

LOCATED IN COVINA BUSINESS PARK



*** BROKER INCENTIVE: ADDITIONAL 1% COMMISSION FEE TO CO-OP BROKER WHO IS ABLE TO COMPLETE A 3 YEAR DEAL OR MORE ON OR BEFORE MAY 1, 2026**

***COMPLETE A DEAL ON OR BEFORE MAY 1, 2026 AND GET 3 MONTHS OF FREE RENT ON ANYTHING LONGER THAN A 3 YEAR TERM**

FOR LEASE
577 E. EDNA PLACE
COVINA | CA

FOR MORE INFORMATION, PLEASE CONTACT:

KURT YACKO
VICE PRESIDENT
P: 562.692.7876 | M: 949.903.0496
kyacko@daumcommercial.com
CADRE #01989353

JAMES CROWELL
ASSOCIATE
P: 562.695.4687 | M: 949.877.4906
jcrowell@daumcommercial.com
CADRE #02240857

DAUM
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PROPERTY HIGHLIGHTS



±10,000 SF
AVAILABLE



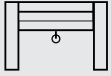
MULTI-TENANT
INDUSTRIAL
BUSINESS PARK



TOTAL
±61,075 SF LOT



±500 SF
OFFICE



TWO (2)
GL DOORS



NEW SECURITY
LIGHTS/CAMERAS



FENCED
YARD



400A 120/240V
POWER



CVM1
ZONING



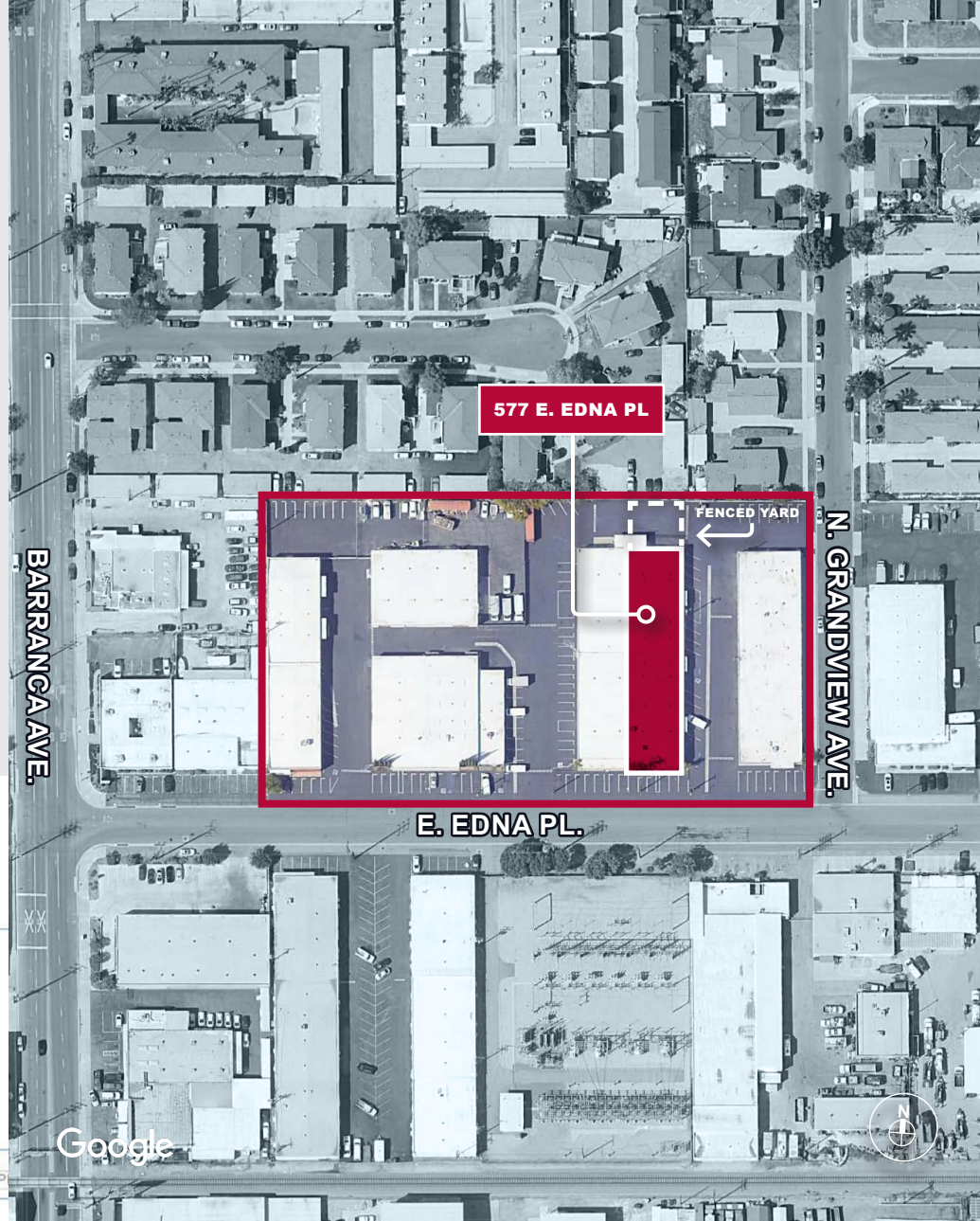
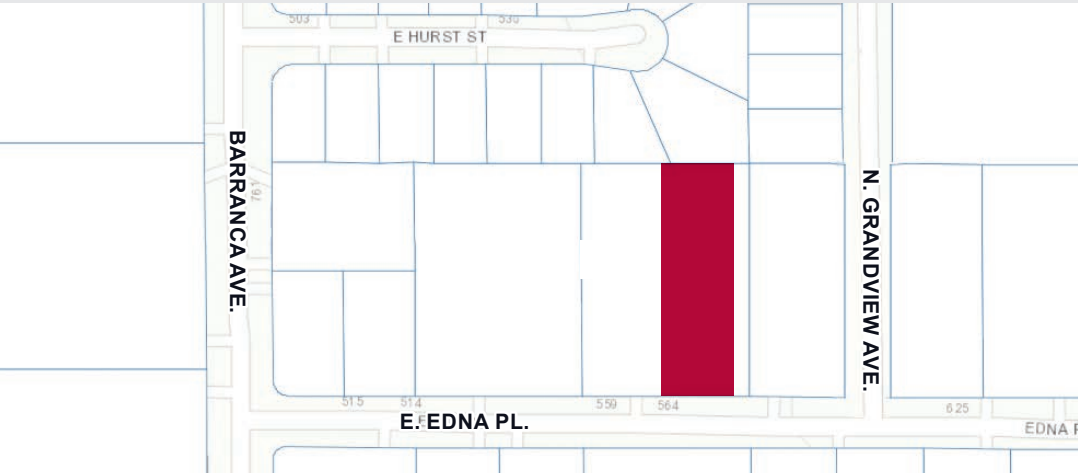
CENTRALLY LOCATED
BETWEEN THE
210 FWY & 10 FWY



