

INDUSTRIAL FOR LEASE

Auto Industrial .89 ac(Fmr Caliber Collision)

321 EAST FRONT STREET, COVINA, CA 91723



NNN RETAIL GROUP

FOR LEASE | LARGE FENCED LOT | 3 BAYS WITH DRIVE THROUGH BAY



AUTO INDUSTRIAL .89 AC(FMR)

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PROPERTY SUMMARY



Property Summary

Lease Rate:	\$2.27
Available SF:	2,400 (can be divided)

Exclusively Listed By:

KEVIN LE

Director of Retail Investments

O: (626) 631-4824

C: (909) 697-0683

kevin.le@nnnretailgroup.com

Property Overview

This light industrial property offers a rare opportunity to lease a functional warehouse with a large lot 0.89 Acre, ideal for automotive services or etc. Previously occupied by Caliber Collision, the site is well-equipped for businesses that require ample indoor and outdoor operational space. The property features a spacious warehouse with multiple roll-up doors, 17 foot high ceilings, and a secure, fenced lot perfect for parking, equipment storage, or outdoor work areas.

Location Overview

Strategically positioned just off E Front St, this location provides easy access to major freeways, including the I-10 and I-210, making it highly convenient for distribution and logistics operations. Covina, a thriving city in the San Gabriel Valley, is known for its business-friendly environment and access to a skilled workforce, with a mix of industrial, retail, and commercial businesses in the surrounding area. This high-visibility property is ideal for companies looking to expand in a well-connected industrial hub.

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Available Spaces

Space	Size	Term	Rate	Space Use	Available
Unit A	2,400	TBD	\$2.08 /sf/mo	FAIR/Automotive	

Highlights

Rare Lot this size available for Lease

2,400 SF can be divided

Zoning - TCSP FAIR (Food, Arts, Industry, Residential) - Automotive is grandfathered in

3 Bays located on a Large Fenced in Yard

17 foot ceiling height



ALLOWED USES

***Automotive Repair is grandfathered in

Table 3-2 Allowable Land Use (Revised: 9-1-2020; 9-20-2022; 4-18-23)

USES	P = Permitted by Right CUP = Conditional Use Permit ACUP = Administrative Conditional Use Permit A = Permitted as an Accessory Use — = Not Allowed												RTC-W = Residential Town Center West RTC-E = Residential Town Center East N = Neighborhood T/H = TOD/HDR MU = Mixed Use F = F.A.I.R HC = Historic Core C = Civic CC = Cultural Core MC = Medical Core R = Rail	
	ZONES													
	RTC-W	RTC-E	N	T/H	MU	F ²	HC	C	CC	MC	R	ADDITIONAL REGULATIONS/NOTES		
Accessory Uses														
Private outdoor patios, decks, rooftop decks	P	P	P	P	P	P	P	P	P	P	P	Subject to CMC Chapter 17.64 Site Plan Review – Director's Approval.		
Public or Private EV Charging Stations or Centers	P	P	P	P	P	P	P	P	P	P	P	Subject to CMC Chapter 17.64 Site Plan Review – Director's Approval.		
ATM facilities	-	-	-	A	A	A	A	A	A	A	-	Subject to CMC Chapter 17.64 Site Plan Review - Director's Approval.		
Smart Parcel Lockers	-	-	-	A	A	A	A	A	A	A	A	Subject to CMC Chapter 17.64 Site Plan Review – Director's Approval.		
Eating, Entertainment, and Drinking Establishments														
Alcohol Sales, On-Site with or without Food Service.	-	-	-	-	CUP	CUP	CUP	CUP	-	-	-	Includes full service restaurants (see CMC Chapter 17.04.100), bars, lounges, taverns, brew-pubs, food to go/take out establishments and other uses similar in nature and operation. Excludes nightclubs and establishments with dancing. Alcohol sales area exceeding 2,000 square feet of gross floor area shall be considered as bar or lounges and not as bona fide/full service restaurants. Subject to provisions of CMC Chapter 17.62.026.		
Commercial Kitchen, Culinary Education and Retail Kitchenware store	-	-	-	-	P	P	P	-	-	-	-	Comply with Chapter 7 of CTCSP.		
Hospital Cafeteria (without alcohol)	-	-	-	-	-	-	-	-	-	P	-			
Establishments with Live Entertainment, including Dancing (with or without alcohol)	-	-	-	-	CUP	CUP	CUP	-	-	-	-	Comply with CMC Chapter 5.28: Entertainment.		

