



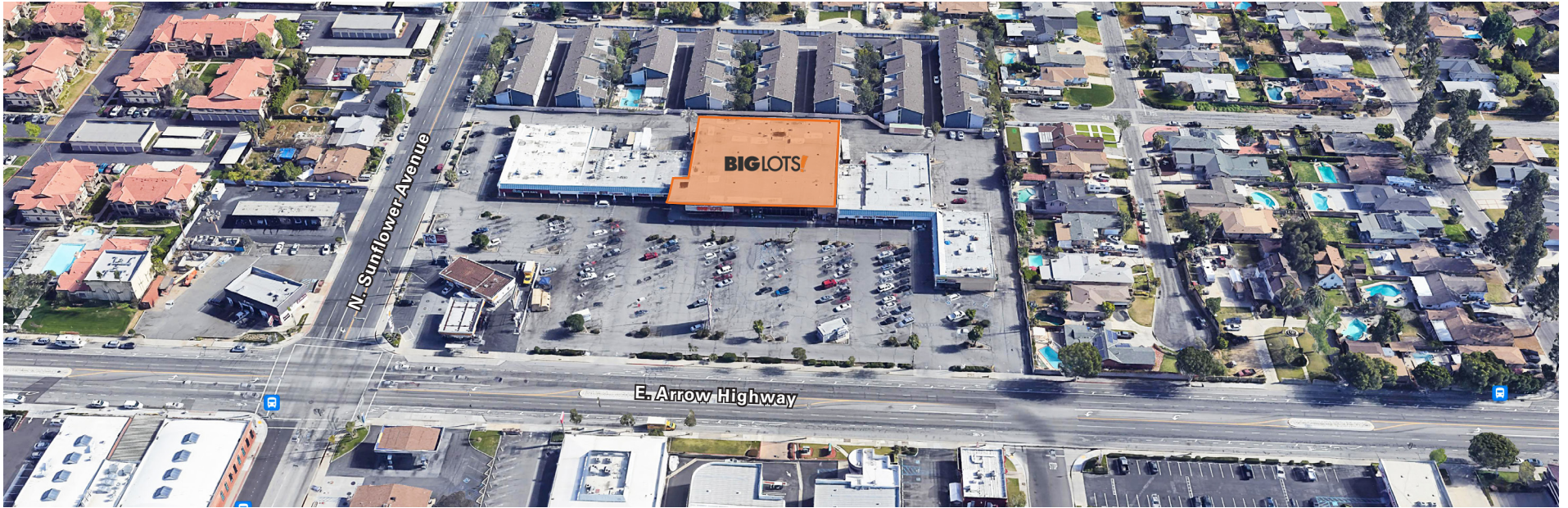
# 20808 E. Arrow Highway Covina, CA

FOR 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 Lease  
Available 2023



**Ample Free Surface Parking**  
300 Spaces

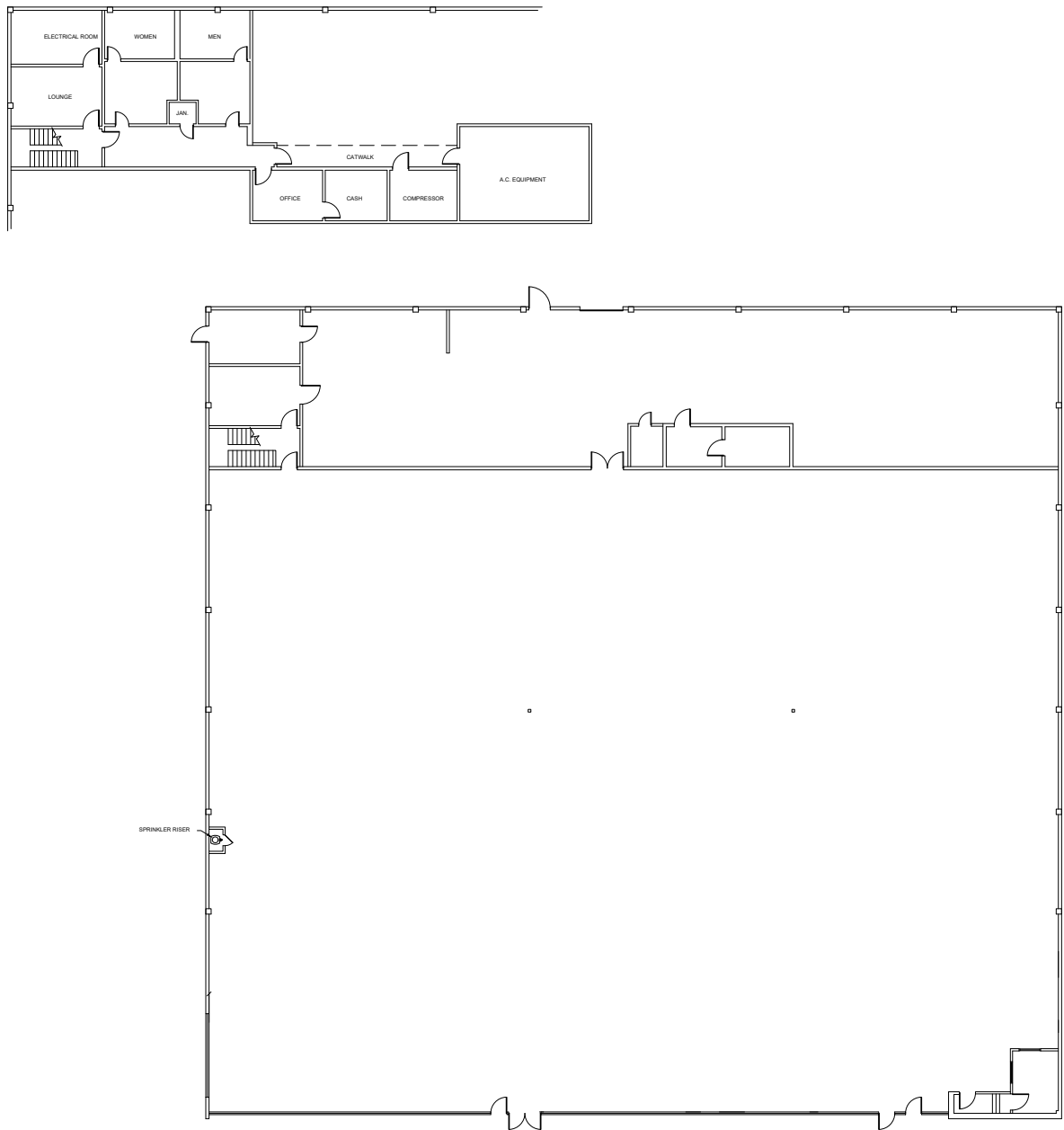
### 2025 Demographics

	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



The map displays the area around 20808 E. Arrow Hwy. in Covina, CA. The address is highlighted with a red box. Major roads shown include E Arrow Hwy, W Arrow Hwy, E Covina Blvd, and E Gladstone St. The 210 freeway is visible at the top. Numerous businesses are marked with blue dots, including CVS, Walgreens, Target, and several big-box stores like Walmart, Home Depot, and Costco. The Charter Oak neighborhood is labeled in green. The map also shows the 57 freeway and various local streets like N Glendora Ave, N Reeder Ave, and N Sunflower Ave.

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