

1211 N Azusa Canyon Road, West Covina, CA 91790

ASKING PRICE: **$4,084,948**

FOR SALE

INCREDIBLE OWNER USER OR INVESTOR OPPORTUNITY

For More Information, Please Contact:



RICKY LEE
Broker, Loan Consultant, MBA
P: 909-348-3956
E: rickyjessie.lee@gmail.com
License # 01932116

RJ REALTY
888 Brea Canyon Road Suite 200
Diamond Bar, CA 91789
P: 909-468-2727
CORP ID 02201099

RJ REALTY

EXECUTIVE SUMMARY

1211 N Azusa Canyon Road, West Covina, CA 91790

Discover the potential of this versatile industrial building located at 1211 N Azusa Canyon Road in West Covina. Spanning 15,772 square feet on a generous 0.95-acre lot, this property offers an ideal space for various manufacturing and industrial uses. Zoned Manufacturing M1, it accommodates a wide range of permitted uses, making it a flexible and strategic investment opportunity

The building is currently configured as a general contractor's manufacturing warehouse and features a modernized 4,231-square-foot office area. This office space includes a meeting room, an executive office, a design center, and multiple private offices, all designed to provide a professional environment conducive to efficient operations. The warehouse is thoughtfully divided into four specialized sections dedicated to marble work, iron work, cabinet making, and kitchen equipment manufacturing, catering to a broad spectrum of industrial needs.

One of the standout features of this property is its heavy power 600-amp (verify), ensuring it can handle demanding manufacturing processes. Additionally, a large, fenced private yard extends over the entire 0.95-acre lot, offering ample space for storage, staging, or future expansion. The property has been well-maintained over the years, with significant updates, including a new roof installed in 2023, ensuring the building remains in good condition.

Situated in the Upper San Gabriel Valley, this property boasts excellent connectivity, with easy access to both the 10 and 210 freeways. Its strategic location makes it an attractive option for businesses involved in logistics and distribution, providing efficient transportation links to key areas.







RICKY LEE
Broker, Loan Consultant, MBA
P: 909-348-3956
E: rickyjessie.lee@gmail.com
License ID # 01932116

RJ REALTY
888 Brea Canyon Road Suite 200
Diamond Bar, CA 91789
P: 909-468-2727
CORP ID 02201099