² Require a CUP for applying the TOD/HDR density, design and development standards to residential project.



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	ZONES													
	RTC-W	RTC-E	N	T/H	MU	F	HC	C	CC	MC	R			
Eating, Entertainment, and Drinking Establishments														
Entertainment and Performance Establishments (without alcohol)	-	-	-	-	P	P	P	P	P	-	-		Subject to the provisions of CMC Chapter 5.28: Entertainment. Excludes establishment in which alcoholic beverages are sold, served, or given away for consumption on-site. See Alcohol Sales, On-Site with or without Food Service.	
Entertainment and Performance Arts Theatre with ancillary uses such as but not limited to banquets, rental of theatre, special events, and on-site alcohol						CUP							Subject to the provisions of CMC Chapter 5.28: Entertainment. Comply with CMC Chapter 17.62. See Chapter 7 of CTCSP - Alcohol Sales, On-Site with or without Food Service.	
Indoor Recreation Facilities					CUP	CUP	CUP	CUP					Comply with CTCSP Chapter 7 Glossary. Comply with CMC Chapter 17.62 for On-site Alcohol Sales	
Outdoor Recreation Facilities					CUP	CUP	CUP	CUP					Comply with CTCSP Chapter 7 Glossary. Comply with CMC Chapter 17.62 for On-site Alcohol Sales	
Retail Establishments with ancillary food or beverage service (with or without alcohol)	-	-	-	P	P	P	P	P	P	-	-		Comply with CMC Chapter 17.62. See Chapter 7 of CTCSP - Alcohol Sales, On-Site with or without Food Service.	
Restaurant, Full-Service, Food To Go/Take-out, or Fast Food (without alcohol)	-	-	-	P	P	P	P	P	P	-	-			
Restaurant, Full-Service, Food To Go/Take-out, or Fast Food (with alcohol)	-	-	-	CUP	CUP	CUP	CUP	CUP	CUP	-	-		Comply with CMC Chapter 17.62 . See Chapter 7 of CTCSP - Alcohol Sales, On-Site with or without food Service.	
Drive Through or Drive Up Facilities	-	-	-	-	CUP	-	-	CUP	CUP	-	-			



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	ZONES													
	RTC-W	RTC-E	N	T/H	MU	F	HC	C	CC	MC	R	ADDITIONAL REGULATIONS/NOTES		
Eating, Entertainment, and Drinking Establishments														
Outdoor Dining (with alcohol)	-	-	-	CUP	CUP	CUP	CUP	CUP	CUP	-	-	Comply with Chapter 7 of CTCSP - Alcohol Sales, On-Site with or without Food Service. Subject to provisions of CMC Chapter 11.26: Outdoor Sidewalk Dining and CMC Chapter 17.57: Outdoor Dining and Display. Parking for outdoor dining areas is required only for outdoor seats in excess of 25 or a number of outdoor seats equivalent to 50% of the number of indoor seats, whichever is less.		
Outdoor Dining (without alcohol) within Private Property	-	-	-	P	P	P	P	P	P	-	-	Subject to provisions of CMC Chapter 11.26: Outdoor Sidewalk Dining and CMC Chapter 17.57: Outdoor Dining and Display. Parking for outdoor dining areas is required only for outdoor seats in excess of 25 or a number of outdoor seats equivalent to 50% of the number of indoor seats, whichever is less.		
Outdoor Dining (without alcohol) within Public Right-of-Way	-	-	-	ACUP	ACUP	ACUP	ACUP	ACUP	ACUP	-	-	Subject to provisions of CMC Chapter 11.26: Outdoor Sidewalk Dining and CMC Chapter 17.57: Outdoor Dining and Display. Parking for outdoor dining areas is required only for outdoor seats in excess of 25 or a number of outdoor seats equivalent to 50% of the number of indoor seats, whichever is less.		
Pop up Food Trucks or Pods (with alcohol) stationed on private property for more than 180 days					CUP	CUP	CUP	CUP						
Pop up Food Trucks or Pods	-	-	-	-	ACUP	P	ACUP	ACUP	ACUP	-	ACUP			

