

Executive Summary

PROPERTY INFORMATION

Address	321 - 429 North Vincent Avenue Covina, CA 91722
Availability	approx 1,500 SF to approx 40,000 SF
Building Size	Vincent Plaza: approx 39,259 SF Anchor: approx 20,700 SF
Land Size Adjacent	Additional 2.75 Acres (Can be separate from Vincent Plaza)
APNs	8435-033-028 8435-033-023 8435-033-024
Zoning	C-2



INVESTMENT HIGHLIGHTS

- 20,700 SF Anchor Space Available (Ideal for: Supermarket/Retail)
- Adjacent 2.75 Acres Land Available (Ideal for: Car Wash, Car Dealership, Schools)
- Corner space on San Bernardino Rd available (ideal for restaurant)
- Huge 35 Foot Sign on Vincent Ave
- Abundant Parking
- Over 35,000 VPD on Signalized Intersection
- Drive Thru/Patio Dining Opportunities
- Covina, CA is about 22 miles east of downtown LA