3-5 YEAR
TERM



ASKING PRICE:
\$1.35 PSF GROSS
+ \$0.10 CAM



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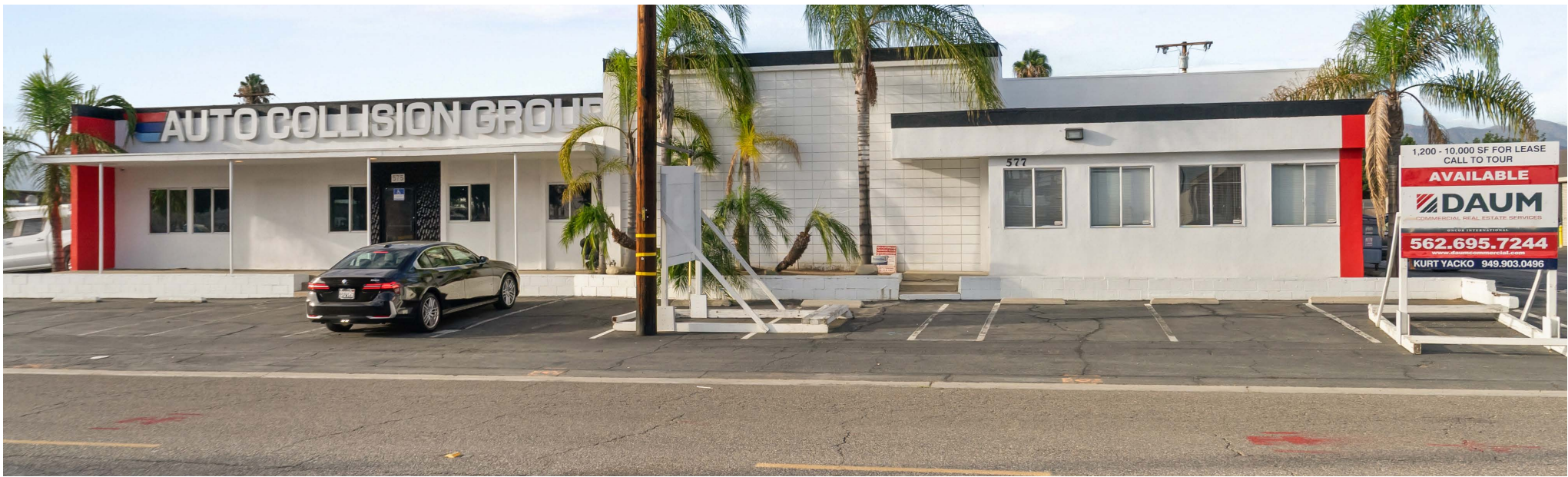
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ABOUT PROPERTY

