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FOR LEASE

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

NEC N 2<sup>nd</sup> Ave & East College St



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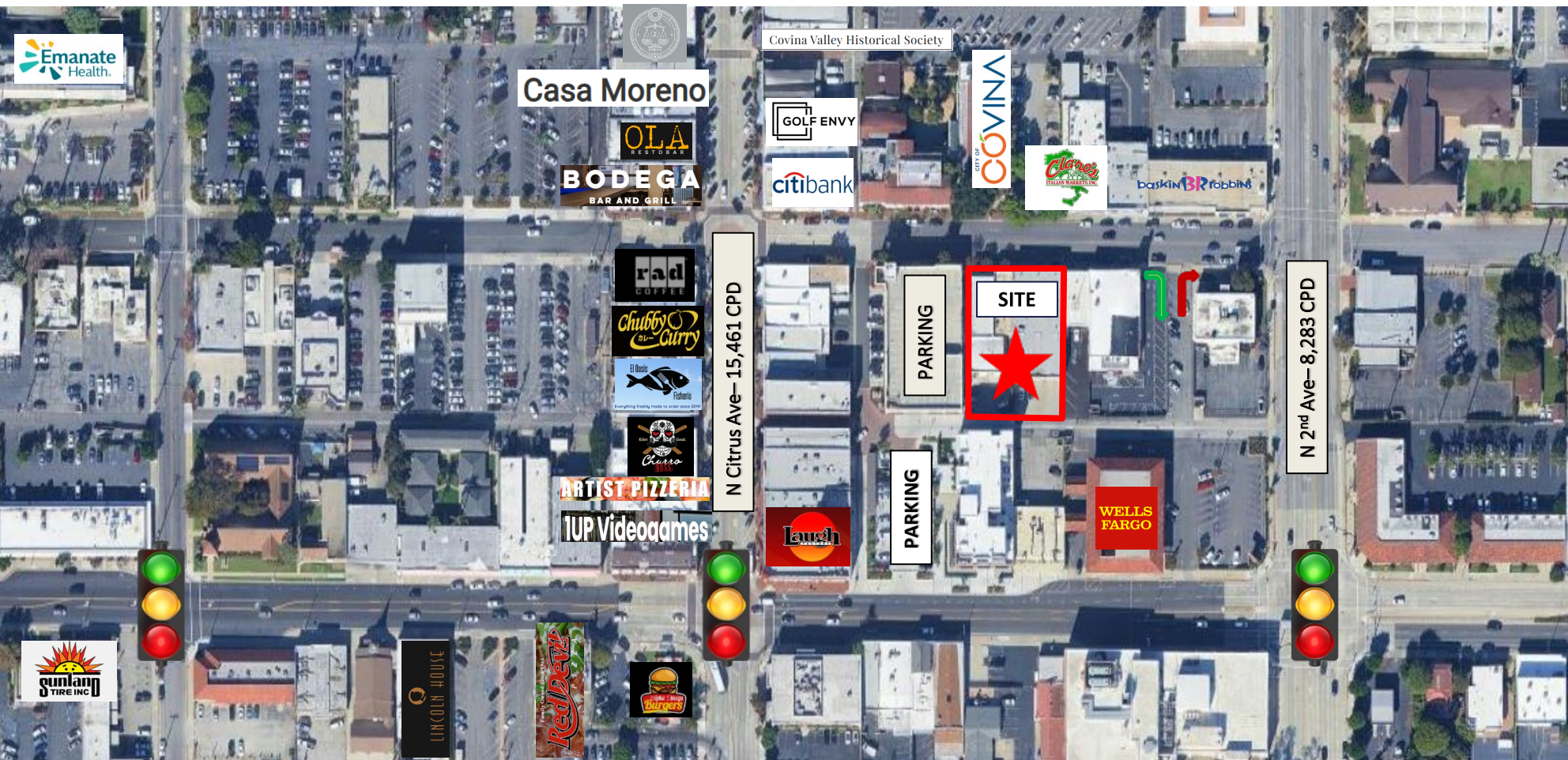


FUTURE CONCEPT

## 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 2<sup>nd</sup> Street and East College Street with nearly 15,461 Cars Per Day.





# AERIAL VIEW





# 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:



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