

# FOR SALE

# IDEAL CORPORATE HEADQUARTERS



## 1600 & 1616 W. CAMERON AVENUE, WEST COVINA, CA

### PROPERTY INFORMATION:

**ASKING PRICE:** Confidential. Please contact agent for further information.

**TOTAL LAND AREA:** 140,698 Sq. Ft.

**PARKING:** 205 parking spaces

**ZONE:** O-P (Office Professional)

#### 1600 W. CAMERON AVENUE

**BUILDING SIZE:** 20,945 Sq. Ft.

**LAND AREA:** 43,995 Sq. Ft.

**YEAR BUILT:** 1966

**APN:** 8468-015-024

#### 1616 W. CAMERON AVENUE

**BUILDING SIZE:** 14,157 Sq. Ft.

**LAND AREA:** 96,703 Sq. Ft.

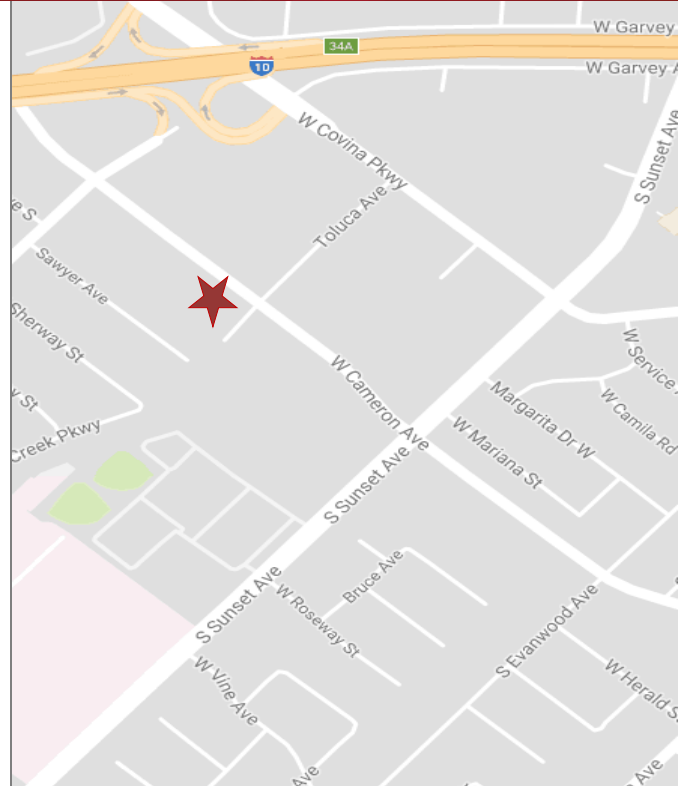
**YEAR BUILT:** 1979

**APN:** 8468-015-010

### AMENITIES:

- Great campus environment for medical and office uses.
- Ideal Corporate Headquarters Location (Medical/Office)
- Potential Development, Zoned T4 General Urban with allowable uses include Medical, Office, Professional, live-work residential, and lodging services CUP.
- Heart of West Covina close to the 10, 605, and 210 freeways.
- Located in West Covina near Civic Center, Superior Court House, West Covina Police Station and Library.
- Two beautiful landscaped office buildings with large parking area, Atrium and Garden, and full basketball court.

Please do not disturb Tenants.



For Further Information, Contact:

Carole Walker  
cwalker@redstonecre.com  
License No. 01525534

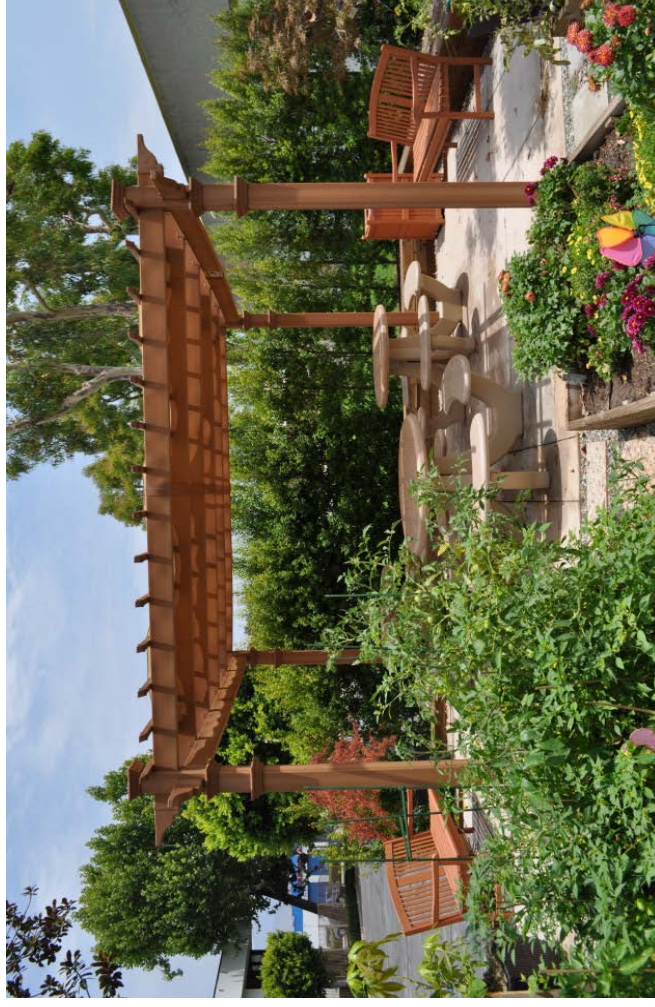
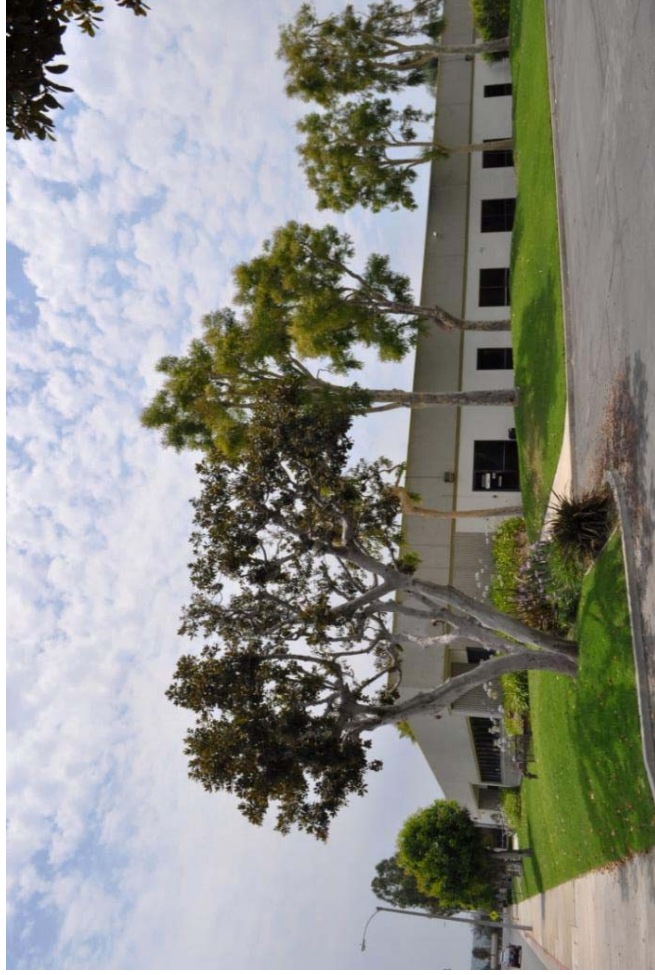
Dan Alle  
dalle@redstonecre.com  
License No. 01017941

(626) 795-2255

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# Property Highlights

- Ideal Corporate Headquarters Location (Medical/Office)
- Potential Development site, T4 General Urban Zone with allowable uses include Medical, Office, Professional, live-work residential, and lodging services with CUP (See West Covina Downtown plan & code)
- Heart of West Covina close to the 10, 605, and 210 freeways
- Located in West Covina near Civic Center, Superior Court House, West Covina Police Station & Library
- Two beautiful landscaped office buildings with large parking area, Atrium and Garden outdoor patio and a full basketball court



Dan Alle | License No. 01017941 | (626) 795-2255 Office | [dalle@redstonecre.com](mailto:dalle@redstonecre.com)  
Shannon Brady | License No. 01860771 | (626) 528-3242 | [Shannon@buysellrenow.com](mailto:Shannon@buysellrenow.com)

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# Aerial Map

