



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

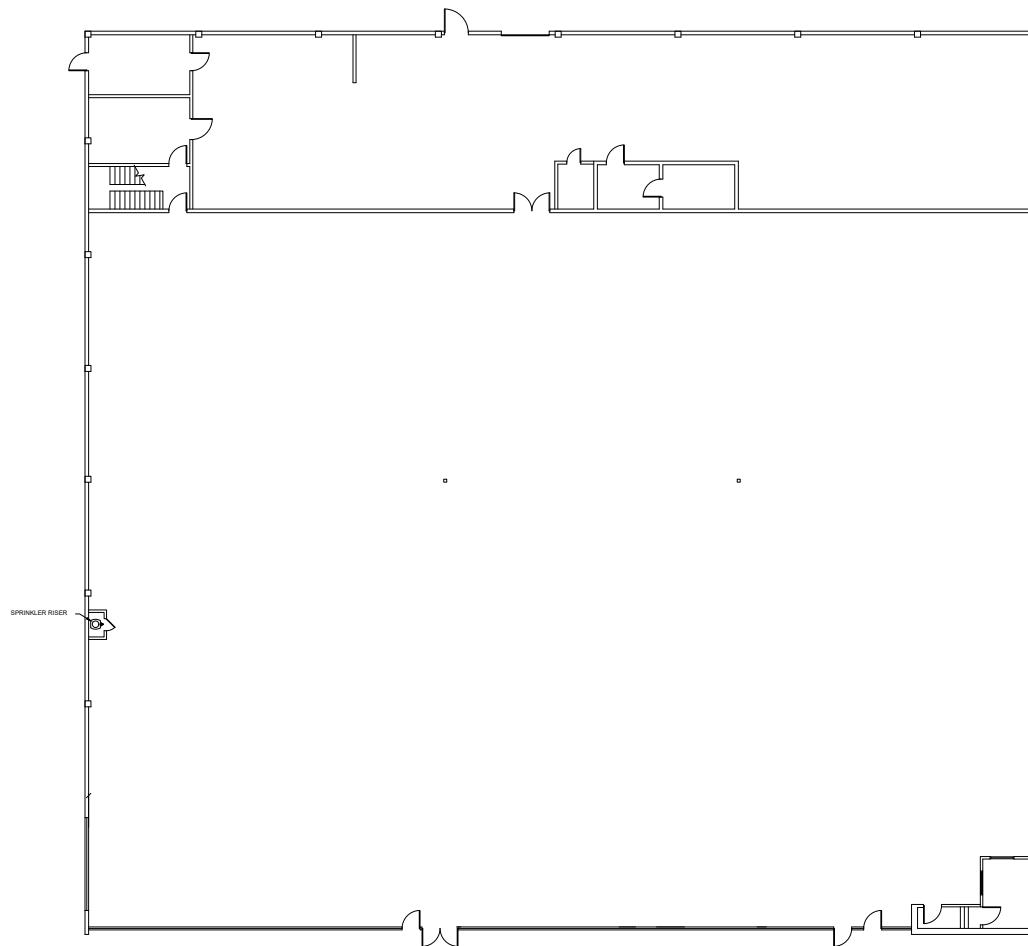
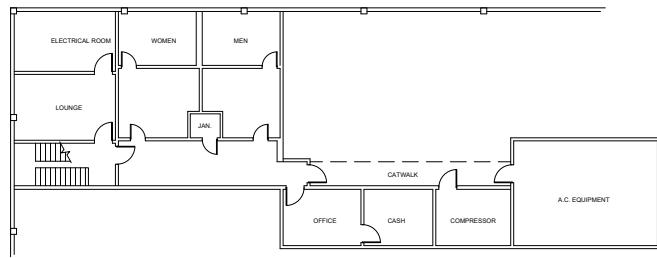
2025 Demographics

