



±10,110 SF

1060 W San Bernardino Rd, Covina, CA 91722

\$2,495,000 | \$246.79/PSF



- Purchase one of Covina's most iconic freestanding commercial properties
- One of a kind retro-inspired architecture, designed for a business that wants to stand out and be noticed
- Benefit from more than 196,330 residents living within a three-mile radius
- Corner location with signaled intersection

W San Bernardino Rd

N Rimsdale Ave

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Co-operating brokers should contact us directly for fee information.

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ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

1,650+
SALES/LEASES

TOTAL SALES OVER

\$1.8B+

COVINA BOWL PURCHASE OPPORTUNITY



INVESTMENT SUMMARY

THE OPPORTUNITY

Own a piece of Covina's history. Just north of the Interstate 10 Freeway, surrounded by a dense residential population of $\pm 196,322$, 1060 West San Bernardino Road in Covina, was originally built as the Covina Bowl. This Iconic Covina Building is approximately 10,110 square feet of freestanding commercial space. Its distinctive midcentury and Googie inspired architecture, bold signage, and clean lines make it instantly recognizable to both commuters and locals. The former bowling lanes have been removed, creating an open interior shell while preserving the building's historic elements.

Whether you envision a standout retail concept or a creative office headquarters, the Iconic Covina Building offers a rare opportunity to own a property with exceptional character and a commanding commercial presence. This is a place where a business can truly make a statement in one of Los Angeles County's best known landmarks.

OFFERING SUMMARY

Sale Price:	\$2,495,000
Building Size:	$\pm 10,110$ SF
Lot Size:	$\pm 36,590.4$
Price / SF:	\$246.79
APN:	8434-018-183





PROPERTY HIGHLIGHTS

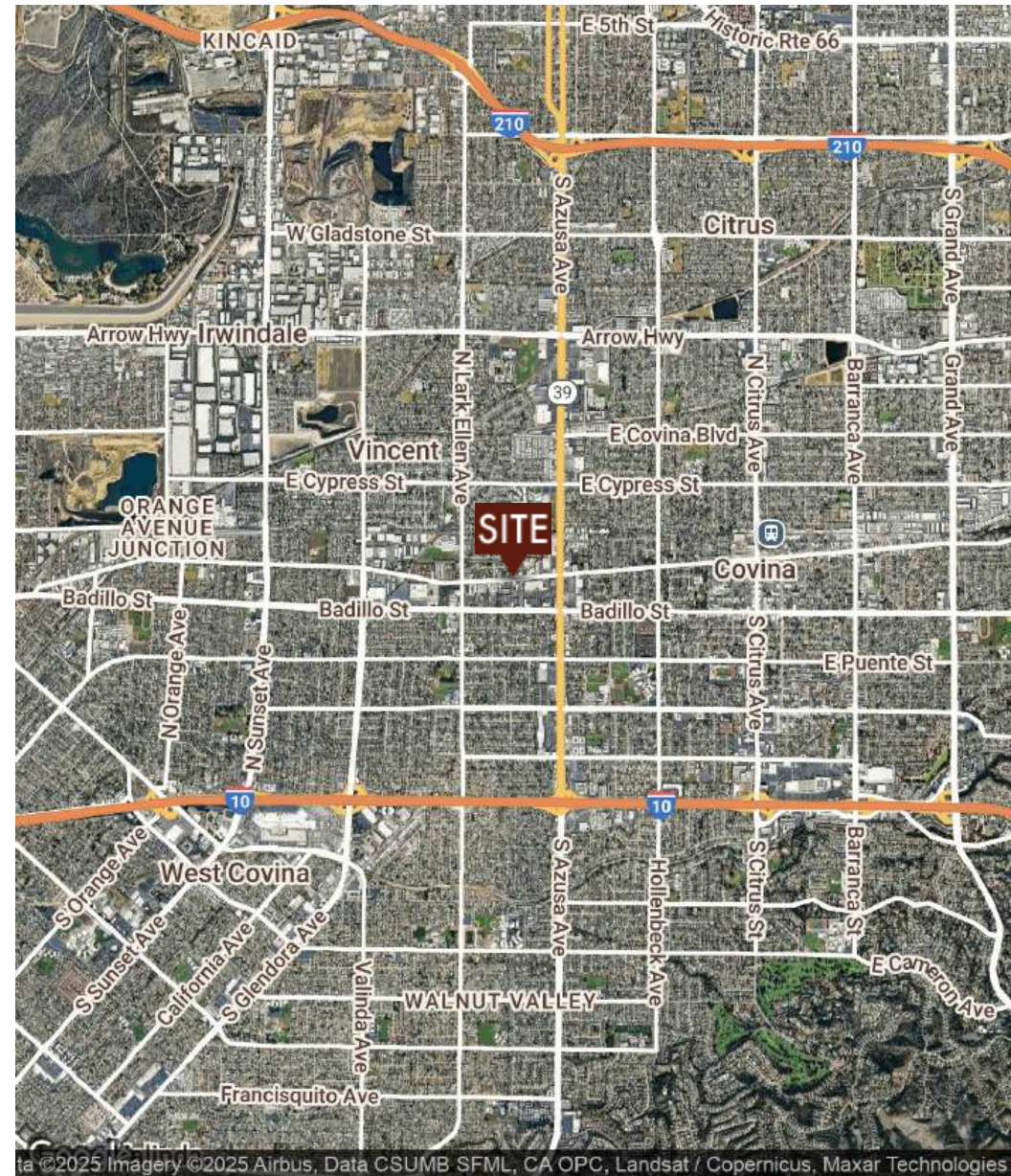
- **Own a True Icon:** Rare chance to own one of Covina's most recognizable and architecturally significant commercial buildings, offering instant character and distinction for any business looking to make an impression.
- **Prime Corner Presence:** ±10,110 SF freestanding commercial building positioned on a prominent corner at a signalized intersection.
- **Established Yet Expanding Market:** Dense population base with continued growth potential. Within a 3-mile radius of the Covina Bowl, consumer spending is projected to rise across all major categories, led by dining, entertainment, and apparel.
- **Vibrant Trade Area:** Located in the heart of the San Gabriel Valley in L.A. County, this trade area offers a balanced mix of families and young professionals, creating an ideal customer base for a wide range of retail and service concepts.