RJ REALTY

PROPERTY FEATURES

1211 N Azusa Canyon Road, West Covina, CA 91790

LOT SIZE

0.95-AC or 41,213 Square Feet

GROSS BUILDING AREA

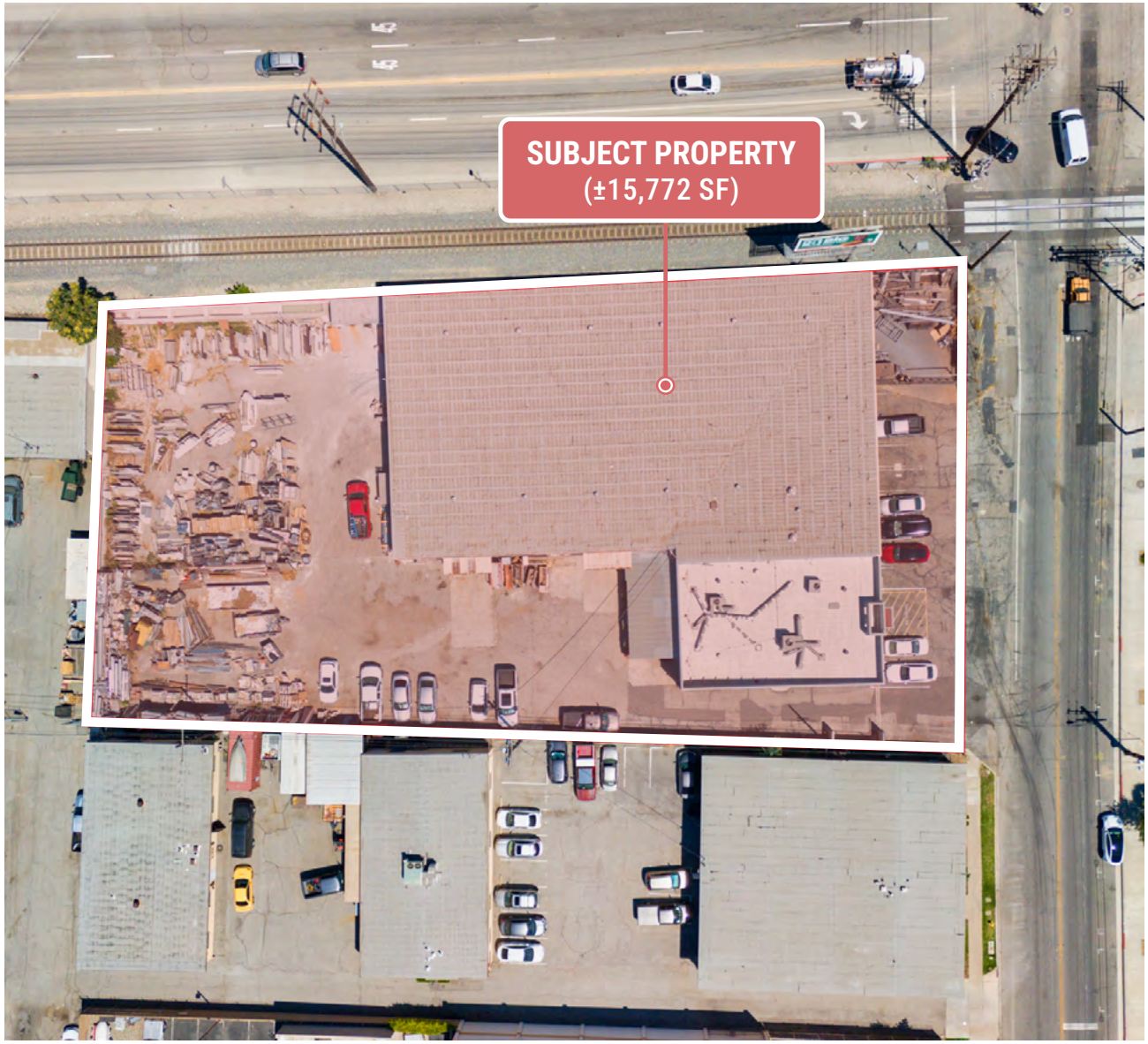
±15,772 SF

ZONING

Manufacturing M1

PROPERTY HIGHLIGHTS

- **Price per SF:** $259/SF
- **Price per Land SF:** $99/SF
- **APN:** 8437-030-001
- **Clear Ceiling Height:** 14’
- **Office Area:** ±4,231 SF
- **Year Built:** 1953
- 5 Grade Level Doors
- Grease Interceptor
- Large Fenced Yard
- New Roof installed in 2023





RICKY LEE
Broker, Loan Consultant, MBA
P: 909-348-3956
E: rickyjessie.lee@gmail.com
License ID # 01932116

RJ REALTY
888 Brea Canyon Road Suite 200
Diamond Bar, CA 91789
P: 909-468-2727
CORP ID 02201099

