

# FOR SALE

839, 841, 843 E. SAN BERNARDINO RD.,  
COVINA, CA 91723



**INLAND  
EMPIRE**

CAL DRE # 02120868

KW COMMERCIAL  
3595-1 Inland Empire  
Blvd. Suite 1250  
Ontario, CA 91764  
909.980.6868





## FOR SALE

- » Address: 839, 841, 843 E. San Bernardino Rd., Covina, CA 91723
- » Total Building Size:  $\pm$  5,276 Sq.Ft.
- » Lot Size:  $\pm$  12,196 Sq.Ft. (0.28 Acres)
- » APN: 8429-010-015

### PROPERTY HIGHLIGHTS

- » Major Street Frontage on San Bernardino Rd.  $\pm$  10,700 Vehicles per Day
- » Located just South of the I-210 Freeway, directly off of Grand Ave., minutes from the I-10 Freeway.
- » High Power: 600 AMPS total throughout property
- » HVAC throughout office and warehouse
- » Centrally Located within the City of Covina
- » Equipment and Machinery Available for Purchase
- » M1 Zoning (Verify with the City of Covina)



# ADDITIONAL PICTURES

839, 841, 843 E. San Bernardino Rd., Covina, CA 91723

839 - 841 E. San Bernardino Rd., Covina, CA 91723



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Building Sq.Ft.  $\pm$  2,510

