

FOR SALE

RE/MAX
COMMERCIAL

BUILDING FEATURES

- ±9,247 sf Stand Alone Warehouse
- Food Processing
- Ideal for Manufacturing
- Access to major transportation routes
- FDA approved Facility
- 300 sq ft expandable Cold Storage
- Clean well kept Space
- Manufacturing Zoning
- 4 Ground Level Doors

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**783 W FRONT ST,
COVINA, CA 91722**

REMAX MASTERS 14760 PIPELINE AVE, CHINO HILLS, CA 91709

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PROPERTY DETAILS

- Warehouse SFR ± 9,247 SF
- Lot Size (SF/AC) 19,463/.45
- Zoning: MANUFACTURING
- APN: 8432-015-022
- County: LOS ANGELES
- Year Built 1956
- Zoning CVM1

Possible Allowable Uses*:

- Manufacturing, Machine Shop,
- Food Processing, Cold Storage
- Currently Used as a Tofu Food Processor



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PROPERTY PHOTOS



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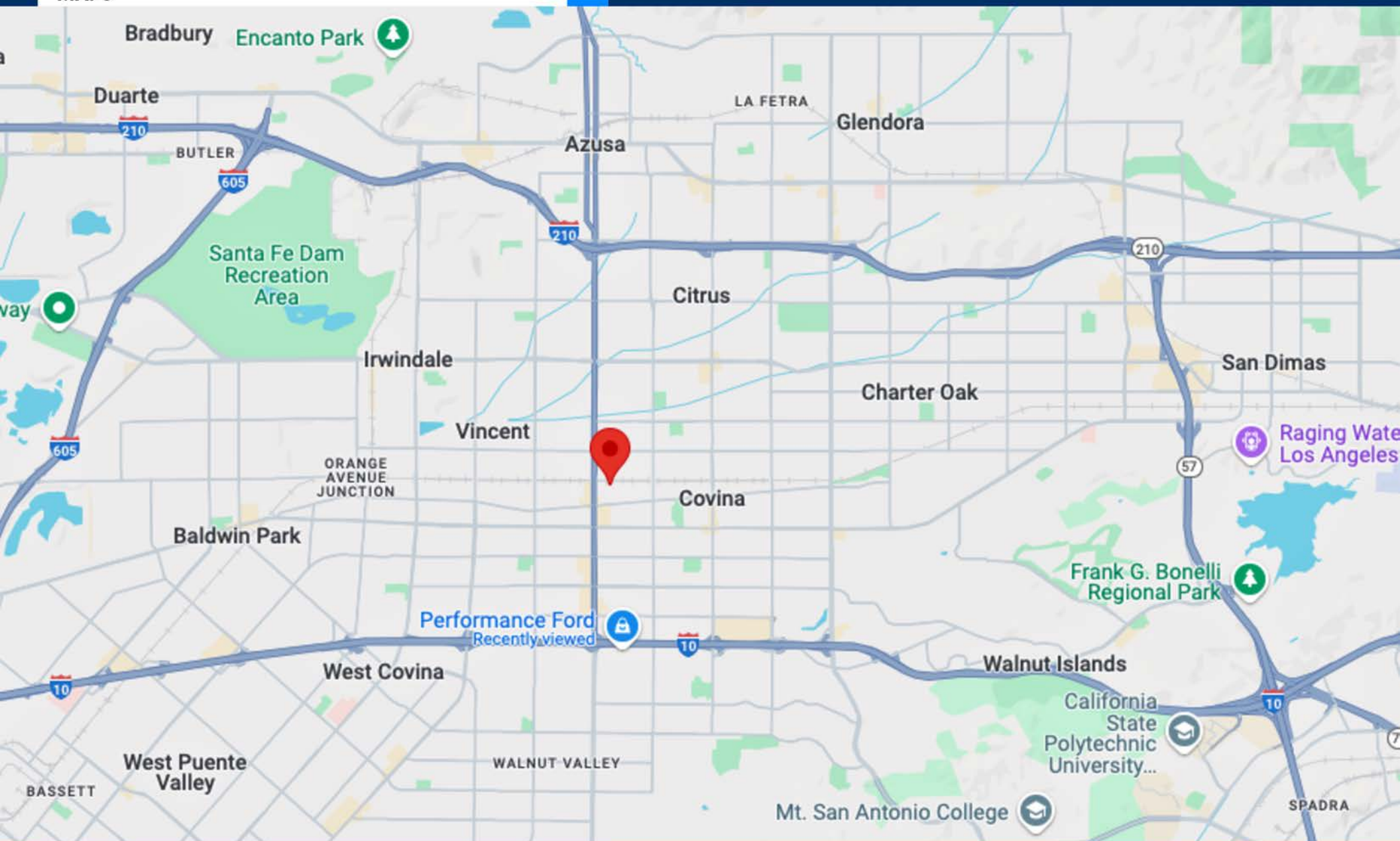
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MAPS



