

# FOR SALE ±8,000 SF



PACIFIC RETAIL PARTNERS

## NEC Citrus Ave. & Italia St., Covina, CA 91722

**Mark Shenouda**

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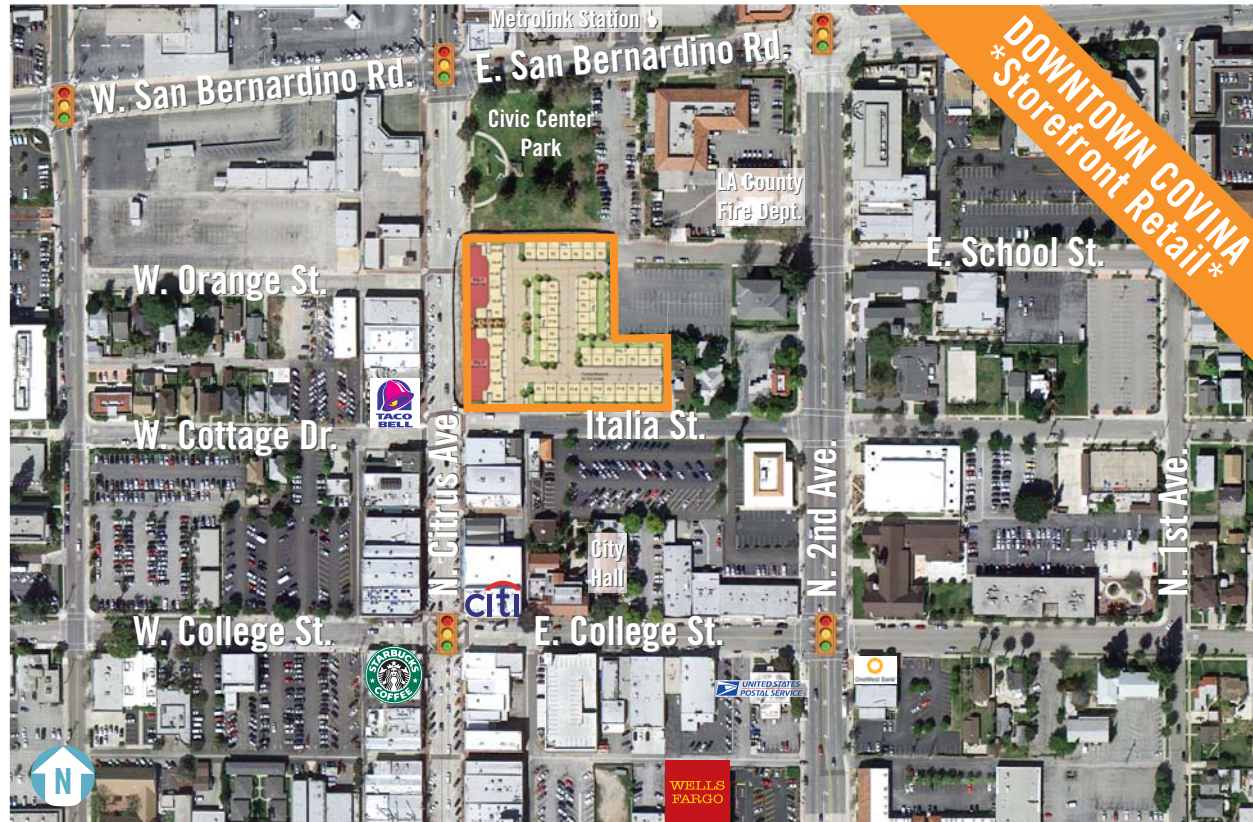
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### Demographics

(2010 Est.)	0.5 Mile	1 Mile	2 Mile	3 Mile
Population	5,847	24,927	94,115	185,513
Households	2,274	8,813	30,398	57,359
Avg. HH Income	\$63,056	\$63,981	\$73,855	\$75,107
Med. HH Income	\$49,861	\$50,171	\$59,878	\$61,955
Daytime Population	8,728	25,687	83,365	152,636

### Traffic Counts

Citrus Ave.	15,883	Source: CoStar Group Inc.
Italia St.	8,498	



Scan with your  
mobile device



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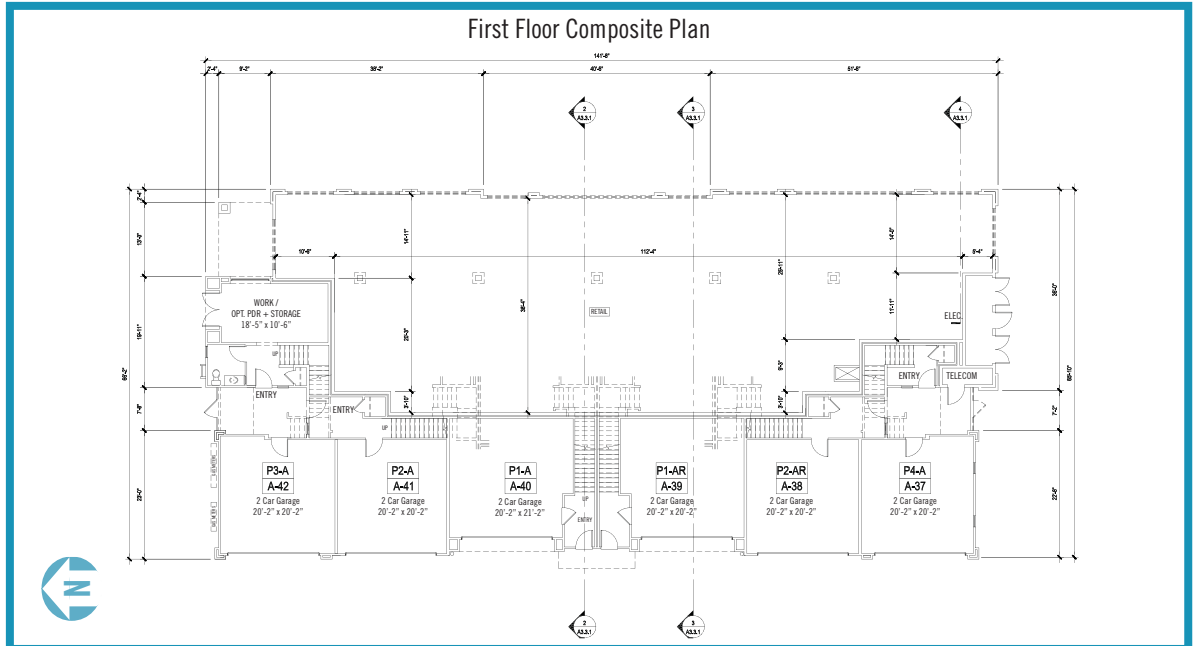
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### Property Highlights

- Two storefront retail buildings on historic Citrus Avenue in the heart of Downtown Covina
- In close proximity to the Metrolink Station, Covina City Hall, Civic Center Park, Covina Library, Covina Historical Society, Los Angeles County Fire Department and other civic buildings
- The site is part of a mixed-use development that will also contain 49 residential units

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