

# PRIME GLENDORA LOCATION - ROUTE 66 & LONEHILL FOR LEASE



1804-1854 E ROUTE 66  
GLENDORA, CA 91740



COMMERCIAL  
ASSET GROUP

- RETAIL, MEDICAL, FITNESS SPACE AND FOOD USE AVAILABLE IN THE STATER BROS MARKET CENTER
- FAÇADE REMODEL JUST FINISHED
- HIGH VISIBILITY AT A MAJOR SIGNALIZED GLENDORA INTERSECTION WITH EXCELLENT TRAFFIC COUNTS
- 1-MILE AVERAGE HOUSEHOLD INCOME: \$119,000
- AMPLE PARKING ALONGSIDE OTHER SUCCESSFUL RETAILERS



### SPACE SIZE

±5,400 SF

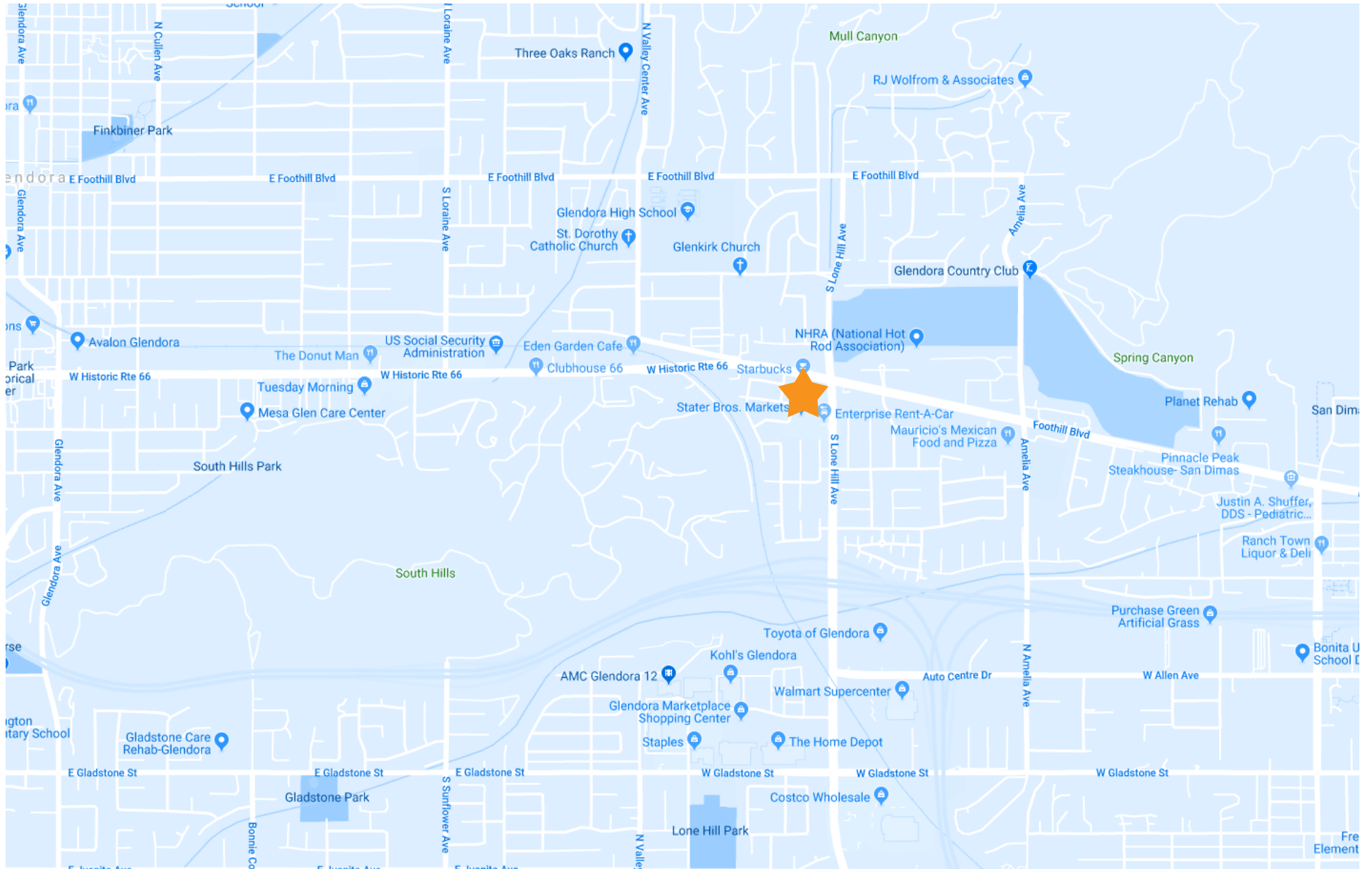
±2,000 SF

±1,000 SF

DIVISIBLE

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MAP

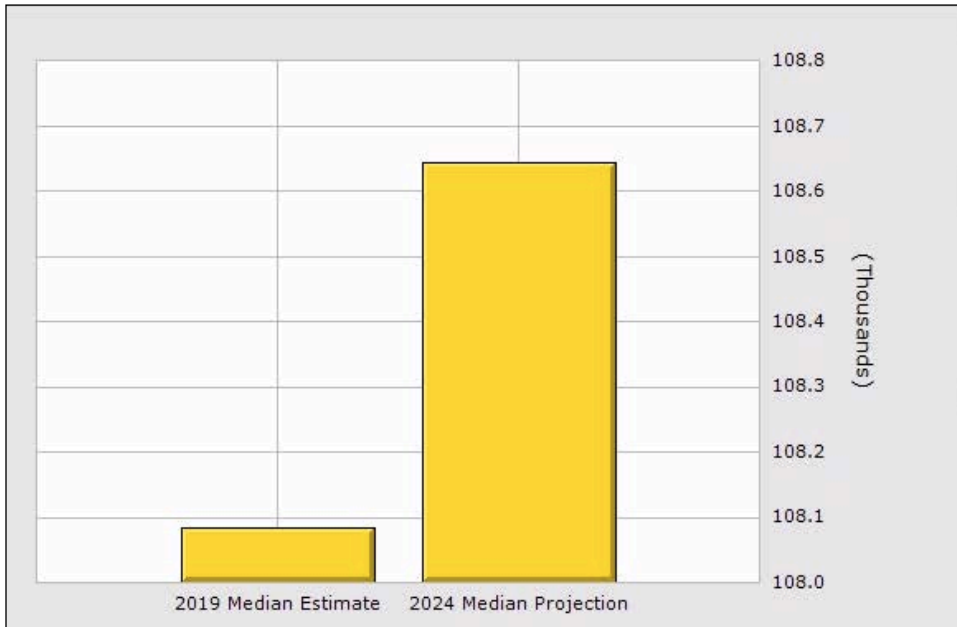


MORE PHOTOS

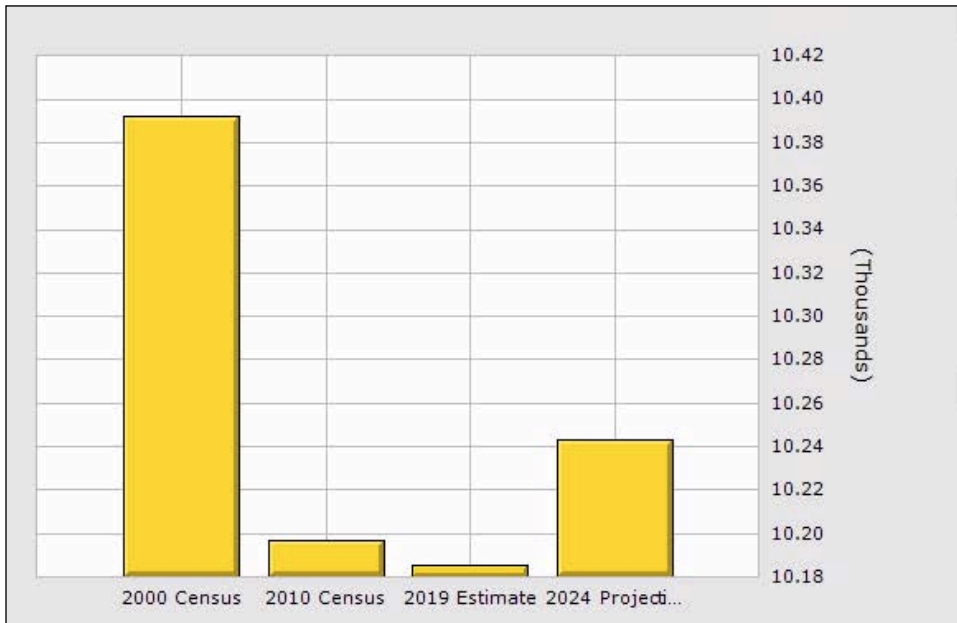




MORE PHOTOS



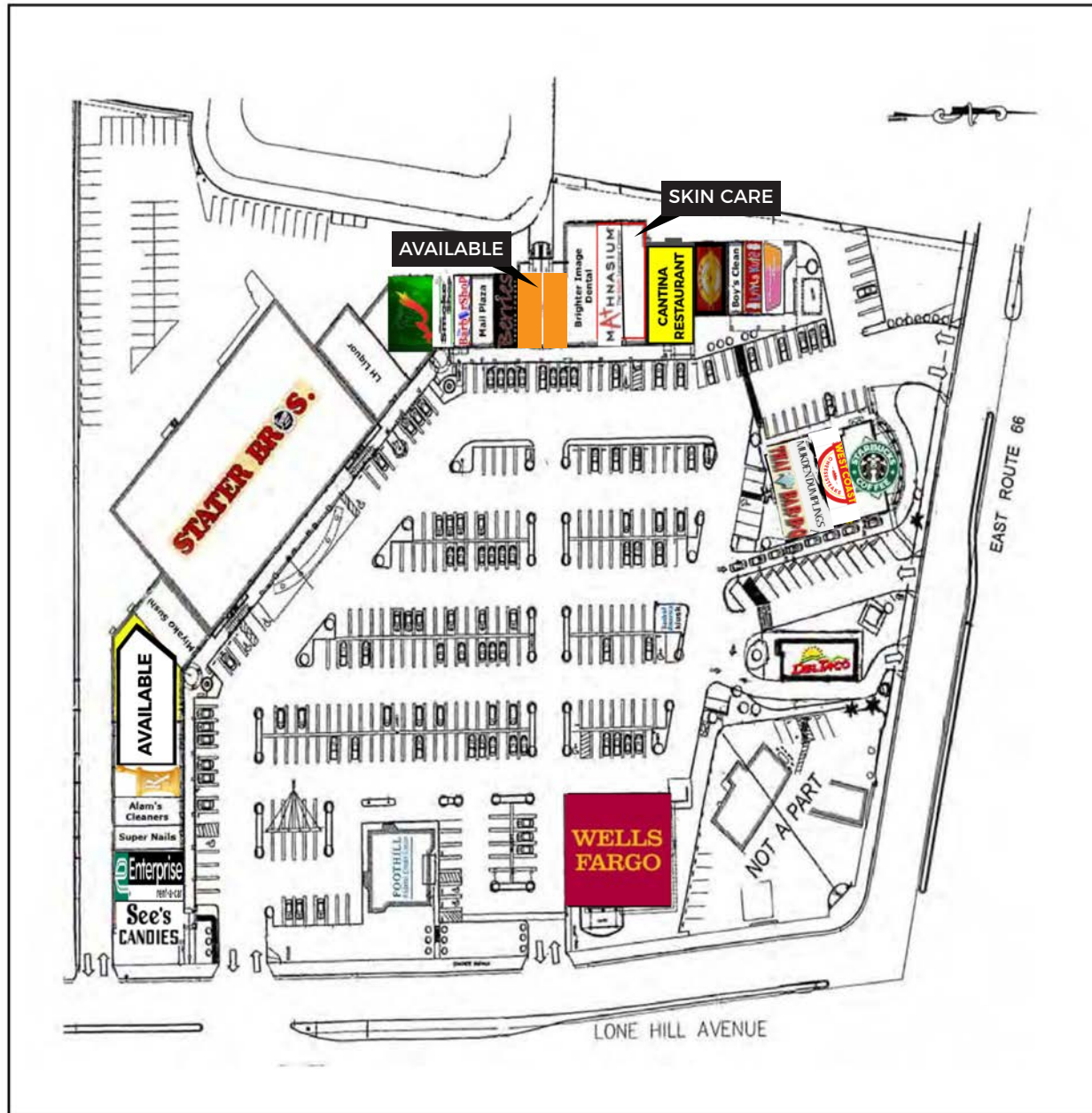
	1 Mile	2 Mile	3 Mile
<b>Population</b>			
2019 Total Population:	10,185	44,459	99,463
2024 Population:	10,243	44,581	100,463
Pop Growth 2019-2024:	0.57%	0.27%	1.01%
Average Age:	41.50	40.40	40.20
<b>Households</b>			
2019 Total Households:	3,443	15,141	34,575
HH Growth 2019-2024:	0.41%	0.03%	0.98%
Median Household Inc:	\$108,084	\$87,043	\$82,198
Avg Household Size:	2.90	2.90	2.80
2019 Avg HH Vehicles:	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value:	\$673,717	\$583,740	\$542,735
Median Year Built:	1966	1967	1969



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# DEMOGRAPHICS





SITE PLAN



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