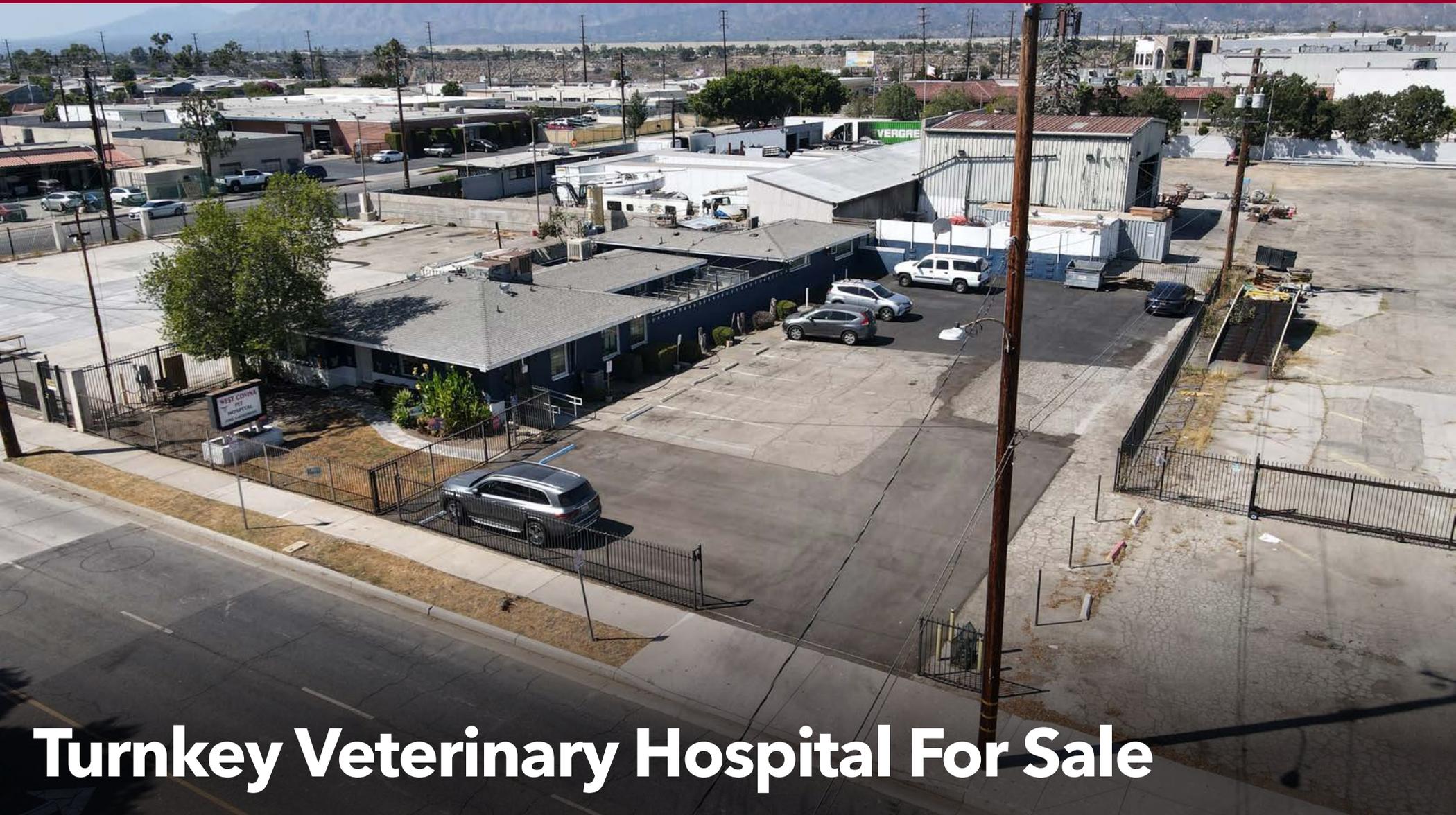


1823 W San Bernardino Rd
WEST COVINA, CA 91790



Turnkey Veterinary Hospital For Sale

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COMMERCIAL REAL ESTATE SERVICES
PASADENA

PROPERTY SUMMARY & HIGHLIGHTS

1823 W San Bernardino Rd.
WEST COVINA, CA 91790



Asking Price:	\$2,249,000
Offering:	Business & Real Estate
Total Building SF:	±2,490 SF
Lot SF:	±13,158 SF (0.3 acres)
Year Built:	1955
Zoning:	M-1 (Manufacturing)
Parking Ratio:	5.22/1,000
APN:	8435-015-002



Rare Opportunity: Veterinary Practice & Real Estate Available