ESRI RETAIL DEMAND OUTLOOK

- **Expanding Retail Spending**
 - Consumer spending within 3 miles of the Covina Bowl is projected to grow across every major category, led by:
 - Food away from home: +\$33.4M growth (from \$244M to \$278M)
 - Entertainment & recreation: +\$30M growth (from \$220M to \$250M)
 - Apparel & footwear: +\$18.6M growth (from \$136M to \$155M)
 - Health & personal care: +\$3.6M increase in prescription drug and eyewear spending
- **High Demand Drivers for Local Retailers**
 - Food at home and away from home combined total nearly \$735 million annually within 3 miles of the Covina Bowl, confirming a dense concentration of dining demand.
 - The entertainment and recreation category alone represents over \$250 million in spending, showing residents value experiences and social activities.
 - Pet-related spending (over \$63 million within 3 miles) indicates a strong market for pet grooming, supplies, and pet related services.

REGIONAL AND LOCATION MAPS



RETAILER & TRAFFIC GENERATOR MAP



SITE PLAN







COVINA BOWL INTERIOR IMAGES



TRADE AREA INFORMATION



- Economically, Covina is one of San Gabriel Valley's most desirable trade areas, offering a strong and stable consumer base. Within a three-mile radius of the Covina Bowl, average household income exceeds \$123,000, supported by an educated and diverse population that values convenience and neighborhood based retail.
- The city's central location, surrounded by Interstates 10 and 210, as well as the 605 and 57 freeways, provides easy regional access for both customers and employees. With a vibrant mix of national retailers, family owned businesses, and major employers nearby, Covina offers the perfect balance of community charm and economic vitality that makes it an ideal



SBA ANALYSIS

PROPOSED SBA 504 LOAN STRUCTURE



BUILDING ACQUISITION	\$2,495,000
SBA/CDC FEES	\$28,000
TOTAL PROJECT COST	\$2,523,000

SOURCE OF FUNDS					AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
Bank	50%	\$1,247,500	6.20%	25 Years		1st Deed			\$8,191	\$98,290
				25 Yr. Amort.						
SBA 504 LOAN	40%	\$1,026,000	5.92%	25 Years		2nd Deed			\$6,562	\$78,740
			Oct '25	Full Amort.						
BORROWER	10%	\$249,500								
TOTAL	100%	\$2,523,000							\$14,753	\$177,031

RATES: Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is FIXED at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.15%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

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DEMOGRAPHICS

	1 mi	3 mi	5 mi
<u>POPULATION</u>			
2025 Total Population	24,408	196,322	453,286
2025 Median Age	39.2	37.7	38.5
2025 Total Households	7,787	60,044	137,512
2025 Average Household Size	3.1	3.2	3.3
<u>INCOME</u>			
2025 Average Household Income	\$117,455	\$123,232	\$127,827
2025 Median Household Income	\$94,215	\$96,430	\$99,517
2025 Per Capita Income	\$37,562	\$37,786	\$38,929
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	709	7,974	15,169
2025 Total Employees	7,283	75,530	133,851

