

LAND FOR SALE

± 0.59 ACRES AVAILABLE

1540-1550 W San Bernardino Road
Covina, California, 91722



CBRE, Inc. has been exclusively retained to market a rare purchase opportunity for 1540-1550 W San Bernardino Rd, Covina, California ("Property"). The property is currently on three parcels and totals 0.59 acres of land. There are 3 existing storage buildings on the site which total 4,100 SF. The sites are located in the highly sought after submarket of San Gabriel Valley in Greater Los Angeles County.

- **Rare Development Opportunity**

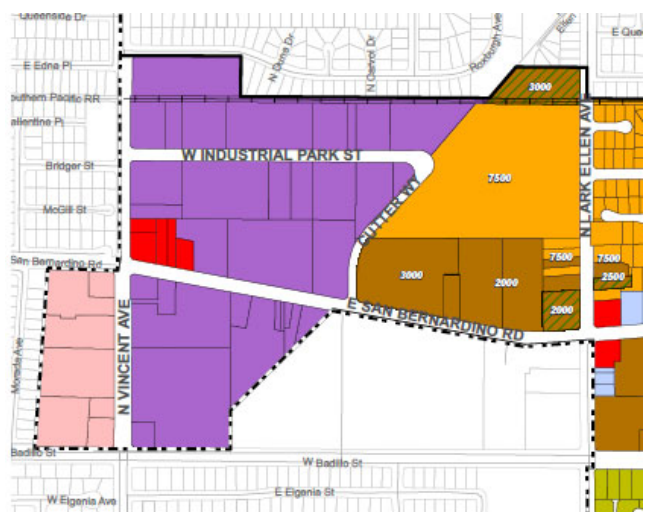
With very limited land available, the sites are currently zoned M-1 and are suitable for an industrial development. The City of Covina may consider a mixed-use multi-family project.

- **Highly Desired Location**

Located in the heart of Covina in San Gabriel Valley, the sites enjoy direct access to the 10 freeway and is within close proximity to the ports and major airports.

- **Stable Infill Market with Long-Term Growth Potential**

The San Gabriel Valley industrial market continues to experience steady demand and low historical vacancy rates



Industrial Zones

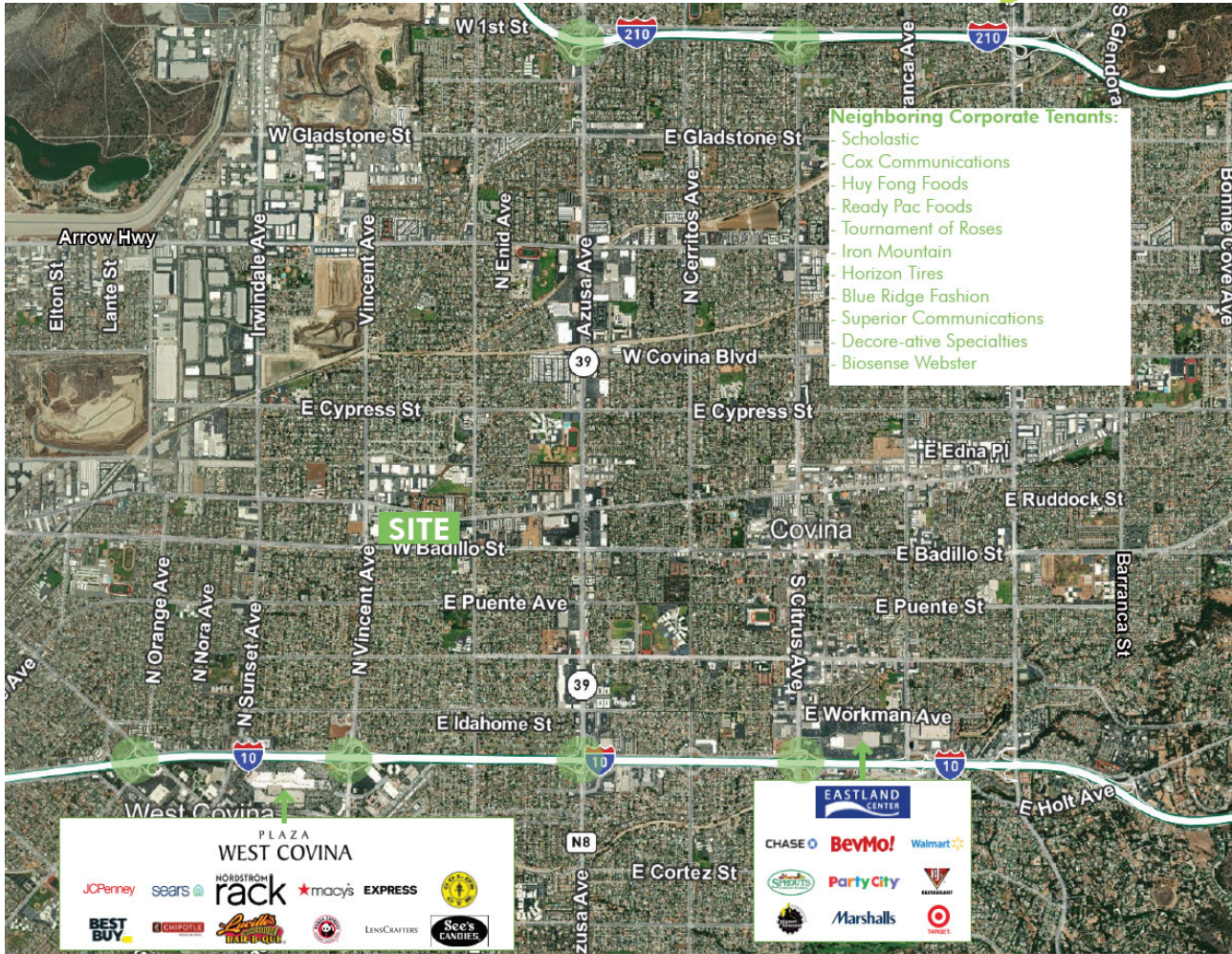
M-1

M-1 (PCD)

Light Manufacturing Zone

PCD with Light Manufacturing

LOCATION



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