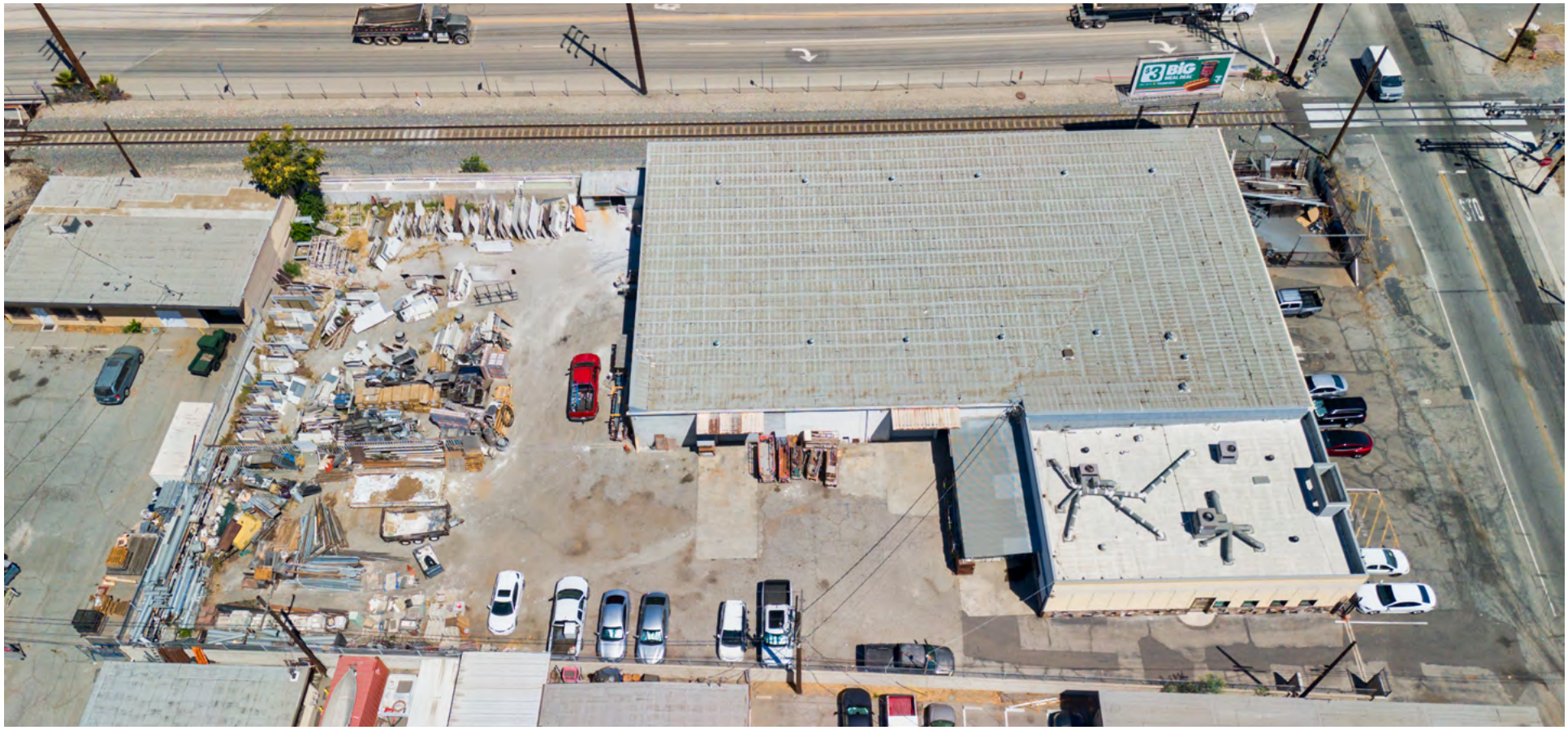
RJ REALTY

ABOUT WEST COVINA

1211 N Azusa Canyon Road, West Covina, CA 91790

West Covina is a vibrant suburban city located in the heart of the San Gabriel Valley, just 20 miles east of downtown Los Angeles. Known for its diverse community, excellent schools, and thriving local economy, West Covina offers a perfect blend of residential comfort and business opportunities.

The city boasts a range of amenities, including shopping centers, parks, and recreational facilities, making it an attractive place to live and work. With convenient access to major freeways, West Covina serves as a strategic hub for businesses seeking proximity to Los Angeles while enjoying the benefits of a more relaxed suburban environment.