	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

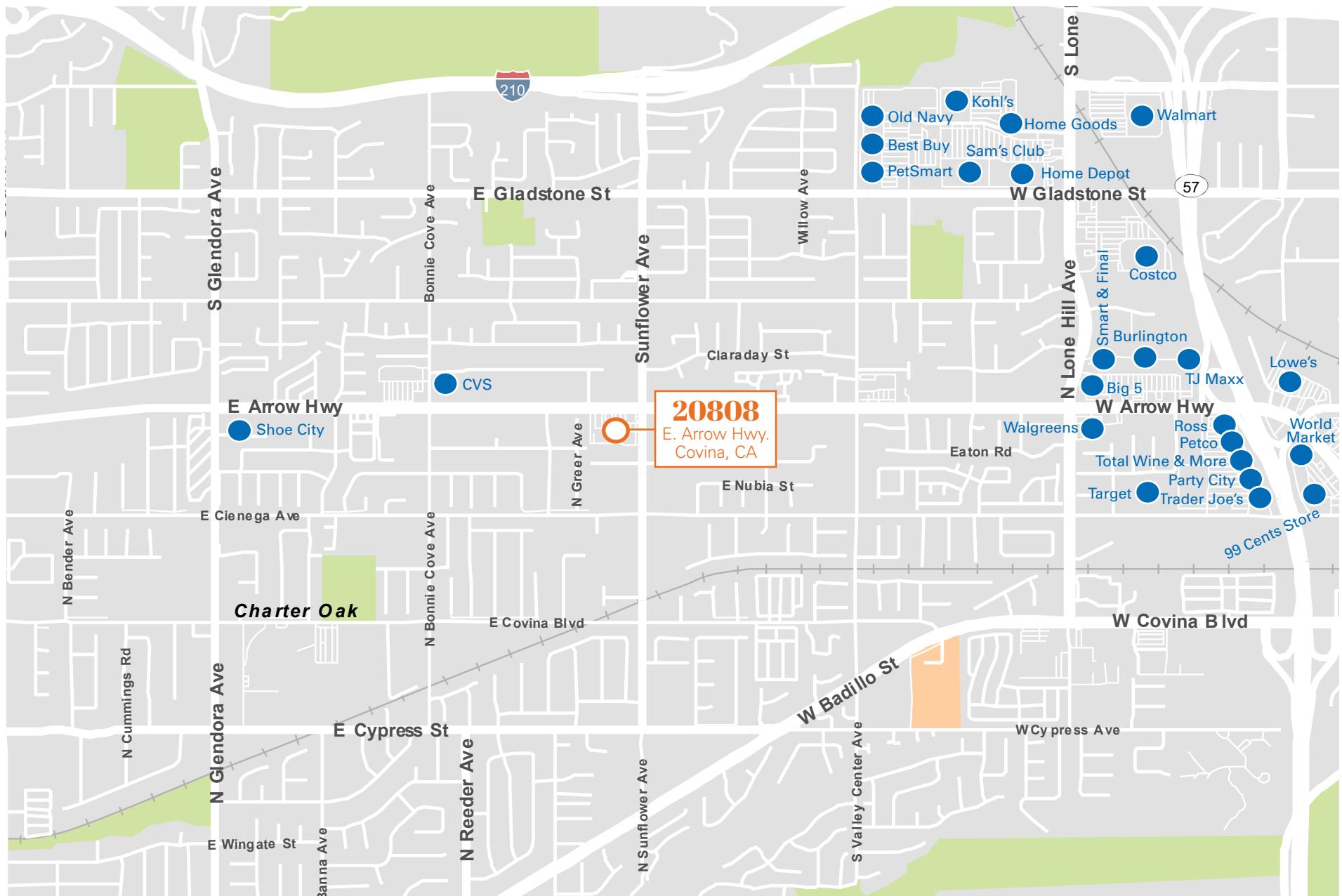


DOUBLE LOADING DOCK

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



LOCATION MAP / NEARBY ANCHOR TENANTS



20808 E. Arrow Highway Covina, CA

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