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PROPERTY PHOTOS

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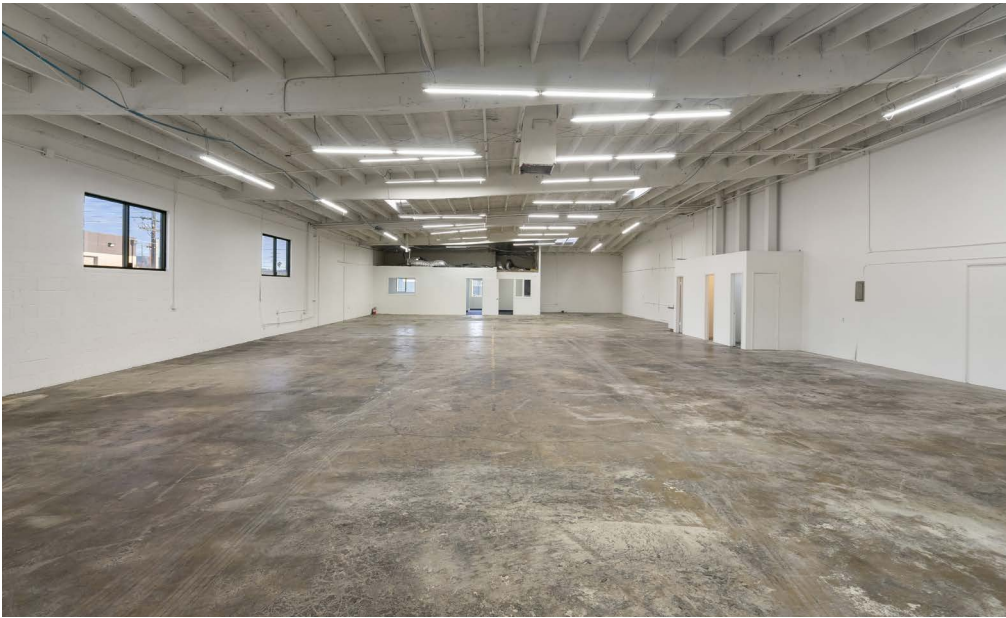
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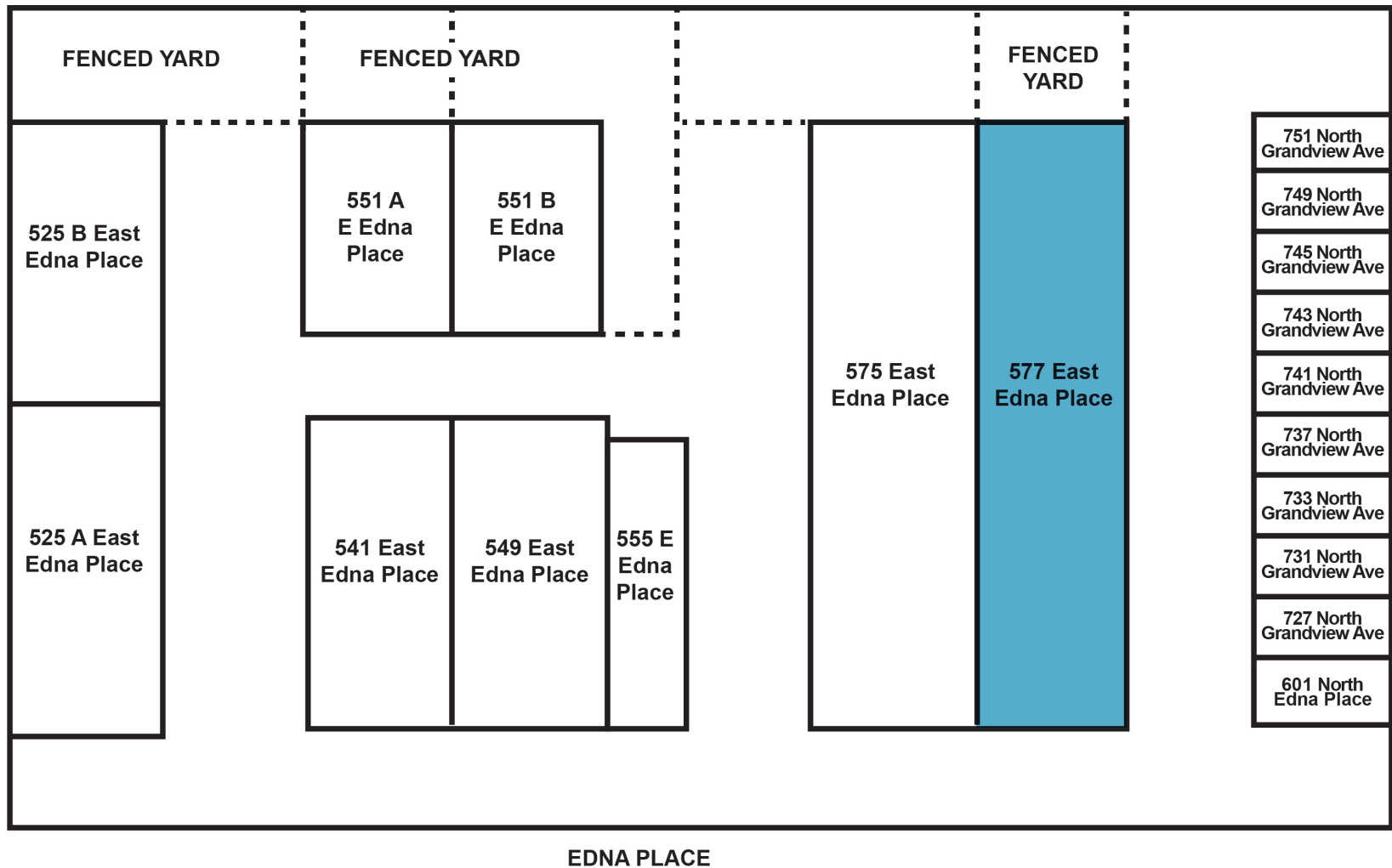
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 **AVAILABLE UNITS**

