



**Coming Soon - Harbor Freight**

**END CAP RESTAURANT AND ANCHOR SPACE AVAILABLE**

*Near the intersection of Hollenbeck and West Arrow Highway*

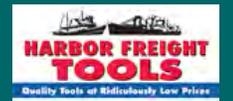
FEATURES

- Anchor and Restaurant Space Available:
- ⇒ 1,200 SF Restaurant Space
- ⇒ 900 SF Equipped Restaurant
- ⇒ 1,750 SF Retail/Office
- ⇒ 10,637-45,303 SF Anchor Space
- Abundant parking
- Arrow highway is Covina's main East/West thoroughfare servicing the city's retail corridor

AREA AMENITIES

- Strong Retail Market in the Immediate Area.
- Convenient Access to the 210 Freeway
- Excellent Demographics
  - 3 Mile Population 188, 192
  - 3 Mile Median Income \$62, 389

**420-476 West Arrow Highway, &  
1436-1444 Hollenbeck Avenue  
Covina, CA 91722**



**CONTACT...**

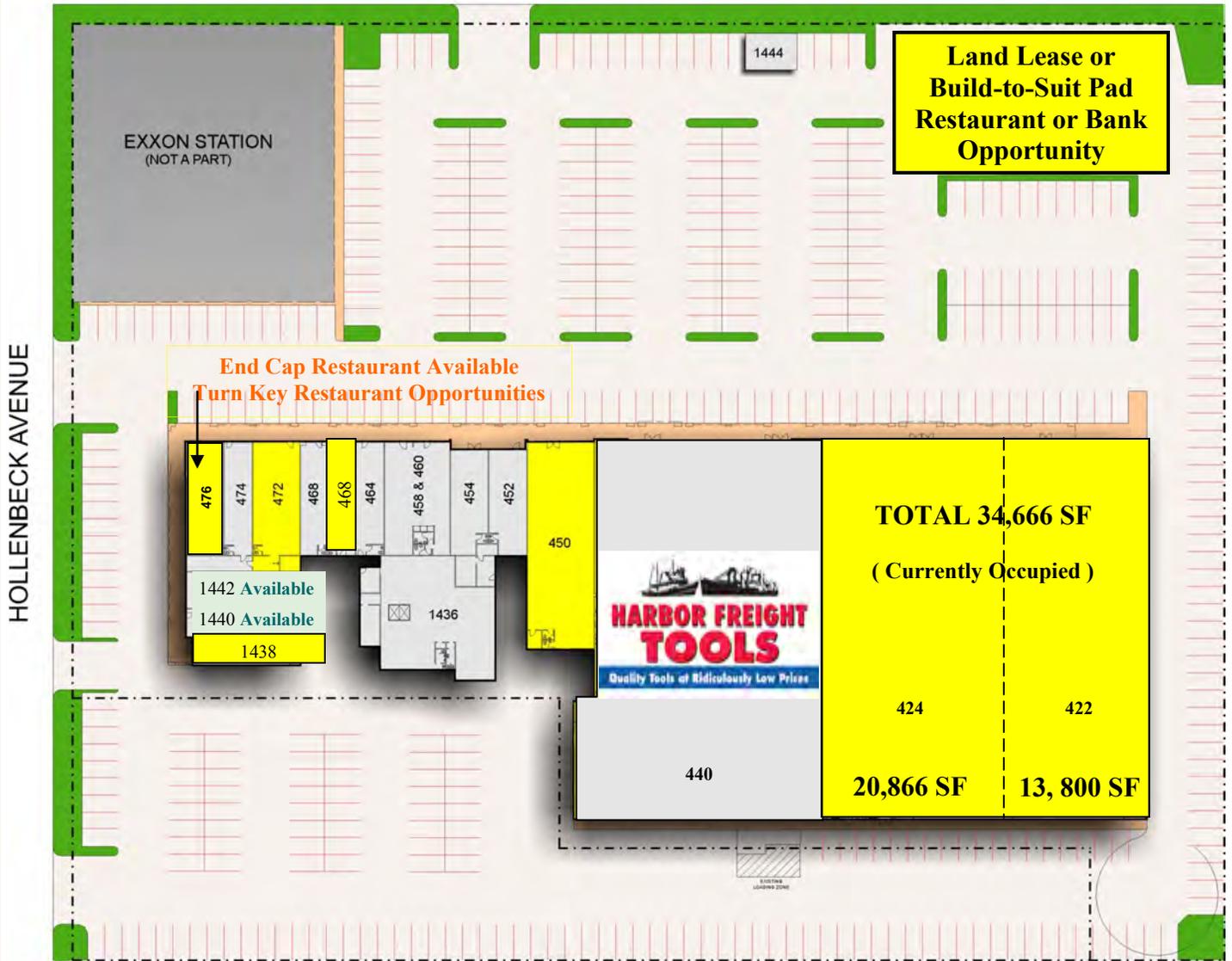
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# SITE PLAN

