

# For Sale

📍 345 S. Citrus Avenue, Covina, CA 91723



## ±2.05 AC

### Commercial Land/ Development Site

- » Asking price: \$9,500,000 (\$106.54 PSF)
- » Land size: ±2.05 AC (±89,172 SF)
- » Zoning: MUOD/C-3A (Mixed Use/Commercial)



Central location near the 10 Freeway with high-visibility



Large development site along Citrus Avenue



Situated in close proximity to neighborhoods offering an abundance of retail and restaurant amenities

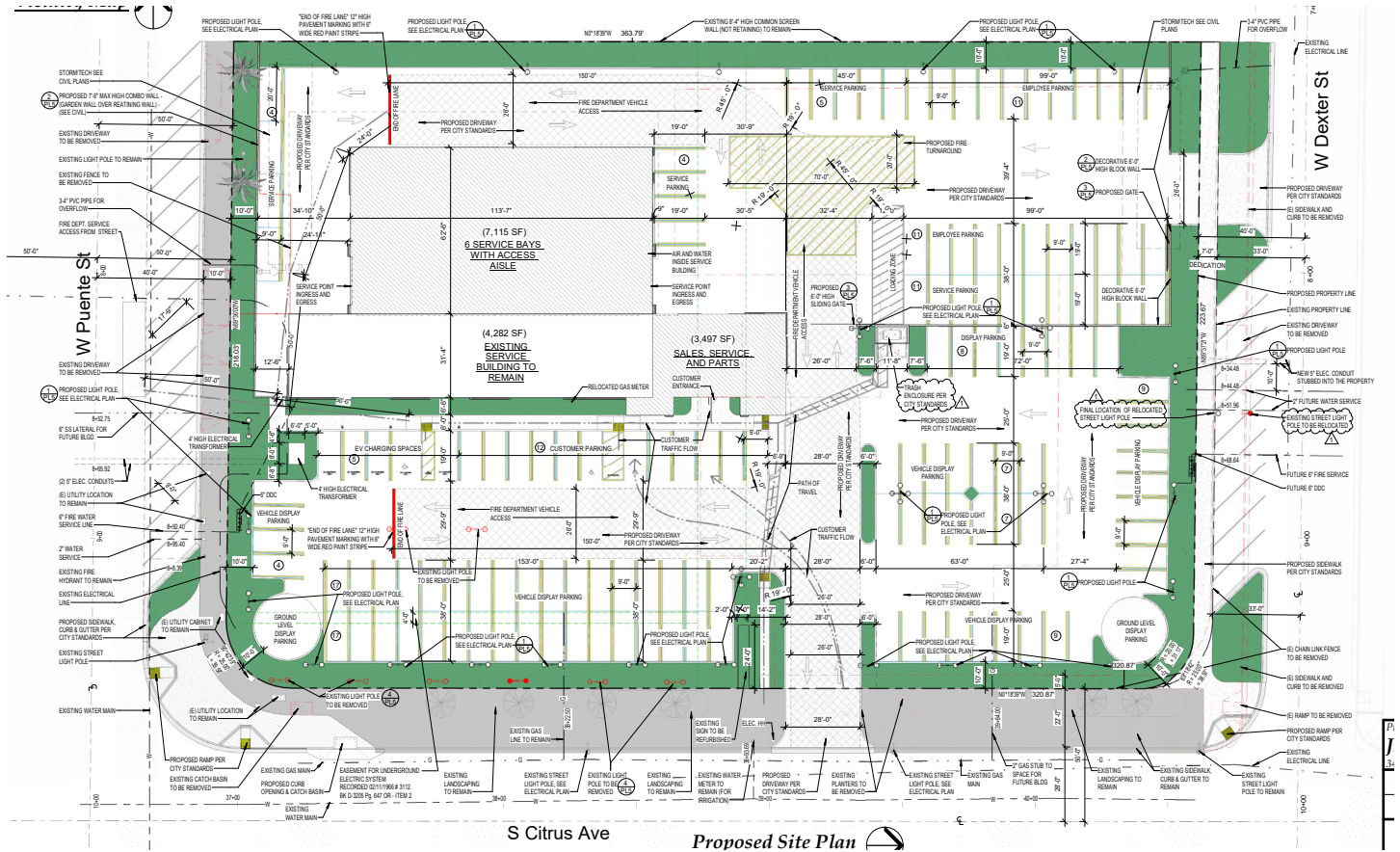
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## ENTITLEMENTS

