

971 N. CITRUS AVE.
Covina, CA 91722



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PROPERTY INFORMATION

Purchase Price
\$778,888.00

Property Address
971 N. Citrus Ave.
Covina, CA 91722

Year Built
1954

Property Size
1,246 Sq. Ft.

Land Size
5,412 Sq. Ft.

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971 N. Citrus Ave., Covina, CA 91722

PROPERTY OVERVIEW

This ±1,246 SF office building in Covina, CA is a great opportunity for any business looking to expand or relocate. Located in a prime location, this building offers easy access to major highways and public transportation. The building features a large reception area, two private offices, a conference room, and a kitchenette. The exterior of the building is well-maintained and offers plenty of parking for customers and employees. With an asking price of \$788,888, this office building is an excellent investment for any business looking to grow. With its convenient location and competitive price, this office building is sure to be snatched up quickly. Don't miss out on this great opportunity!

Covina, California is a city located in Los Angeles County, about 20 miles east of downtown Los Angeles. It is part of the San Gabriel Valley and is known for its small-town charm and friendly atmosphere. The city has a population of over 48,000 people and is home to many businesses, schools, and parks.

Covina is a great place to live for those who want to be close to the hustle and bustle of Los Angeles but still enjoy the peace and quiet of a small town. The city has a variety of housing options, from single-family homes to apartments and condos. There are also plenty of shopping and dining options in the area, including the West Covina Mall and the Covina Town Center.

The city is home to several parks, including Covina Park, which features a playground, picnic areas, and a lake. There are also several golf courses in the area, including the Covina Hills Golf Course. The city also has several museums and cultural attractions, such as the Covina Valley Historical Museum and the Covina Valley Arts Council.

