CITY MANAGER'S REPORT

DECEMBER 16, 2025

AVAILABLE PROPERTY LISTING

- Resource for businesses who are interested in locating or expanding within West Covina
- For Sale Properties
  - 28 Properties
- For Lease
  - 150 Properties
- Updated Monthly

For Sale Summary Report

Portfolio Sale: Cameron Court - 4 Properties
West Covina, CA 91790 (Los Angeles County) - Eastern SGV Submarket

Office Portfolio

For Sale Summary

Asking Price	$17,000,000 ($141.23/SF)
Status	Active
Portfolio	4-Office Property Portfolio
Portfolio Size	120,374 SF
Cap Rate	6.5%
Net Operating Income	$1,111,800
Sale Type	Investment
Investment Type	Core, Value Add
Land	5.56 AC
On Market	111 Days
Last Update	November 24, 2025

Contacts

Sales Company

Lee & Associates
1055 Colorado Blvd, Suite 330
Pasadena, CA 91106 USA
(626) 535-9888
www.lee-associates.com

Jamie Harrison
Founding Principal

Christopher Larimore
Founding Principal

Sale Highlights

- Three 3 threestory buildings and one 1 twostory building enclosing a interior courtyard with water feature and walking paths
- Hard corner location at W Cameron Avenue and Toluca Avenue in the Downtown Zoning Plan of West Covina

Sale Notes

Lee & Associates - Pasadena is pleased to present Cameron Court Off ±118,660 square foot Property is located in the heart of the San Gabriel and redevelopment. This coveted Downtown area offers immediate ac Public Library, Queen of the Valley Hospital, The Lakes Mall and Plaza V restaurants.

Cameron Court Office Park is a unique property encompassing three (around an interior courtyard with a water feature, walking path and gra and is surrounding by new residential, medical and mixed-use develop

With it's corner lot location, the property offers great street visibility an

100 N Barranca St - Barranca Tower

West Covina, California 91791 (Los Angeles County) - Eastern SGV Submarket

★★★★☆

Office

RBA (% Leased)	228,318 SF (92.1%)	Tenancy	Multiple
Built/Renovated	1987/2017	Available	258 - 22,302 SF
Stories	13	Max Contiguous	7,867 SF
Elevators	5 passenger; 1 freight	Asking Rent	$24.00 - 36.00 SF/Year/FS
Typical Floor	17,563 SF		
Parking Spaces	2.69/1,000 SF; 600 Covered Spaces; 14 Surface Spaces		

Primary Leasing Company:
Sunny Hills Management Company, Inc.: Eva Kwok (626) 945-1310, Philip Hur (626) 704-4934

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term	Days on Market
P GRND	110	Office	Direct	1,985	1,985	1,985	$24.00 FS	Vacant	Negotiable	1,308
Sunny Hills Management Company, Inc.: Philip Hur (626) 704-4934, Eva Kwok (626) 945-1310										
P 2	260	Office	Direct	4,325	4,325	4,325	$33.00 FS	12/2025	Negotiable	15
Sunny Hills Management Company, Inc.: Philip Hur (626) 704-4934, Eva Kwok (626) 945-1310										
P 7	734	Office	Direct	322	322	322	$36.00 FS	Vacant	Negotiable	250
Sunny Hills Management Company, Inc.: Philip Hur (626) 704-4934, Eva Kwok (626) 945-1310										
P 8	820 J	Office	Direct	258	258	258	$36.00 FS	Vacant	Negotiable	151
Sunny Hills Management Company, Inc.: Philip Hur (626) 704-4934, Eva Kwok (626) 945-1310										
P 9	900P	Office	Direct	389	389	389	$36.00 FS	Vacant	Negotiable	92
Sunny Hills Management Company, Inc.: Philip Hur (626) 704-4934, Eva Kwok (626) 945-1310										
P 9	900H	Office	Direct	358	358	358	$30.00 FS	Vacant	Negotiable	92
Sunny Hills Management Company, Inc.: Philip Hur (626) 704-4934, Eva Kwok (626) 945-1310										
P 9	900N	Office	Direct	290	290	290	$36.00 FS	Vacant	1 Year	39
Sunny Hills Management Company, Inc.: Philip Hur (626) 704-4934, Eva Kwok (626) 945-1310										
P 11	1100	Office	Direct	400 - 7,867	7,867	7,867	$33.00 FS	Vacant	Negotiable	55
Sunny Hills Management Company, Inc.: Philip Hur (626) 704-4934, Eva Kwok (626) 945-1310										
P 11	1020	Office	Direct	1,804	1,804	1,804	$31.68 FS	Vacant	Negotiable	92
Sunny Hills Management Company, Inc.: Philip Hur (626) 704-4934, Eva Kwok (626) 945-1310										
P 11	1105	Office	Direct	1,652	1,652	1,652	$33.00 FS	Vacant	Negotiable	92

2025 CoStar Group - Licensed to City of West Covina - 766744

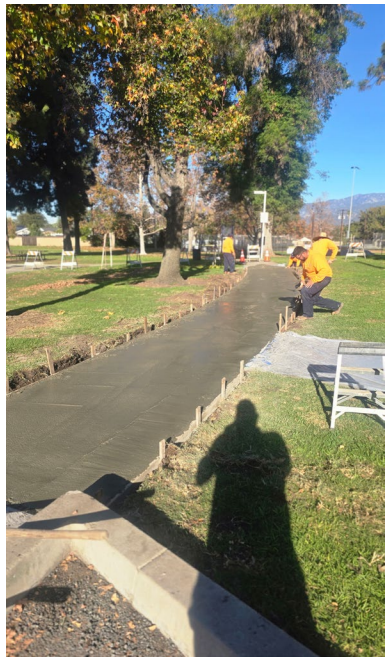
MOVIE NIGHT AT THE CAMERON PARK COMMUNITY CENTER

EMERGENCY SIDEWALK REPLACEMENT PROJECT AT CORTEZ PARK

City's street crew were notified of a trip and fall issue at Cortez Park, near the Senior Center Facility.