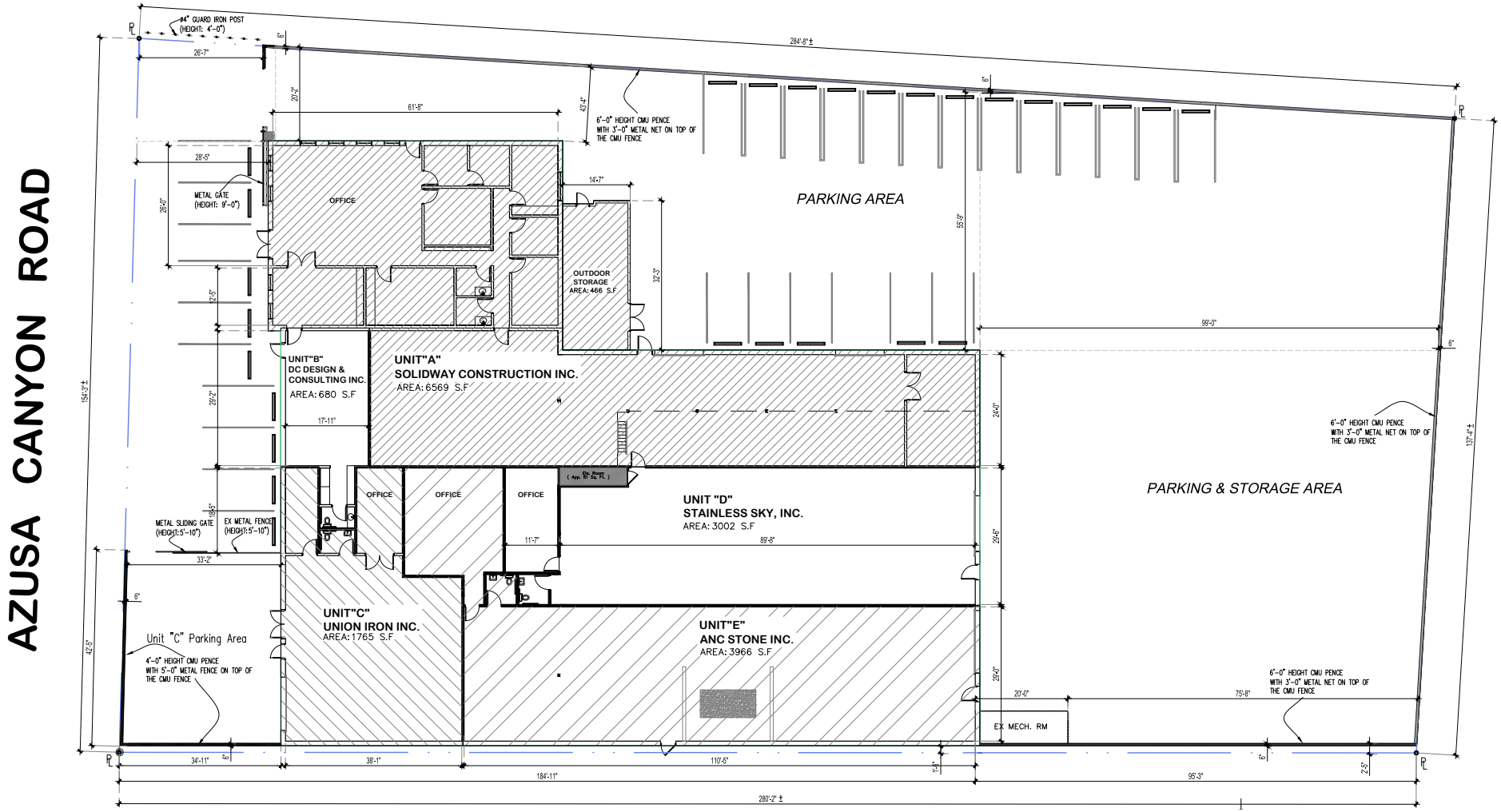
RICKY LEE
Broker, Loan Consultant, MBA
P: 909-348-3956
E: rickyjessie.lee@gmail.com
License ID # 01932116

RJ REALTY
888 Brea Canyon Road Suite 200
Diamond Bar, CA 91789
P: 909-468-2727
CORP ID 02201099