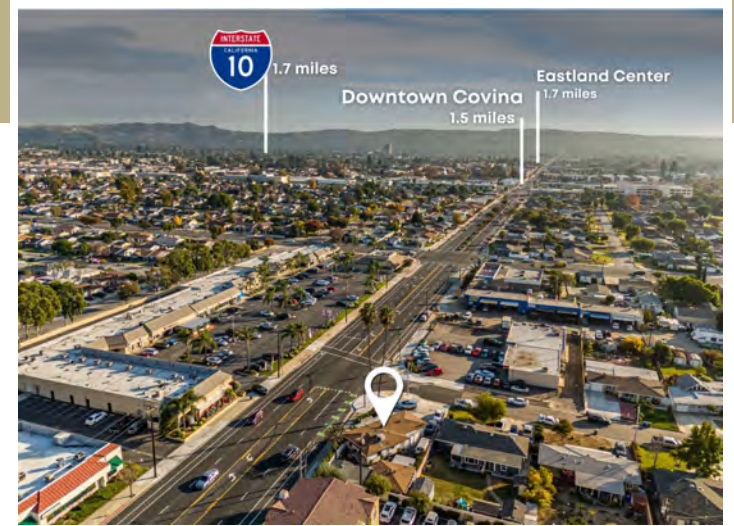
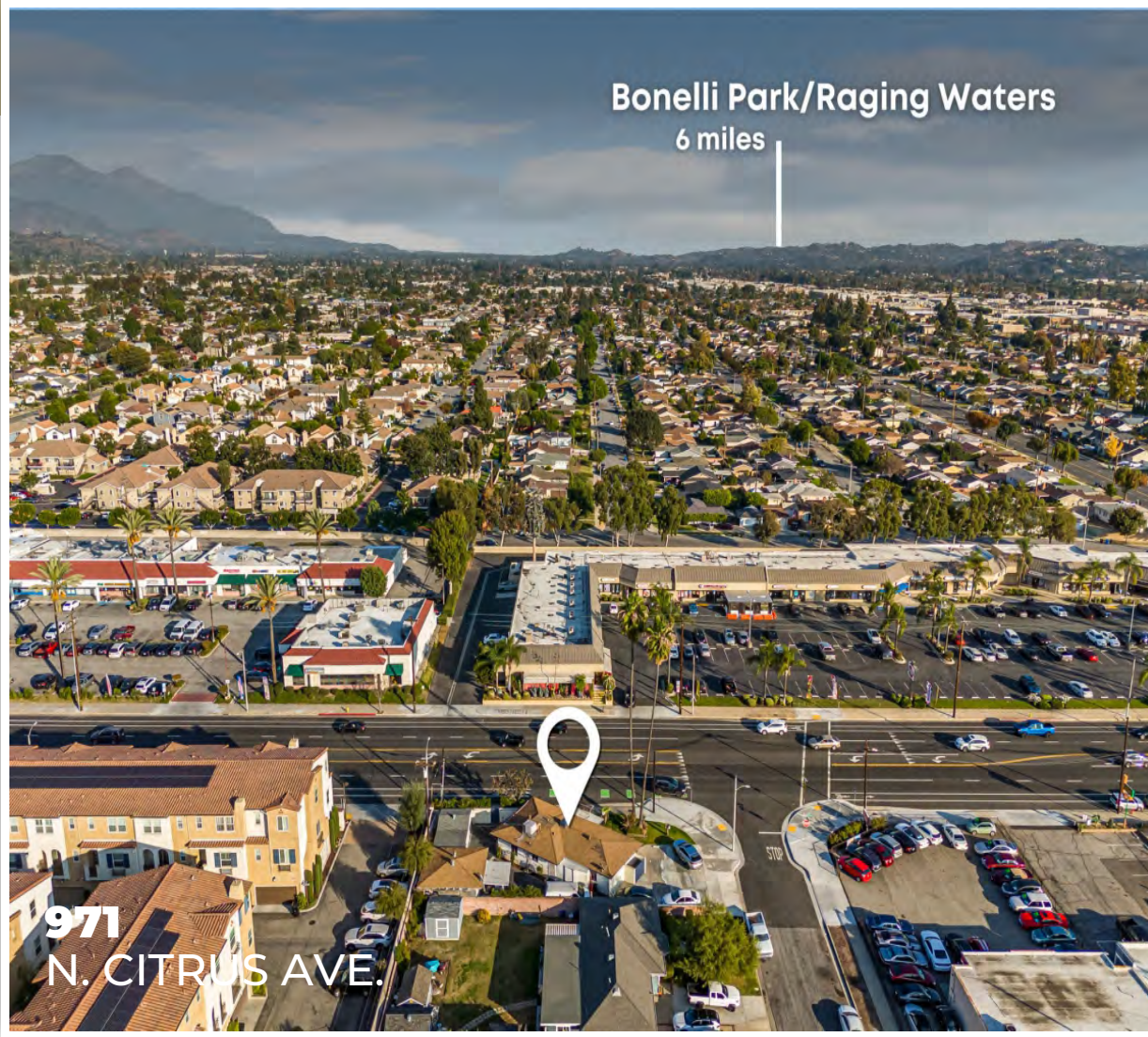
Covina is served by two school districts: the Covina-Valley Unified School District and the Charter Oak Unified School District. The city also has several private schools, including St. Joseph's Catholic School and St. Paul's Lutheran School.

Covina is a great place to live for those who want to be close to Los Angeles but still enjoy the peace and quiet of a small town. The city has plenty of housing options, shopping and dining options, parks, museums, and schools. It's an ideal place for families looking for a safe and friendly community to call home.

