



## **2,967 SF Retail/Office Building in Covina**

**For Sale: 578-580 E. San Bernardino Road Covina, CA 91723**

- Free-standing retail/office building currently an owner/user and would be vacated at close of escrow. It is possible to split into two units (two front doors). This was previously a two-tenant building.
- Completely remodeled in 2017 with new plumbing, electrical, HVAC and complete interior build-out. The property has newer flooring, two ADA compliant restrooms, kitchenette and built-in walk-in refrigerator.
- The zoning allows retail, office, service uses, medical, restaurant, professional services, sales and other ancillary uses.
- This building features a large open workspace in the front, conference room, two private offices, two ADA compliant restrooms, kitchenette, Flex/garage space, large room behind premises and walk-in refrigerator.
- Located on busy San Bernardino Road between Grand and Barranca. Close access to 10 freeways and less than one mile to Downtown Covina shops and restaurants.



## Property Description

Total Building Square Footage:	2,967 Square Feet
Lot Size:	Approx 8,747 Square Feet
APN:	8429-035-001
Year Built:	1965
Year Renovated:	2017
Zoning:	MUOD/C-4 - Mixed-Use Overlay District / Commercial Zone (Highway)
Power:	200 AMP, 240 Volt, 3 Phase
Parking Spaces:	12 Spaces



### Top Commercial Realty

Linda Vidov, CA Broker Lic#1715788

100 W Lemon Ave Suite 101 • Monrovia, CA 91016

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\*All information deemed reliable but not guaranteed. Buyer to verify square footage, use and other information. \*



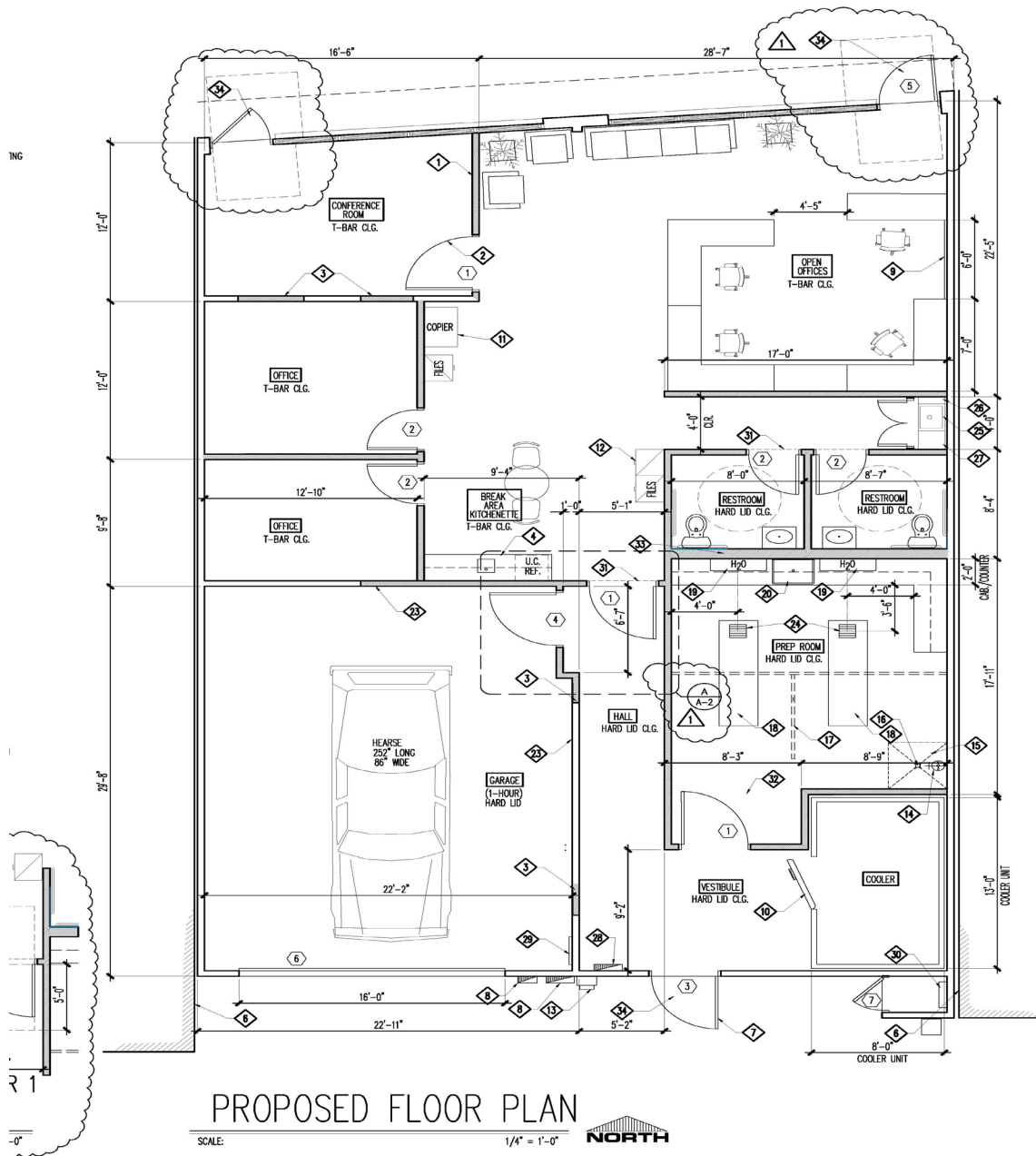
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Population Estimates			
	2 Miles	5 Miles	10 Miles
Population (2024)	85,959	374,156	1,139,258
Average HH Income	\$103,817	\$113,077	\$108,988
Median Home Value	\$715,798 2024 Data		

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