1823 W San Bernardino Rd, West Covina, presents a rare opportunity to acquire West Covina Pet Hospital, a well-established veterinary practice, along with its prime ±2,490 SF real estate on a ±13,158 SF lot. This turnkey property features durable masonry construction, modern finishes, 13 parking spaces (5.22/1,000 SF ratio), and flexible M-1 zoning for diverse uses. Fully operational with steady revenue, the business and property are ideally located near I-10 and I-605 freeways in the thriving San Gabriel Valley, making it perfect for owner-user veterinarians or investors seeking a profitable, adaptable asset. **Contact us to schedule a tour!**



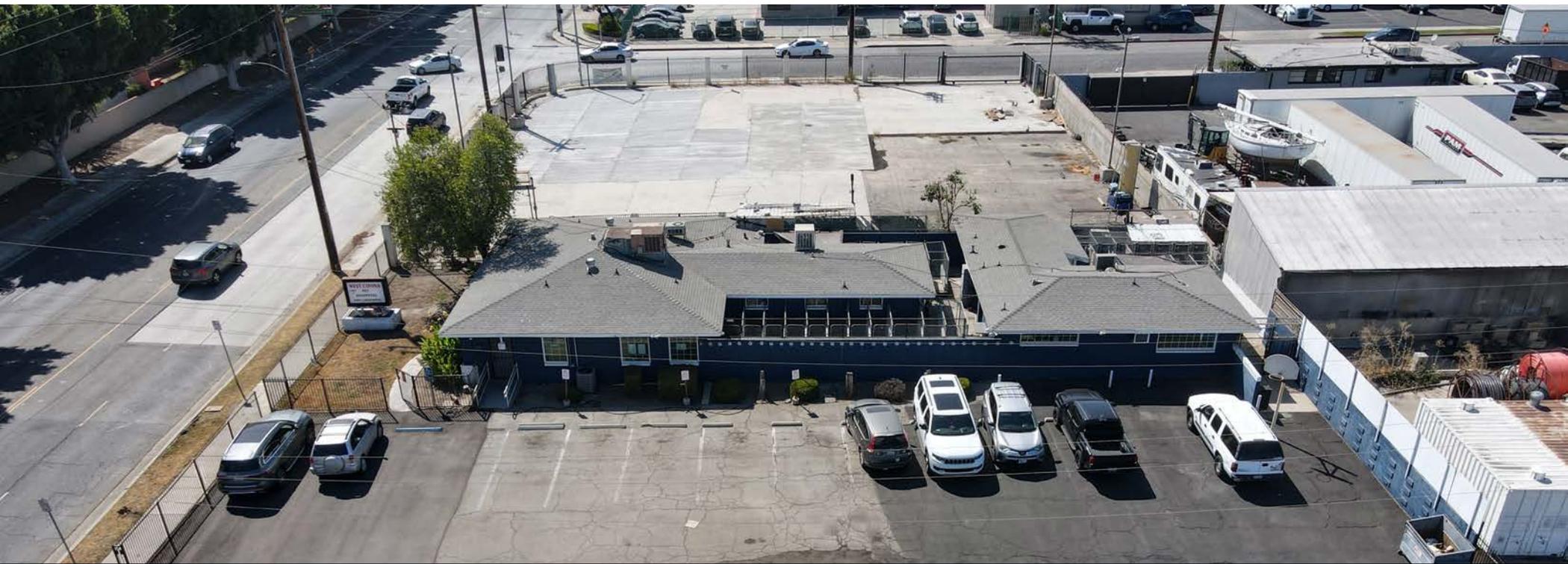
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PROPERTY SUMMARY & HIGHLIGHTS

