

# 176 E. Badillo Street

Covina, California 91723



# The Offering

CBRE, Inc., as exclusive advisor is pleased to present the opportunity to acquire, or lease a portion of the building located at 176 E. Badillo Street, Covina, California (“Property”), comprised of approximately 19,381 square feet and situated on approximately 0.98 acres of land. Subject to a final lot line adjustment with the City of Covina (in process), the current property owner will retain the western portion of the building as a separate legal parcel allowing an owner/user or investor to purchase the eastern portion of the Property with fee simple interest.



## Property Details

<b>Address</b>	176 E. Badillo Street, Covina, CA 91723
<b>Asking Sale Price:</b>	\$2,130,000
<b>Asking Lease Rate:</b>	Contact Broker
<b>Building Area:</b>	±19,381 SF
<b>Land Area:</b>	±0.98 AC
<b>APN:</b>	TBD upon completion of Lot Line Adjustment
<b>Stories:</b>	2
<b>Elevator:</b>	None
<b>Parking:</b>	71 Spaces

# Property Summary

The existing building will be divided through a lot line adjustment (“LLA”) with the City of Covina (currently in process). Upon successful completion of the LLA, the western portion of the existing building will be delivered as a separate legal parcel with fee simple interest. The Property will be encumbered with easements for an existing back-up generator currently located behind the subject property (south) on the surface parking lot. The generator will be maintained and regularly serviced by the adjacent property owner.

Additionally, there will be reciprocal easements in place to the shared electrical room, located at the rear of the building. A buyer will be required to set up new and separate electrical service at the Property in addition to other infrastructure related items.

The Property features a two-story office and retail building comprised of approximately 19,381 SF, situated on 0.98 acres of land. With multiple points of ingress and egress and an expansive surface parking lot, the property also boasts 12 covered parking spaces beneath a portion of the second story along with 60 spaces in the rear surface lot.

An adjacent parking lot directly to the west of the Property consisting of approximately 0.43 acres, can also be made available for sale with an asking price of \$800,000. This lot is square in shape and features approximately 52 additional striped parking spaces.

Please contact broker to discuss further.



# Area Overview

## Covina

Located adjacent to the heart of the Downtown Covina District, the Property is well-situation on the signalized corner of E. Badillo Street and S. 2nd Avenue. With over 112 restaurants/eateries, 58 Banks/ATMs, 263 retail buildings and 3,096 multifamily units within 1-mile of the Property, the location boast superior walkability with a WalkScore of 93 “Walker’s Paradise,” and access to a myriad of nearby amenities.

### Demographics

2022 Population:	188,537
2022 Avg. Household Income:	\$113,712
Average Age:	36.3
2022 Total Employers:	6,085
2022 Total Employees:	47,863
2022 Average Home Value:	\$685,222

For Sale or Lease

# Property Photos







*\*Adjacent Property can be made available for sale.*

## Contact Us

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