

SPROUTS

FARMERS MARKET



REDEVELOPED SHOPPING CENTER
ANCHORED BY SPROUTS & MARSHALLS

APPROX. 12,900 SF SHOP SPACE
APPROX. 4,000 SF FREESTANDING PAD



655 S. GRAND AVE, GLENDORA, CA

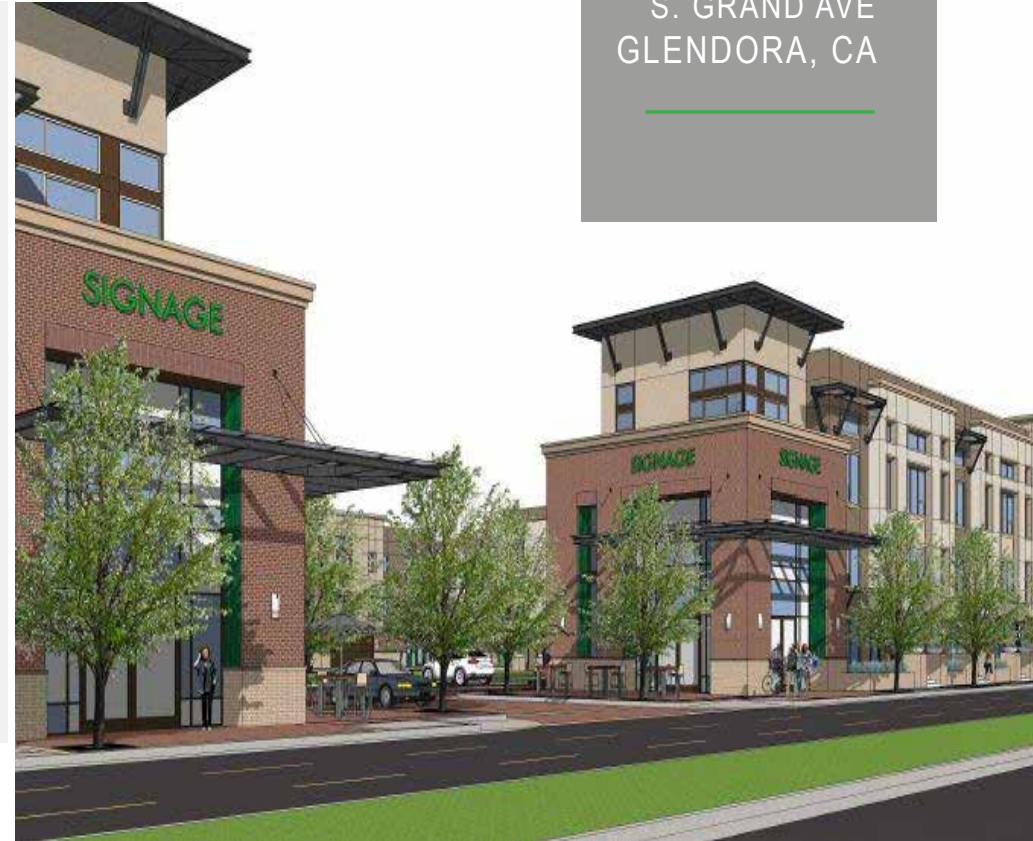
PROPERTY FEATURES

NEWLY SIGNED LEASES:

SPROUTS FARMERS MARKET, MARSHALLS AND A DRIVE-THRU COFFEE BEAN & TEA LEAF!

- High profile, redeveloped shopping center with newly signed anchor leases - Sprouts Farmers Market & Marshalls
- Restaurant (CUP for beer and wine already in place):
 - **Prime 4,000sf freestanding pad building** with patio along W. Route 66
 - **5,000sf of end-cap and inline spaces** with patio
- Over **7,000sf of anchor-adjacent, inline shop space** for retail
- **368 parking stalls** and excellent points of access along Grand Avenue and W. Route 66
- Center is immediately **adjacent to The Gables on 66 project** - a new development which includes 106 townhomes; 20 new single family homes and 2,000sf of retail, currently under construction
- Close proximity to **Azusa Pacific University East Campus**

655
S. GRAND AVE
GLENDDORA, CA



AREA OVERVIEW

GLENDORA

Glendora is a city in Los Angeles County, California, 23 miles east of downtown Los Angeles. Known as the "Pride of the Foothills", Glendora is an affluent family-oriented community that lies within the San Gabriel Valley. Glendora has an active Chamber of Commerce. Their mission is to provide tools and resources to assist the business community in prospering and adapting to the economic climate, while promoting local purchasing.

