



## PRIME GLENDORA LOCATION - ROUTE 66 & LONEHILL - FOR LEASE

1810 E ROUTE 66, GLENDORA, CA 91740

1801 Century Park East, Suite 1420  
Los Angeles, California 90067  
P 310.275.8222 F 310.275.8223  
www.cag-re.com  
License #01876070

Alex Shabani  
Senior Managing Director  
Phone: 310.272.7397  
Email: alex@cag-re.com  
Lic: 01352902

**cag** | COMMERCIAL  
ASSET GROUP



## STATER BROTHER'S ANCHORED CENTER - GLENDORA (ROUTE 66 PROMENADE)

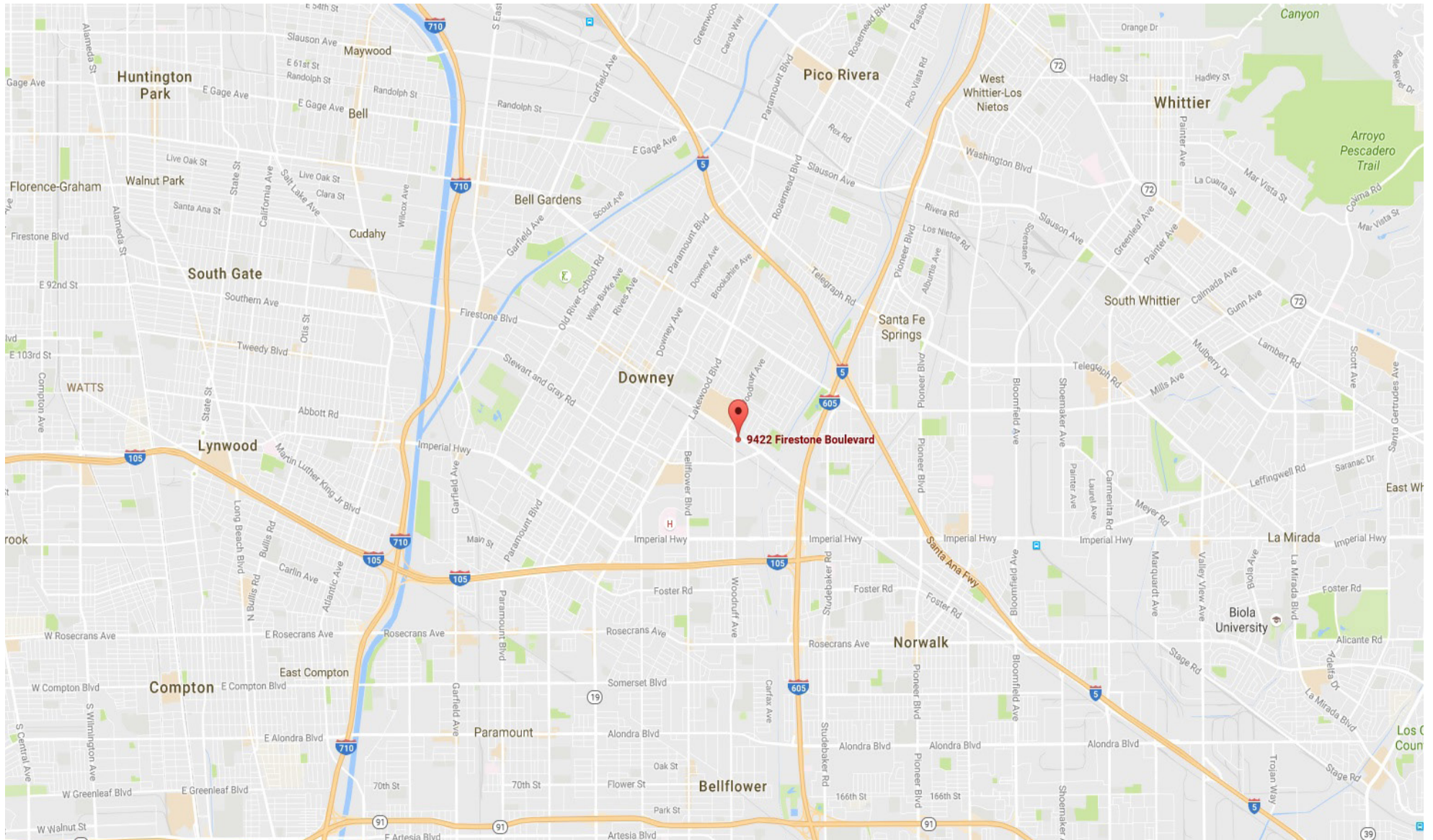
1810 E ROUTE 66, GLENDORA, CA 91740

### Highlights

- Approximately 1,041 Sq Ft. Fully Equipped Restaurant Space Available in the Stater Bros Market Center.
  - Façade remodel Just Finished
  - High Visibility—Ample Parking
  - 1-Mile Average Household Income:\$119,000
- Major Glendora Intersection
  - Stater Brothers Anchored Shopping Center
  - Signalized Intersection
  - Excellent Demographics
  - Excellent Traffic Counts
  - Join other successful Retailers

