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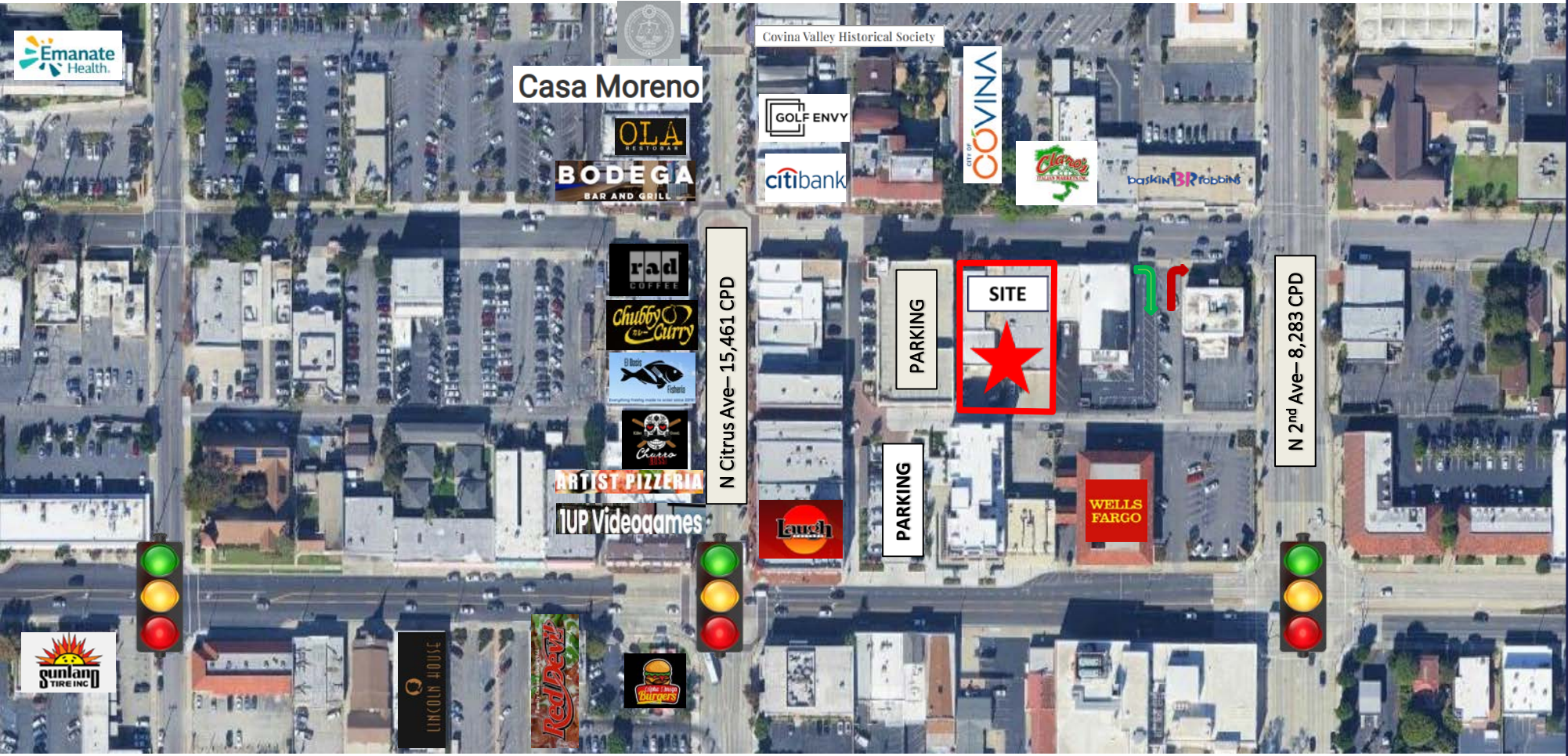
## 138- 142 E College Street, Covina, CA

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- 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.