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	ZONING DESIGNATIONS													
	RTC-W	RTC-E	N	T/H	MU	F	HC	C	CC	MC	R			
Eating, Entertainment, and Drinking Establishments														ADDITIONAL REGULATIONS/NOTES
Shared Space Retail/Service (Food Halls)	-	-	-	p	p	p	p	p	p	-	-		Prohibit swap meets, flea markets, open-air markets, or other similar terms. The primary characteristic shared by these events involves used personal property being offered or displayed by temporary vendors within a shared space. The vendors engage in a series of sales sufficient in number, scope, and character constituting a regular course of business (based on California's Business and Professions Code, Division 8, Chapter 9, Article 6, 21661). Comply with CMC Chapter 17.62.026 for regulations and standards for alcohol sales. A CUP for on-site consumption of alcohol is required either in the form of a master CUP obtained by the owner/operator of the Shared Space Retail/Service establishment and covering all the lessees in the establishment or a CUP for an individual business leasing a space.	



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	ZONES																
	RTC-W	RTC-E	N	T/H	MU	F	HC	C	CC	MC	R	ADDITIONAL REGULATIONS/NOTES					
INDUSTRIAL																	
Boutique Winery, Brewery and Distill Alcohol Production and On-Site Tasting. May have ancillary uses such as retail sales, food trucks, food services, public assembly, and special event.	-	-	-	-	CUP	CUP	CUP	CUP	-	-	-	Comply with CMC Chapter 17.62.026 for regulations and standards for alcohol sales.					
Industrial, Light	-	-	-	-	-	P	-	-	-	-	-	Calculations of gross floor area for alcohol sales and entertainment establishment regulations exclude areas used for alcohol production that are not accessible to the public.					
Outdoor Storage	-	-	-	-	-	A	-	-	-	A	-	Comply with CMC Chapter 17.54.170 for additional screening regulations. Must be screened from public right-of-way view.					
Research and Development	-	-	-	-	-	P	-	-	-	-	-						
Indoor Food Production (Urban Agriculture, Vertical Farms)						CUP						Comply with Chapter 7 Glossary					
INSTITUTIONAL AND PUBLIC FACILITIES																	
Cultural/Civic Facilities (Non-Governmental)	-	-	CUP	-	P	P	P	P	P	P	-						
Government Facilities	-	-	CUP	-	P	P	P	P	P	P	-						

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	ZONES																
	RTC-W	RTC-E	N	T/H	MU	F	HC	C	CC	MC	R	ADDITIONAL REGULATIONS/NOTES					
INSTITUTIONAL AND PUBLIC FACILITIES																	
Open/Public Space, Usable or Improved including public or private plazas, greenways, and paseos.	-	-	-	P	P	P	P	P	P	P	P						
Parking Facilities	-	-	-	P	P	P	P	P	P	P	P						
Parks and Recreation Facilities	-	-	-	P	P	P	P	P	P	P	-						
Parklets	-	-	-	ACUP	-												
Schools (Public and Private)	-	-	-	-	-	P	-	P	P	P	-						
Trade and Vocational Schools	-	-	-	-	-	P	-	P	P	P	-						
Transit Station	-	-	-	-	-	-	-	-	-	-	P						
Utilities	-	-	-	-	P	P	P	P	P	-	-	Comply with Chapter 7 Implementation and CMC Chapter 17.65 Wireless Communications Facilities.					

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	RTC-W	RTC-E	N	T/H	MU	F	HC	C	CC	MC	R			
	ADDITIONAL REGULATIONS/NOTES													
MEDICAL RELATED USES														
Medical Clinics	-	-	-	-	CUP	-	-	-	-	P	-			
Medical and Dental Offices	-	-	CUP	-	-	-	-	-	-	P	-	Ground floor office uses are only allowed in the Medical Core designation.		
Hospitals	-	-	-	-	-	-	-	-	-	P	-			
Laboratories, Medical or Dental	-	-	-	-	CUP	CUP	-	-	-	P	-			
Pharmacies	-	-	CUP	-	P	CUP	-	-	-	P	-			
Veterinary Services (Animal Hospital/Clinic) with boarding and/or daycare	-	-	-	-	P	P	-	-	-	P	-	Temporary boarding allowed only in association with medical or surgical treatment.		
MIXED USES														
Civic/Residential Mixed Use	-	-	-	-	-	-	-	P	-	-	-			
Civic/Commercial Mixed Use	-	-	-	-	-	-	-	P	-	-	-			
Mixed Use	-	-	-	P	P	P	P	P	-	-	-	Comply with CMC Chapter 17.64.250 B. Exemption from CMC Chapter 17.64.190, Traffic Impact Analyses. As specified in the Los Angeles County congestion management program manual, certain development projects are exempted from conducting a congestion management program traffic impact analysis, as follows: Mixed-use development located within one-half mile of the Metrolink, if more than half of the land area, or floor area, of the mixed-use development is used for high density residential housing, as determined by Director of Community Development.		