## MAP

1810 E ROUTE 66, GLENDORA, CA 91740



## ADDITIONAL PHOTOS

1810 E ROUTE 66, GLENDORA, CA 91740



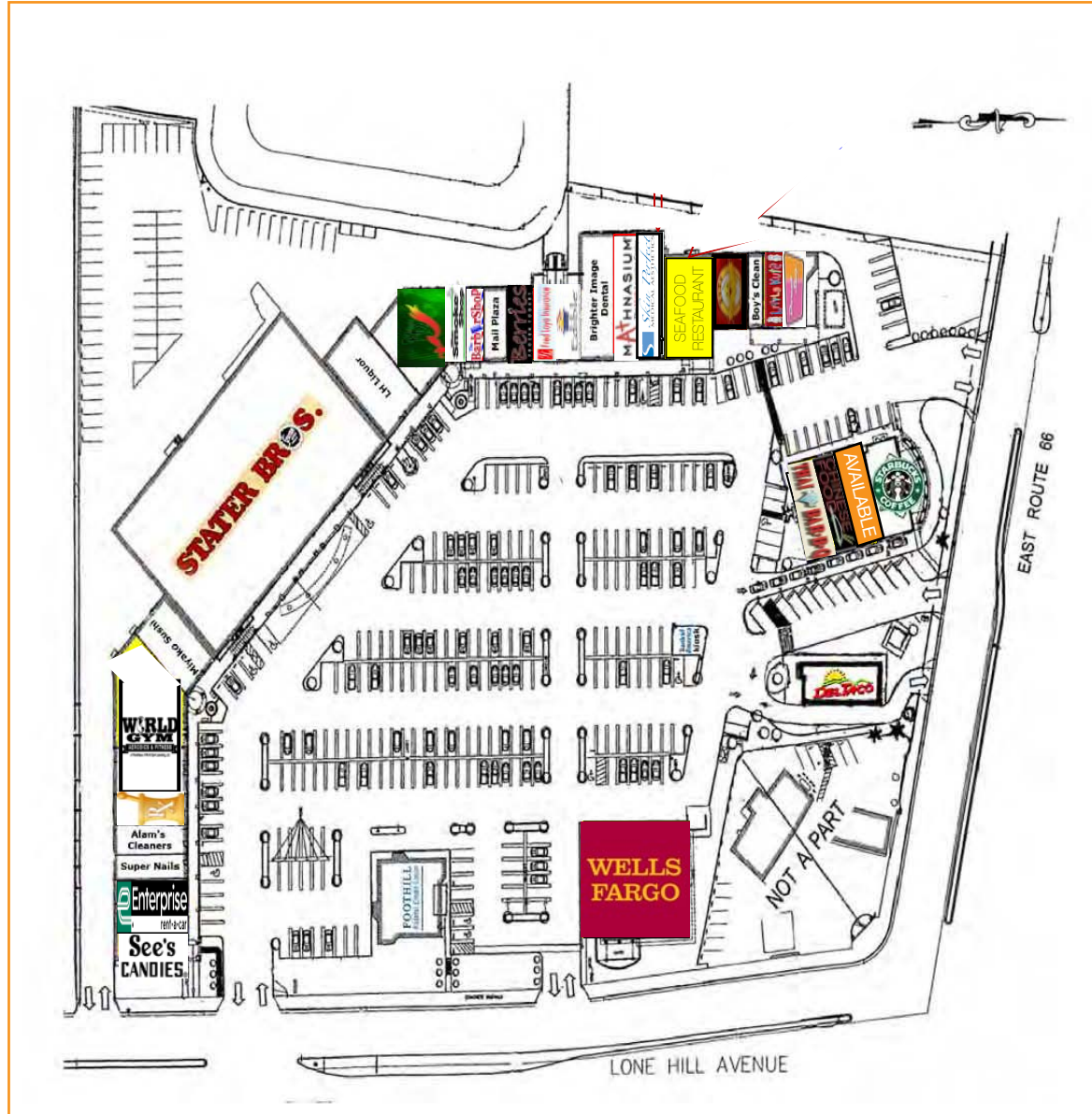
# DEMOGRAPHICS

1810 E ROUTE 66, GLENDORA, CA 91740

	1 mile(s)	2 mile(s)	3 mile(s)
<b>Population: 2014B</b>			
Total Population	10,072	46,181	100,621
Female Population	51.2%	52.1%	52.0%
Male Population	48.8%	47.9%	48.0%
Population Density	3,205	3,674	3,558
Population Median Age	44.1	41.5	40.7
Total Employees	4,982	20,090	36,837
Total Establishments*	507	1,977	3,869
Population Growth 2000-2010	-2.5%	-2.9%	0.5%
Population Growth 2014B-2019	-0.6%	3.0%	1.1%
<b>Income: 2014B</b>			
Average Household Income	\$119,248	\$100,271	\$95,251
Median Household Income	\$85,973	\$73,935	\$71,780
Per Capita Income	\$40,874	\$34,972	\$33,650
Avg Income Growth 2000-2010	42.2%	36.2%	32.6%
Avg Income Growth 2014B-2019	14.7%	13.8%	14.5%
<b>Households: 2014B</b>			
Households	3,450	16,035	35,227
Average Household Size	2.92	2.84	2.81
Hhld Growth 2000-2010	1.2%	-1.5%	2.6%
Hhld Growth 2014B-2019	-0.4%	3.5%	1.6%
<b>Housing Units: 2014B</b>			
Occupied Units	3,450	16,035	35,227
% Occupied Units	99.7%	99.1%	99.2%
% Vacant Housing Units	0.3%	0.9%	0.8%
