



# 480 W. Rowland Street

Covina, CA 91723

Owner-User opportunity in a highly desirable Covina location  
7,512 SF Office Building

**PARTNERSCRE**  
Braverman





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## The Offering

An incredible Owner-User opportunity to own a **7,512 SF** office building in a **highly desirable Covina location**. Previously home to a **successful real estate office for over 20 years**, this well-maintained property offers a **flexible layout** that allows multiple businesses to operate independently. The **ground floor** features two open floor plan areas for cubicles, **8 private offices**, and **men's & women's restrooms**, while an additional section includes **3 more private offices**. The **second floor** provides **11 private offices**, offering ample workspace for a variety of professional uses.

**Overparked with 30 spaces**, parking is never an issue—a rare find in the area. The building's **prime location** provides convenient access to major freeways, retail centers, and business hubs, making it ideal for professional services, medical offices, or a corporate headquarters. Whether you're an **owner-user** looking for a strategic location or an investor seeking a well-positioned asset, this property presents an outstanding opportunity in a thriving business corridor.

## Highlights

- Hard Signalized Corner
- Flexible Layout
- Over Parked (30 spaces)

## At a Glance

Covina

**\$2,350,000**

Price

**19,602** SF

Lot Size

**7,512** SF

Building Size

**2**

Number of Stories

**30**

Number of Parking

**CP**

Zoning

**Office**

Building Type



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.























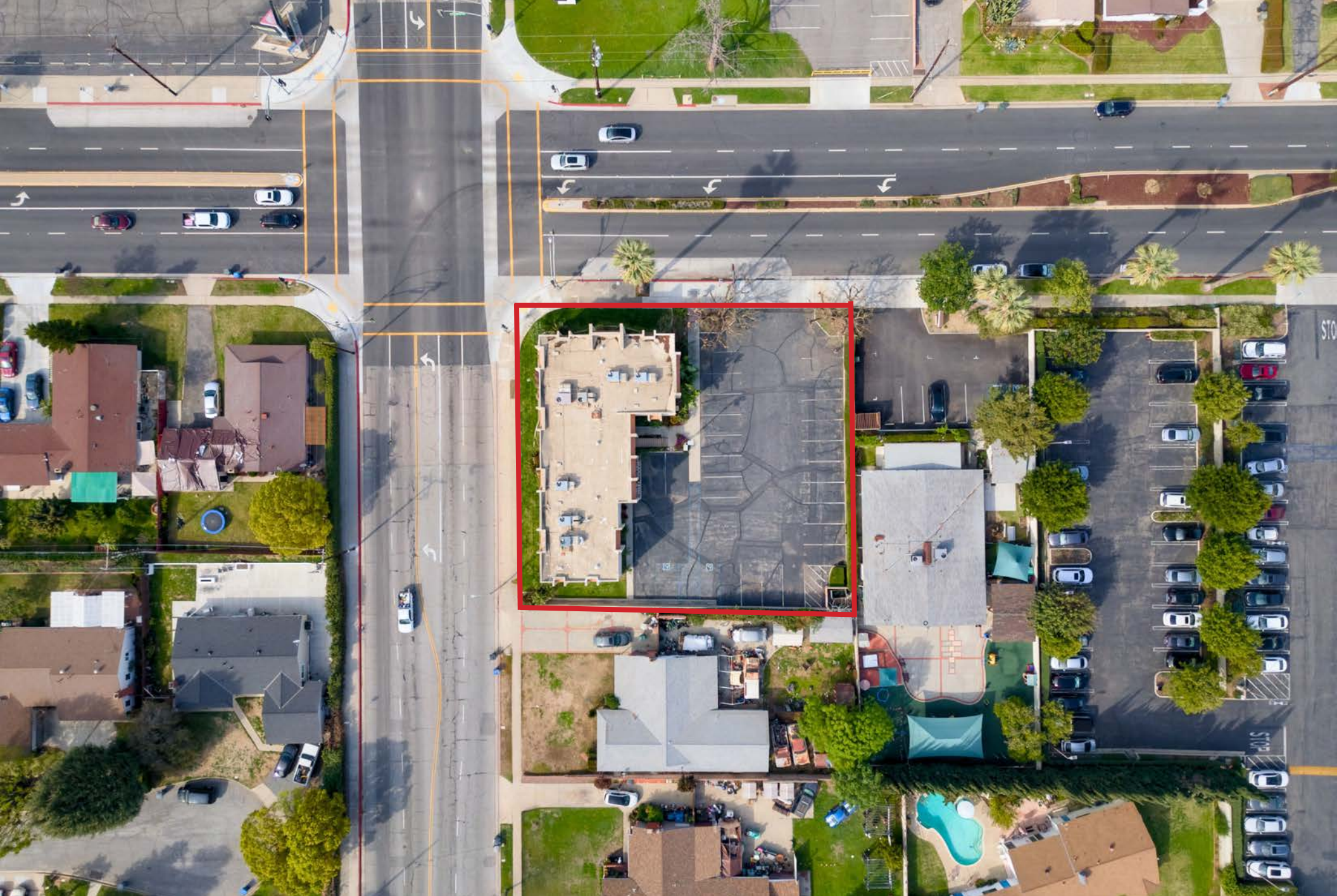






























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## Area Overview

### COVINA

Covina, CA, is a vibrant city in **Los Angeles County**, located about **22 miles east of downtown Los Angeles**. It offers a **blend of suburban charm and urban convenience**, making it an attractive place for businesses, residents, and investors alike.