PROPERTY PHOTOS



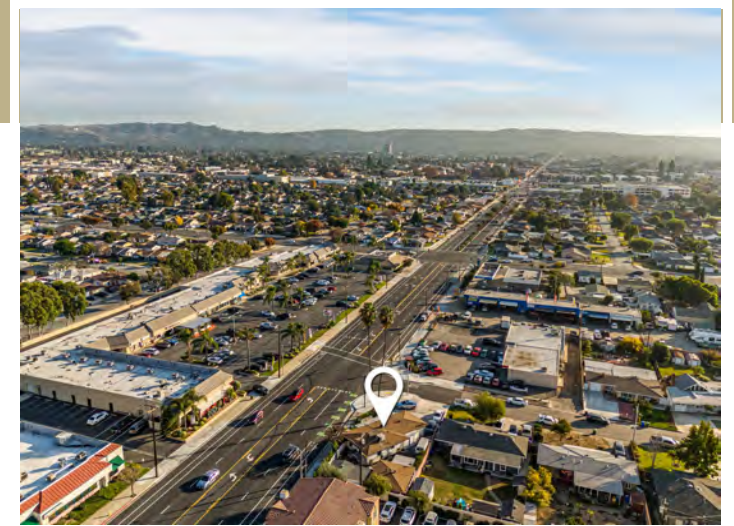
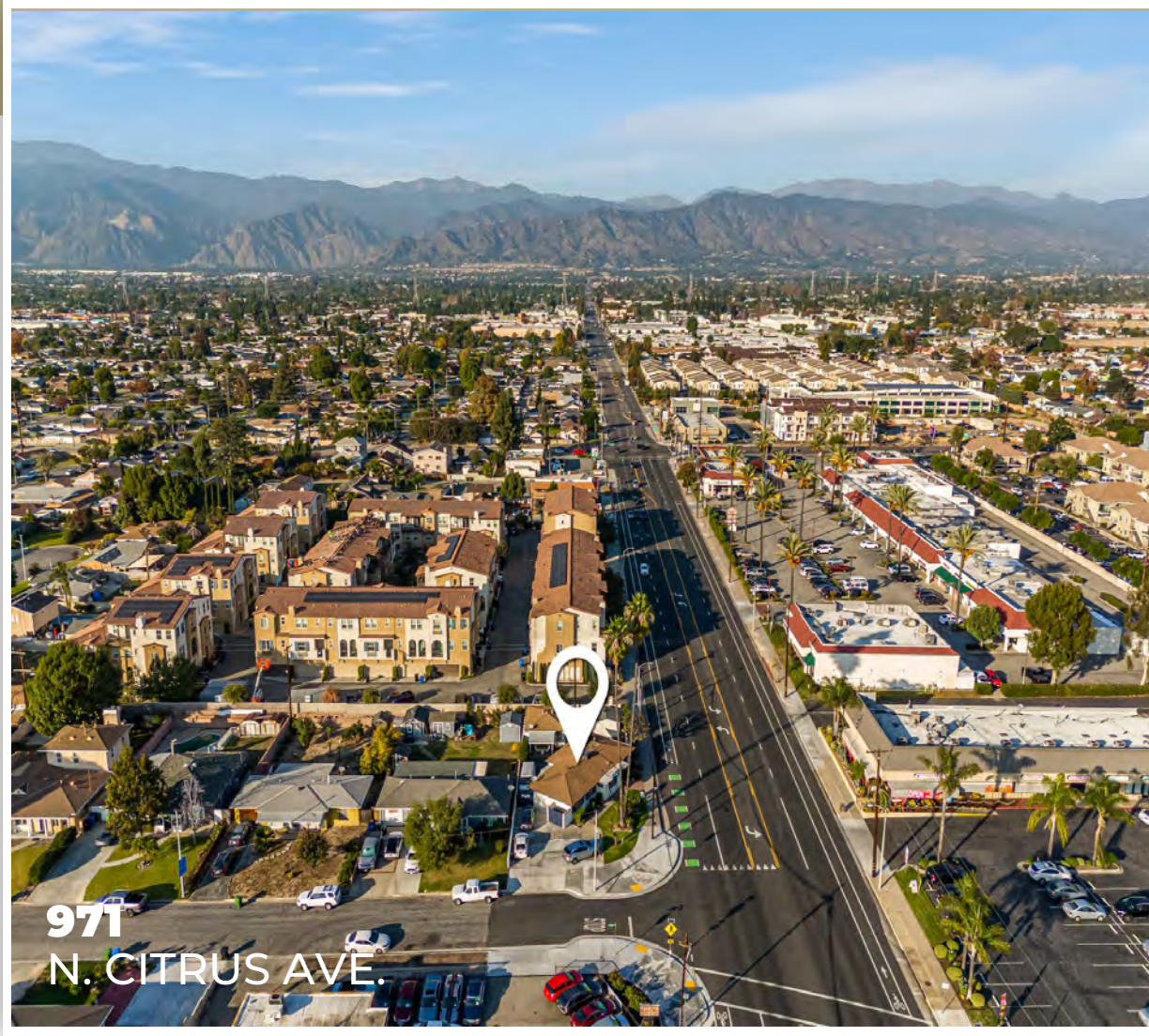
PROPERTY PHOTOS



