

FOR LEASE OR SALE

WCP

WEST COVINA POINTE

1211 E BADILLO STREET
WEST COVINA, CA

NEWMARK



OAKTREE



GREENLAW

Property Highlights



±169,318 SF on ±21.22 Acres



±19% Coverage - Huge Excess Yard



Rare Low Coverage Industrial Property



Infill Los Angeles County Location



Potential Last Mile Delivery Station



Flexible Zoning & Entitlements



Additional Dock High Loading Possible



3000 Amps Power



14'-19' Clearance



Fully Sprinklered



Large Fenced, Paved & Secured Yard (±17.15 Acres)



Direct Access to (10), (210), (605) & (57) Freeways



APN: 8434-015-018



EXTERIOR RENDERING

Property Photos

WCP



Property Photos

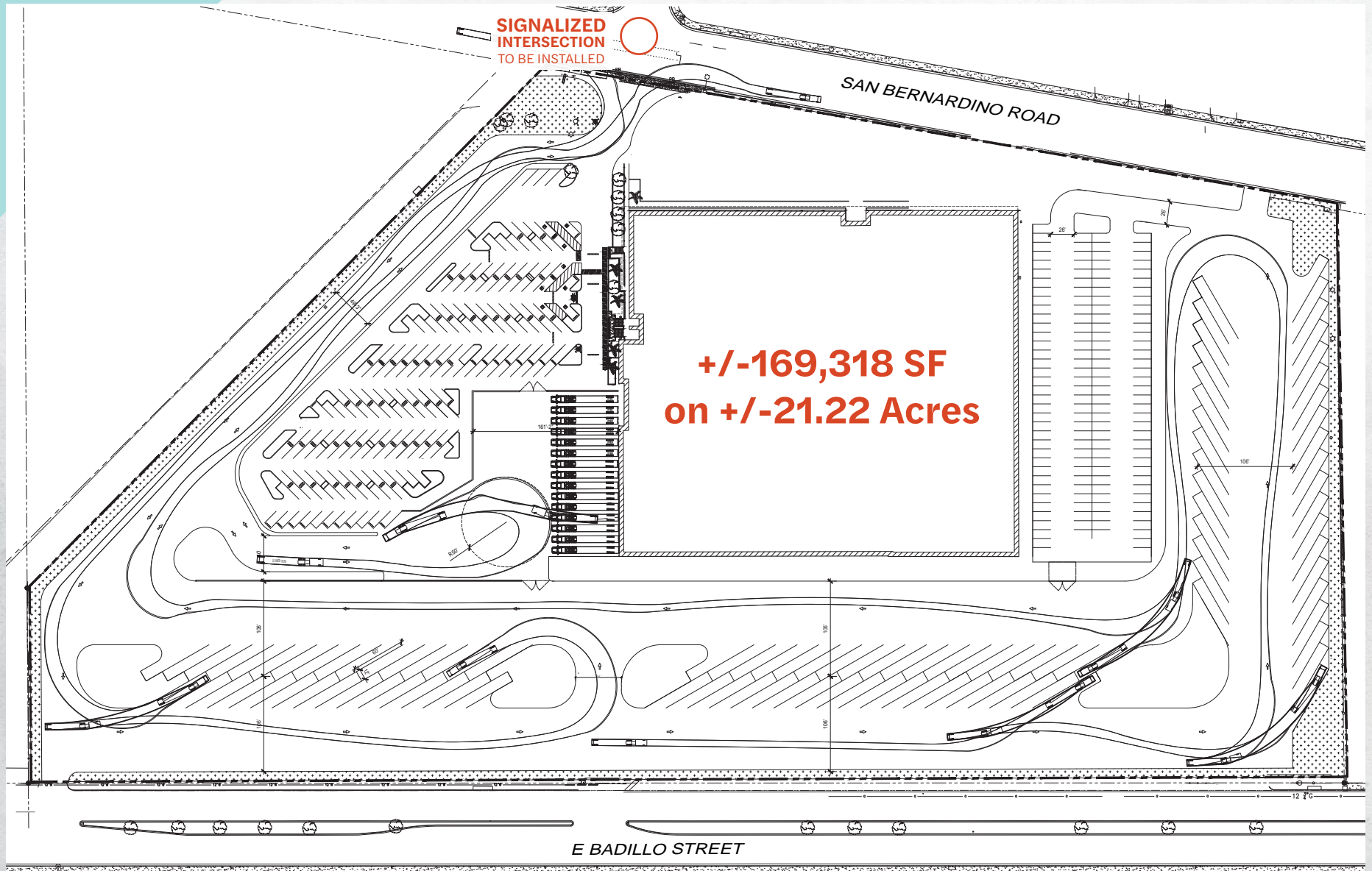
WCP



Interior Renderings



Proposed Site Plan



NOT TO SCALE

Location Map

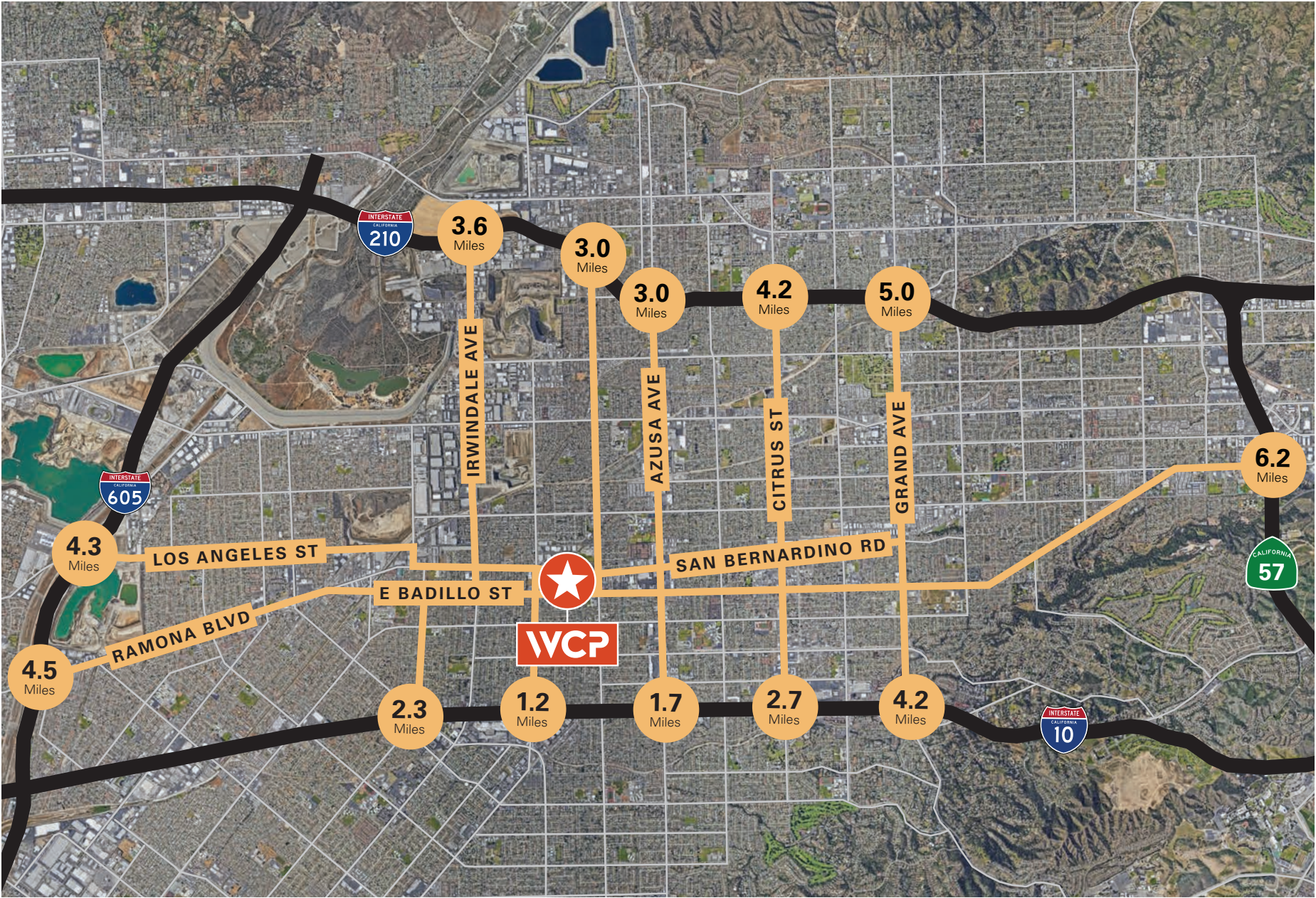


Distance from Subject Property

	10 FREEWAY	1.3 MILES
	210 Freeway	3.0 MILES
	605 FREEWAY	4.5 MILES
	57 FREEWAY	6.0 MILES
	DOWNTOWN LOS ANGELES	20 MILES
	ONTARIO INT'L AIRPORT	21 MILES
	PORT OF LONG BEACH	33 MILES
	PORT OF LOS ANGELES	37 MILES
	LOS ANGELES INT'L AIRPORT	37 MILES



Freeway Access



Demographics



Population

	10 Miles	20 Miles	50 Miles
2023 Total Population	1,240,516	5,161,578	16,529,796
2028 Total Population	1,230,504	5,149,531	16,567,564



Income

