



FOR SALE

BARRANCA PLACE

OFFICE BUILDING

599 S Barranca Avenue
Covina, CA 91723

Offering

\$6,888,000
OFFERING PRICE

97%
OCCUPANCY

±0.95 ACRES
LAND SIZE

±25,923 SF
PROPERTY SIZE

FOUR (4)
OF STORIES

1964/2025
YEAR BUILT

Financial Summary

6.72%
IN PLACE CAP RATE

\$265.71
PRICE PER SF

Rare San Gabriel Valley Multi-Tenant Commercial Building

Barranca Place presents an immediate income stream while also providing upside potential by pushing in-place month-to-month rents to market.

One of a limited number of multi-tenant, four-story commercial buildings with allowable zoning for professional office, medical, dental, emergency clinics, private schools, retail and coffee shops in Covina.

Ideal for Owner User or Investor

At approximately 97% occupied to a diverse tenant base, the building delivers an in-place NOI of \$462,764 at a 6.72% cap rate, with continued upside as remaining below-market and month-to-month suites are brought to market. Flexible zoning allows for a range of office, medical and retail uses, broadening the pool of prospective tenants.

SCAN TO DOWNLOAD



OFFERING MEMORANDUM

Contact for more information



JAMIE HARRISON
President
626.240.2784
jamie.harrison@lee-associates.com
License ID 01290266



CHRISTOPHER LARIMORE
Founding Principal
626.240.2788
clarimore@lee-associates.com
License ID 01314464

Lee & Associates - Pasadena, Inc. | 1055 E. Colorado Blvd Ste 330 | Pasadena CA 91106
Corp ID 02059558 | lee-pasadena.com

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.