

945 N Azusa Ave, Covina 91722

614 - Covina

STATUS: Active

LIST CONTRACT DATE: 04/20/26

LISTING ID: OC26085704

LIST PRICE: \$3,200,000

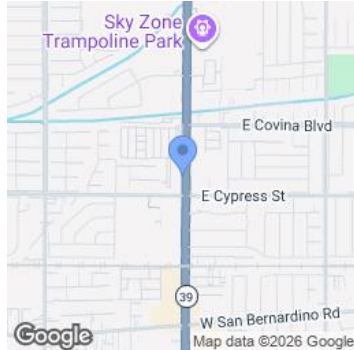
SELLER WILL CONSIDER

PROP TYPE: Commercial Sale

PROP SUB TYPE: Retail

CONCESSIONS IN OFFER: Yes

PARCEL #: 8420016010



SQFT(SRC): 15,112
SQFT LOT: 39,161 (A)
ACRES: 0.899
BUSINESS NAME:
BUSINESS TYPE:
YEAR ESTABLISHED:
YEAR BUILT: 1962
SLC: Standard
LEVELS: 1
CURRENT USE:
ACTUAL RENT:
RENT MIN - MAX \$/SF/YR:
NUMBER OF UNITS: 1
ENTRY LEVEL: 1
BUILDING STATUS: Existing
OCCUPANCY:
BUILDING \$/PER SQFT: \$211.75
LAND \$/PER SQFT:
DAYS ACTIVE IN MLS: 0
COUNTY: Los Angeles
PARCEL MASTER:
INVEST?:
FENCE?:
A/C?:
HEAT?:

Rece04/21/2026 : NEW

DESCRIPTION

Huge building is currently a furniture store with plenty of storage, big parking lot. The giant lot is almost an acre! Property is on a very busy street with great visibility from so many cars passing by all day and night, close to 10 Freeway. Walking distance to many restaurants, shopping, transportation. Owner of the building also owns the furniture store and is retiring.

BUSINESS URL:

BUILDING DETAILS

FEATURES:
HEATING:
LAUNDRY: None
CLEARANCE:
INDUSTRIAL TYPE:
PROBATE AUTHORITY:

OFFICE CLASS:
ROOFING:
SECURITY: Security System
CONSTRUCTION:
LOT: 0-1 Unit/Acre

UTILITIES

ELECTRICITY:
AMPERAGE:
VOLTS:
UTILITIES: Electricity Connected, Water Connected
WATER: Public

BUSINESS DETAILS

OWNERSHIP:
DAYS / HOURS OPEN:
FULLTIME EMPLOYEES:
LEASE EXPIRES:
EQUIPMENT VALUE:

SPECIAL LICENSES:
PART TIME EMPLOYEES:
ACTUAL RENT:
INVENTORY VALUE:

YEARS CURRENT OWNER:
HOURS OWNER WORKS:
LEASABLE SQFT:
MONTHLY NNN:
PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:
HIGH TECH FLEX SQFT:
RETAIL SQFT:
TOTAL SQFT:

INDUSTRIAL SQFT:
INDUSTRIAL MIN/MAX:
DIVISIBLE SQFT:
LAND \$/PER ACRE:

OFFICE SQFT:
OFFICE MIN/MAX:
RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:
UNCOVERED:

CARPORT:
PARKING RATIO:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION:

LAND

COMMON INTEREST: None
LAND USE: Retail
LOT SIZE DIM:
TOPOGRAPHY:
PARCEL #: 8420016010
ADDITIONAL PARCEL(s): No

BUILDER NAME:
ZONING:
SURVEY TYPE:

PARK NAME:
PHASE:
WATERFRONT:

TERMS

LEASE RENEWAL OPTION?:
LISTING TERMS: Cash, Cash to New Loan,
Conventional
CLOSE DATE:

ASSIGNABLE:
FINANCING:

MIN. DOWN AMOUNT:
OWNERSHIP TYPE:

INCLUSIONS: Solar panels on roof that may be operational
EXCLUSIONS: Inventory/Furniture, Personal Items

OWNER / TENANT

OWNERS NAME: Cong H. Nguyen
OWNER PHONE:
OWNER PAYS:
TENANT PAYS:

of UNITS LEASED:
ANCHORS/Co-TENANTS:

MOVE-IN:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

ANNUAL OPERATING INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:

PROFESSIONAL MANAGER:
RESIDENT MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

GROSS SCHEDULED INCOME:
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS:
TOTAL EXPENSE:
NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING TYPE:
OPERATING EXPENSES:

GROSS OPERATING INCOME:
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:
CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

UNITS						
TYPE	#UNITS	BEDS	BATHS	SQFT	RENT	DESCRIPTION
1	1		2			
AGENT						

LISTING AGENT: [Celia Gonzalez](#)
CO-LISTING AGENT:

LISTING AGENT STATE LICENSE: [01351811](#)
CO-LISTING AGENT STATE LICENSE:

LISTING AGENT MLS ID: [SGONZCEL](#)
CO-LISTING AGENT MLS ID:

CONTACT

1.LA CELL: 714-206-1542
2.LA TEXT: 714-206-1542
3.LA EMAIL: celiagonzalez1@yahoo.com
4.LA EMAIL: celiagonzalez1@yahoo.com
5.LA TEXT: 714-206-1542
6.LA CELL: 714-206-1542

