

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	31,119	115,332	199,800
Average Household Income	\$78,718	\$78,592	\$85,937
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



6420 Wilshire Blvd., #1500
Los Angeles, CA 90048-5561
☎ (323) 653-3777
☎ (323) 651-4011
www.arccit.com

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