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	ZONES															
	RTC-W	RTC-F	N	T/H	MU	F	HC	C	CC	MC	R	ADDITIONAL REGULATIONS/NOTES				
RECREATION AND PUBLIC ASSEMBLY USES																
Assembly/Meeting Facilities – Private	-	-	-	-	CUP	CUP	CUP	P	CUP	-	-					
Commercial Recreation Facility – Indoor	-	-	-	-	P	P	P	-	P	-	-	Includes gyms, "escape rooms", video arcade, ice- or roller-skating rinks, trampoline, bounce house establishments, and rock climbing. Require CUP for on-site consumption of alcohol.				
Special/Temporary Events	-	-	ACUP	-	Consistent with business license/permit requirements in CMC Chapters 5.08 and 11.48.											
RESIDENTIAL																
Co-Living	-	-	-	-	-	P	-	-	-	-	-					
Live/Work Unit	-	-	P	P	P	P	P	P	P	P	-		Comply with CMC Chapter 17.64.250. Exemption from CMC Chapter 17.64.190, Traffic Impact Analyses.			
Multiple-Family Dwelling	P	P	-	P	P	P	P	P	P	P	-	As specified in the Los Angeles County congestion management program manual, certain development projects are exempted from conducting a congestion management program traffic impact analysis, as follows: High density residential development located within one-fourth mile the Metrolink station; Ground floor residential is not allowed in the Historic Core.				

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	ZONES												
	RTC-W	RTC-E	N	T/H	MU	F	HC	C	CC	MC	R		
RESIDENTIAL													
Single-Family Dwelling	P	P	P	-	-	+	-	-	-	-	-		
Two-Family Dwelling (Duplex)	P	P	P	-	-	+	-	-	-	-	-		
Single Room Occupancy Residential (SRO)	-	-	-	-	CUP	P	CUP	-	-	-	-		
Small and Large Family Day Care/Licensed facilities	P	P	P	P	P	P	P	-	P	-	-	Small family day cares is up to 6 children. Large family day care is 7 to 14 children.	
Small Group Home/Licensed Facilities	P	P	P	P	P	P	P	-	P	-	-	Small group home is 6 or fewer persons	
RETAIL USES													
Antique Store/Shop	-	-	-	-	P	P	P	-	-	-	-	Comply with CMC Chapter 17.04.051 and Chapter 7 of CTCSP.	
Arts and Crafts Sales and Galleries	-	-	CUP	P	P	P	P	P	P	-	-		
Grocery Store, Small (less than 10,000 Sq. Ft.)	-	-	-	CUP	P	CUP	P	-	CUP	-	-	Require CUP for off-site consumption of alcohol.	
Grocery Store, Large (Supermarket) (10,000 Sq. Ft. +)	-	-	-	CUP	CUP	CUP	-	-	-	-	-	Require CUP for off-site consumption of alcohol.	
Cannabis Businesses	-	-	-	-	CUP	CUP	-	-	-	-	-	Comply with CMC Chapter 17.62 CUP, CMC Chapter 5.80 Cannabis Business Permit, and CMC Chapter 17.84 Cannabis Prohibitions and Regulations. Comply with CTCSP Chapter 3, Figure 3.2 for locational boundary in downtown area prohibiting cannabis retailers and Chapter 7 Glossary	
Retail Store (less than 10,000 Sq. Ft.)	-	-	-	P	P	P	P	-	-	CUP	-		
Retail Store (10,000 Sq. Ft.+)	-	-	-	CUP	P	CUP	-	-	-	-	-		
Specialty Food Store, at least 1,000 Square feet in gross floor area.	-	-	-	-	P	P	P	P	P	P	-	Comply with Chapter 7 of CTCSP.	
Specialty Store	-	-	-	P	P	P	P	-	-	P	-	Comply with Chapter 7 of CTCSP.	