1823 W San Bernardino Rd.
WEST COVINA, CA 91790



PROPERTY HIGHLIGHTS

- **All-Inclusive Sale:** Business and real estate included for a seamless investment.
- **Property Specs:** ±2,490 SF building on a ±13,158 SF lot, offering ample space.
- **Superior Parking:** 5.22/1,000 SF ratio with 13 on-site spaces for client convenience.
- **Quality Build:** Masonry construction with modern, high-end finishes.
- **Fully Equipped:** Includes all kennels, tables, and equipment for immediate operation.
- **Move-In Ready:** Well-maintained and fully operational.
- **Flexible M-1 Zoning:** Supports a wide range of uses, from medical to industrial.
- **Established Business:** Long-standing veterinary practice with a loyal community following.



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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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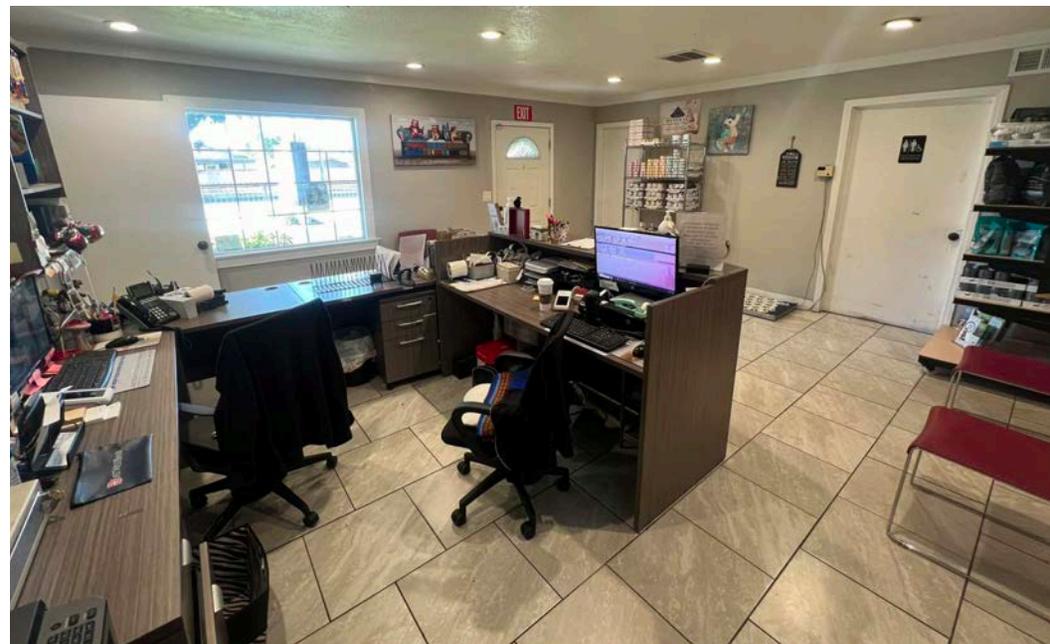
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AERIAL PHOTO