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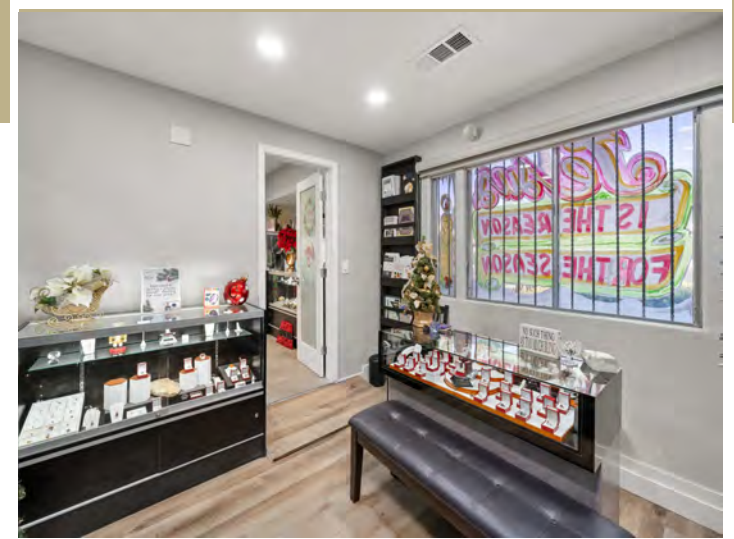
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