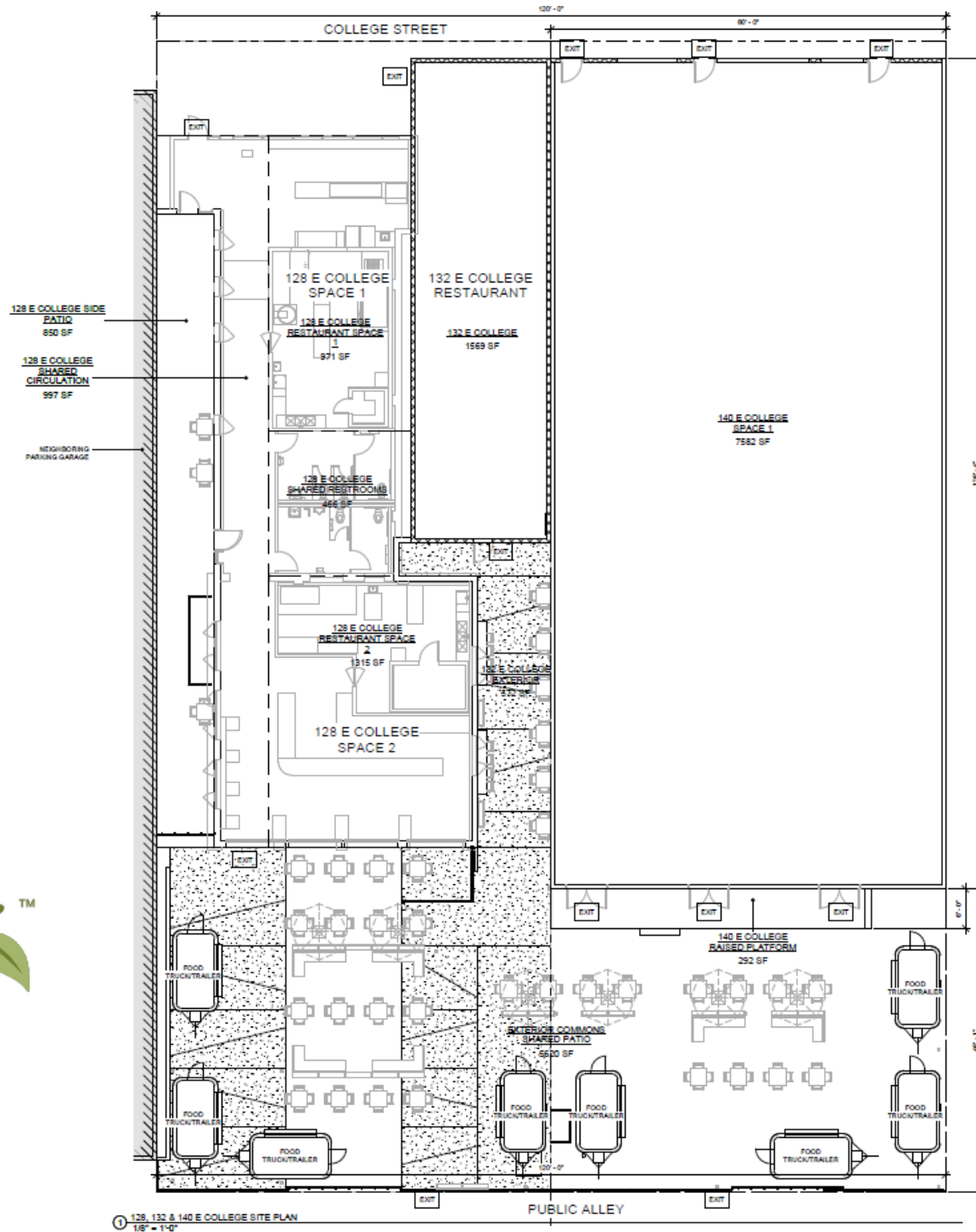


[covinacommons.com](http://covinacommons.com)



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# S I T E P L A N



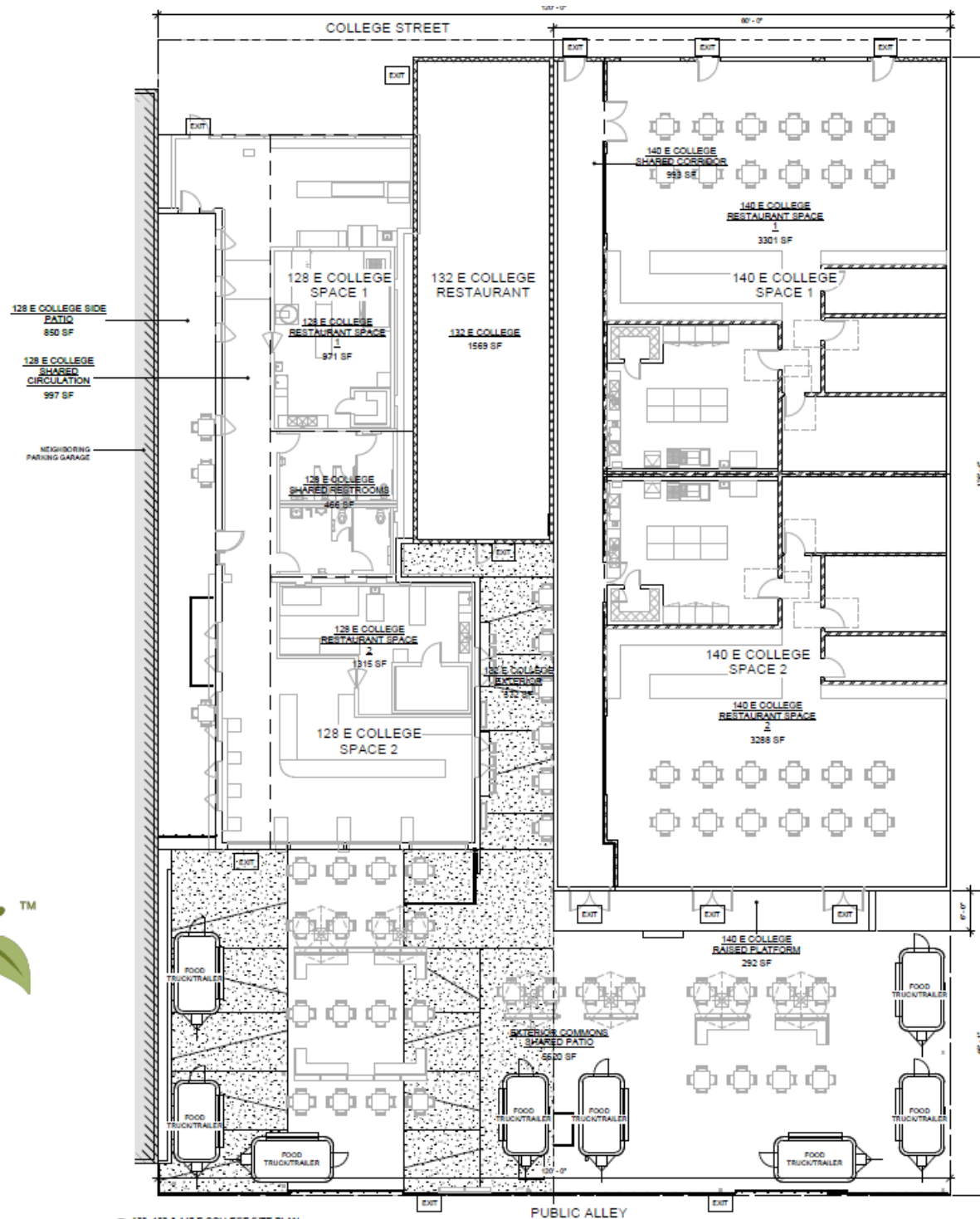
128, 132 & 140 E COLLEGE SITE PLAN  
1/8" = 1'-0"