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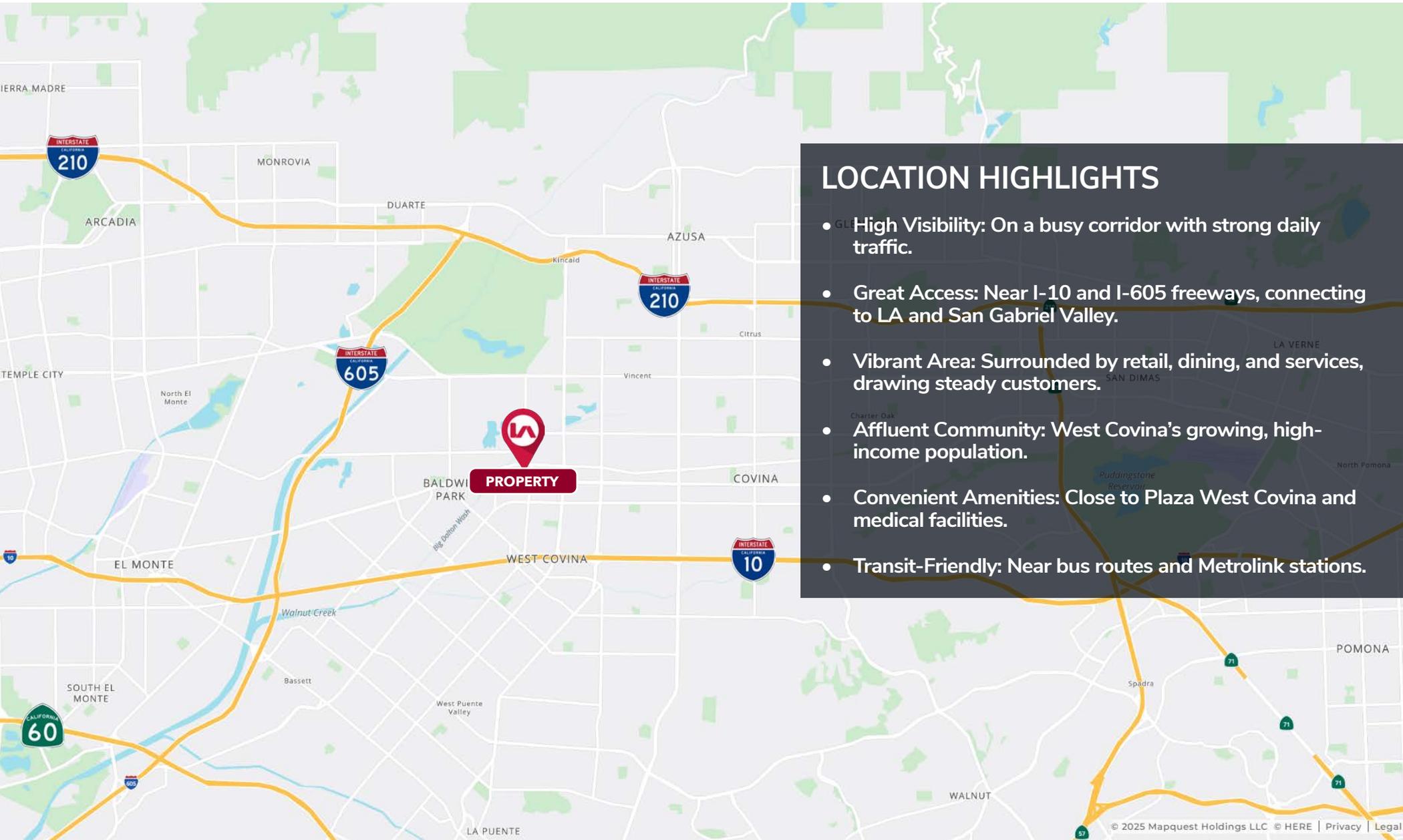
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LOCATION HIGHLIGHTS

1823 W San Bernardino Rd.
WEST COVINA, CA 91790



LOCATION HIGHLIGHTS

- **High Visibility:** On a busy corridor with strong daily traffic.
- **Great Access:** Near I-10 and I-605 freeways, connecting to LA and San Gabriel Valley.
- **Vibrant Area:** Surrounded by retail, dining, and services, drawing steady customers.
- **Affluent Community:** West Covina's growing, high-income population.
- **Convenient Amenities:** Close to Plaza West Covina and medical facilities.
- **Transit-Friendly:** Near bus routes and Metrolink stations.

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AMENITIES MAP

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W SAN BERNARDINO RD

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.



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