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	ZONES														
	RTC-W	RTC-E	N	T/H	MU	F	HC	C	CC	MC	R				
SERVICE USES															
Animal Boarding/Kennels/Grooming	—	—	—	—	CUP	CUP	—	—	—	—	—				
Banks/Financial Institutions	—	—	—	P	P	P	P	P	P	—	—		Drive-through facility requires a CUP.		
Barber shops, Beauty Salons including Hair, Nails and Facial (neck up only)	—	—	—	P	P	P	P	P	P	—	—		Massage establishment prohibited		
Body Art	—	—	—	—	—	CUP	—	—	—	—	—		Comply with CMC Chapter 17.67.		
Business and Consumer Support Services	—	—	—	—	P	P	P	P	P	—	—		Comply with Chapter 7 Glossary of CTCSP.		
Health/Fitness Facility	—	—	—	CUP	P	P	P	—	—	P	—				
Office (General) including maker spaces, co-working spaces, conference spaces, and network mixer spaces	—	—	CUP	CUP	P	P	P	—	P	—	—				
Personal Services (General)	—	—	—	CUP	CUP	CUP	CUP	—	—	—	—		Comply with Chapter 7 Glossary of CTCSP.		
Studio – Art, Dance, Music, Sound, Video	—	—	CUP	CUP	P	P	P	—	—	—	—				
Specialty Bar and Cigar Lounge, at least 1,500 square feet in floor area	—	—	—	—	—	CUP	CUP	—	—	—	—		Comply with CMC Chapter 17.61. On-site consumption of alcohol subject to a CUP. Comply with CMC Chapter 5.28 for entertainment. Comply with Chapter 7 of CTCSP.		
VISITOR ACCOMMODATIONS															
Bed & Breakfast Inn or Lodge	—	—	—	—	—	CUP	CUP	—	—	—	—		Comply with CMC Chapter 17.62.027 for additional standards.		
Hotel	—	—	—	—	CUP	—	CUP	—	—	—	—		Comply with CMC Chapter 17.62.027 for additional standards.		
Motel	—	—	—	—	CUP	—	—	—	—	—	—		Comply with CMC Chapter 17.62.027 for additional standards.		