AREA RETAILERS



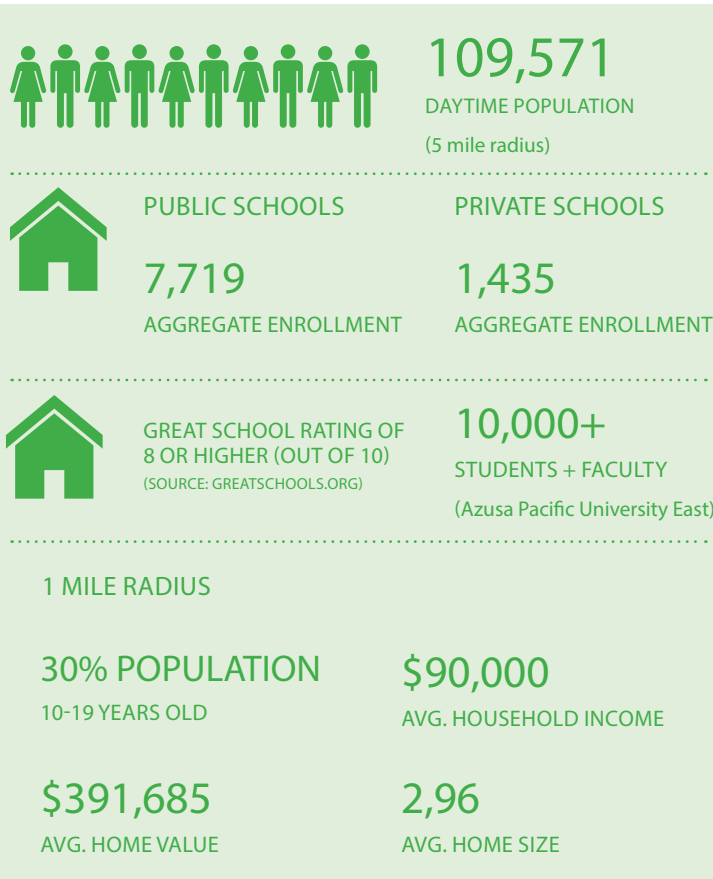
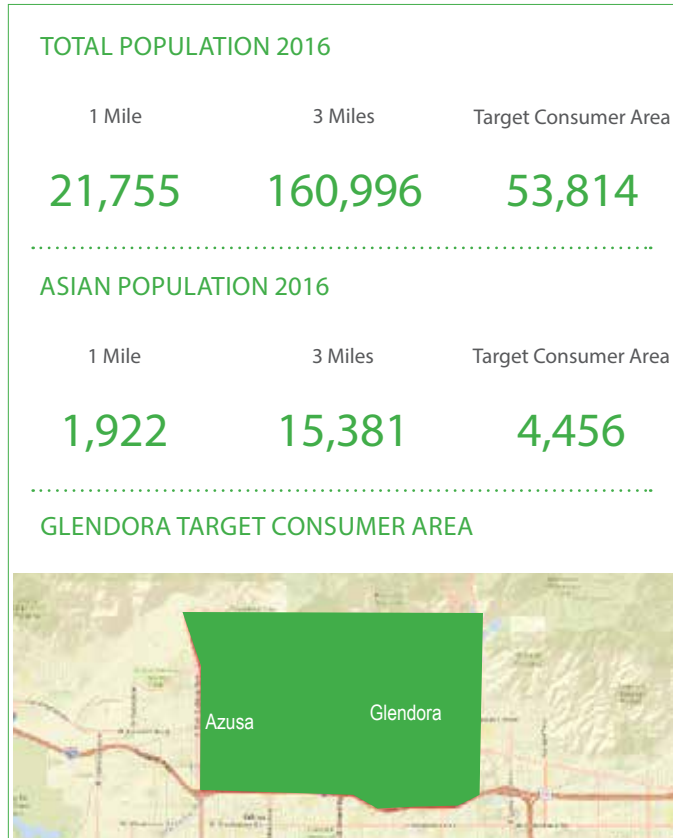
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PROPERTY HIGHLIGHTS

Size: 12,900 SF shop space (approx.)
4,000 SF freestanding pad (approx.)

- The City of Glendora is located in the San Gabriel Valley which is home to over 471,000 residents, of which 30% are Asian
- There is a shift occurring in the market and one of the area trends is an influx of young families to the Glendora area
- According to the City of Glendora, the facts show that younger families are most likely to be among the purchasers of the newer higher density type residential developments occurring in the marketplace
- Traffic counts:
 - S. Grand Avenue & W. Route 66 – 62,000 CPD
 - 210 Freeway at S. Grand Ave – 243,000 CPD
- Glendora is an affluent family-oriented community
- High enrollment rates at public and private schools as well as close proximity to populated college community
- Signage opportunity on W. Route 66
- Excellent visibility from W. Route 66 & S. Grand Ave (62,000 CPD)