### HIGHLIGHTS

- **Business-Friendly Environment:** Covina has a strong commercial presence, with a mix of professional offices, retail centers, and medical facilities. Its central location provides easy access to major freeways like the **I-10, I-210, and SR-57**, making it a convenient hub for businesses.
- **Thriving Downtown:** Covina's historic downtown is a popular destination featuring **local shops, restaurants, entertainment venues, and cultural attractions**, contributing to a dynamic community atmosphere.
- **Strong Real Estate Market:** The city offers a mix of **commercial and residential properties**, with a growing demand for office spaces due to its accessibility and business-friendly infrastructure.
- **Education & Healthcare:** Covina is home to top-rated schools, including those within the **Covina-Valley Unified School District**, and is close to **major medical centers**, such as Emanate Health Inter-Community Hospital.
- **Community Appeal:** With **parks, recreational facilities, and family-friendly neighborhoods**, Covina provides a high quality of life while maintaining proximity to Los Angeles' job market and cultural amenities.

Overall, Covina is a **well-connected, business-friendly city** that continues to attract professionals and companies looking for an **accessible, thriving, and community-oriented** location.

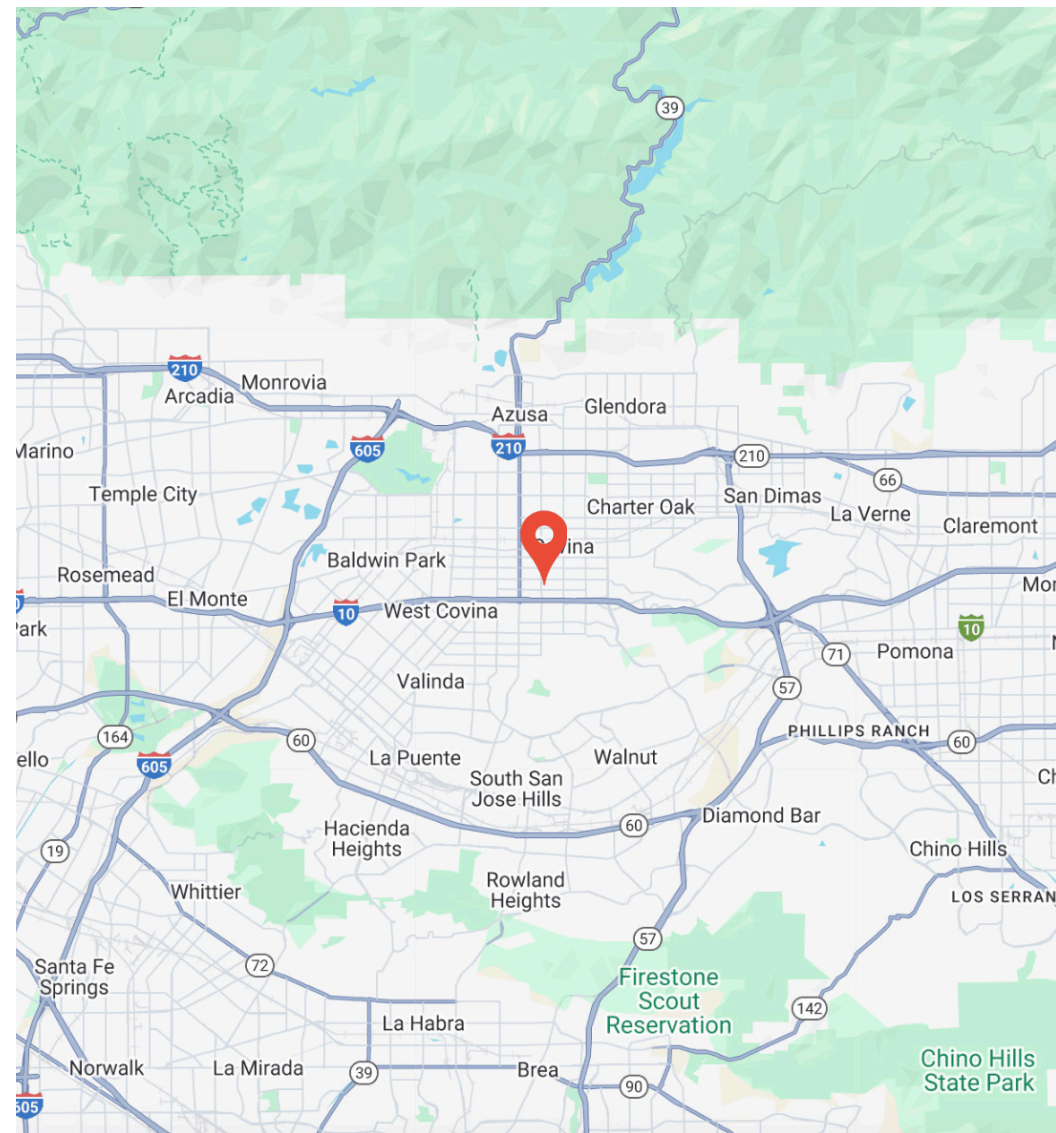
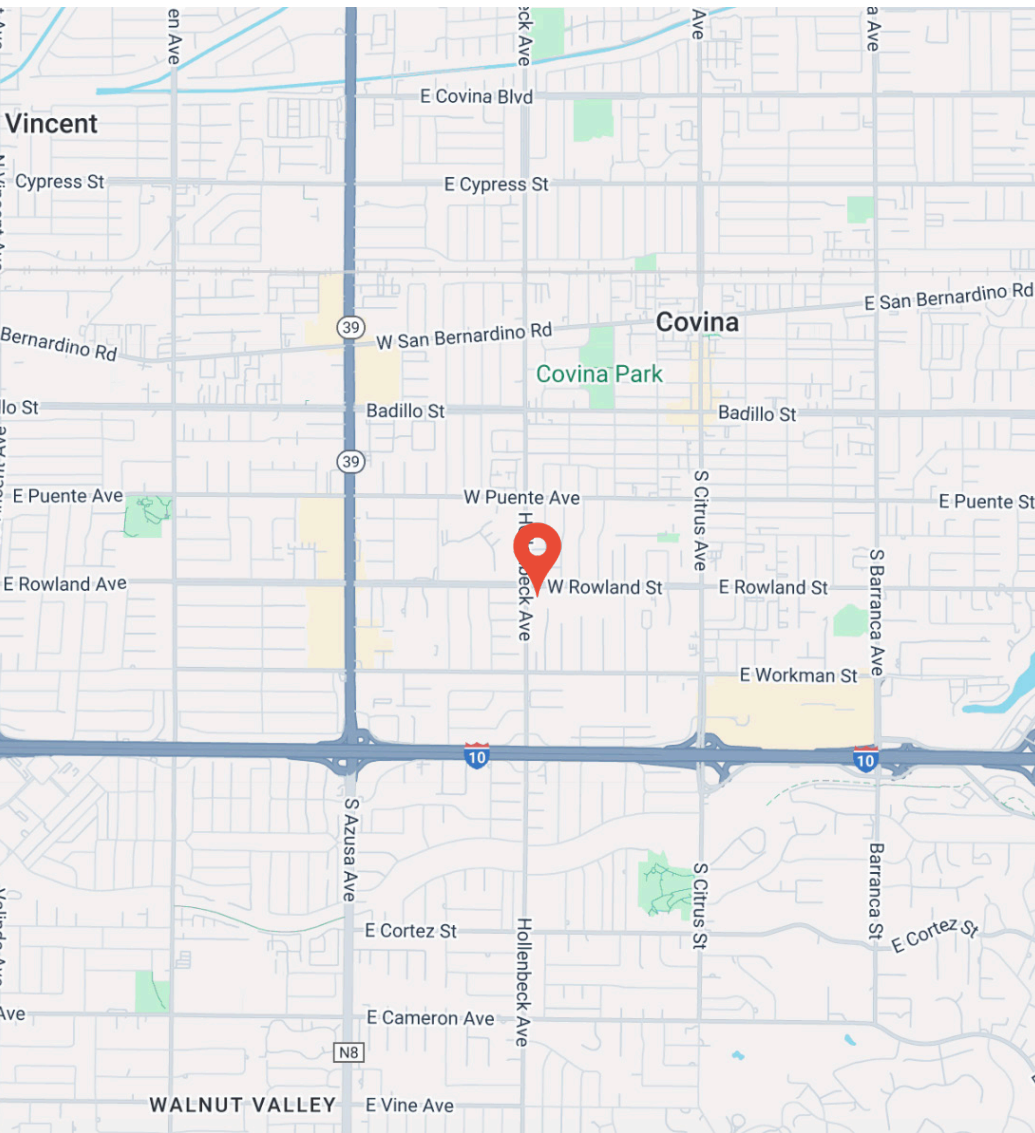


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## Location Map



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