RJ REALTY

SITE PLAN

1211 N Azusa Canyon Road, West Covina, CA 91790



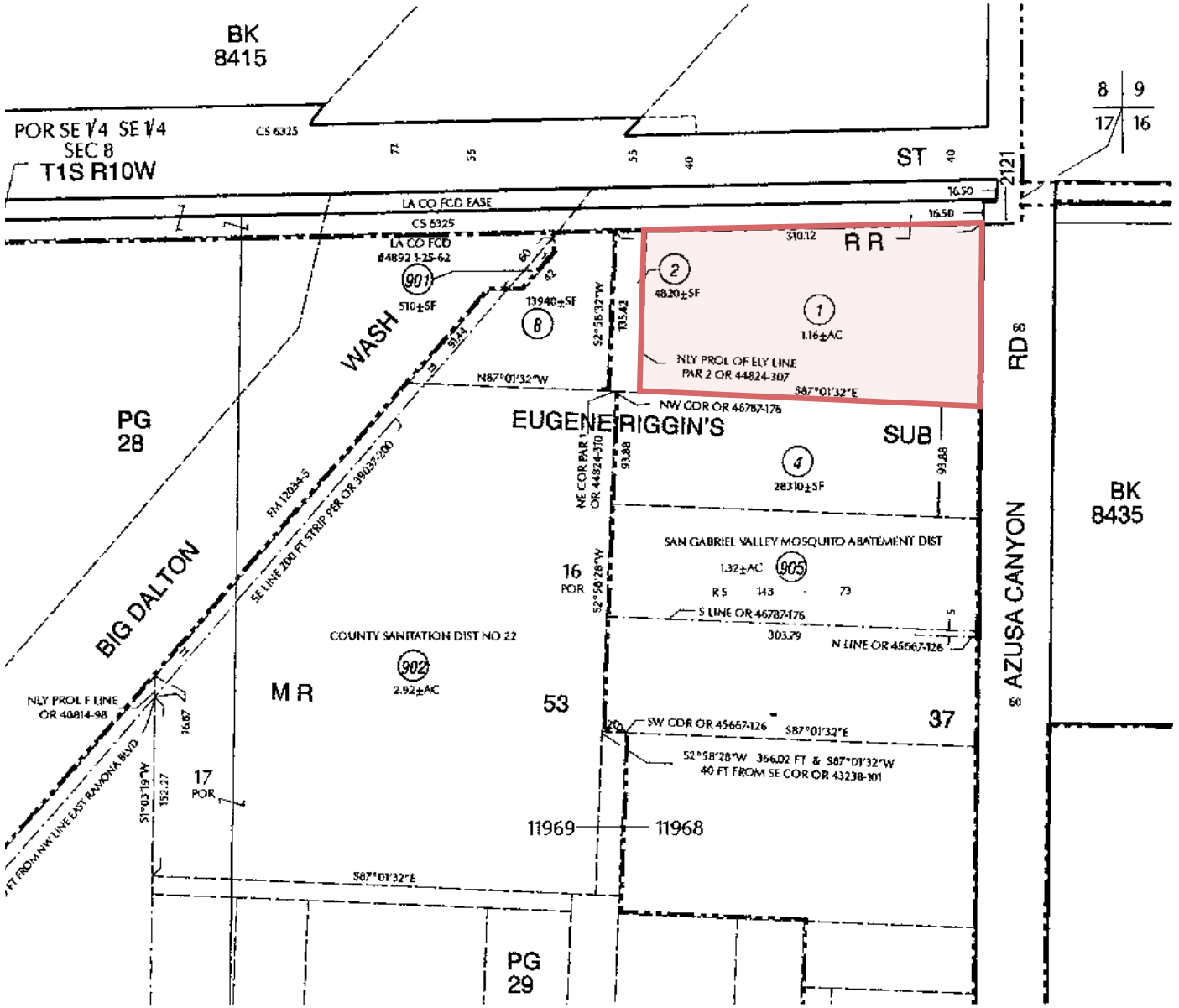


RICKY LEE
Broker, Loan Consultant, MBA
P: 909-348-3956
E: rickyjessie.lee@gmail.com
License ID # 01932116

RJ REALTY
888 Brea Canyon Road Suite 200
Diamond Bar, CA 91789
P: 909-468-2727
CORP ID 02201099

PARCEL MAP

1211 N Azusa Canyon Road, West Covina, CA 91790





RICKY LEE
Broker, Loan Consultant, MBA
P: 909-348-3956
E: rickyjessie.lee@gmail.com
License ID # 01932116

RJ REALTY
888 Brea Canyon Road Suite 200
Diamond Bar, CA 91789
P: 909-468-2727
CORP ID 02201099