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SPROUTS CENTER SITE PLAN

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ADDRESS KEY

PAD 1: 604 W. Route 66

Suite 100: 2,500 SF (patio available)

Suite 102: 1,583 SF (patio available) **Lease Pending**

SHOPS: 651 S. Grand Ave

Suite 100: 1,983 SF (patio available)

Suite 102: 1,845 SF (patio available)

Suite 104: 1,268 SF (patio available) **Lease Pending**

Suite 106: 2,437 SF **Lease Pending**

Suite 108: 1,771 SF **Lease Pending**

Suite 110: 3,380 SF **Lease Pending**

PARKING:

368 parking spaces



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SPROUTS CENTER RENDERINGS

655

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ANCHOR ELEVATION



SHOPS ELEVATION

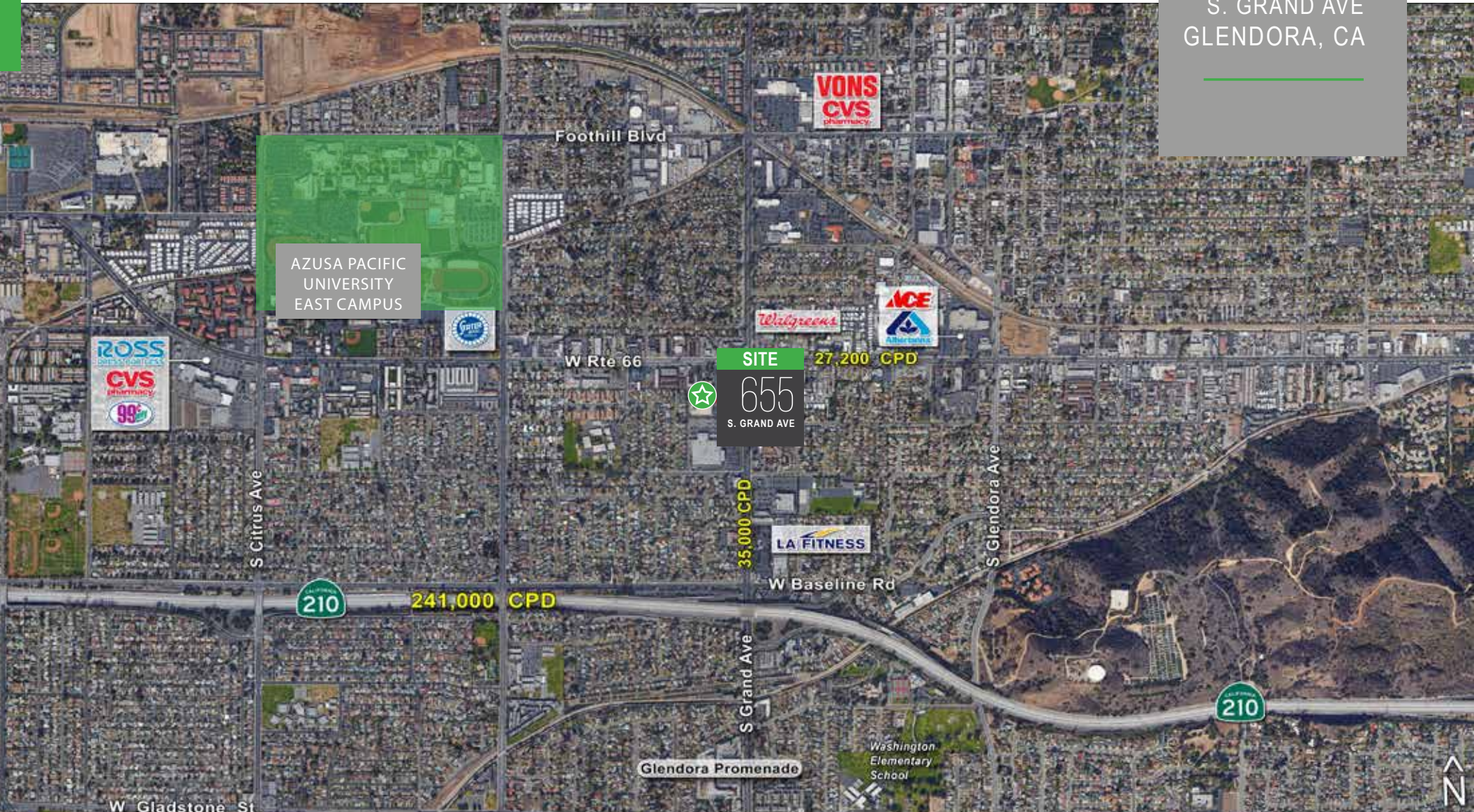
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SURROUNDING RETAIL TRADE AREA

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CONTACTS

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