

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



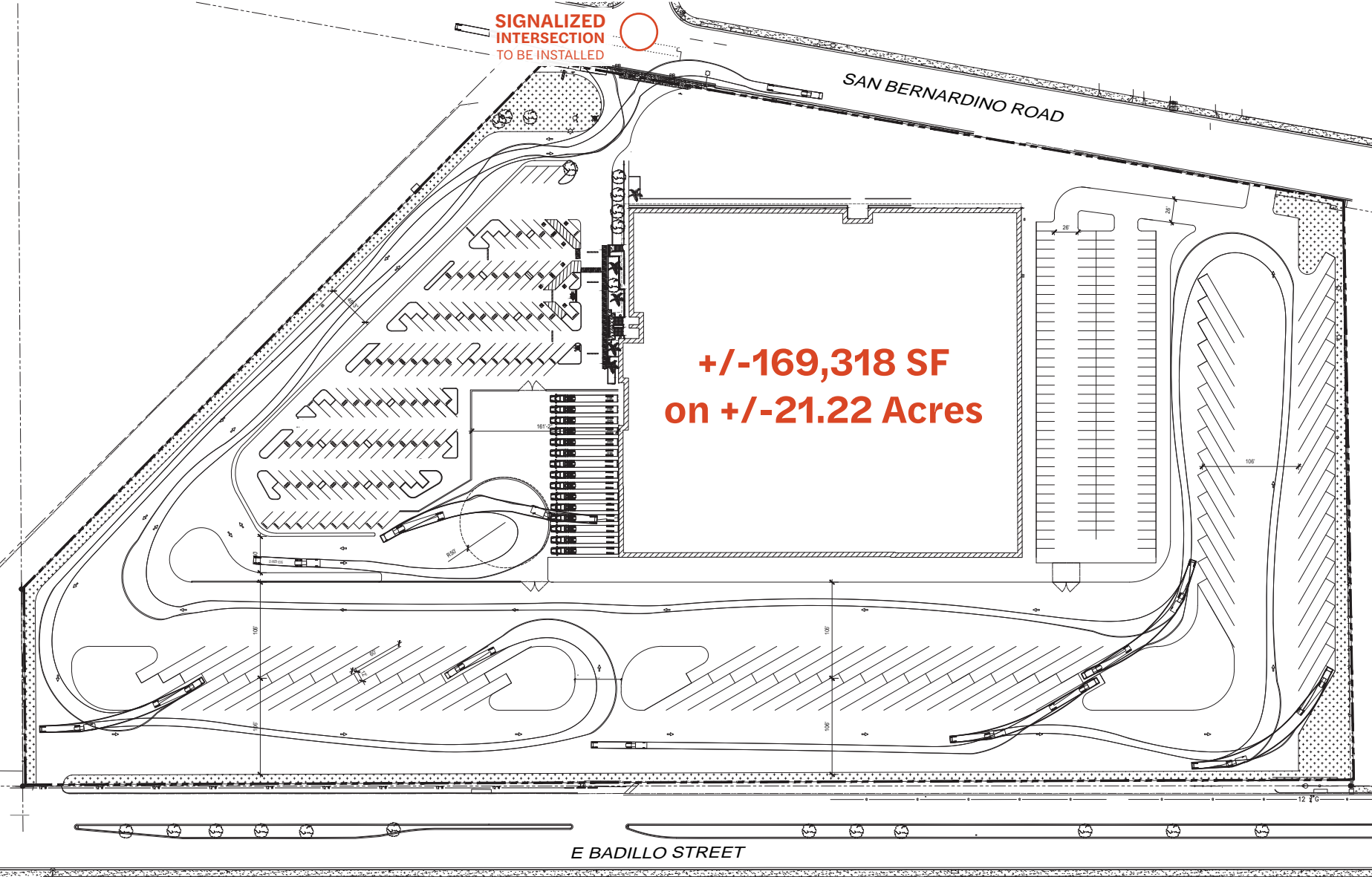
# Property Photos



# Interior Renderings



# Proposed Site Plan



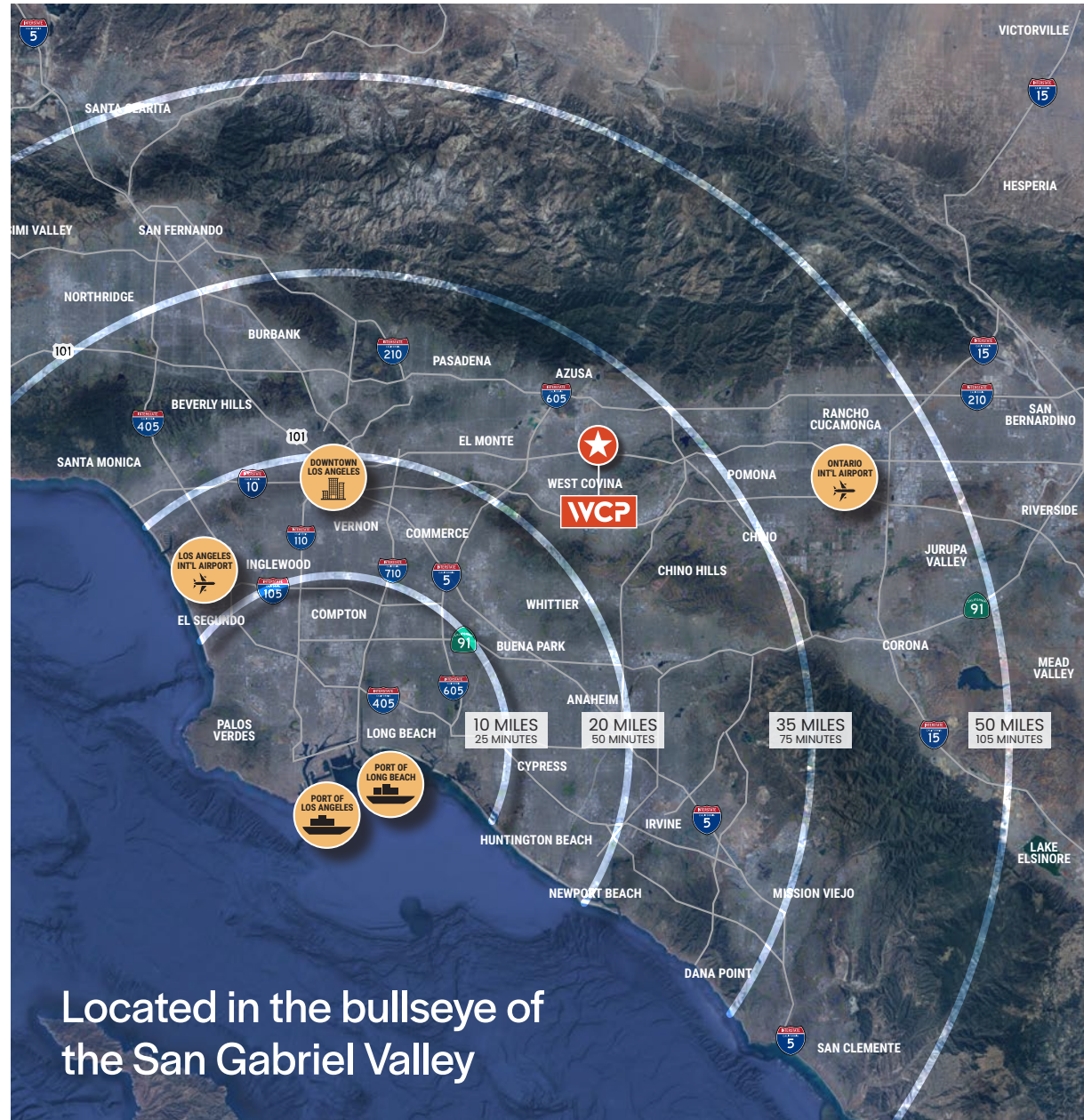
NOT TO SCALE

# Location Map



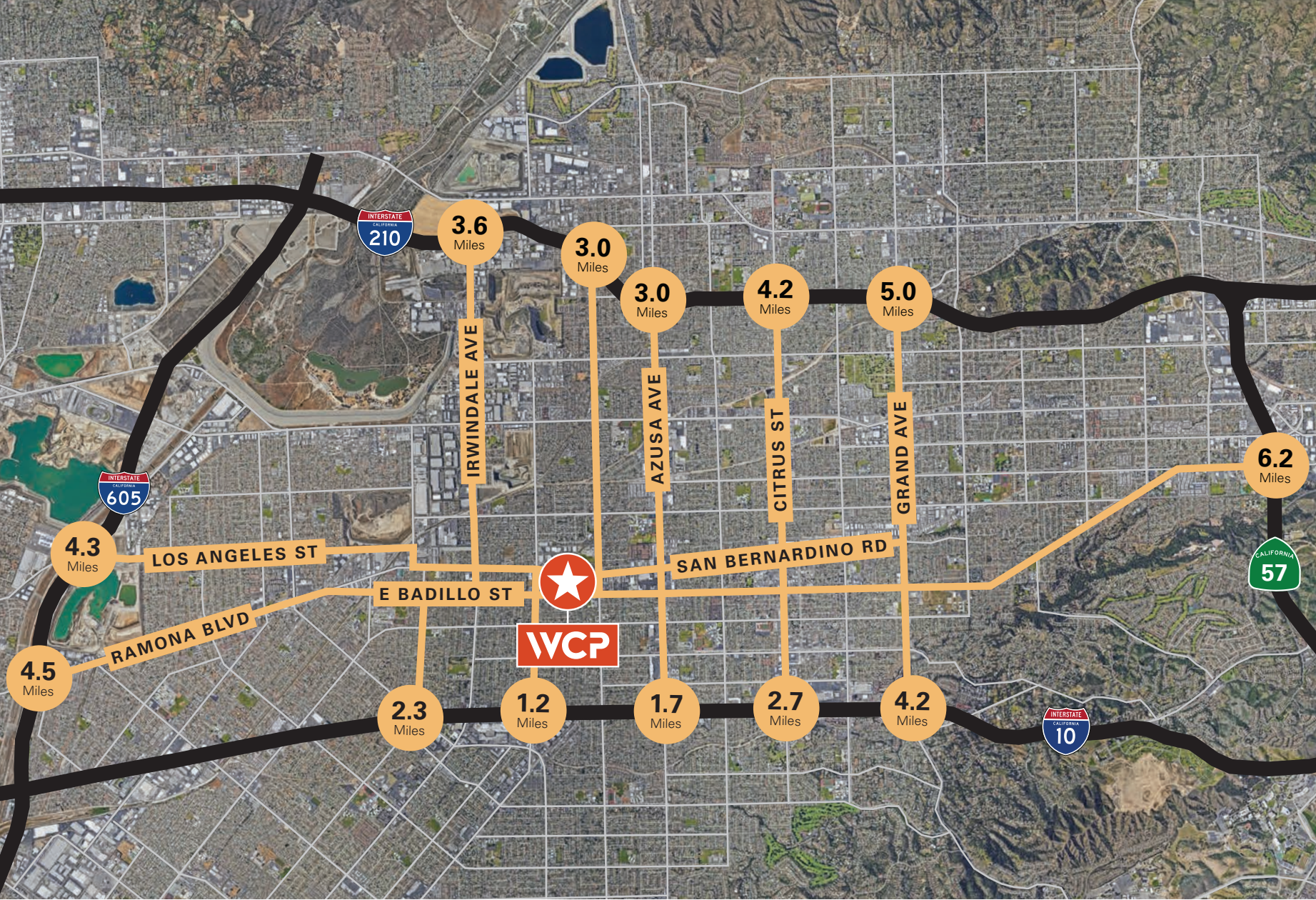
## Distance from Subject Property

	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



Located in the bullseye of the San Gabriel Valley

# Freeway Access





# Demographics



## Population

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



## Income

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



## Employment

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



## Housing

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



## Education

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

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FOR MORE INFORMATION, PLEASE CONTACT:

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## WEST COVINA POINTE

1211 E BADILLO STREET  
WEST COVINA, CA



CORPORATE LICENSE #01355491

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