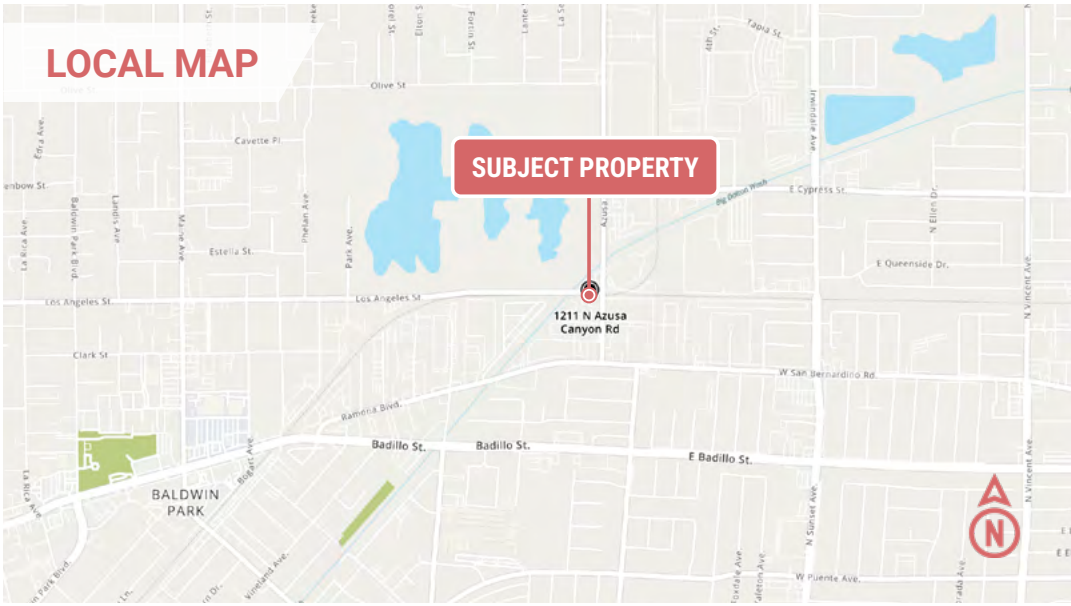
AERIAL & MAP

1211 N Azusa Canyon Road, West Covina, CA 91790

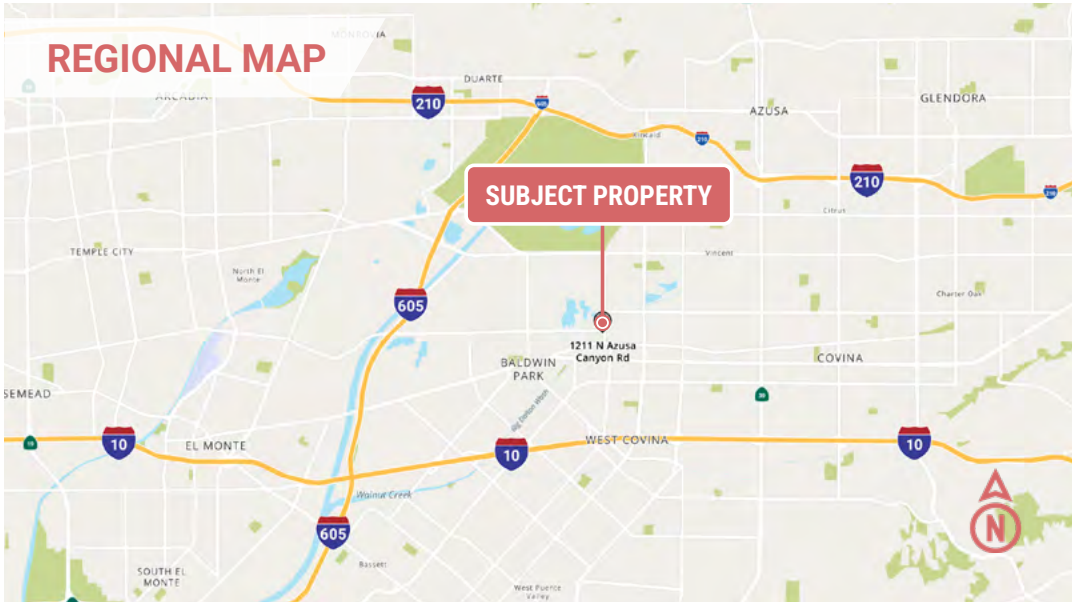
AERIAL MAP



LOCAL MAP



REGIONAL MAP





RICKY LEE
Broker, Loan Consultant, MBA
P: 909-348-3956
E: rickyjessie.lee@gmail.com
License ID # 01932116

RJ REALTY
888 Brea Canyon Road Suite 200
Diamond Bar, CA 91789
P: 909-468-2727
CORP ID 02201099