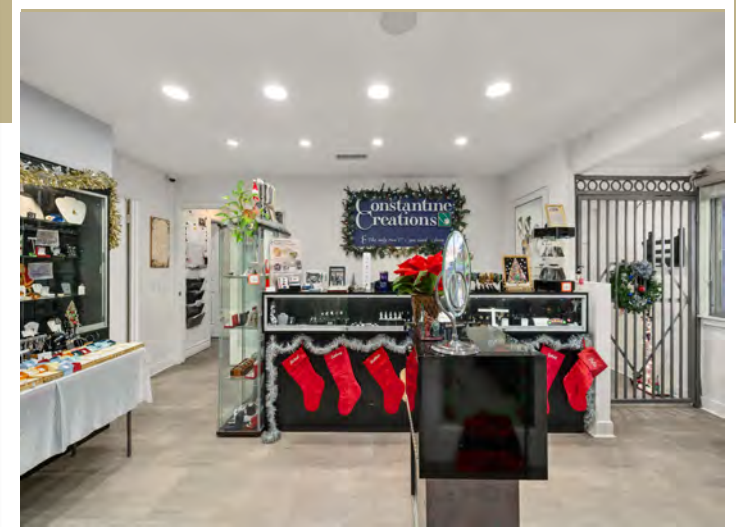
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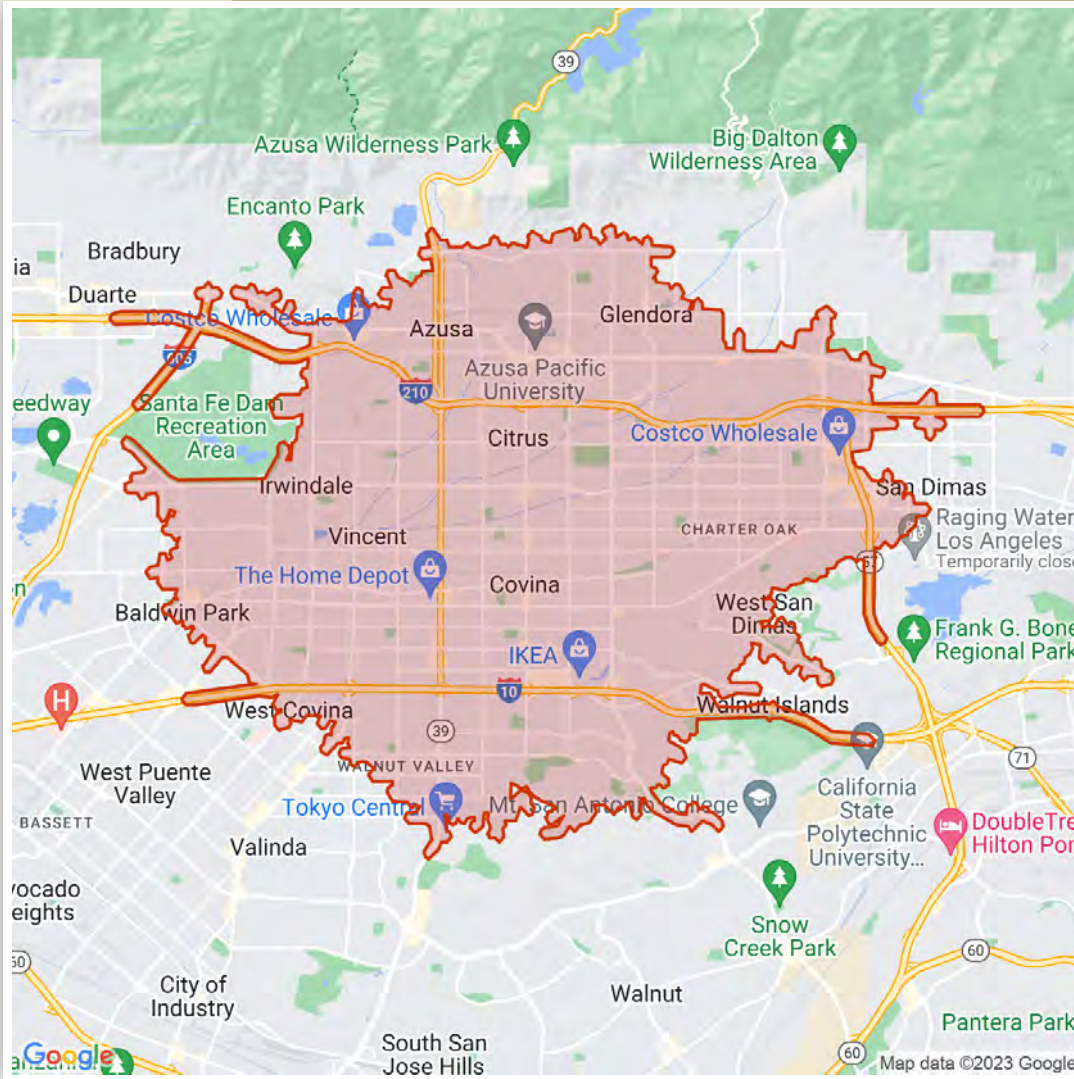