	10 Miles	20 Miles	50 Miles
Median Household Income 2023	\$88,247	\$84,535	\$85,971
Median Household Income 2028	\$101,695	\$98,112	\$100,293



Employment

	10 Miles	20 Miles	50 Miles
16+ Employment Population	580,989	2,456,532	7,950,306



Housing

	10 Miles	20 Miles	50 Miles
2023 Households	378,708	1,637,049	5,509,771
2028 Households	379,019	1,650,365	5,570,111



Education

	10 Miles	20 Miles	50 Miles
25+ Population BY Education	858,220	3,495,138	11,175,398
High School / Associate Degree	50.1%	48.3%	37.4%
Bachelors / Graduate Degree	33.3%	33.2%	36.2%

FOR MORE INFORMATION, PLEASE CONTACT:

John McMillan

Vice Chairman
t 310-491-2048
john.mcmillan@nrmk.com
CA RE Lic. #01103292

Connor Reeves

Senior Managing Director
t 310-491-2088
connor.reeves@nrmk.com
CA RE Lic. #01983477

Danny Williams

Executive Managing Director
t 310-491-2061
dannywilliams@nrmk.com
CA RE Lic. #01776416

Mark Repstad

Executive Managing Director
t 213-596-2282
mark.repstad@nrmk.com
CA RE Lic. #01492673

Jeff Sanita

Executive Managing Director
t 310-491-2003
jeff.sanita@nrmk.com
CA RE Lic. #01242202

Rob Castro

Associate
t 657-532-8400
rob.castro@nrmk.com
CA RE Lic. #02169325

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CORPORATE LICENSE #01355491

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