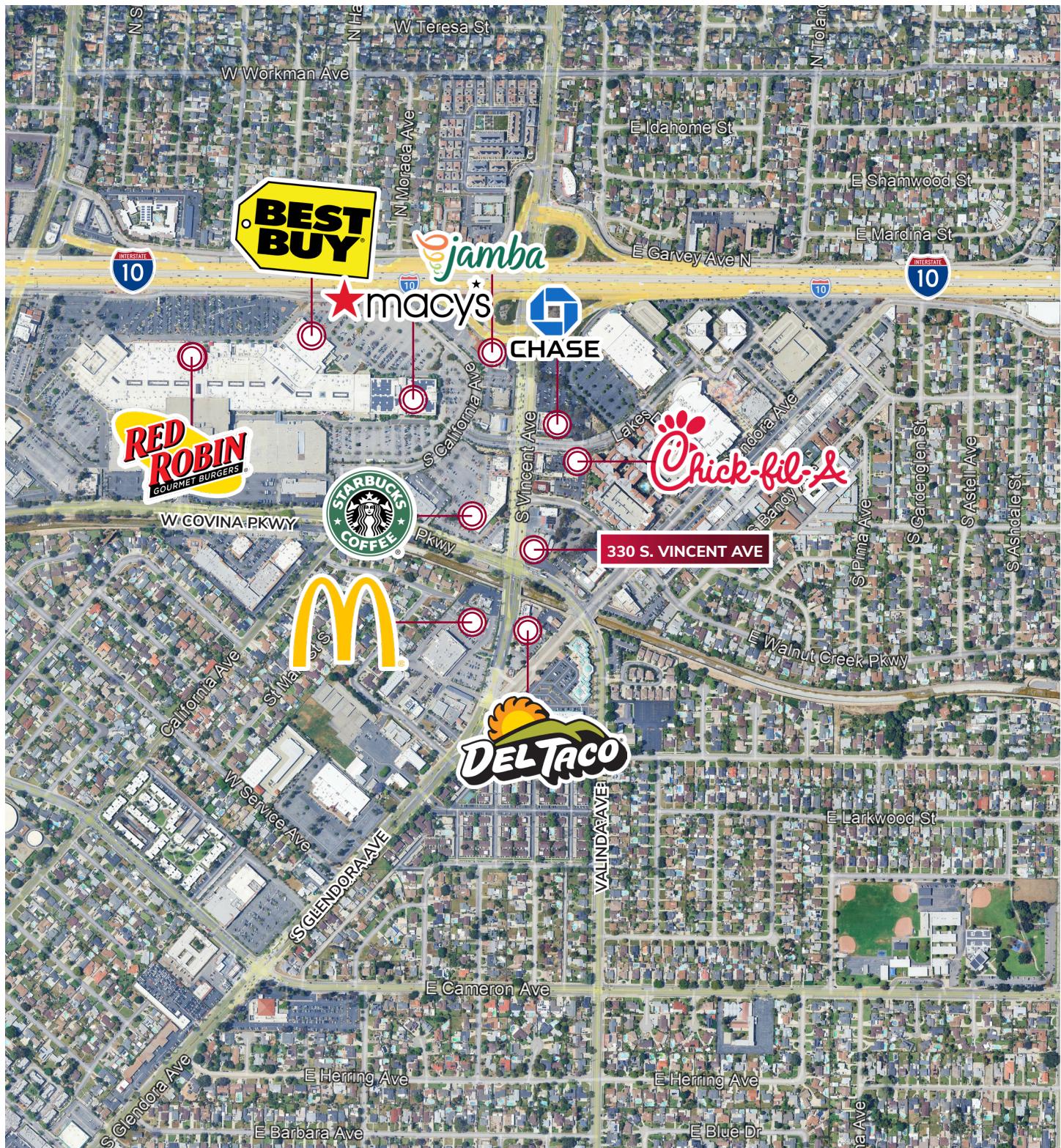
**LUKE MELKESIAN**  
D (909) 373-2930  
lmelkesian@lee-assoc.com  
DRE #02125563

**LEE & ASSOCIATES - ONTARIO**  
3535 Inland Empire Boulevard  
Ontario, CA 91764  
(909) 989-7771  
Corporate ID: 00976995

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