Owner Occ Housing Growth 2000-2010	3.0%	-3.2%	0.3%
Owner Occ Housing Growth 2000-2019	3.6%	2.0%	3.7%
Owner Occ Housing Growth 2014B-2019	-0.8%	3.5%	1.5%
Occ Housing Growth 2000-2010	1.2%	-1.5%	2.6%
Occ Housing Growth 2010-2019	2.4%	6.6%	4.6%
Occ Housing Growth 2014B-2019	-0.4%	3.5%	1.6%
<b>Race and Ethnicity: 2014B</b>			
% American Indian or Alaska Native Population	0.5%	0.7%	0.8%
% Asian Population	8.5%	8.3%	9.2%
% Black Population	1.6%	2.2%	2.7%
% Hawaiian or Pacific Islander Population	0.0%	0.1%	0.2%
% Multirace Population	4.9%	5.2%	5.1%
% Other Race Population	6.4%	9.4%	10.9%
% White Population	78.1%	74.1%	71.1%
% Hispanic Population	23.7%	32.2%	35.5%
% Non Hispanic Population	76.3%	67.8%	64.5%

## SITE PLAN

1810 E ROUTE 66, GLENDORA, CA 91740





For more information, please call.



1801 Century Park East, Suite 1420  
Los Angeles, California 90067  
Phone 310.275.8222 Fax 310.275.8223  
[www.cag-re.com](http://www.cag-re.com)  
License #01876070

Alex Shabani  
Senior Managing Director  
Phone: 310.272.7397  
Email: [alex@cag-re.com](mailto:alex@cag-re.com)  
Lic: 01352902

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.