

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 (2012):

	<u>1 mile</u>	<u>2 mile</u>	<u>3 mile</u>
Population	30,471	112,455	193,928
Average Household Income	\$73,934	\$74,107	\$80,292
Hispanic Population	64%	62%	58%

FEATURES:

- 👉 Busy signalized intersection with easy access from all directions.
- 👉 High visibility from the street.
- 👉 Traffic count approx. 53,700 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

DIRECTIONS:

- FROM THE I-10 (SAN BERNARDINO FWY), EXIT ON CITRUS AVE, GO NORTH ON CITRUS AVE. UNTIL SWC OF ARROW HWY
- FROM THE I-210 (FOOTHILL FWY), EXIT ON CITRUS AVE, GO SOUTH UNTIL SWC OF ARROW HWY & CITRUS AVE.



Reliable Properties
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📠 Fax: (323) 651-4011
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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, traffic count, demographics and sales study are approximate. Lessees must verify the information by their own sources.

POTENTIAL AVAILABLE SIZES: 758 - 13,250 SQ. FT.

ARROW HIGHWAY



CITRUS AVENUE

DEVANAH STREET

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