

Dutch Bros Coffee- Opening Jan. 2024

# Citrus Center

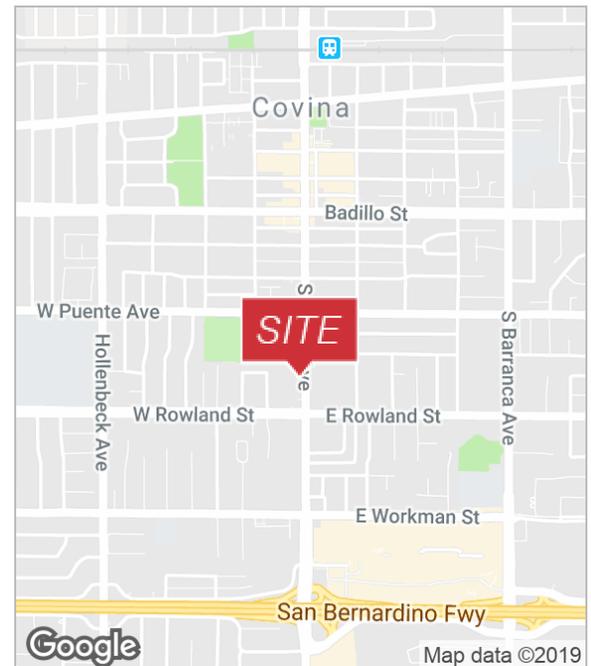
525 South Citrus Ave  
Covina, California 91723

## 1 PAD AVAILABLE

- 2,340 SF restaurant with drive thru, CUP in place
- 2,100 SF pad for retail building
- 5,800 SF pad for retail building
- Adjacent to CVS & Jack in the Box with reciprocal access
- Near Eastland Center
- Rare free standing retail buildings
- Possible Build-to-Suit

## Demographics

	1 Mile	2 Miles	3 Miles
Total Households	7,238	24,109	51,458
Total Population	20,986	75,926	170,970
Average HH Income	\$67,427	\$77,125	\$77,376
Traffic: Citrus and Rowland			23,798 VPD



For more information

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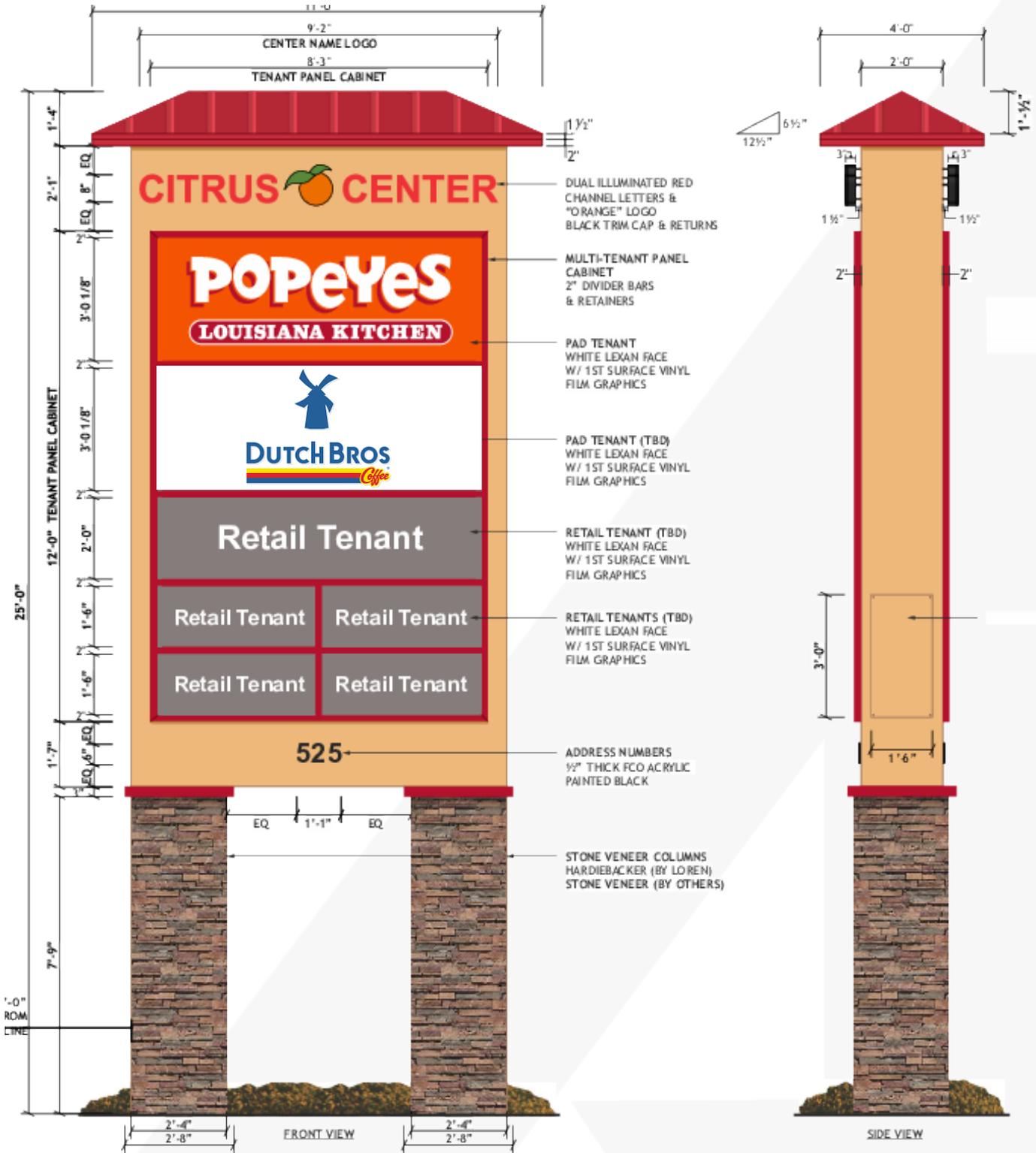
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For Lease

