



**NEW REDUCED PRICE!**  
**NATIONAL TENANT COMING SOON ON THE HARD CORNER!**

**SOLD**

72,189 Sq. Ft.  
\$38.64 PER FT.  
\$2,790,000

Rowland

Citrus

**Property Details:**

Without question this is one of the nicest and largest sites for sale in all of L.A. County. Located just one 1/2 mile north off the 10 freeway at Citrus in Covina, Ca. This site is ready to build now with all streets and utilities in place. Build retail, fast food, office, restaurant or potentially build a mixed use retail with apartments or condos above (50 ft. Height limit). Only 72,189 Sq. Ft. left, you will be hard pressed to find a finer site anywhere in the county. The existing owner does not have the financial muscle to build this center out. Bring your buyers a great deal and make 3% co-op commission. First real offer in the next 30 days will get a great deal

**TANNA** Real Estate

For more information  
Please contact  
626.757.1700

[WWW.TANNA REALESTATE.COM](http://WWW.TANNA REALESTATE.COM)

## CITY DESCRIPTION

The small city of Covina, California truly has it all. This Los Angeles suburb offers the charming downtown, traditional values and safe, attractive neighborhoods you'd expect in a small cozy town. Additionally Covina is cradled within a system of freeways and rails that make it an ideal site for business. Covina is centrally located to Los Angeles, the ocean, desert and San Gabriel Mountains. Furthermore this beautiful city features palm-lined streets, well-maintained homes, and neighborhoods with spectacular mountain views. But Covina is more than just a pretty face. It has an exceptional strong heritage as a business community.

## SITE DESCRIPTION

One of the biggest offerings of Retail – Commercial in the San Gabriel Valley on a major signalized corner of Covina, CA. At 154,00 Sq. Ft. This signalized corner will absolutely be a shining star for Covina. Recognized as the first site when you enter the city directly off the 10 freeway at Citrus, it will set the tone for many of the future city developments. This will be the first ground-up development for the city in well over 20 years!

## DEMOGRAPHICS

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2006 ESTIMATE	\$54,708	\$65,354	\$65,963
AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2006 ESTIMATE	\$63,687	\$76,407	\$78,987
TOTAL POPULATION	1 MILE	3 MILE	5 MILE
2006 ESTIMATE	22,185	195,992	534,761
2011 PROJECTION	23,262	205,733	561,540
WORKFORCE	1 MILE	3 MILE	5 MILE
2006 ESTIMATE	8,862	76,196	200,971
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2006 ESTIMATE	7,085	55,485	138,062

BJ's Office DEPOT mervyns City

BABIES'R US OLD NAVY Chicks

SUBWAY Bank of America



BED BATH & BEYOND



Washington Mutual



Longs Drugs



T-Mobile



CITRUS

enterprise



ROWLAND



SITE



CITRUS CAR WASH AVERAGES 500 CARS PER DAY



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# PROPOSED BUILDINGS



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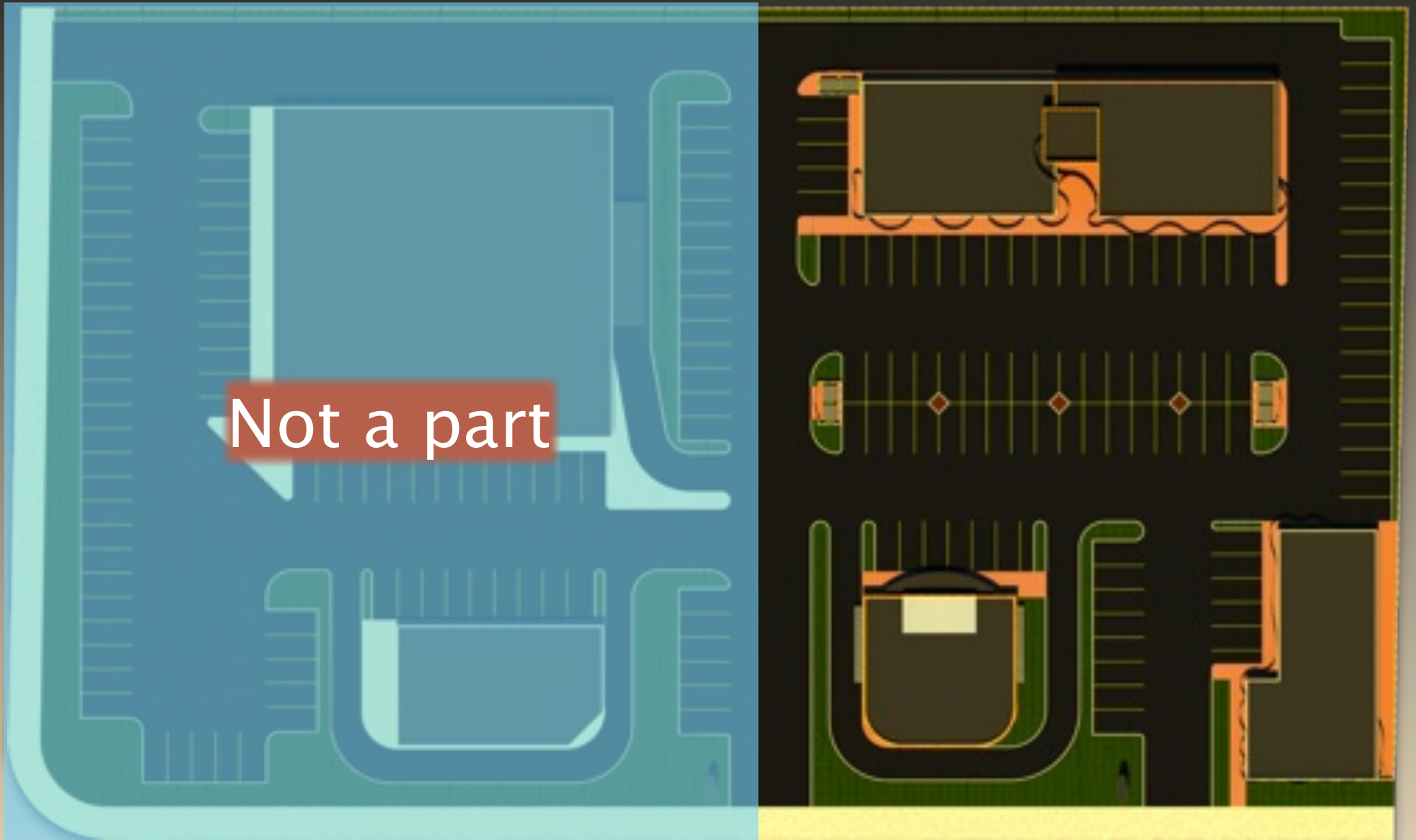
PROPOSED  
17,649 SQ. FT. RETAIL,  
RESTAURANT AND OFFICE COMPLEX

Not a part



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# PROPOSED SITE PLAN



# NORTH WEST CORNER – CITRUS & ROWLAND, COVINA, CA

