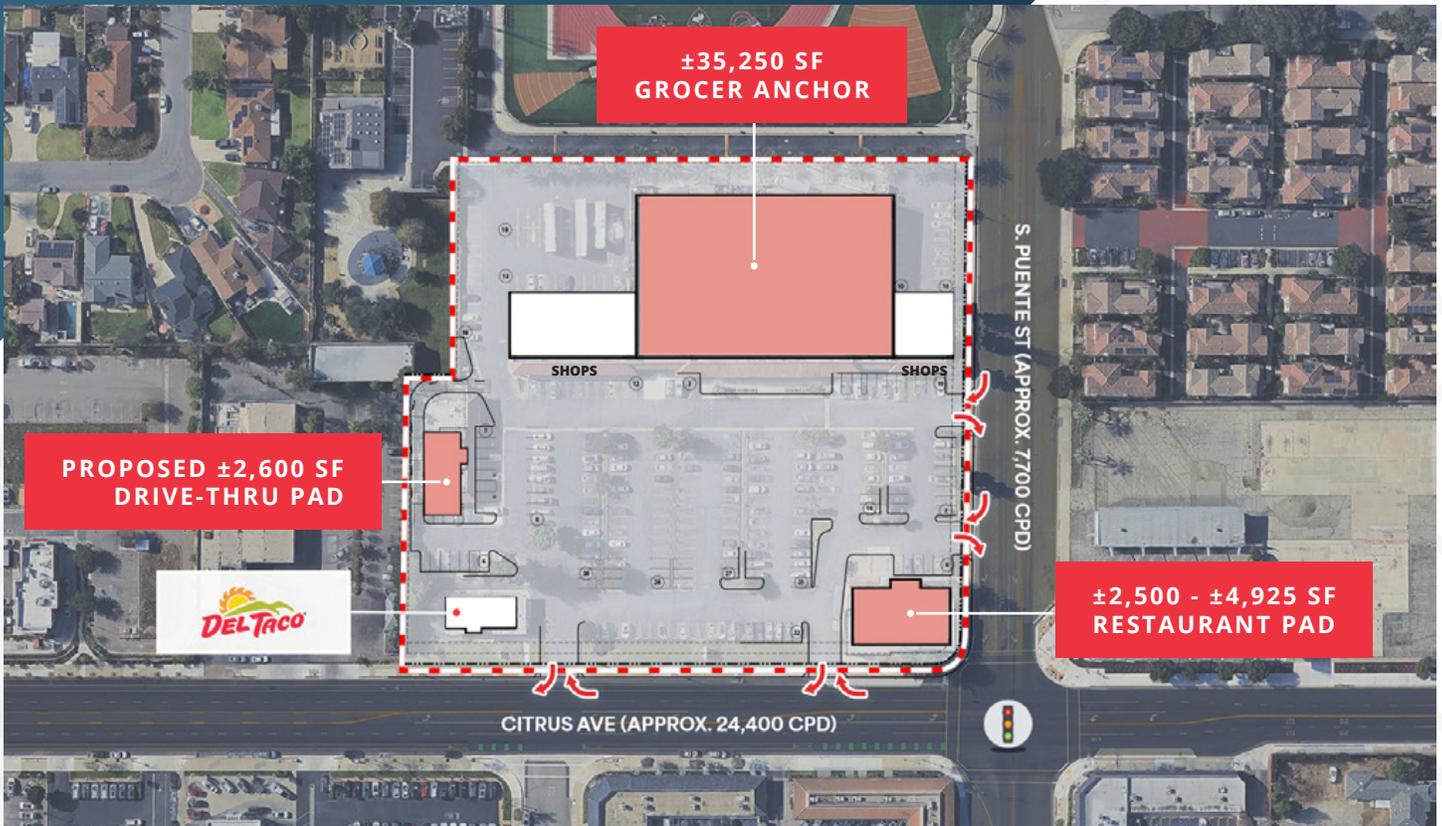


FOR LEASE

# Citrus Town Center

405-457 S Citrus Ave | Covina, CA 91723



## Shopping Center Repositioning/Redevelopment - Upgrades Planned

### Anchor, Pad & Drive-Thru Opportunity

±35,250 SF  
Grocer Anchor

±2,600 SF  
Proposed Drive-Thru Pad

±2,500 - ±4,925 SF  
Restaurant Pad

### CONTACT

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### DESCRIPTION

- Grocery-anchored center with prime frontage on Citrus Avenue & Rowland Street and strong visibility
- Densely populated area, this location delivers a built-in customer base and consistent foot traffic
- High population of over 179K within the 3 mile radius
- Close proximity to the I-10 freeway (over 242K CPD)
- Ample amount of parking

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AVAILABLE

1

±35,250 SF  
Grocer Anchor

2

±2,600 SF  
Proposed Drive-Thru Pad

3

±2,500 - ±4,925 SF  
Restaurant Pad



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## 2025 DEMOGRAPHICS

### 1 Mile

Population	25,311
Avg Household Income	\$116,874
Daytime Population	14,924

### 3 Miles

Population	179,482
Avg Household Income	\$129,676
Daytime Population	57,923

### 5 Miles

Population	442,226
Avg Household Income	\$128,859
Daytime Population	156,923

\*SOURCE: ESRI

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