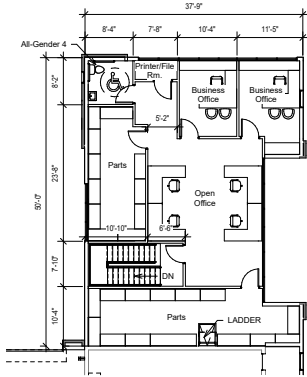


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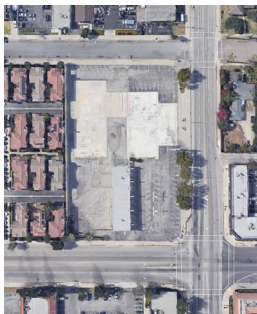
## ENTITLEMENTS



**Second Floor Plan**  
3/32" = 1'-0"



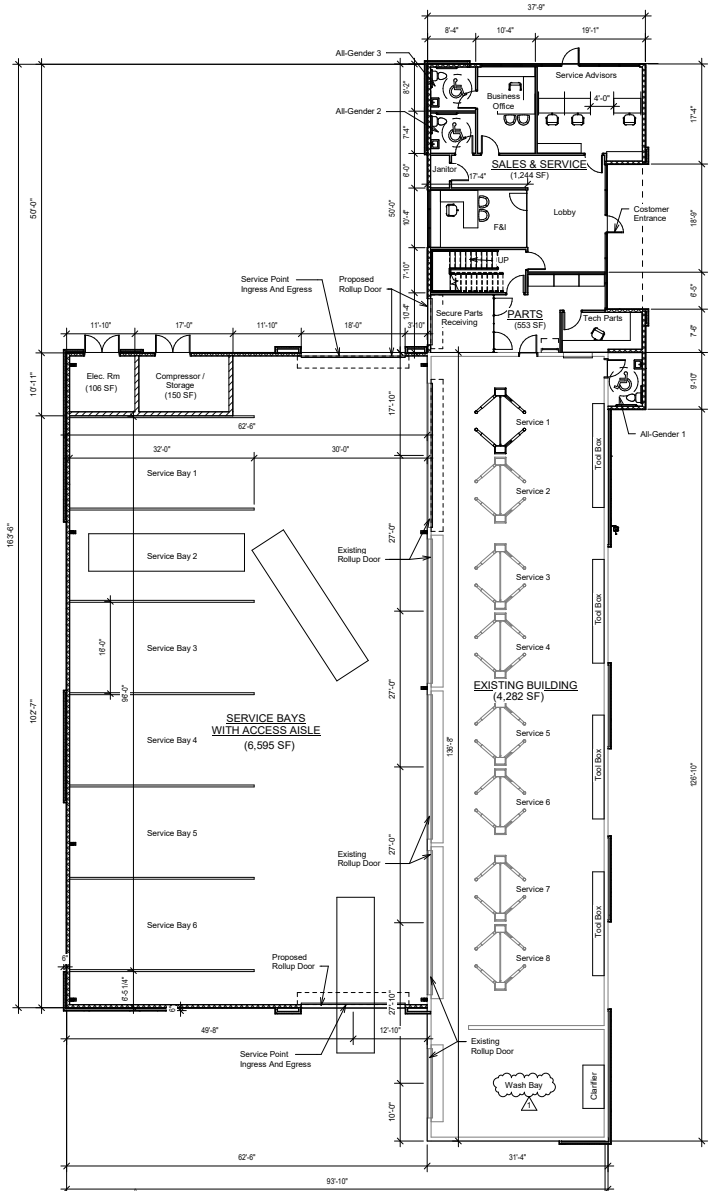
**Street View**



**Lot View**



**Existing Sign to Be Refurbished**



**First Floor Plan**  
3/32" = 1'-0"





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| RESTAURANTS                     | RETAIL                    | GYMS                        |
|---------------------------------|---------------------------|-----------------------------|
| 1 BJ's Restaurant & Brewhouse   | 1 IKEA                    | 1 LA Fitness                |
| 2 In-N-Out Burger               | 2 BevMo!                  | 2 Planet Fitness            |
| 3 Chili's Grill & Bar           | 3 Ulta Beauty             |                             |
| 4 Habit Burger & Grill          | 4 Office Depot            | <b>HOTELS</b>               |
| 5 AhiPoki                       | 5 Walmart                 | 1 Fairfield Inn by Marriott |
| 6 Marie Callender's Restaurant  | 6 Hobby Lobby             | 2 Pacific Stay Hotel        |
| 7 Islands Restaurant            | 7 Target                  | 3 Best Western Plus         |
| 8 Buffalo Wild Wings            | 8 Pickwick Wine & Spirits | 4 Hampton Inn               |
| 9 Katie Jakes Bar & Grill       | 9 Burlington              |                             |
| 10 The Republic                 | 10 PetSmart               |                             |
| 11 Fon Don Chon                 | 11 Five Below             |                             |
| 12 Millie's Restaurant & Bakery | 12 Ashley Store           |                             |
| 13 Mauricios Food & Pizza       | 13 Ross Dress for Less    |                             |

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