ARROW & CITRUS CENTER

1375-1467 N. CITRUS AVE. • COVINA, CA 91722 SWC ARROW HWY. AND CITRUS AVE.























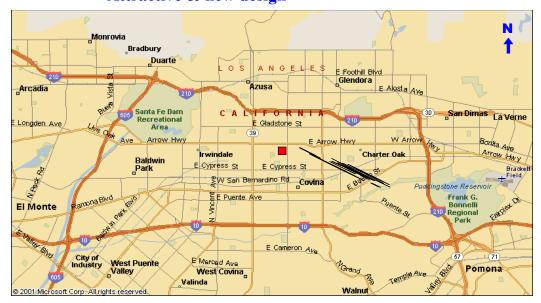


SIZE: 103,000 sq. ft. neighborhood shopping center

DEMOGRAPHICS: 2 mile 3 mile **Population** 30,875 114,001 197,851 \$96,751 **Average Household Income** \$86,730 \$87,349 67% **65%** 60% **Hispanic Population**

FEATURES:

- Busy signalized intersection with easy access from all directions.
- High visibility from the street.
- Traffic count approx. 56,148 automobiles per day.
- Easy access to Interstate 10 & 210, with on and off ramps.
- Surrounded by residential community & new housing construction. Area is growing and improving.
- Plenty free parking (4/1000 parking).
- Pole sign available.
- Attractive & new design





6420 Wilshire Blvd., #1500 Los Angeles, CA 90048-5561

(323) 653-3777

Fax: (323) 651-4011

www.arrcit.com

The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy but we make no representations or warranties expressed or implied, as to the accuracy of the information. The site plan is only an illustration. No representation is being made that specific tenants will occupy the center. The

center is subject to change from time to time by the landlord. References to square footage or age are approximate. Lessees must verify the information by

