

illi COMMERCIAL REAL ESTATE
a sight of a profitable property

HIGH TRAFFIC RETAIL PAD/GROUND LEASE: PRIME COVINA

525 S Citrus Ave, Covina, CA 91723

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CoStar POWERBROKER
ICSC INNOVATING COMMERCE SERVING COMMUNITIES
MEMBER RETAIL BROKERS NETWORK

5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RETAIL PAD/GROUND LEASE
COVINA, CA



EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

525 S Citrus Ave, Covina, CA 91723

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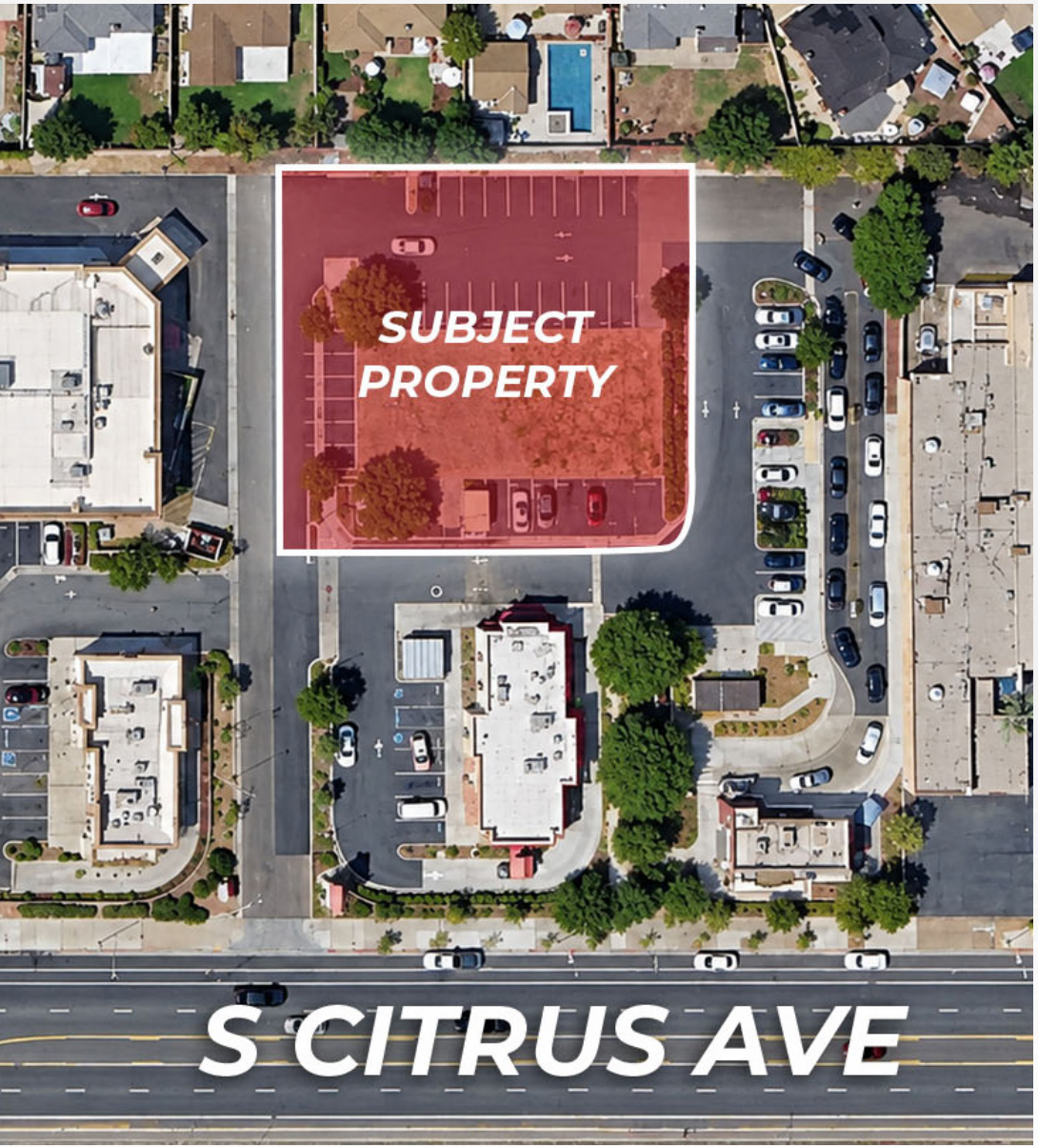

RETAIL PAD/GROUND LEASE

- ✓ ±5,212 SF pad for retail building or approx 1/3 AC land for ground lease
- ✓ Ideal for a variety of retail uses or an EV charging array
- ✓ Possible Build-to-Suit
- ✓ C4 zoning

AREA AMENITIES

- ✓ Major North-South corridor that connects I-210 to I-10 in the heart of the San Gabriel Valley
- ✓ Over 44,000 cars per day at the signalized corner
- ✓ Shadow anchored by CVS Pharmacy, Jack in the Box, and Dutch Bros, with shared ingress/egress
- ✓ Excellent retail opportunity in a market with high barriers to entry
- ✓ Surrounded by strong national credit retailers
- ✓ Near Eastland Center

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	24,394	174,111	442,202
Avg. HH Income	$109,137	$123,399	$122,266
Daytime Pop	23,914	167,629	413,551
Traffic Count	± 37,662 CPD ON S CITRUS AVE & W ROWLAND ST		

RETAIL PAD/GROUND LEASE
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CO-TENANTS

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SITE PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.


AVAILABLE
CITRUS
COVINA
E CIENEGA AVE
E PUENTE
E ROWLAND ST
HOLLENBECK AVE
N CITRUS AVE
S BARRANCA AVE
S GRAND AVE
CYPRESS ELEMENTARY SCHOOL
CALIFORNIA 39
INTERSTATE 210
INTERSTATE 10
El Super
Walmart
ALDI
SUPERIOR GROCERS
CVS pharmacy
McDonald's
IN-N-OUT BURGER
THE HOME DEPOT
WELLS FARGO
AutoZone
FOOD4LESS
Denny's
CHASE
7-ELEVEN
CITRUS COLLEGE
Pollo Loco
VONS
SUBWAY
SPROUTS FARMERS MARKET
target
Marshalls
HOBBY LOBBY
IKEA
LA FITNESS
chili's
EL TORITO

Sleep
CHIPOTLE MEXICAN GRILL
AutoZone
SUBWAY
Walmart
FOOD4LESS
chili's
citi
VONS
ALDI
EL TORITO
SPROUTS FARMERS MARKET
El Super
LA FITNESS
CVS pharmacy
target
IN-N-OUT BURGER
McDonald's
Denny's
7-ELEVEN
WELLS FARGO
SUPERIOR GROCERS
THE HOME DEPOT

AERIAL MAP



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