200 Amps, 120/240V (Verify)

1 GL Roll-up Door

Office / Showroom

14' Clear Height

Insulated Ceiling in Warehouse

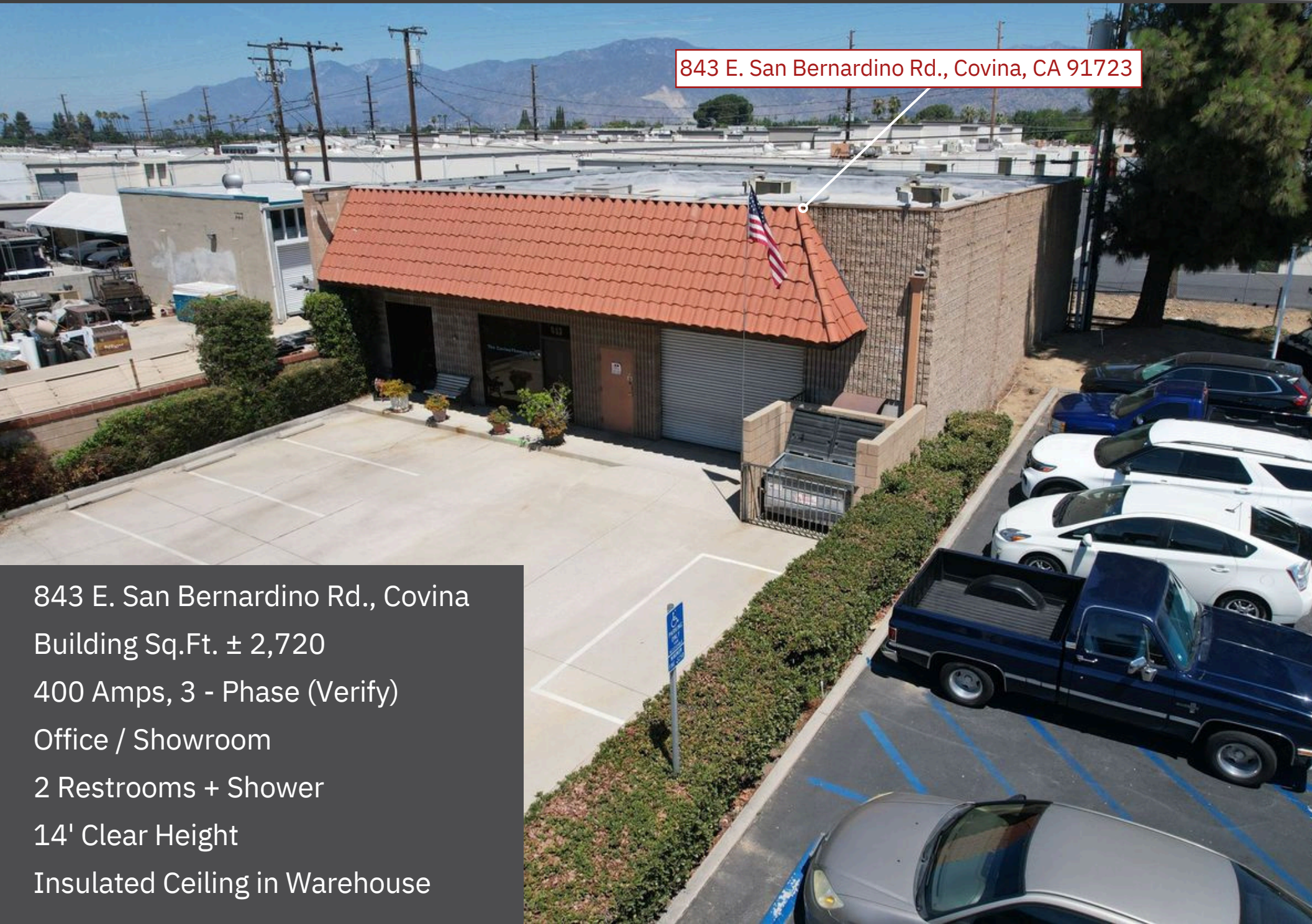


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843 E. San Bernardino Rd., Covina, CA 91723

843 E. San Bernardino Rd., Covina  
Building Sq.Ft.  $\pm$  2,720  
400 Amps, 3 - Phase (Verify)  
Office / Showroom  
2 Restrooms + Shower  
14' Clear Height  
Insulated Ceiling in Warehouse