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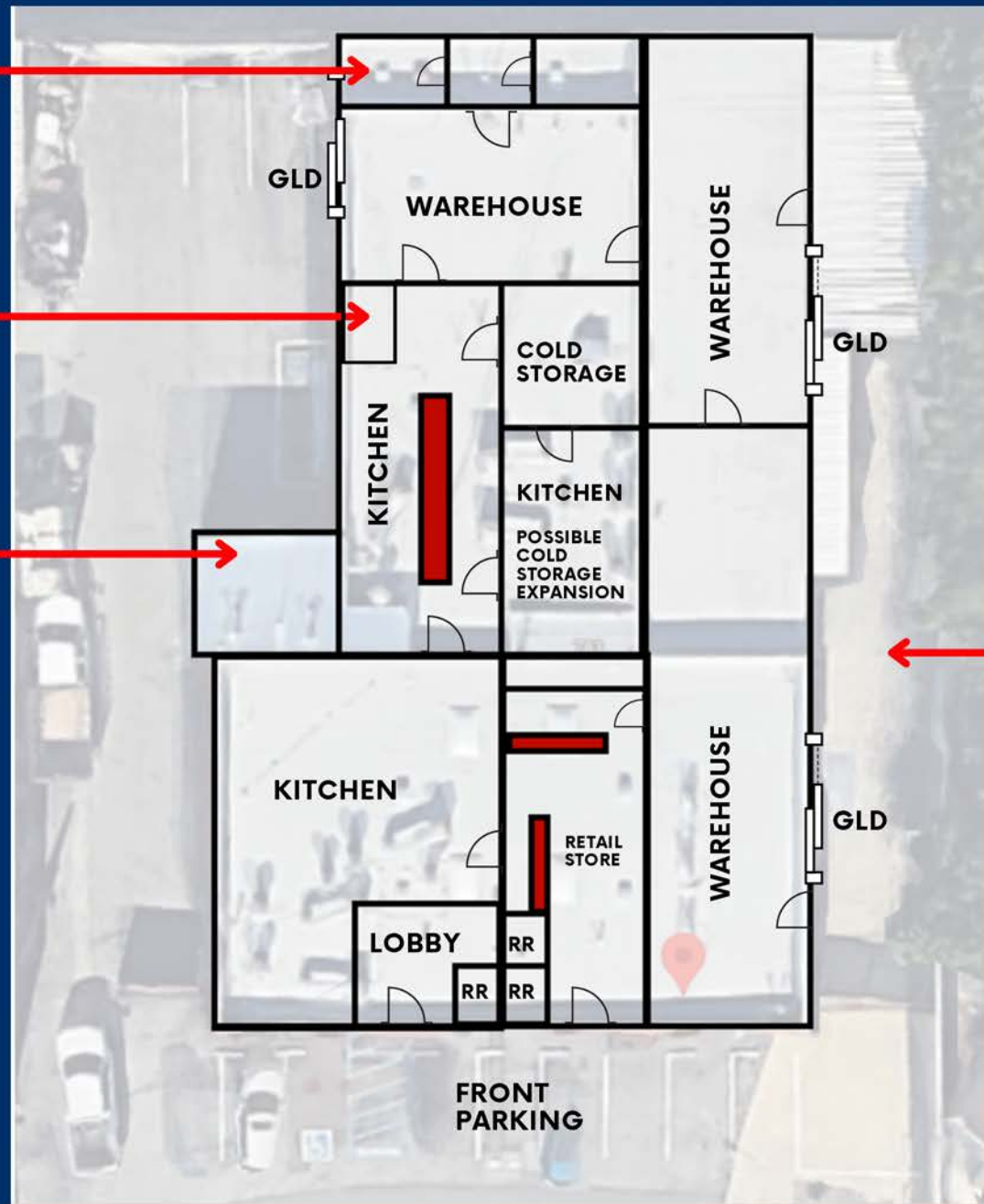
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FLOOR PLAN

INDOOR
STORAGE
AREAS

INDOOR
STORAGE
AREA

OUTDOOR
SECURED
BOILER



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DEMOGRAPHICS

COVINA, CA

CENSUS PLACE

ADD COMPARISON

2022 POPULATION

50,717

0.674% 1-YEAR DECLINE

US SENATOR



Alex Padilla

DEMOCRATIC PARTY

US SENATOR



Laphonza Butler

DEMOCRATIC PARTY

2022 MEDIAN AGE

37.6

0% 1-YEAR CHANGE

2022 POVERTY RATE

7.71%

14.5% 1-YEAR DECREASE

2022 MEDIAN HOUSEHOLD INCOME

\$89,650

9.91% 1-YEAR GROWTH

2022 MEDIAN PROPERTY VALUE

\$628,600

9.23% 1-YEAR GROWTH

FOR FULL
DETAILED
DEMOGRAPHICS:
[HTTPS://DATAUSA.IO
/PROFILE/GEO/CO
VINA-CA?
REDIRECT=TRUE](https://datausa.io/profile/geo/covina-ca?REDIRECT=TRUE)

Occupations

All

Workforce

Value

26.9k

2022 VALUE
± 1,356

2.71%

1 YEAR GROWTH
± 6.84%

From 2021 to 2022, employment in Covina, CA grew at a rate of 2.71%, from 26.2k employees to 26.9k employees.

The most common job groups, by number of people living in Covina, CA, are Office & Administrative Support Occupations (3,900 people), Sales & Related Occupations (2,653 people), and Management Occupations (2,438 people). This chart illustrates the share breakdown of the primary jobs held by residents of Covina, CA.

Management Occupations

9.07%

Education Instruction, & Library Occupations

6.40%

Business & Financial Operations Occupations

4.53%

Health Diagnosing & Treating Practitioners & Other Technical Occupations

4.05%

Computer & Mathematical Occupations

2.88%

Architecture & Engineering Occupations

1.5%

Health Technicians & Technicians

2.83%

Community & Social Service Occupations

1.92%

Legal Occupations

0.59%

Office & Administrative Support Occupations

14.5%

Food Preparation & Serving Related Occupations

6.56%

Healthcare Support Occupations

4.89%

Building & Grounds Cleaning & Maintenance Occupations

3.71%

Sales & Related Occupations

9.87%

Personal Care & Service Occupations

2.27%

Arts, Design, Entertainment, Sports & Media Occupations

1.57%

Production Occupations

5.88%

Construction & Extraction Occupations

4.75%

Installation, Maintenance, & Repair Occupations

2.5%

Transportation Occupations

4.42%

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2013 2014 2015 2016 2017 2018 2019 2020 2021 2022

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