PROPERTY PHOTOS

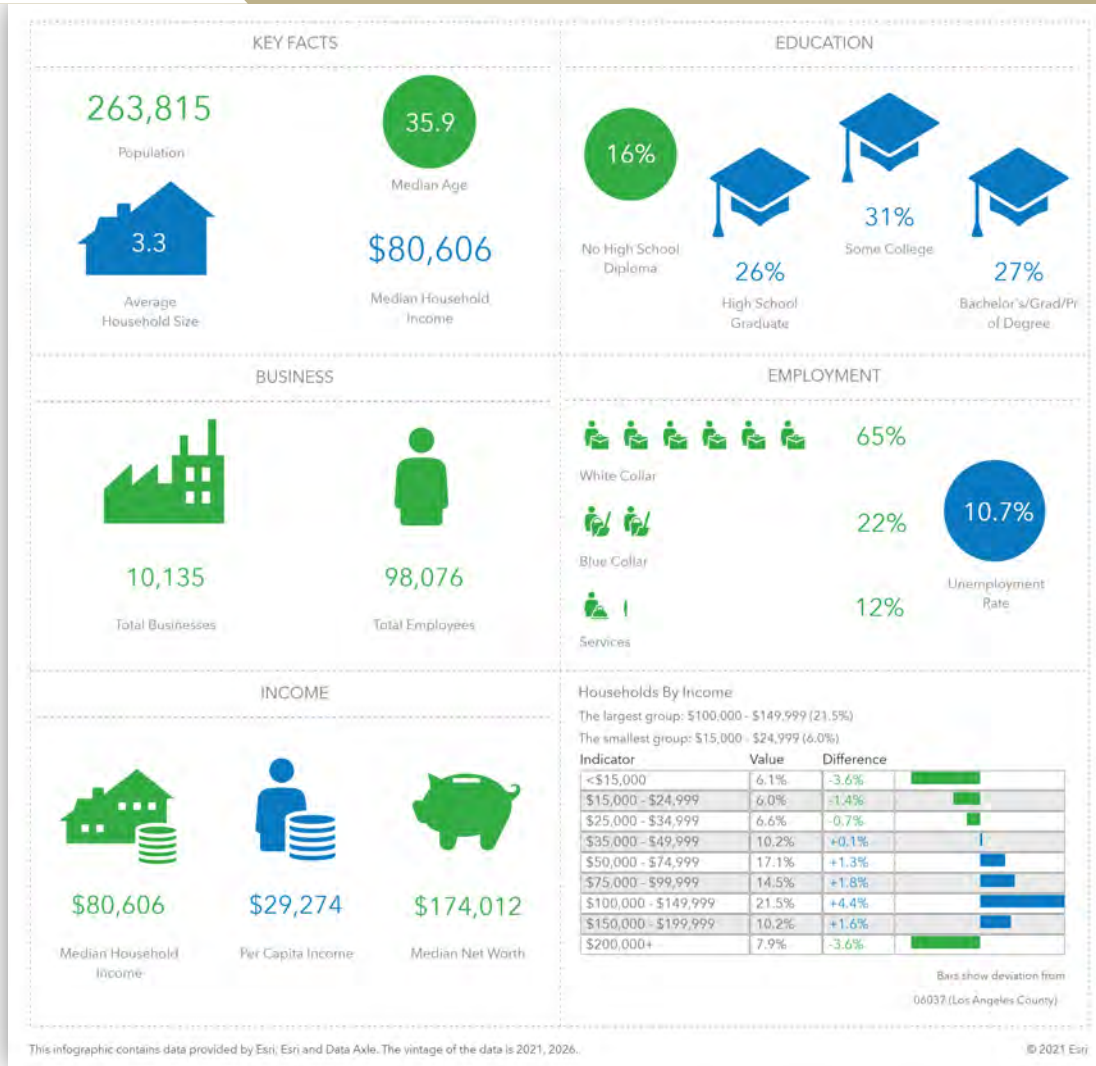


971 N. CITRUS AVE.

LOCATION/STUDY AREA MAP (DRIVE TIME: 10 MINUTES)



INFOGRAPHIC: KEY FACTS (DRIVE TIME: 10 MINUTES)



971
N. Citrus Ave.

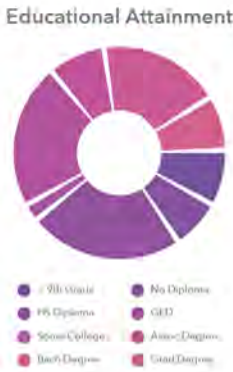
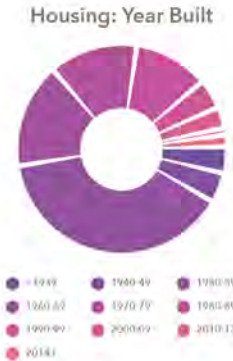
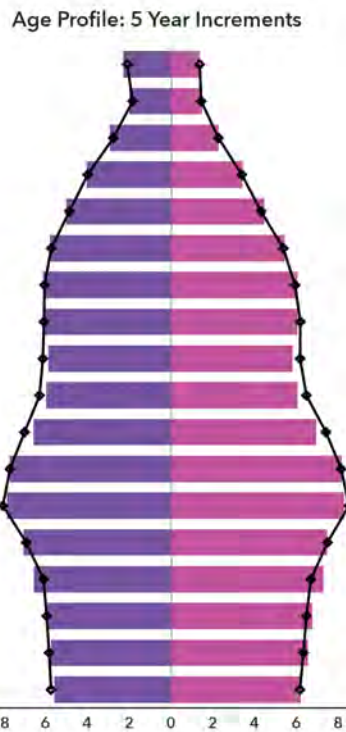
COMMUNITY PROFILE

263,815 Population Total
0.3% Pop Growth
3.3 Average HH Size
82.9 Diversity Index
35.9 Median Age
\$80,606 Median HH Income
\$174,012 Median Net Worth
\$596,602 Median Home Value
22% Under 18
64% Ages 18 to 65
14% Aged 66+


