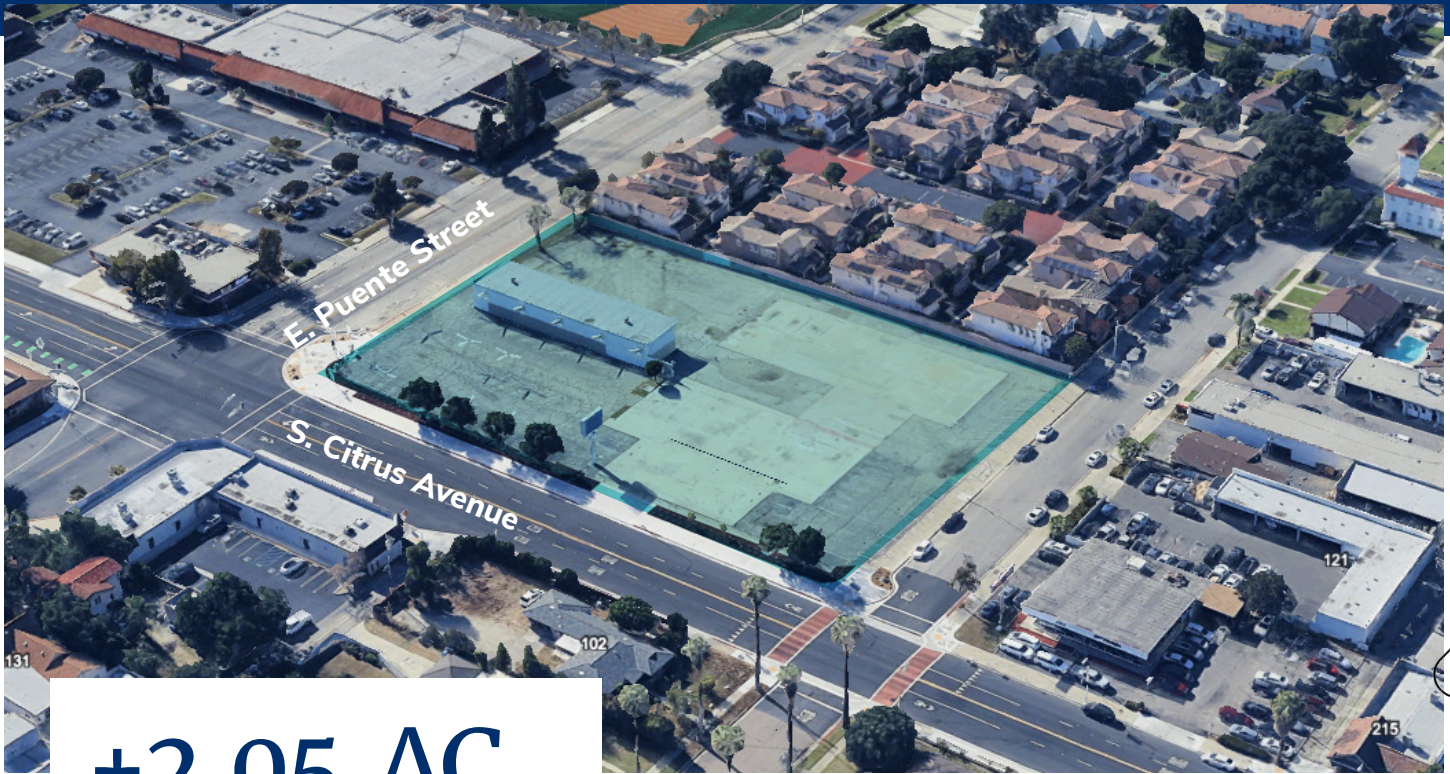


For Sale

📍 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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EXECUTIVE VICE PRESIDENT

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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	
5 AhiPoki	5 Walmart	
6 Marie Callender's Restaurant	6 Hobby Lobby	
7 Islands Restaurant	7 Target	
8 Buffalo Wild Wings	8 Pickwick Wine & Spirits	
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	

HOTELS

- 1 Fairfield Inn by Marriott
- 2 Pacific Stay Hotel
- 3 Best Western Plus
- 4 Hampton Inn

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