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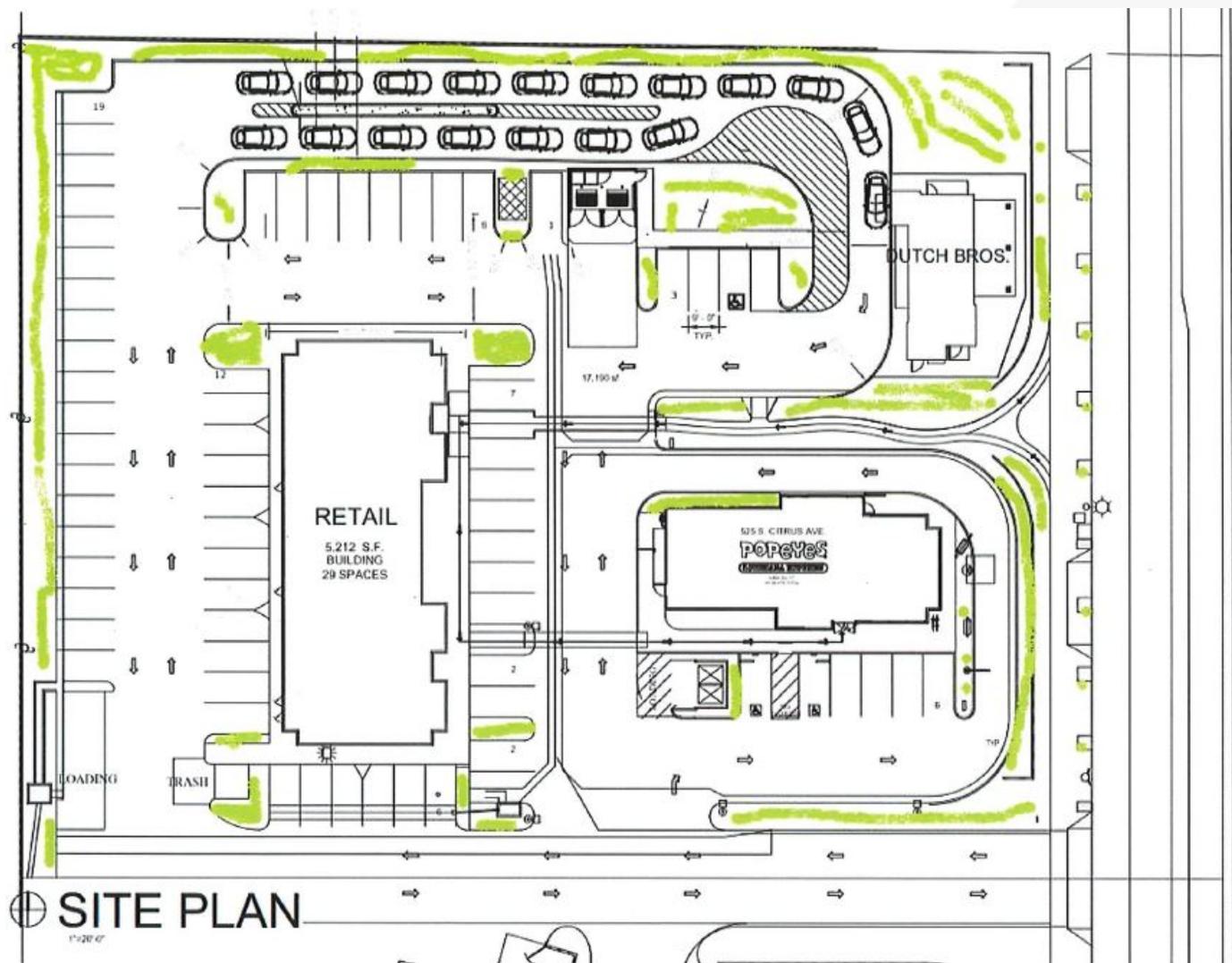
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