

Citrus Park Apartments

West Covina, CA

70+1-Unit Apartment Community

\$10,950,000



Low Density Garden Style Apartments on 3.07 Acres with Over 523 Feet of Frontage

Well Amenitized

Located in the Award Winning West Covina Unified School District

Situated in the Heart of the San Gabriel Valley in the Best Location of West Covina

Adjacent to the City of Industry's Sizeable Job Base

Adjacent to Approximately 35 Acres of Parkland, Yet 1/8 Mile to the I-10 Freeway & 3/4 Mile to the Eastland Mall & Multiple Large Employment, Restaurant & Entertainment Hubs

12% Rental Upside

Great Mix of Mostly Two Bedroom Units

Individual Units Averaging Approximately 1,000 Square Feet

High Historical Stabilized Occupancy with Double Digit Rental Upside

Exclusively Listed by

Kitty Wallace

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Sperry Van Ness.
Commercial Real Estate Advisors

INVESTMENT OPPORTUNITY