RJ REALTY

ADDITIONAL PROPERTY PICTURES

1211 N Azusa Canyon Road, West Covina, CA 91790





RICKY LEE
Broker, Loan Consultant, MBA
P: 909-348-3956
E: rickyjessie.lee@gmail.com
License ID # 01932116

RJ REALTY
888 Brea Canyon Road Suite 200
Diamond Bar, CA 91789
P: 909-468-2727
CORP ID 02201099

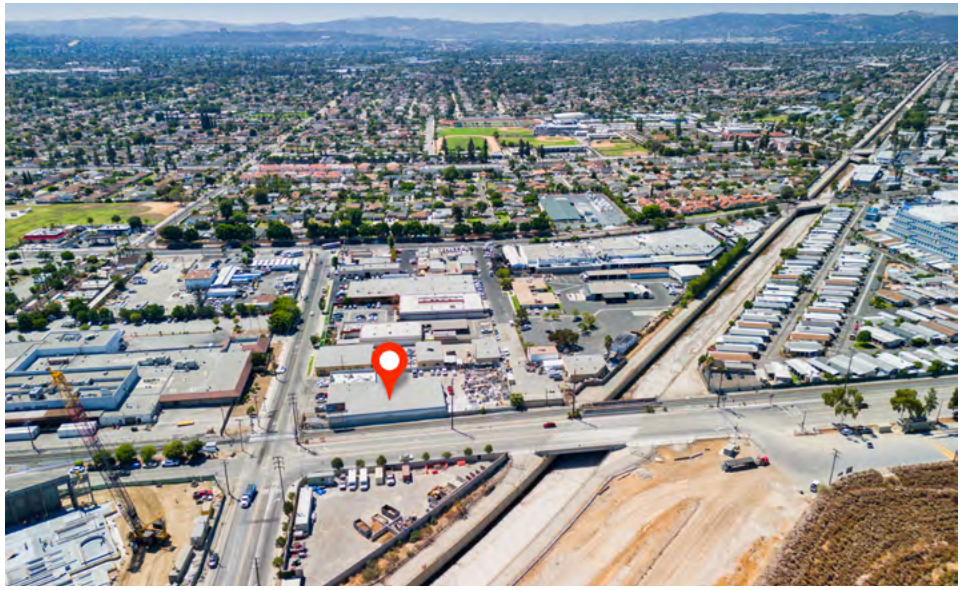
RJ REALTY

PROPERTY PICTURES

1211 N Azusa Canyon Road, West Covina, CA 91790











RICKY LEE
Broker, Loan Consultant, MBA
P: 909-348-3956
E: rickyjessie.lee@gmail.com
License ID # 01932116

RJ REALTY
888 Brea Canyon Road Suite 200
Diamond Bar, CA 91789
P: 909-468-2727
CORP ID 02201099

RJ REALTY

PROPERTY PICTURES

1211 N Azusa Canyon Road, West Covina, CA 91790











RICKY LEE
Broker, Loan Consultant, MBA
P: 909-348-3956
E: rickyjessie.lee@gmail.com
License ID # 01932116

RJ REALTY
888 Brea Canyon Road Suite 200
Diamond Bar, CA 91789
P: 909-468-2727
CORP ID 02201099

RJ REALTY

AERIAL MAP

1211 N Azusa Canyon Road, West Covina, CA 91790



RICKY LEE
Broker, Loan Consultant, MBA
P: 909-348-3956
E: rickyjessie.lee@gmail.com
License ID # 01932116

RJ REALTY
888 Brea Canyon Road Suite 200
Diamond Bar, CA 91789
P: 909-468-2727
CORP ID 02201099

DISCLAIMER

No warranty, express or implied, is made as to the accuracy of the information contained herein.

This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals.

Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

Logos are for identification purposes only and may be trademarks of their respective companies. RJ Realty, Inc. CA DRE Lic. #02201099







RICKY LEE
Broker, Loan Consultant, MBA
P: 909-348-3956
E: rickyjessie.lee@gmail.com
License ID # 01932116

RJ REALTY
888 Brea Canyon Road Suite 200
Diamond Bar, CA 91789
P: 909-468-2727
CORP ID 02201099

RJ REALTY