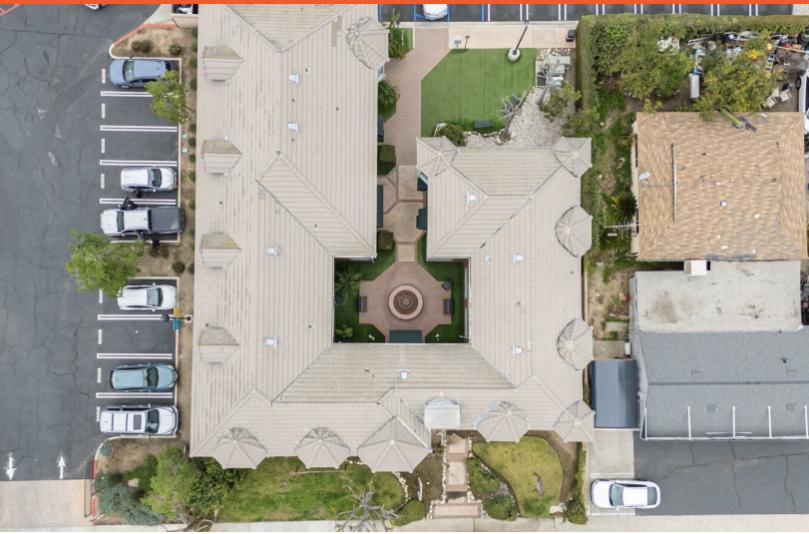


FOR LEASE

315 E ROUTE 66
GLENDOURA, CA 91740

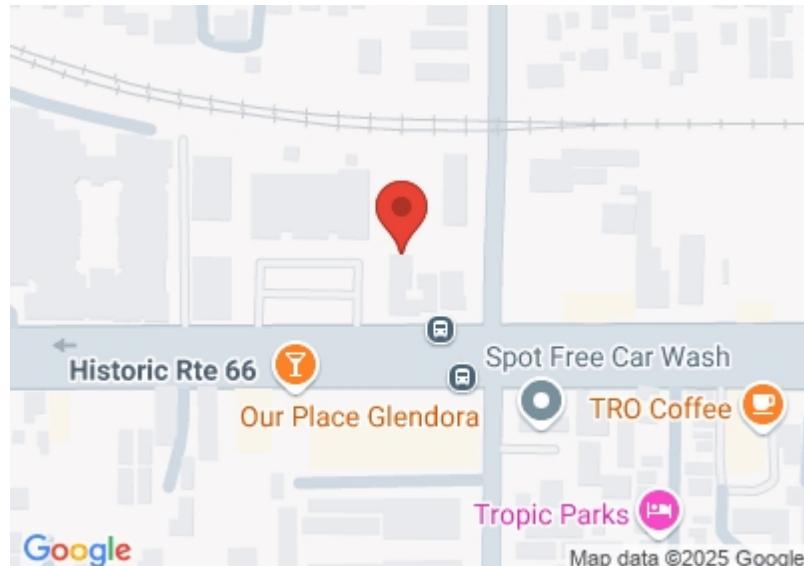


PROPERTY SUMMARY

Medical Office Building for Lease – Up to 9,460 SF | Divisible
This well-appointed medical office building offers up to 9,460 square feet of fully built-out medical space, available for lease in its entirety or as two, three, or four separate spaces. Designed for efficiency and patient flow, the building features exam rooms, procedure areas, administrative offices, and multiple waiting and reception areas across two levels.

- Twenty-Three (23) Exam Rooms
- Eight (8) Private Offices
- Four (4) Nurses Stations
- Elevator-Served – Convenient access for patients and staff
- Flexible Leasing Options – Lease the full 9,460 SF or divide into smaller suites

Building SqFt	9,460 SqFt
Year Built	1989
Lot Size (SF)	17,424.00 SqFt
Parcel ID	8639-012-012
Zoning Type	Commercial
County	Los Angeles
Frontage	88.00 Ft
Intersection	Route 66 / Pasadena
Property Type	Hospital (medical complex, clinic)



