



# TRIPLE-NET LEASED INVESTMENT

CITIBANK

200 N CITRUS AVE  
WEST COVINA, CA

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# 200 N CITRUS AVE | \$5,200,000

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REALTORS

## INVESTMENT SUMMARY



### INVESTMENT HIGHLIGHTS

- Single tenant NNN lease
- Trophy Retail Location in Heart of Downtown Covina

### SITE INFORMATION

- Adjacent to many retail amenities such as supermakerts, shopping centers, restaurants, clinics, postal offices, etc
- Excellent NNN investment opportunity
- Over 192k people living in the area with a \$2.1 billion total spending

### INVESTMENT SUMMARY

- NOI: \$209,317.92
- CAP rate: 4.03%
- Building Area: 5,000 SF
- Rent: \$3.49/sf/month
- Year Built: 1923
- Option Terms: Four (4) five (5) year options