*NOT TO SCALE

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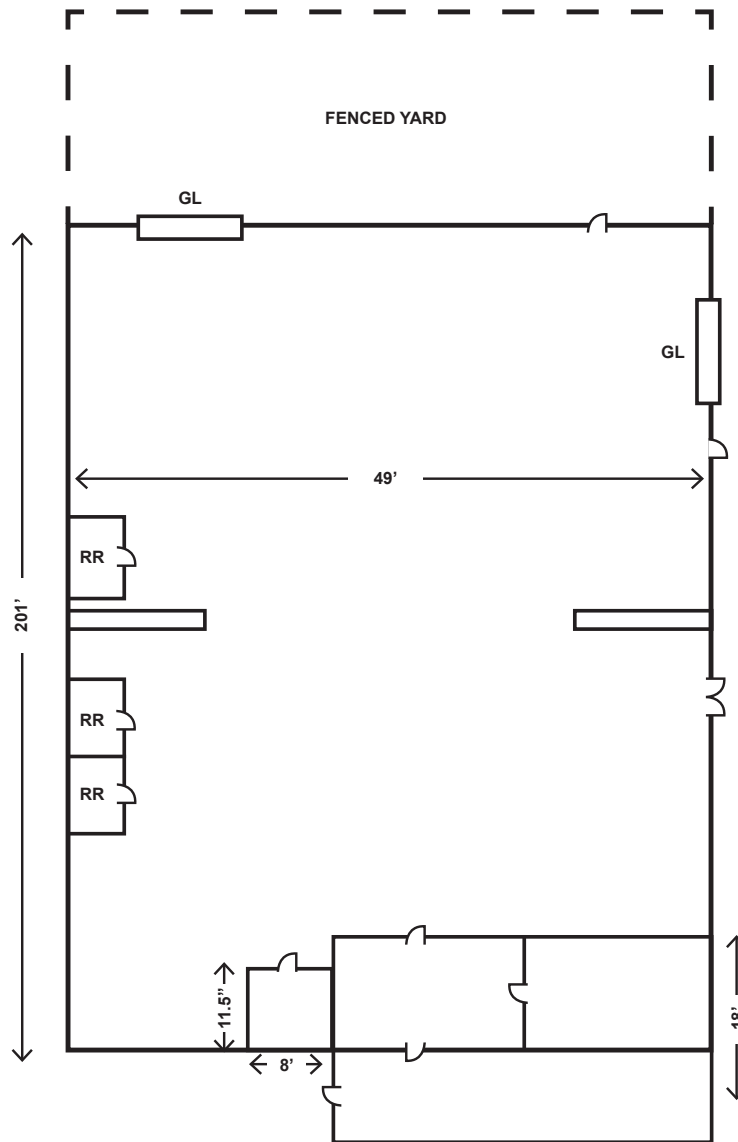
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SITE PLAN