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PROPERTY PHOTOS

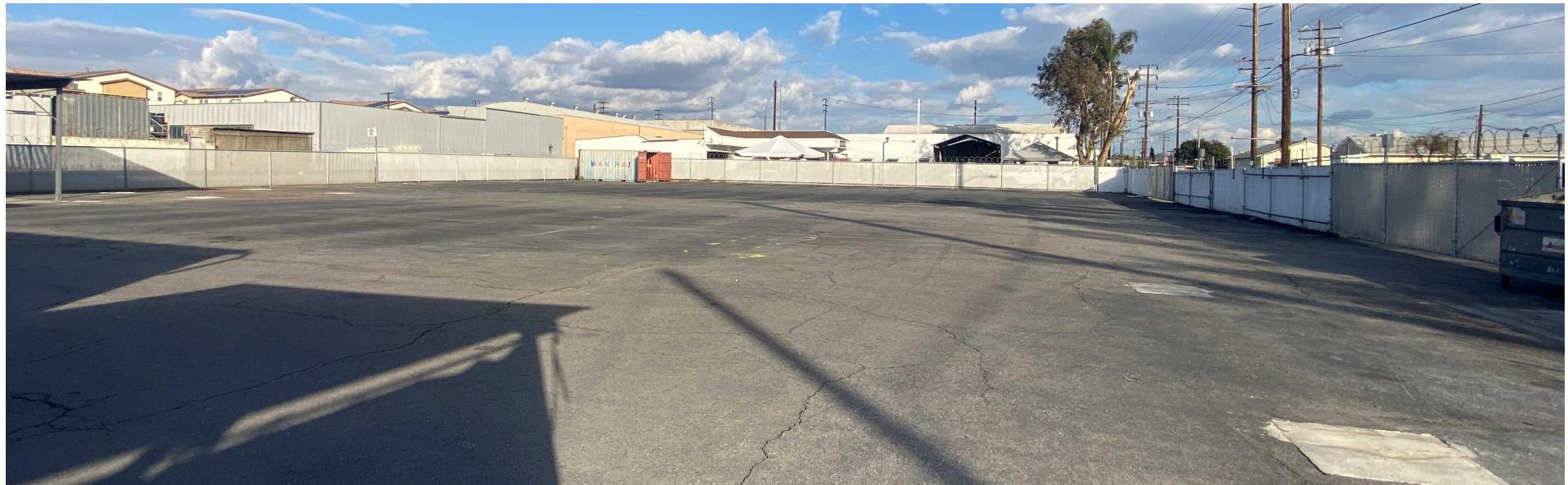


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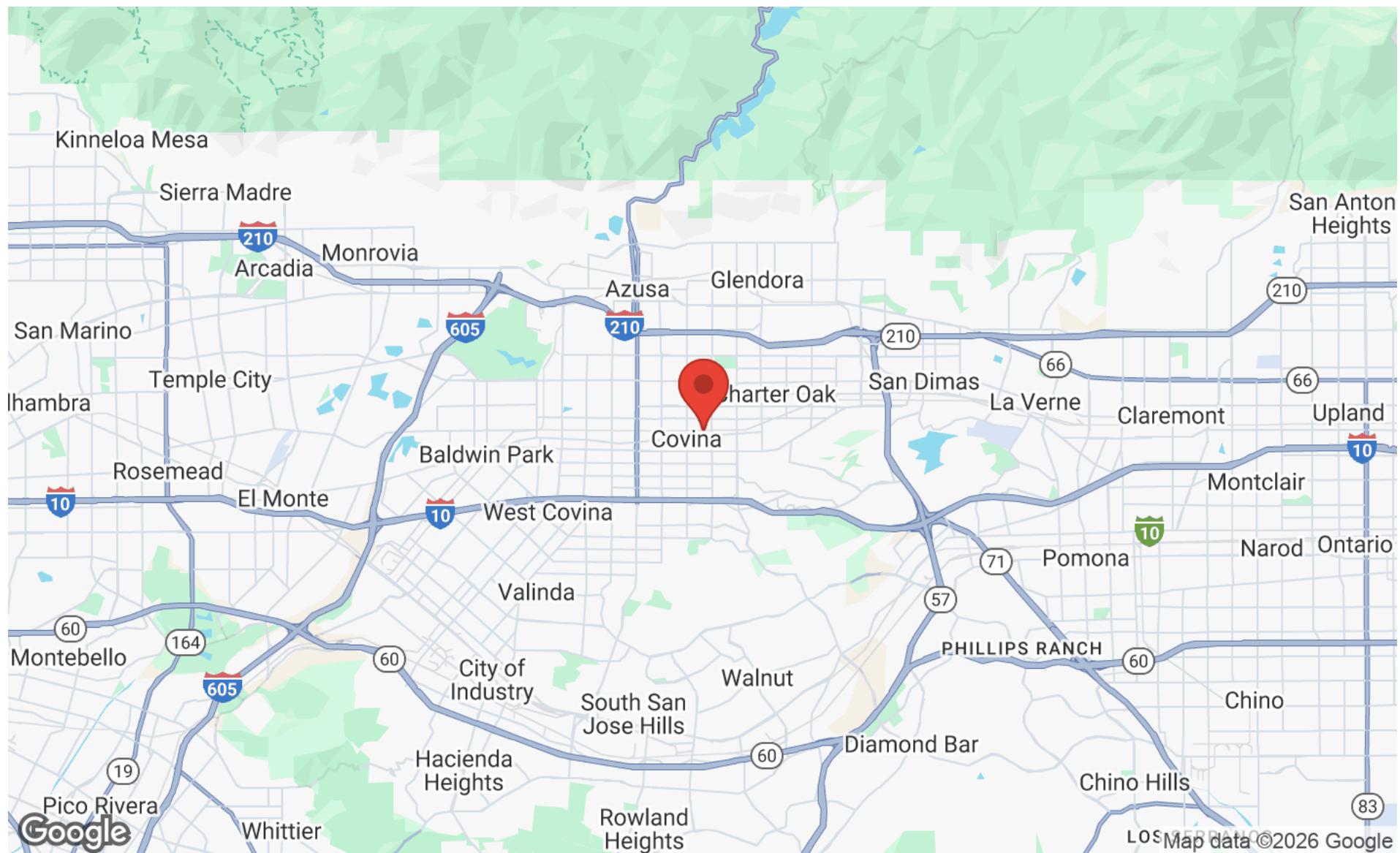
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REGIONAL MAP



