



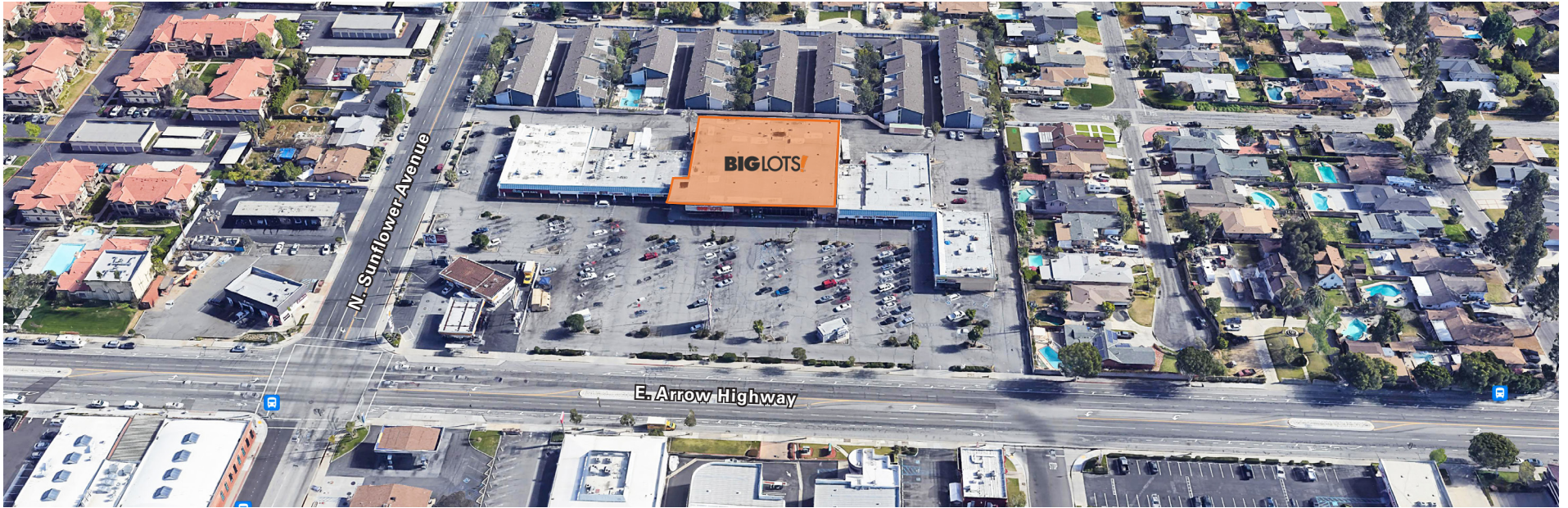
# 20808 E. Arrow Highway Covina, CA

FOR SALE OR LEASE  
23,979 SF BIG LOTS STORE





## PROPERTY HIGHLIGHTS



**Sunflower Square Shopping Center**  
20808 E. Arrow Highway  
Covina, CA 91724



**23,979 SF Store**  
Big Lots Space for Sale or Lease  
Available 2023



**Ample Free Surface Parking**  
300 Spaces

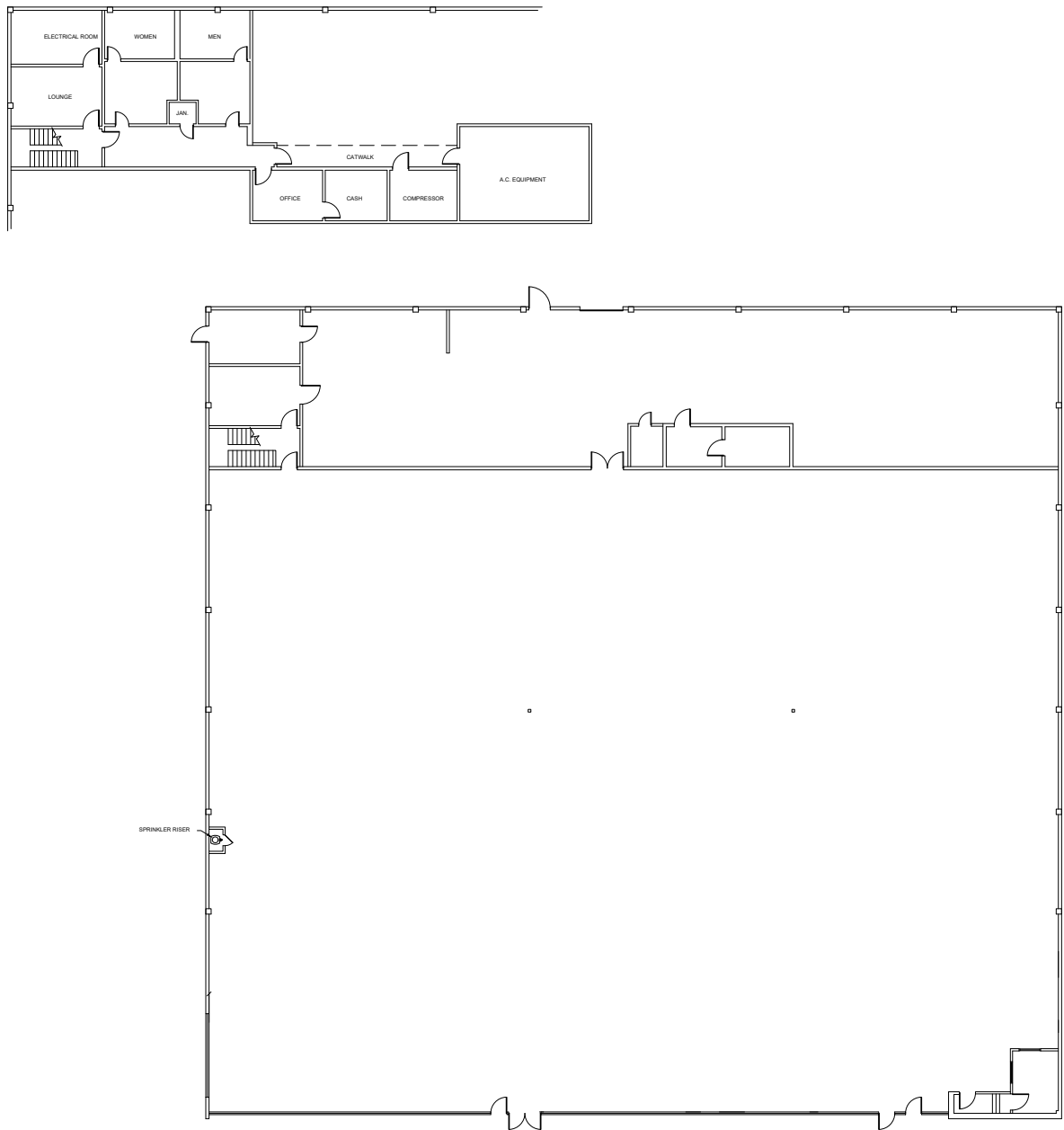
### 2025 Demographics

	1 Mile	3 Miles	5 Miles
Population	23,214	141,755	310,794
Average Household Income	\$129,785	\$132,353	\$130,517
