

ARROW & CITRUS CENTER

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

SUPERIOR
 GROCERS

AutoZone

metro
 by T-Mobile

total
 wireless

WING STOP

LA MICHOACANA

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



RELIABLE PROPERTIES

6420 Wilshire Blvd., #1500
 Los Angeles, CA 90048-5561
 (323) 653-3777
 Fax: (323) 651-4011
www.arccit.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 their own sources.