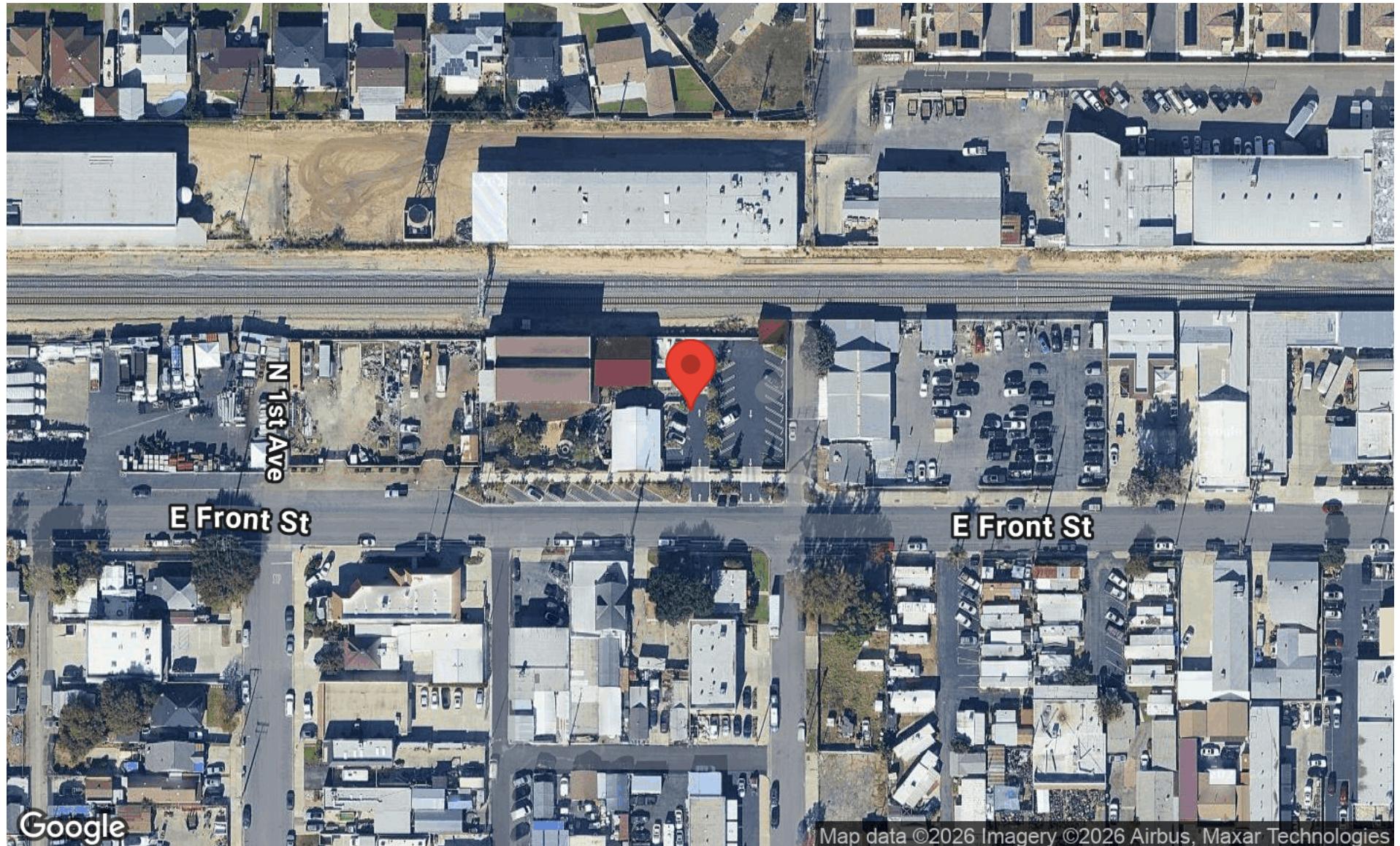
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AERIAL MAP