LEASIBLE SPACES - AREA SUMMARY	
NAME	APPROX. AREA (SF)
128 E COLLEGE RESTAURANT SPACE 1	971 SF
128 E COLLEGE RESTAURANT SPACE 2	1315 SF
128 E COLLEGE SHARED CIRCULATION	997 SF
128 E COLLEGE SHARED RESTROOMS	466 SF
128 E COLLEGE SIDE PATIO	850 SF
128 E COLLEGE	4630 SF
132 E COLLEGE	1569 SF
132 E COLLEGE EXTERIOR	572 SF
132 E COLLEGE	2141 SF
140 E COLLEGE RAISED PLATFORM	292 SF
140 E COLLEGE SPACE 1	7582 SF
140 E COLLEGE	7875 SF
EXTERIOR COMMONS SHARED PATIO	5620 SF
EXTERIOR COMMONS	5620 SF
APPROX. SITE AREA	20236 SF

- LEASIBLE SPACES - GENERAL NOTES**
- INTERIOR AND EXTERIOR SPACES DENOTED ARE CONCEPTUAL IN NATURE AND REFLECT POTENTIAL TENANT DEMISING SCHEMES.
  - ALL AREAS AND DIMENSIONS NOTED ARE APPROXIMATIONS. ACTUAL AREAS AND DIMENSIONS ARE AND ARE TO BE VERIFIED BY OWNER/TENANT.



# S I T E P L A N



128, 132 & 140 E COLLEGE SITE PLAN  
1/8" = 1'-0"

LEASIBLE SPACES - AREA SUMMARY	
NAME	APPROX. AREA (SF)
128 E COLLEGE RESTAURANT SPACE 1	971 SF
128 E COLLEGE RESTAURANT SPACE 2	1315 SF
128 E COLLEGE SHARED CIRCULATION	997 SF
128 E COLLEGE SHARED RESTROOMS	466 SF
128 E COLLEGE SIDE PATIO	850 SF
128 E COLLEGE	4600 SF
132 E COLLEGE	1569 SF
132 E COLLEGE EXTERIOR	572 SF
132 E COLLEGE	2141 SF
140 E COLLEGE RAISED PLATFORM	292 SF
140 E COLLEGE RESTAURANT SPACE 1	3301 SF
140 E COLLEGE RESTAURANT SPACE 2	3288 SF
140 E COLLEGE SHARED CORRIDOR	993 SF
140 E COLLEGE	7875 SF
EXTERIOR COMMONS SHARED PATIO	5620 SF
EXTERIOR COMMONS	5620 SF
APPROX. SITE AREA	20236 SF

- LEASIBLE SPACES - GENERAL NOTES**
- INTERIOR AND EXTERIOR SPACES DENOTED ARE CONCEPTUAL IN NATURE AND REFLECT POTENTIAL TENANT DENSIFYING SCHEMES.
  - ALL AREAS AND DIMENSIONS NOTED ARE APPROXIMATIONS. ACTUAL AREAS AND DIMENSIONS ARE AND ARE TO BE VERIFIED BY OWNER/TENANT.





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# EXPANDED DEMOGRAPHIC PROFILE

Estimated 2025

138 -142 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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