OFFICE

LISTING OFFICE: [Coldwell Banker Envision](#)
LISTING OFFICE PHONE: 714-846-4485Ext:0
CO-LISTING OFFICE:
CO-LISTING OFFICE PHONE:

LISTING OFFICE STATE LICENSE: [02211662](#)
LISTING OFFICE FAX: 714-840-2934
CO-LISTING OFFICE STATE LICENSE:
CO-LISTING OFFICE FAX:

LISTING OFFICE MLS ID: [H06200](#)
CO-LISTING OFFICE MLS ID:

MLS

BAC:
LISTING CONTRACT DATE: 04/20/26
START SHOWING DATE:
ON MARKET DATE: 04/21/26
BAC REMARKS:
PRIVATE REMARKS:

DUAL/VARI COMP?: No
EXPIRATION DATE: 10/20/26
CURRENT FINANCING: Conventional

INTERNET SEND: LISTING?/PRICE?Yes/
MOD TIMESTAMP: 04/21/26
LIST AGRMT: Exclusive Right To Sell
NEIGHBORHOOD MARKET REPORT YN?: Yes

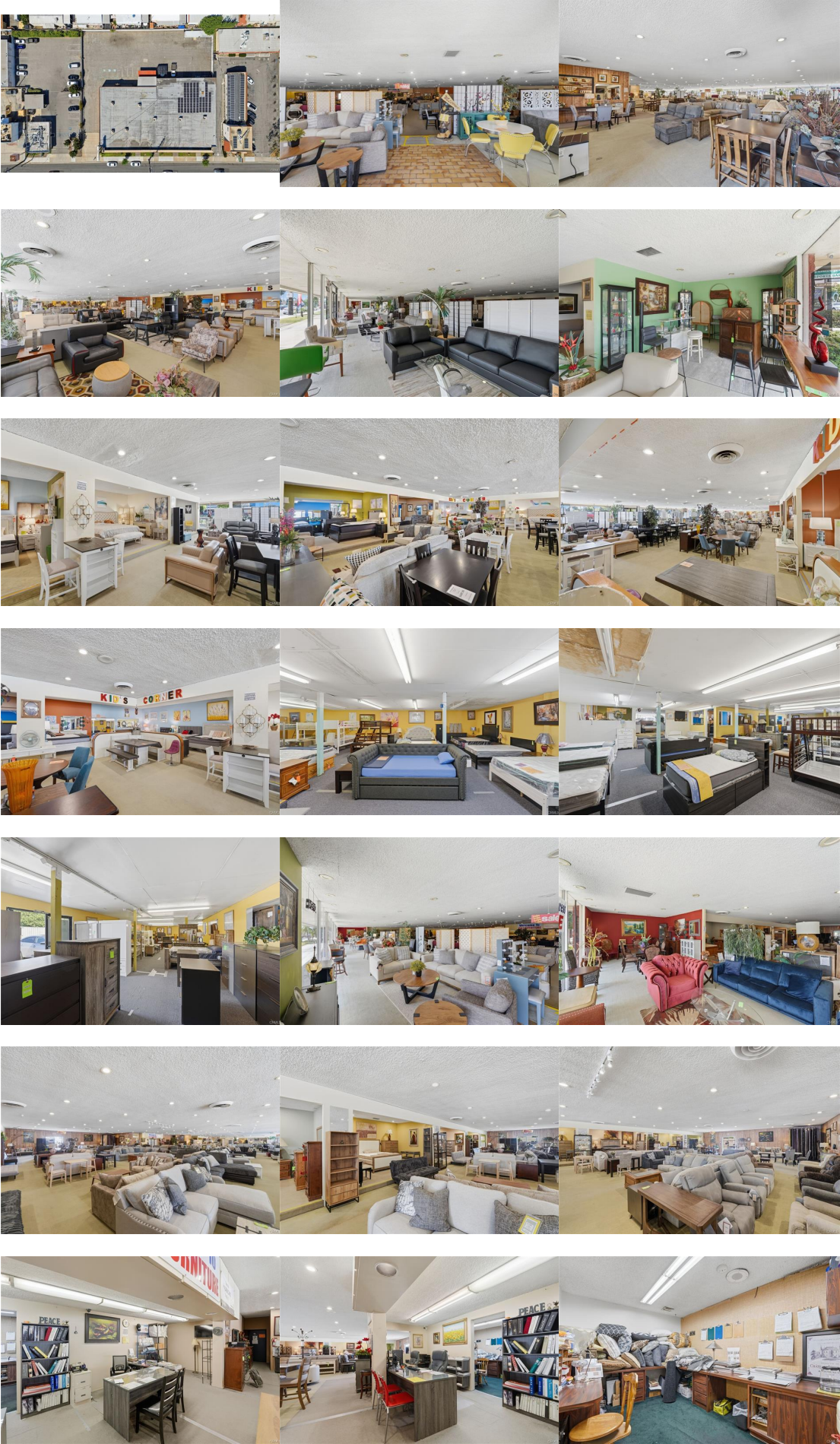
SHOWING INFORMATION

SHOW INSTRUCTIONS: Please call listing agent, Celia Gonzalez, at 714-206-1542, to make appointment, easy to show.
DIRECTIONS: From 10 Fwy West, get off on Hwy 39/Azusa Ave, go North.

PHOTOS

☐ Click arrow to display photos







Search Criteria
This search was narrowed to a specific set of Listings.
Property Type is 'Commercial Sale'
Selected 1 of 1 result.