

LAND FOR SALE

± 2.86 ACRES AVAILABLE

529 Cutter Way, 1540-1550 W San Bernardino Rd, Covina, California, 91722



CBRE, Inc. has been exclusively retained to market a unique purchase opportunity for 529 Cutter Way, 1540-1550 W San Bernardino Rd, Covina, California ("Property"). The property is currently on five parcels and totals 2.86 acres of land. The sites are located in the highly sought after submarket of San Gabriel Valley in Greater Los Angeles County.

- **Rare Development Opportunity**

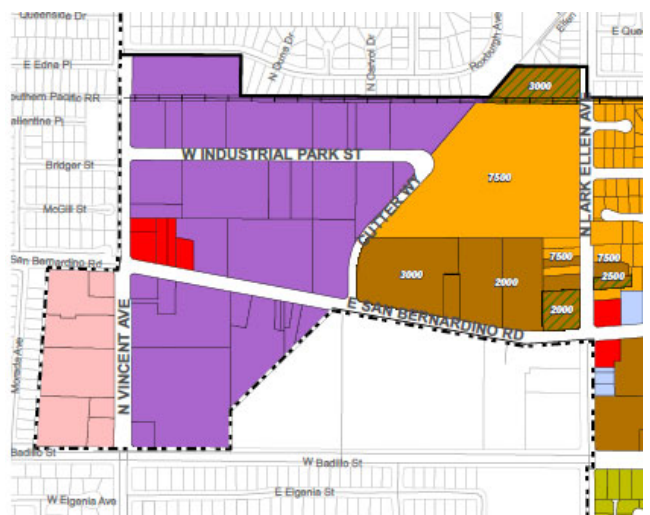
With very limited land available, the sites are currently zoned M-1 and are suitable for an industrial development. The City of Covina may consider a mixed-use multi-family project.

- **Highly Desired Location**

Located in the heart of Covina in San Gabriel Valley, the sites enjoy direct access to the 10 freeway and is within close proximity to the ports and major airports.

- **Stable Infill Market with Long-Term Growth Potential**

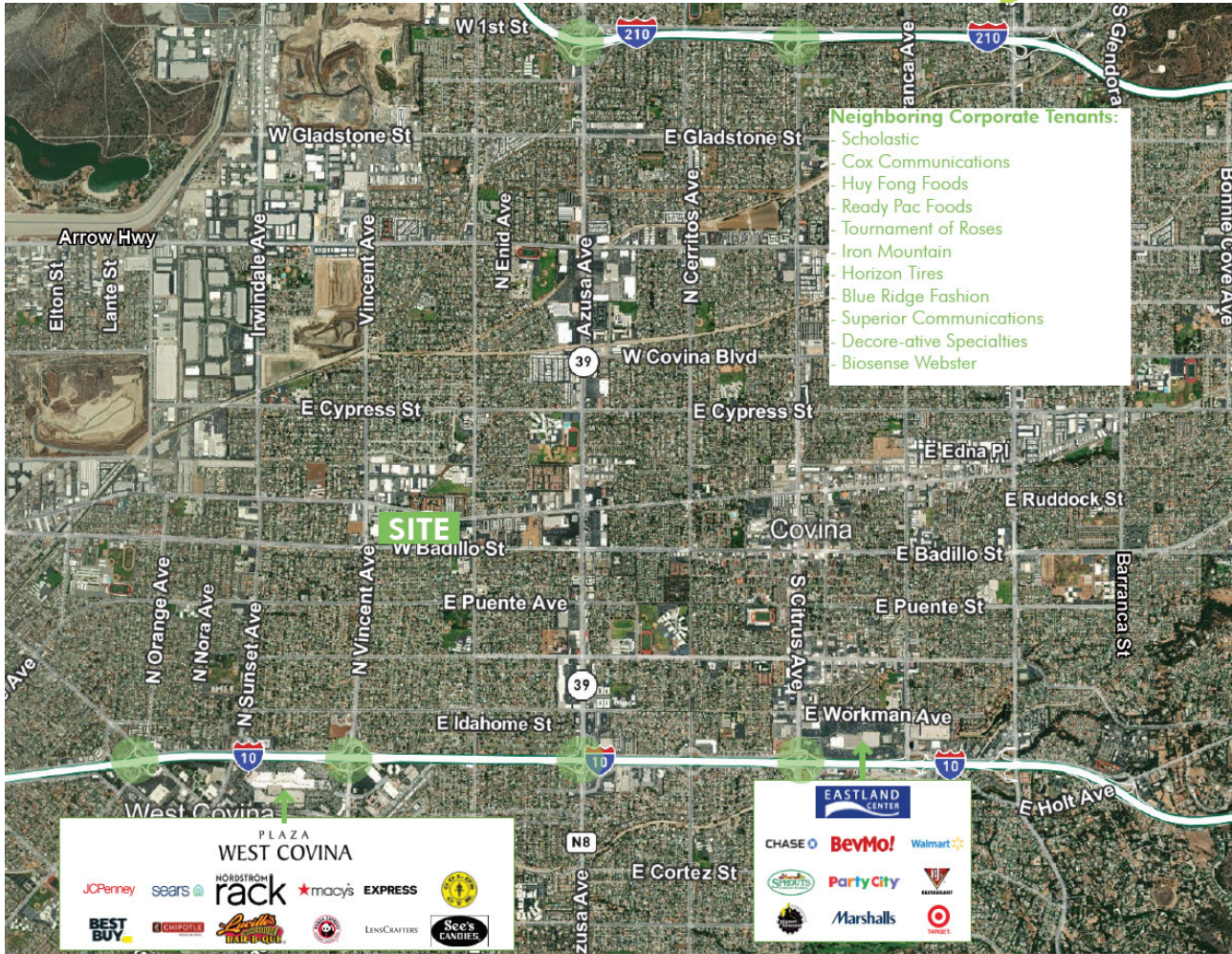
The San Gabriel Valley industrial market continues to experience steadily increasing levels of demand, as represented by the very low 0.3% vacancy rate and rents rising year over year by 7%-10%.



Industrial Zones
■ M-1
■ M-1 (PCD)

Light Manufacturing Zone
■ PCD with Light Manufacturing

LOCATION



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