



# 145 N. CITRUS AVE.

Covina, CA 91723



**2,369 SF**

Retail  
Opportunity  
**SALE OR LEASE**

[us.jll.com/retail](http://us.jll.com/retail)



# PROPERTY HIGHLIGHTS

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- Located within 1 mile of two high schools with a combined population of more than 3,500 students.
- More than 195,000 people within 3 miles with incomes in excess of \$93,000.
- Close to 40,000 cars per day passing through the intersection of W. College St. & N. Citrus Ave.
- On hard corner of downtown Covina with high visibility and heavy walking traffic.
- Within walking distance of Covina Park hosting daily sports games and city-wide events.



# AREA PROFILE

1 mile ▼

**25,508**

Total Population

**29,106**

Daytime Population

**\$83,004**

Ave. HH Income

**\$486,784**

Median Home Value

3 miles ▼

**196,985**

Total Population

**171,967**

Daytime Population

**\$93,216**

Ave. HH Income

**\$530,475**

Median Home Value

5 miles ▼

**453,869**

Total Population

**396,726**

Daytime Population

**\$96,726**

Ave. HH Income

**\$546,689**

Median Home Value

Covina is located in the heart of the San Gabriel Valley, just 22 miles East of Downtown Los Angeles. It's small town feel makes for a very welcoming vibe. The downtown area gives you a colonial feel that makes you feel at home. There are many "mom & pop" shops that consist of clothing stores, antique shops & other retailers alike. You can never get bored of the food there. It is a melting pot to different cultures. There is a convenient Metrolink Station within one mile from the downtown area allowing local residents easy access to travel South to LA or North to San Bernardino.



# NEIGHBORING TENANTS



COVINA HOBBY SHOP



**RUDE DOG**  
BAR AND GRILL







Covina District Field

LINCOLN HOUSE

**RUDE DOG**  
BAR AND GRILL

FISHERIA

Ponce & Vinos  
FRATERNITY

**SITE**

BREAD & BARLEY

Bishamon  
Sushi & Japanese Specialty

3 Vinos

College St

CITIBANK

Citrus Ave

Covina City Hall

18,144 CPD

# LOCAL AERIAL





# REGIONAL AERIAL





For more information, please contact:



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