D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



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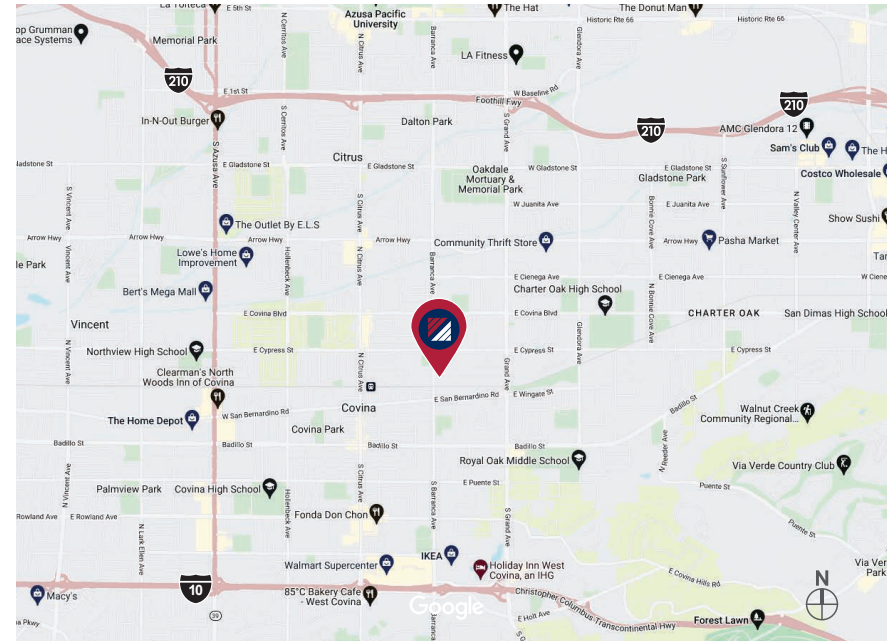
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FLOOR PLAN



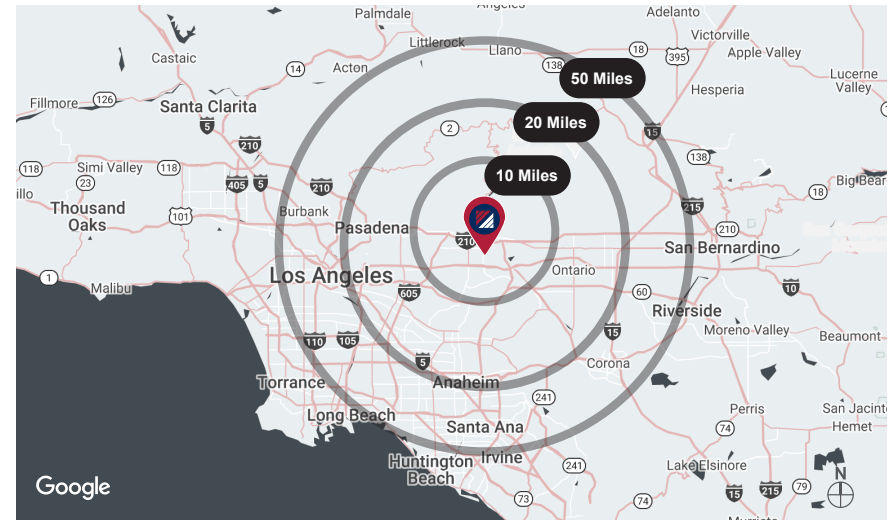
TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
N Barranca Ave	W Bennett Ave N	23,171	2025	0.12 mi
E Cypress St	N Prospero Dr W	8,706	2025	0.18 mi
E San Bernardino Rd	Commercial Ave E	10,648	2025	0.20 mi
N Grand Ave	E Hurst St N	34,493	2025	0.40 mi
E Cypress St	N 1st Ave E	9,750	2025	0.41 mi
N Grand Ave	E Cypress St S	33,298	2025	0.45 mi
E San Bernardino Rd	Howard Ave E	12,720	2025	0.49 mi
E Cypress St	N Grand Ave W	9,302	2025	0.49 mi
E Badillo St	S Grandview Ave SE	18,784	2025	0.50 mi
E Badillo St	Monte Vista Ave SE	19,851	2025	0.52 mi



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2020 Population	27,209	192,074	387,925
2024 Population	25,875	182,667	366,529
2029 Population Projection	24,988	176,399	353,505
2024 Households	8,548	56,435	111,054
2029 Household Projection	8,231	54,362	106,810
Total Specified Consumer Spending (\$)	\$297.9M	\$2.2B	\$4.5B
Avg Household Income	\$96,548	\$105,710	\$113,379
Median Household Income	\$74,288	\$85,635	\$90,724



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