AERIAL

839, 841, 843 E. San Bernardino Rd., Covina, CA 91723

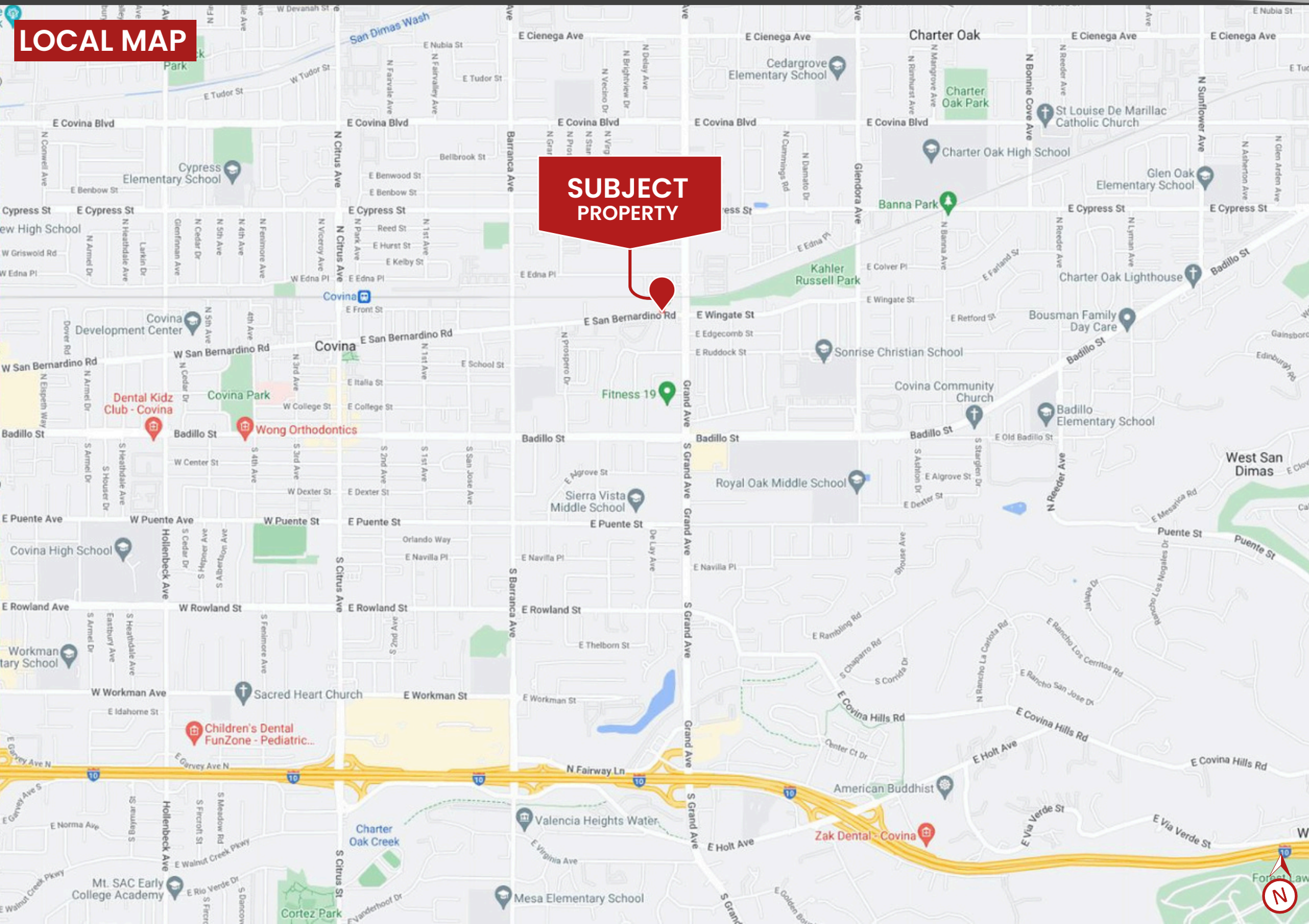


San Bernardino Rd.