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

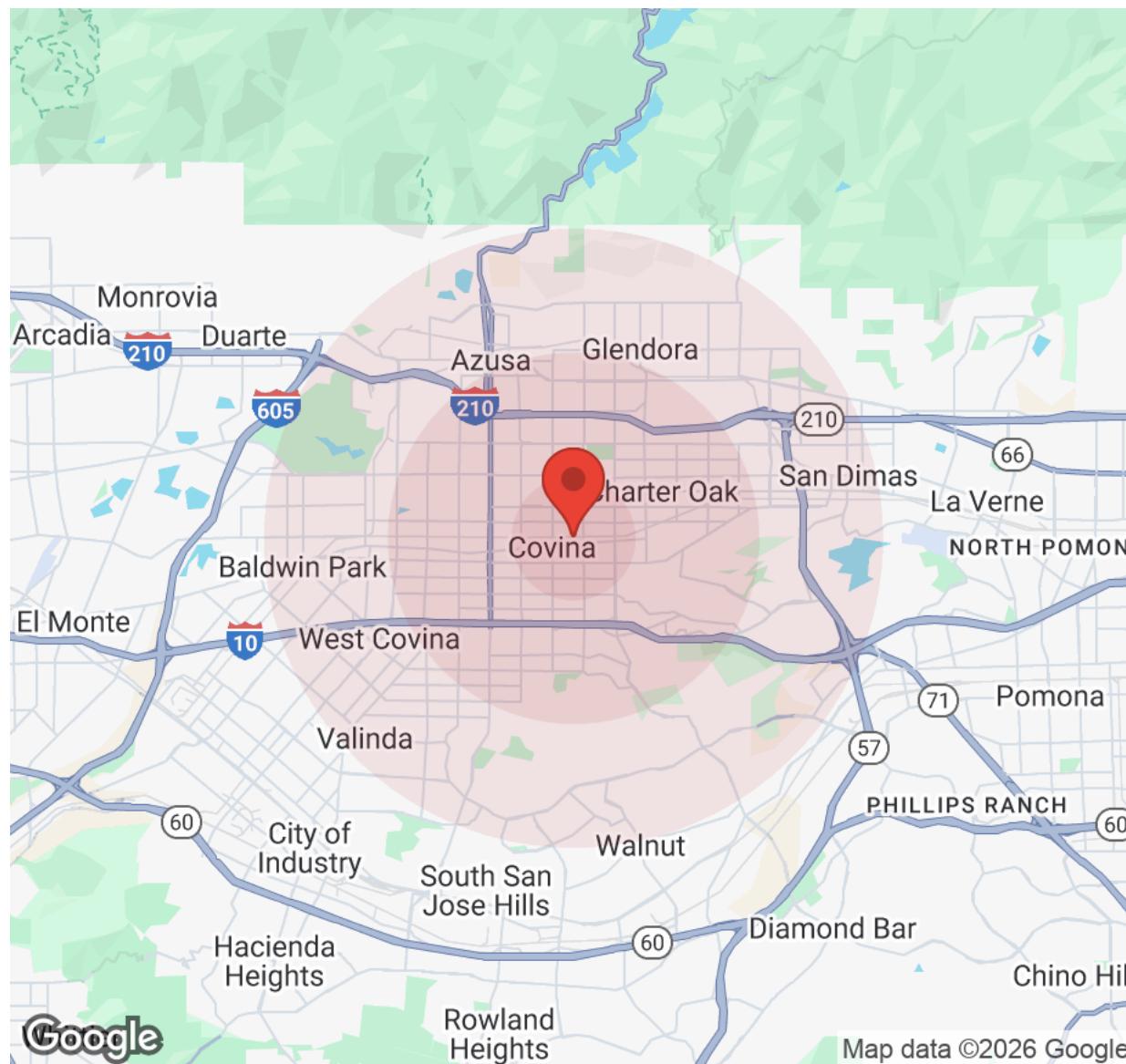
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DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Male	12,669	92,090	193,518
Female	13,530	92,984	194,997
Total Population	26,199	185,074	388,515

	1 Mile	3 Miles	5 Miles
Ages 0-14	4,381	29,785	61,864
Ages 15-24	3,436	25,952	54,905
Ages 25-54	11,294	75,519	155,508
Ages 55-64	3,343	24,165	51,292
Ages 65+	3,744	29,656	64,947

	1 Mile	3 Miles	5 Miles
Median	\$88,191	\$98,122	\$100,250
< \$15,000	594	3,595	7,193
\$15,000-\$24,999	440	2,764	5,337
\$25,000-\$34,999	482	2,941	5,967
\$35,000-\$49,999	958	4,665	9,119
\$50,000-\$74,999	1,340	8,078	16,640
\$75,000-\$99,999	1,231	7,985	16,417
\$100,000-\$149,999	1,612	11,788	23,646
\$150,000-\$199,999	913	7,517	15,436
> \$200,000	1,358	9,523	21,857

	1 Mile	3 Miles	5 Miles
Total Units	9,588	63,243	130,671
Occupied	8,928	58,856	121,613
Owner Occupied	4,497	35,828	77,556
Renter Occupied	4,431	23,028	44,057
Vacant	660	4,388	9,058



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CONTACT US

Exclusively Listed By:

KEVIN LE
Director of Retail Investments
O: (626) 966-3641
C: (909) 697-0683
kevin.le@nnnretailgroup.com
01511997, CA

KW COMMERCIAL | COVINA
121 North Citrus Avenue



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