Daytime Population	3,558	53,726	108,914
Households	7,864	48,098	101,313

### 2025 Traffic Counts

E. Arrow Highway	28,261 CPD
N. Sunflower Avenue	13,725 CPD

FLOOR PLAN



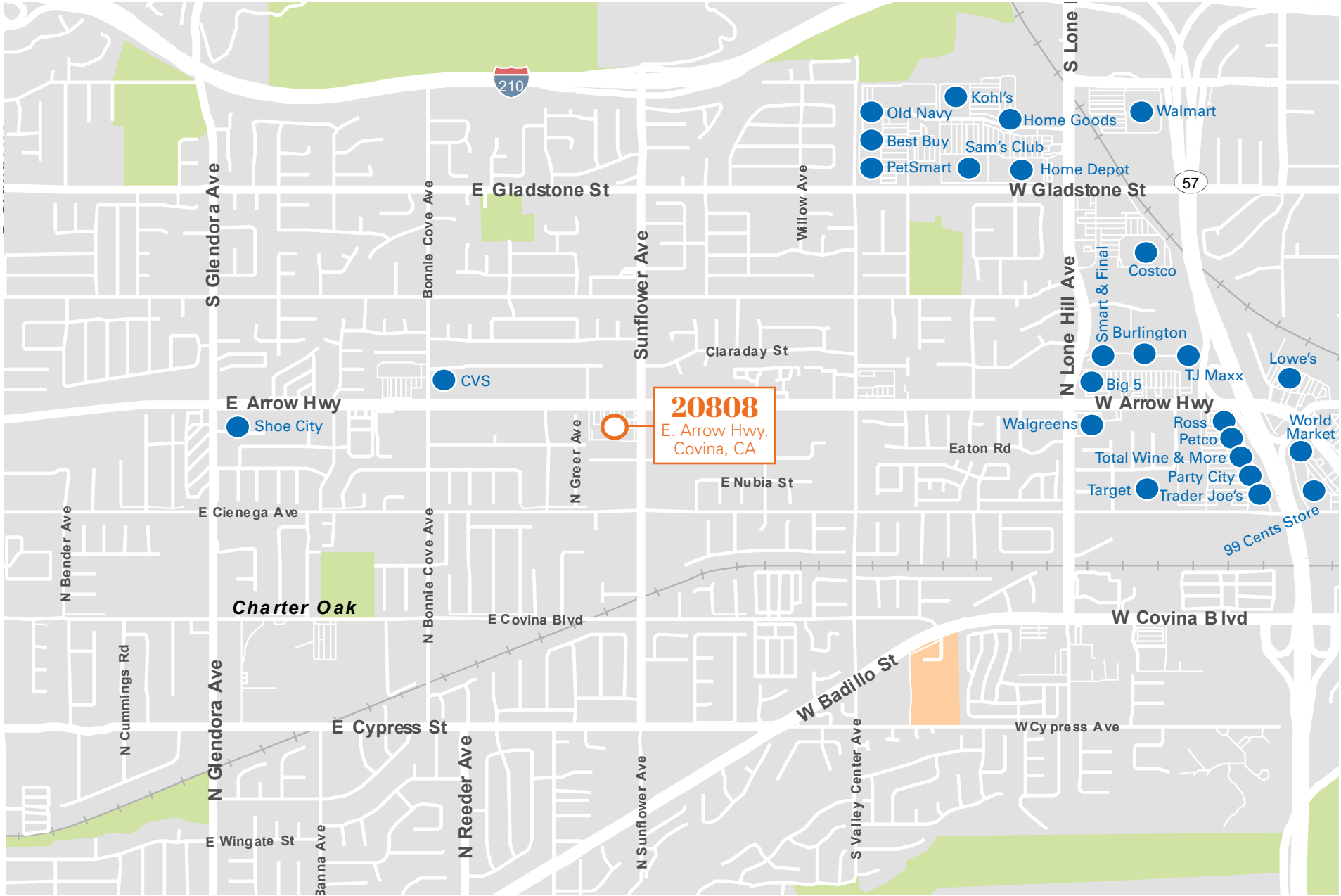


## DOUBLE LOADING DOCK

allows two trucks to park simultaneously, enabling efficient loading/unloading and maximizing space utilization



LOCATION MAP / NEARBY ANCHOR TENANTS



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# 20808 E. Arrow Highway Covina, CA

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