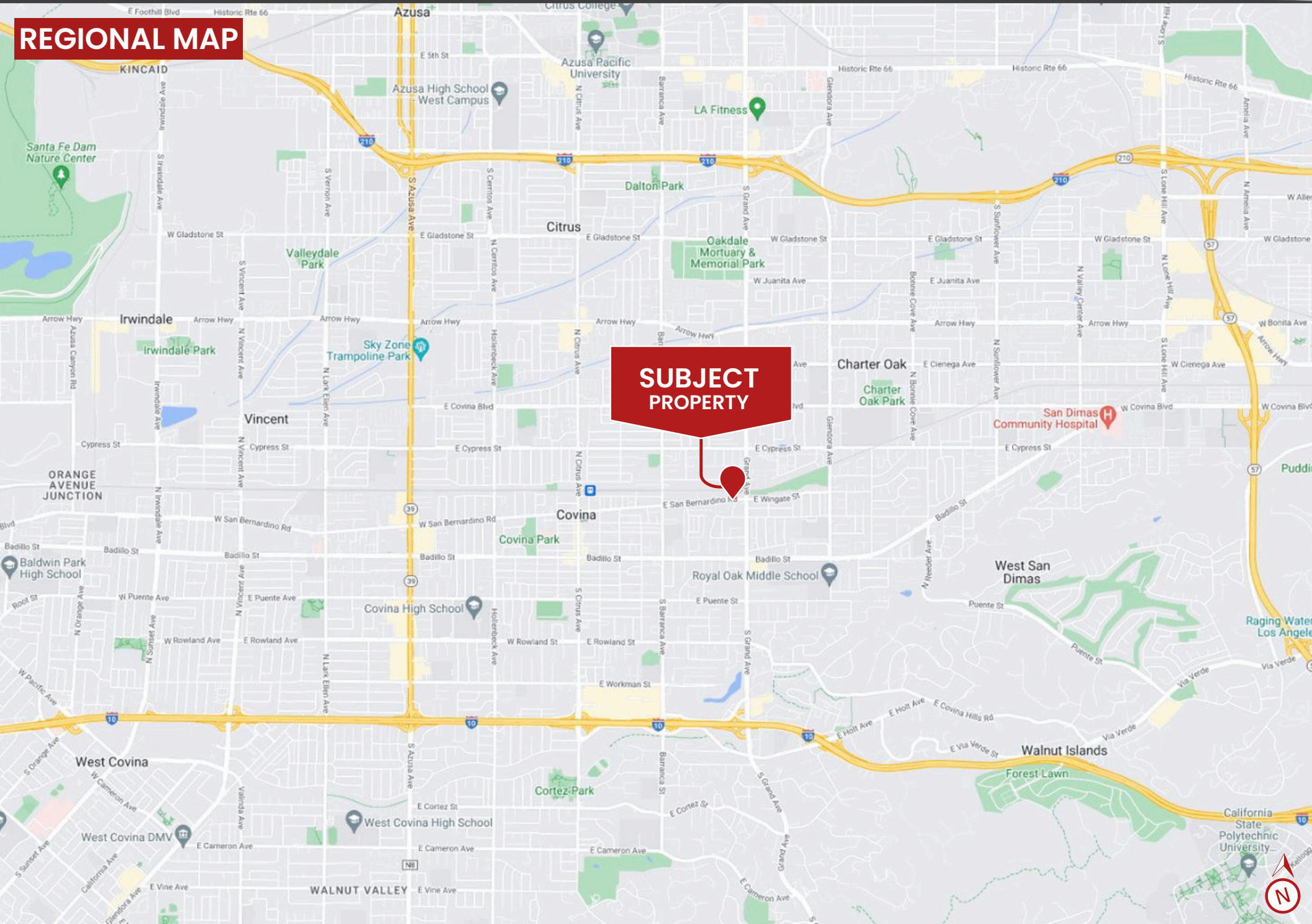
## LOCAL MAP

**SUBJECT  
PROPERTY**





## REGIONAL MAP





# ADDITIONAL PICTURES

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# ADDITIONAL PICTURES

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E. Edna Pl.

**SUBJECT  
PROPERTY**

San Bernardino Rd.

Grand Ave.





# ADDITIONAL PICTURES

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Grand Ave.

San Bernardino Rd.





# LOS ANGELES INDUSTRIAL ECONOMIC SUMMARY

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The Los Angeles economy is vast and comprises substantial portions of the national entertainment, tourism, international trade, fashion, and aerospace industries. An abundance of creative workers and entrepreneurship lends itself to elevated levels of business formation and self-employment. The demographics are diverse in racial and ethnic composition, educational attainment, income, and wealth.


L.A. has several major talent generators, including top-tier universities such as USC, UCLA, and Cal Tech that support a growing tech ecosystem. The economy grows through productivity and innovation, whereas population losses reduce the size of the labor force. Disputes between workers and employers have arisen across various industries, including writers and actors in entertainment, dockworkers and delivery drivers in transportation, and hotel staff in hospitality. While these disputes revolve around wages, the root cause is Los Angeles' high cost of living, which is due to the challenges of building more housing.

The composition of employment by sector has shifted in the past four years. Most notably, transportation firms have grown payrolls by 14% since February 2020, while information, which includes motion picture and sound recording, payrolls are 9% lower. The transportation sector sustained growth through the pandemic, as warehousing demands increased by retailers and ecommerce operators. Much of the demand draws from the ports of Los Angeles and Long Beach, which rank first and second in the U.S. in terms of annual containers (TEUs) handled. The twin ports handled 19 million containers in 2022, which if combined, would make them the fifth-busiest port in the world. The ports faced several potential challenges and trade flows fell sharply in 2023. Some trade was diverted to the East Coast, which has been facilitated by the expansion of the Panama Canal in 2016 and which can place many items closer to their destination. U.S. imports from China, a significant place of origin for goods entering through L.A.'s ports have struggled to grow since tariffs were imposed in 2018. Port activity began to rebound near the end of 2023.

The entertainment business is vital to the Los Angeles economy. Los Angeles has benefited from the boom in content creation and social media over the past 10 years. However, programming for the next 12 months will likely be affected by the writer's and actor's strikes.

Tourism is also important for the local economy. Stores, restaurants, and lodging in tourist hotspots like Downtown L.A., Hollywood, Beverly Hills, and Santa Monica are dependent on tourists spending. Los Angeles has more than 50 million visitors per year, but hotel occupancy rates have yet to recover to pre-pandemic levels.





San Bernardino Rd.

Located just South of the I-210 Freeway, directly off of Grand Ave., minutes from the I-10 Freeway.

**FOR SALE**

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