
FOR LEASE

**138-142 E College Street,
Covina, CA**

NEC N 2nd Ave & East College St

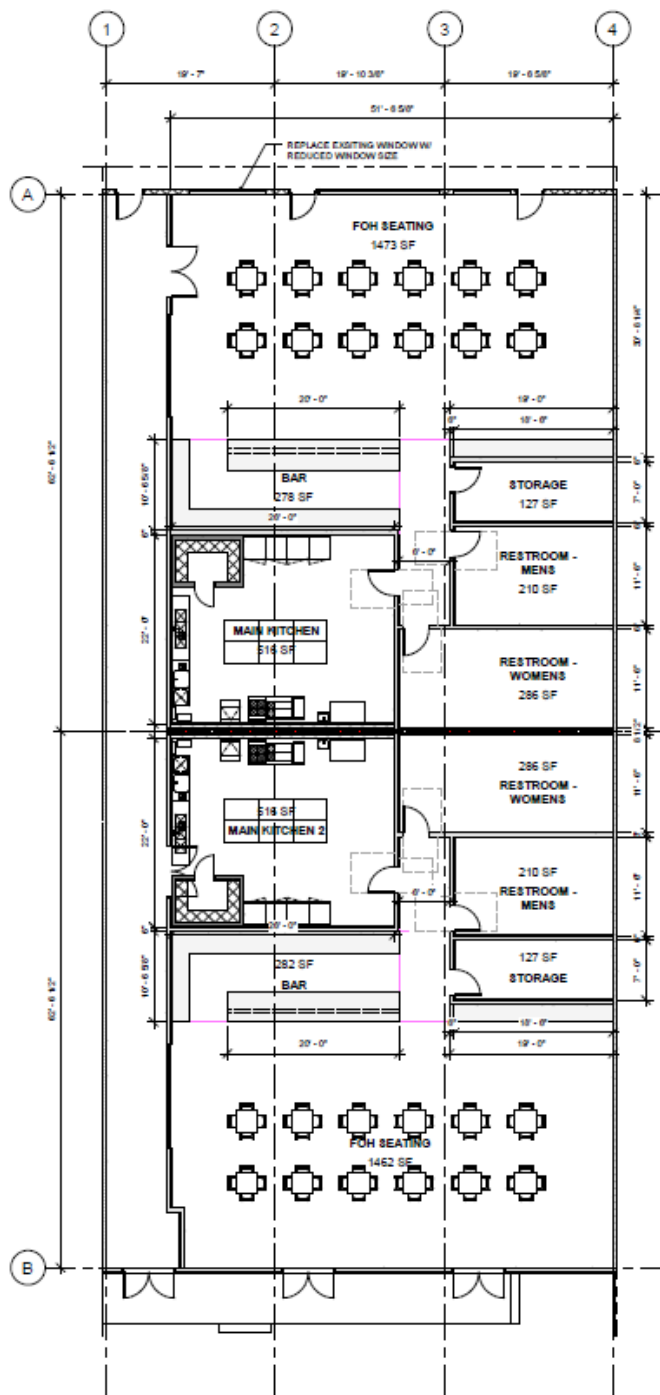


D
E
V
E
L
O
P
M
E
N
T

O
P
P
O
R
T
U
N
I
T
Y



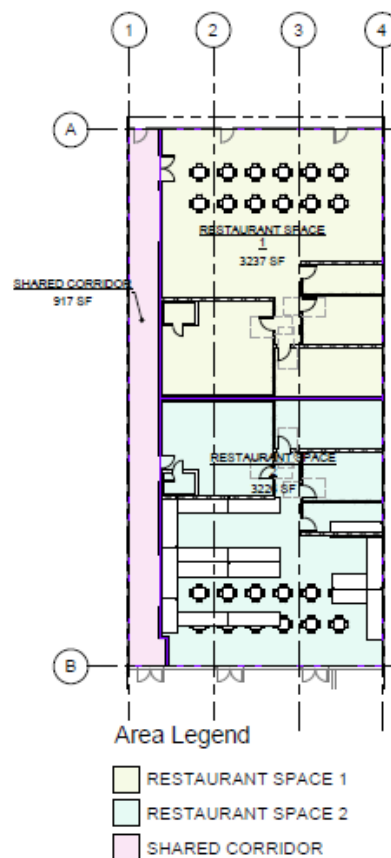
FUTURE CONCEPT



ROOM SCHEDULE - 140 E COLLEGE TI	
Name	Area
140 E COLLEGE - RESTAURANT 1	
BAR	278 SF
FOH SEATING	1473 SF
MAIN KITCHEN	516 SF
RESTROOM - MEN'S	510 SF
RESTROOM - WOMEN'S	386 SF
STORAGE	127 SF

