

FOR LEASE

875 S CITRUS AVE · AZUSA, CA 91702



SHOP SPACE FOR LEASE · AZUSA, CALIFORNIA

ARROW & CITRUS

All four corners are retail. ±1,000 SF with about 44,500 combined cars a day.

44,500

CARS A DAY, ARROW
+ CITRUS COMBINED

193,627

PEOPLE WITHIN
3 MILES

\$116,961

AVG. HOUSEHOLD
INCOME, 3 MILES

130

APARTMENTS DIRECTLY
BEHIND THE CENTER

WHY THIS CORNER

- On-site parking court with driveways on Arrow Hwy and Citrus Ave.
- Superior Grocers, CVS and Starbucks across the intersection.
- 130 apartments directly behind the center, with more housing surrounding it.
- 29,444 residents and 8,237 households within 1 mi.
- Lowe's, ALDI, Walmart and AMC Covina 17 all within 1.2 mi.

THE SPACE

An inline suite of about 1,000 SF with a long run of storefront glass facing the center's parking court. Most recently a fitness studio. Available now. Size to be verified on site.

BOUTIQUE RETAIL **FITNESS STUDIO**

DANCE STUDIO **MARTIAL ARTS**

PERSONAL SERVICES **PROFESSIONAL OFFICE**



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THE TRADE AREA

	1 MILE	3 MILES	5 MILES
Population	29,444	193,627	358,971
Households	8,237	59,175	109,894
Avg. household income	\$112,776	\$116,961	\$125,518
Daytime population (est.)	20,600	175,100	324,000

THE LOCATION

Retail occupies all four corners of Arrow Hwy and Citrus Ave. Average household income is \$112,776 within 1 mi. Azusa Pacific University is 1.5 mi north on Citrus, and Citrus College is 2.1 mi away.

AROUND THE CORNER

Superior Grocers	0.16 mi
CVS Pharmacy	0.04 mi
Starbucks	0.07 mi
Golden Corral	0.08 mi
Quick Quack Car Wash	0.12 mi
Wingstop	0.13 mi
Planet Fitness	0.79 mi
Lowe's	0.81 mi
AMC Covina 17	0.85 mi
ALDI	0.96 mi
Covina Metrolink	1.0 mi
Walmart Supercenter	1.13 mi
Azusa Pacific University	1.5 mi
Citrus College	2.1 mi

Aerial: USDA NAIP 2022 (public domain); parcel line approximate. Traffic: CoStar 2026, counts at the center's Arrow Hwy and Citrus Ave frontages. Demographics: U.S. Census Bureau ACS 2020-2024 5-year estimates; daytime population adds LEHD LODES 2022 jobs. Distances are straight-line. Information is from sources deemed reliable but is not guaranteed. Size, use and signage to be verified by the tenant. Tours by appointment; please don't disturb the tenants.



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