ARROW HIGHWAY



## ARROW CENTER

476W. ARROW HWY COVINA CA. 91722

SUITE	TENANT
AC-1436	American Legion Post
AC-1438	<b>AVAILABLE 1,800 SF</b>
AC-1442	Pet Place
AC-1444	Watermill Express Inc.
AC-420	Stereo Plus USA
AC-422	<b>AVAILABLE 13,800 SF</b>
AC-438	<b>AVAILABLE 10,637 SF</b>
AC-440	Harbor Freight
AC-450	<b>AVAILABLE 3,850 SF</b>

SUITE	TENANT
AC-452	Arrow Cleaners
AC-454	Kristy's Beauty Salon
AC-458	Lotus Garden Restaurant
AC-464	Arrow Center Barber Shop
AC-466	ABC Color TV Services
AC-468	<b>Restaurant Available 900SF</b>
AC-472	<b>AVAILABLE 1,750 SF</b>
AC-474	Pupuseria Mi Salvadoran Restaurant
AC-476	<b>Restaurant Available 1,200SF</b>

# DEMOGRAPHICS

DemographicsNow

## Demographic Snapshot Comparison

**Geography:** 1 Mile: 1436 N HOLLENBECK AVE COVINA, CA 91722, 3 Miles: 1436 N HOLLENBECK AVE COVINA, CA 91722, 5 M...

	1 Mile: 1436 N HOLLENBECK AVE COVINA, CA 91722	3 Miles: 1436 N HOLLENBECK AVE COVINA, CA 91722	5 Miles: 1436 N HOLLENBECK AVE COVINA, CA 91722
<b>Population: 2011A</b>			
Total Population	32,937	188,192	382,436
Female Population	50.1%	51.4%	51.5%
Male Population	49.9%	48.6%	48.5%
Population Density	10,474	6,650	4,865
Population Median Age	34.3	34.5	34.4
Total Employees	4,922	62,746	121,791
Total Establishments	540	6,377	11,536
Population Growth 2000-2010	3.6%	2.7%	1.9%
Population Growth 2011A-2016	-0.3%	0.5%	-0.8%
<b>Income: 2011A</b>			
Average Household Income	\$66,317	\$71,537	\$79,741
Median Household Income	\$63,177	\$62,389	\$65,974
Per Capita Income	\$18,326	\$22,546	\$24,418
Avg Income Growth 2000-2010	NA	NA	NA
Avg Income Growth 2011A-2016	12.6%	13.1%	12.6%
<b>Households: 2011A</b>			
Households	9,006	56,572	113,235
Average Household Size	3.7	3.3	3.3
Hhld Growth 2000-2010	2.4%	0.5%	1.5%
Hhld Growth 2011A-2016	-0.3%	0.5%	-0.8%
<b>Housing Units: 2011A</b>			
Owner Occupied Units	9,006	56,572	113,235
% Owner Occupied Units	65.7%	59.3%	65.2%
% Renter Occupied Units	30.8%	36.6%	31.1%
% Vacant Housing Units	3.5%	4.1%	3.7%
Owner Occ Housing Growth 2000-2010	59.7%	64.8%	51.7%
Owner Occ Housing Growth 2000-2016	14.2%	7.5%	6.1%
Owner Occ Housing Growth 2011A-2016	3.8%	4.5%	2.9%
Occ Housing Growth 2000-2010	2.4%	0.5%	1.5%
Occ Housing Growth 2010-2016	4.4%	4.9%	2.9%
Occ Housing Growth 2011A-2016	3.1%	3.8%	2.4%
<b>Race and Ethnicity: 2011A</b>			
% American Indian or Alaska Native Population	1.2%	1.1%	1.0%
% Asian Population	9.1%	10.3%	13.8%
% Black Population	3.4%	3.3%	3.1%
% Hawaiian or Pacific Islander Population	0.1%	0.2%	0.2%
% Multirace Population	5.2%	5.2%	4.9%
% Other Race Population	27.1%	22.1%	21.7%
% White Population	54.0%	57.8%	55.4%
% Hispanic Population	69.8%	60.0%	57.1%
% Non Hispanic Population	30.3%	40.1%	42.9%

\*Census 2010 income data has not yet been released

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