140 E COLLEGE - RESTAURANT 2	
BAR	282 SF
FOH SEATING	1462 SF
MAIN KITCHEN 2	516 SF
RESTROOM - MENS	210 SF
RESTROOM - WOMENS	286 SF
STORAGE	127 SF

AREA SUMMARY - 140 E COLLEGE	
Name	Area
RESTAURANT SPACE 1	3237 SF
RESTAURANT SPACE 2	3226 SF
SHARED CORRIDOR	917 SF
TOTAL AREA (DEMISED)	7380 SF



PREPARED FOR

BUILDING OWNER:
DR. DIMITRIS CONSTANTINO
EASY GROUP LLC
128 E COLLEGE ST
COVINA, CA 91723

PROJECT ARCHITECT

loren**design**

COREY LOREN POPE
DBA LOREN DESIGN
514 W 5TH STREET
SAN DIMAS, CA 91773

ARCHITECT STAMP

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK BY LOREN DESIGN AND MAY NOT BE DUPLICATED USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF LOREN DESIGN

[illegible]

project status

140 E. COLLEGE ST COVINA
INTERIOR CONCEPT
DESIGN

PROJECT:
140 E. COLLEGE ST COVINA -
INTERIOR TENANT IMPROVEMENT

PROJECT NO: 2505.01

REF

DATE: 11/17/25

SHEET TITLE

140 E COLLEGE - INTERIOR
TENANT IMPROVEMENT -
CONCEPT PLAN

SHEET NUMBER:

A111

138- 142 E College Street, Covina, CA

- Offering a 7,500 SF building or opportunities between 1,000 to 7,500 SF of space. Ideal location for restaurants or single fitness uses.
- 5,000 SF common patio/ flexible outdoor space to accommodate food trucks, pop-up retail, mobile coffee or juice bars, and boutique service trucks. This open-air environment can be curated for seasonal events, weekend markets, and local gatherings- enhancing customer engagement and foot traffic. This area provides a vibrant extension of the Covina Commons experience, ideal for both short-term activations and long-term lease opportunities.
- Located on College Street—one of the main thoroughfares in the downtown district—just steps from the City’s Civic Center and the Laugh Factory.
- The City of Covina is known for its “live, work, play” lifestyle and vibrant community gatherings. The location is also near fine dining establishments, including Rosalie and Cenzia
- The property is located near major shopping centers and plazas, including Plaza West Covina that has over 185 stores and Covina Town Center.
- Median Household income is \$115,417 in a 5-mile radius.
- Positioned at the NEC of North 2nd Street and East College Street with nearly 15,461 Cars Per Day.

[illegible]

EXPANDED DEMOGRAPHIC PROFILE

Estimated 2025

140 E COLLEGE ST | COVINA , C A

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	26,143	189,141	421,761
Estimated Population (2030)	25,922	186,017	413,208
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	9,065	59,814	130,976
AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Average HH Income	121,007	127,416	129,838
Estimated Average HH Income (2030)	136,785	143,703	146,220
MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median HH Income	90,557	99,484	101,206
Estimated Median HH Income (2030)	104,753	112,684	115,417
PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Estimated Per Capita Income	41,932	40,443	40,385
Estimated Per Capita Income (2030)	48,385	46,591	46,498

LEASING:



CAROL SPRINGSTEAD

CA DRE #01082067

949.797.9040

cspringstead@springstead-associates.com

KARINA ROSTOMIANI

CA DRE #02073753

949.797.9040

karina@springstead-associates.com

TRAVIS BELL

CA DRE #02241394

949.797.9040

travis@springstead-associates.com