They quickly responded to the call, assessed the needs for repairs. A decision was made that a complete replacement of 65 feet of the sidewalk was needed.

They used 5 yards of concrete during this replacement and completed the repairs in a timely manner.



WEST COVINA FIRE DEPARTMENT SPREADS HOLIDAY CHEER

December 6th - West Covina Firefighter Association Toy Drive & Car Show. Great event with a large number of toys collected and gave plaques for Chief's Choice, Best in Show and Beat Paint.

December 12th & 13th - Fire Department participated in the annual Muscular Dystrophy Fill the Boot at Plaza West Covina and Eastland shopping malls. Collected over $14,000.

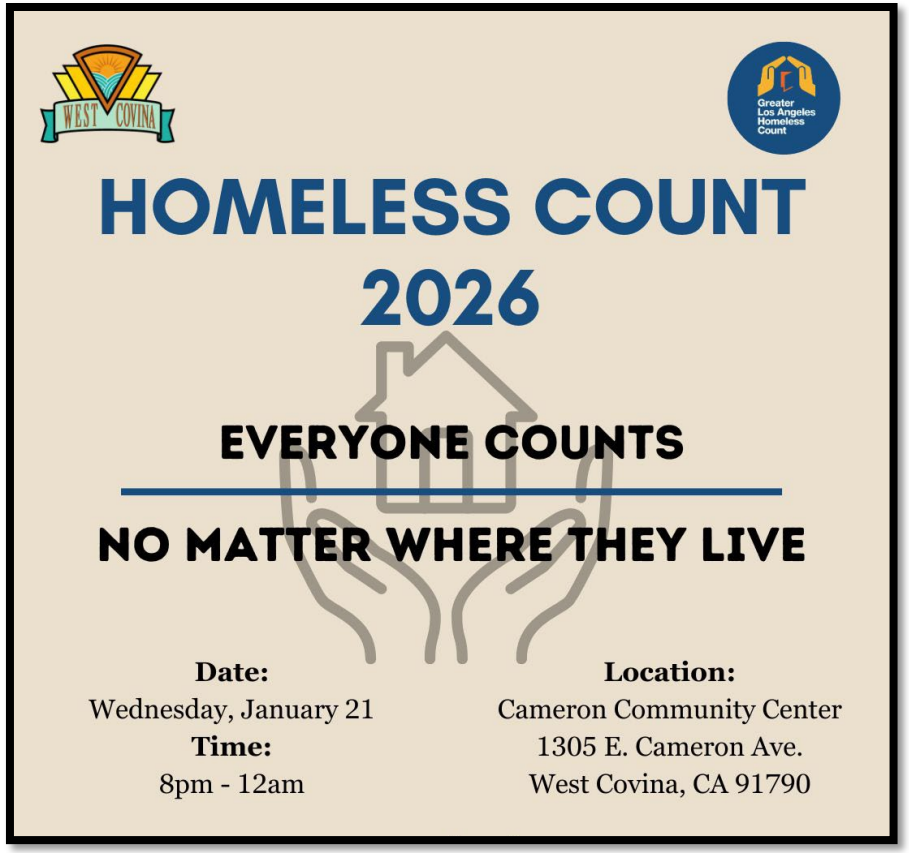
December 13th - Kiwanis Children's Parade.

LET IT SNOW IN WEST CO

KIWANIS CLUB CHRISTMAS PARADE AND SANTA'S VILLAGE

HOMELESS COUNT 2026

- Scheduled for Wednesday, January 21, 2026
- Cameron Community Center
  - 1305 E. Cameron Ave.
- 8:00 p.m. – 12:00 a.m.
- Volunteer Opportunities Available
- Volunteer sign up:
  - Scan QR Code
  - Email Economic Development at ced@westcovina.org



NEW 2000 FORD ALTEC F450 AERIAL LIFT TRUCK

On Wednesday, December 10, 2025, the city received their new Aerial Lift Truck (also known as Boom Truck).

This new vehicle will replace our old “boom truck” and bring us up to standards in safety, technology and equipment.

This vehicle is used for high reaching projects, to include electrical work throughout the city, updating street banners as needed and much more. It is a great addition to our fleet.

RECRUITMENTS UNDERWAY

1. EXECUTIVE ASSISTANT – FIRE DEPARTMENT
PROMOTIONAL
POSTING DATES: 12/15/25-12/19/25

2. EXECUTIVE ASSISTANT – POLICE DEPARTMENT
PROMOTIONAL
POSTING DATES: 12/15/25-12/19/25

3. POLICE LATERAL
POSTING DATES: 07/07/25 – OPEN UNTIL FILLED

4. POLICE JAILER SUPERVISOR
PROMOTIONAL
POSTING DATES: 12/15/25-12/19/25

5. POLICE EXECUTIVE ADMINISTRATOR
PROMOTIONAL
POSTING DATES: 12/15/25-12/19/25

HR TECHNOLOGY UPDATE- NEOGOV IMPLEMENTATION

UPCOMING EVENTS

- **District 4 Community Meeting** | December 17, 2025, Allied Restoration