12.2%
 Service Workers


22.4%
 Blue Collar Workers

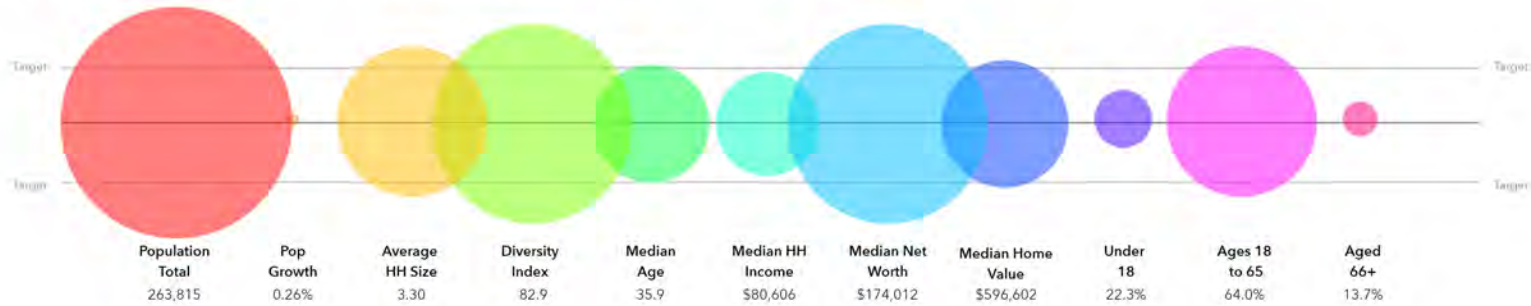

65.5%
 White Collar Worker



Source: U.S. Census Bureau, Census 2010 Summary File 5, Fast Facts for 2011 and 2020

971
N. Citrus Ave.

MARKET SUMMARY 971 N. Citrus Ave., Covina, CA, 91722



No High School Diploma 16%



Bachelor's, Professional or Graduate Degree 27%

High School Graduate 26%



Some College 31%

Educational Attainment



White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership

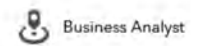


< 5 5-9 10-14 15-19 20-24
25-29 30-34 35-39 40-44 45-59
60-89 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



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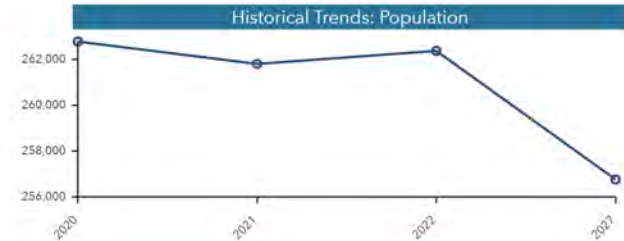
POPULATION TRENDS AND KEY INDICATORS

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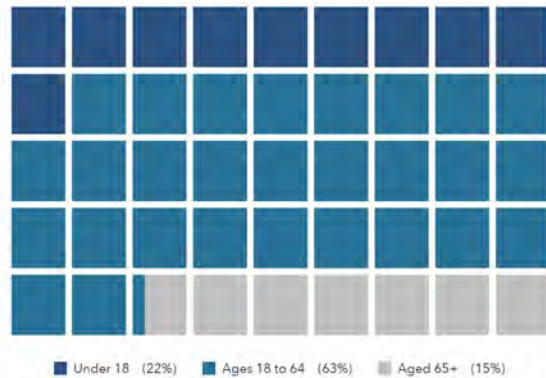


262,376	80,848	3.19	36.2	\$88,743	\$616,296	101	68	88
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

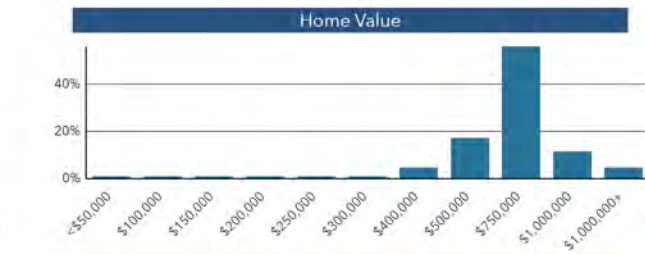
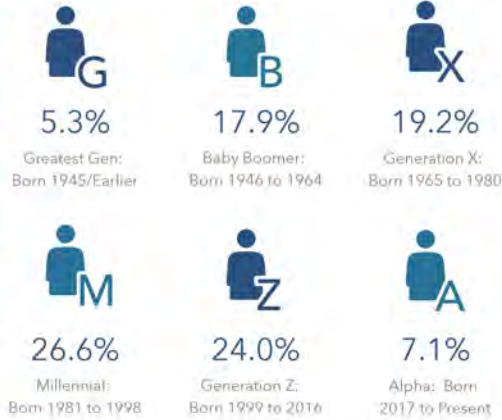
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



esri THE SCIENCE OF WHERE
 Source: Esri, Esri, Esri-U.S. BLS, ACS
 Esri forecasts for 2022, 2027, 2022, 2017-2021
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971
N. Citrus Ave.

AREA LOCATION MAP



971
N. CITRUS AVE.

AERIAL ANNOTATION MAP



