

ARROW & CITRUS CENTER

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

COMING SOON
golden corral



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

DEMOGRAPHICS:

	<u>1 mile</u>	<u>2 mile</u>	<u>3 mile</u>
Population	30,875	114,001	197,851
Average Household Income	\$86,730	\$87,349	\$96,751
Hispanic Population	67%	65%	60%

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



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