TOMMY GIBSON

Broker

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tommy@wrightassociated.com

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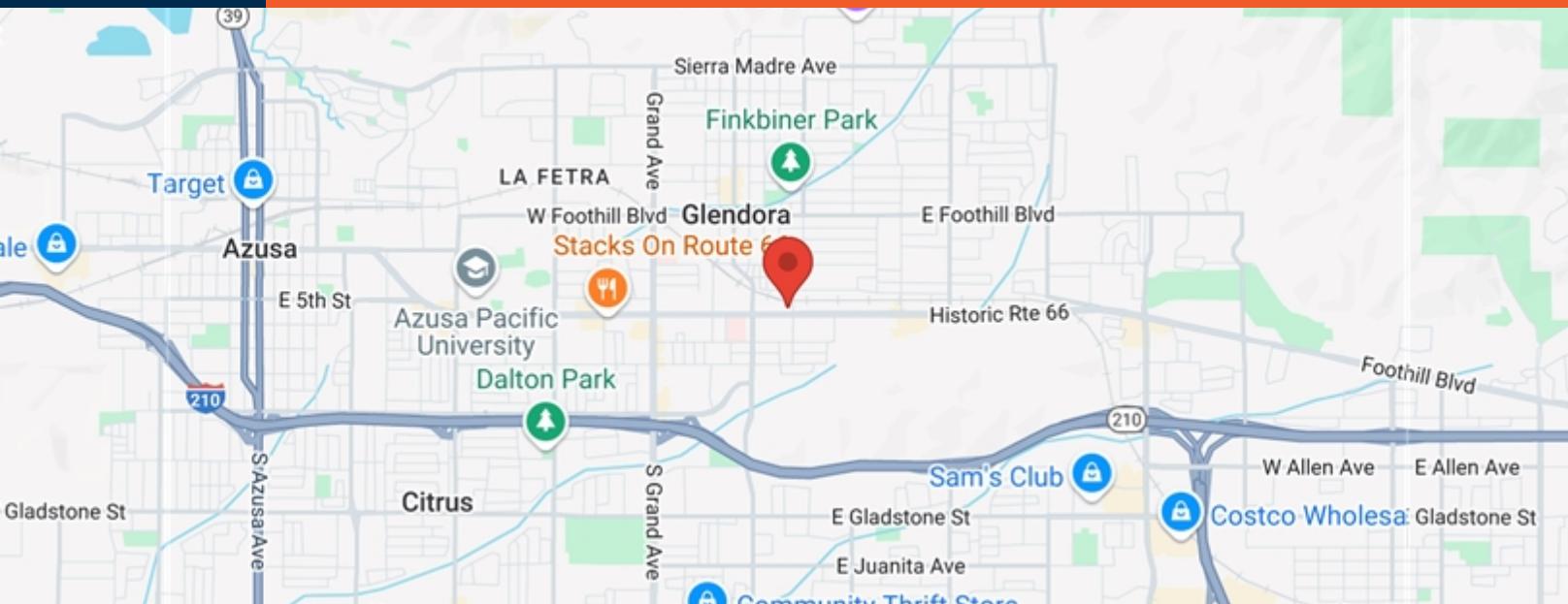
The Wright Associated Companies

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FOR LEASE

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,434	135,725	250,615
2010 Population	16,978	137,848	254,937
2024 Population	17,227	140,888	260,048
2029 Population	16,690	137,911	254,334
2024-2029 Growth Rate	-0.63 %	-0.43 %	-0.44 %
2024 Daytime Population	18,426	120,798	242,132

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	507	2,497	4,972
\$15000-24999	196	2,092	3,957
\$25000-34999	237	2,384	3,959
\$35000-49999	613	3,727	6,545
\$50000-74999	1,077	6,927	12,559
\$75000-99999	839	5,807	11,375
\$100000-149999	1,454	9,225	17,131
\$150000-199999	684	6,225	11,642
\$200000 or greater	901	7,345	14,021
Median HH Income	\$ 92,250	\$ 98,251	\$ 99,189
Average HH Income	\$ 119,274	\$ 128,650	\$ 129,187

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,973	42,568	79,848
2010 Total Households	6,053	42,856	80,622
2024 Total Households	6,508	46,229	86,162
2029 Total Households	6,468	46,510	86,575
2024 Average Household Size	2.61	2.96	2.96
2024 Owner Occupied Housing	3,277	29,959	55,320
2029 Owner Occupied Housing	3,335	30,517	56,359
2024 Renter Occupied Housing	3,231	16,270	30,842
2029 Renter Occupied Housing	3,133	15,992	30,216
2024 Vacant Housing	207	1,538	3,018
2024 Total Housing	6,715	47,767	89,180

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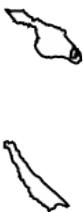
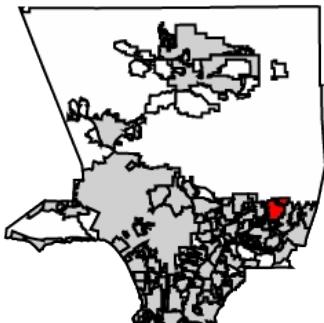
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CITY OF GLENDOURA

COUNTY

INCORPORATED

11/12/1911

AREA

CITY	19.7 SQ MI
LAND	19.5 SQ MI
WATER	0.2 SQ MI
ELEVATION	774 FT

POPULATION

POPULATION	52,558
DENSITY	2,582.00 SQ MI



ABOUT GLENDOURA

Glendora is a city in the San Gabriel Valley in Los Angeles County, California, 26 miles (42 km) east of Los Angeles. As of the 2020 census, the population of Glendora was 52,558. Known as the "Pride of the Foothills", Glendora is nestled in the foothills of the San Gabriel Mountains.

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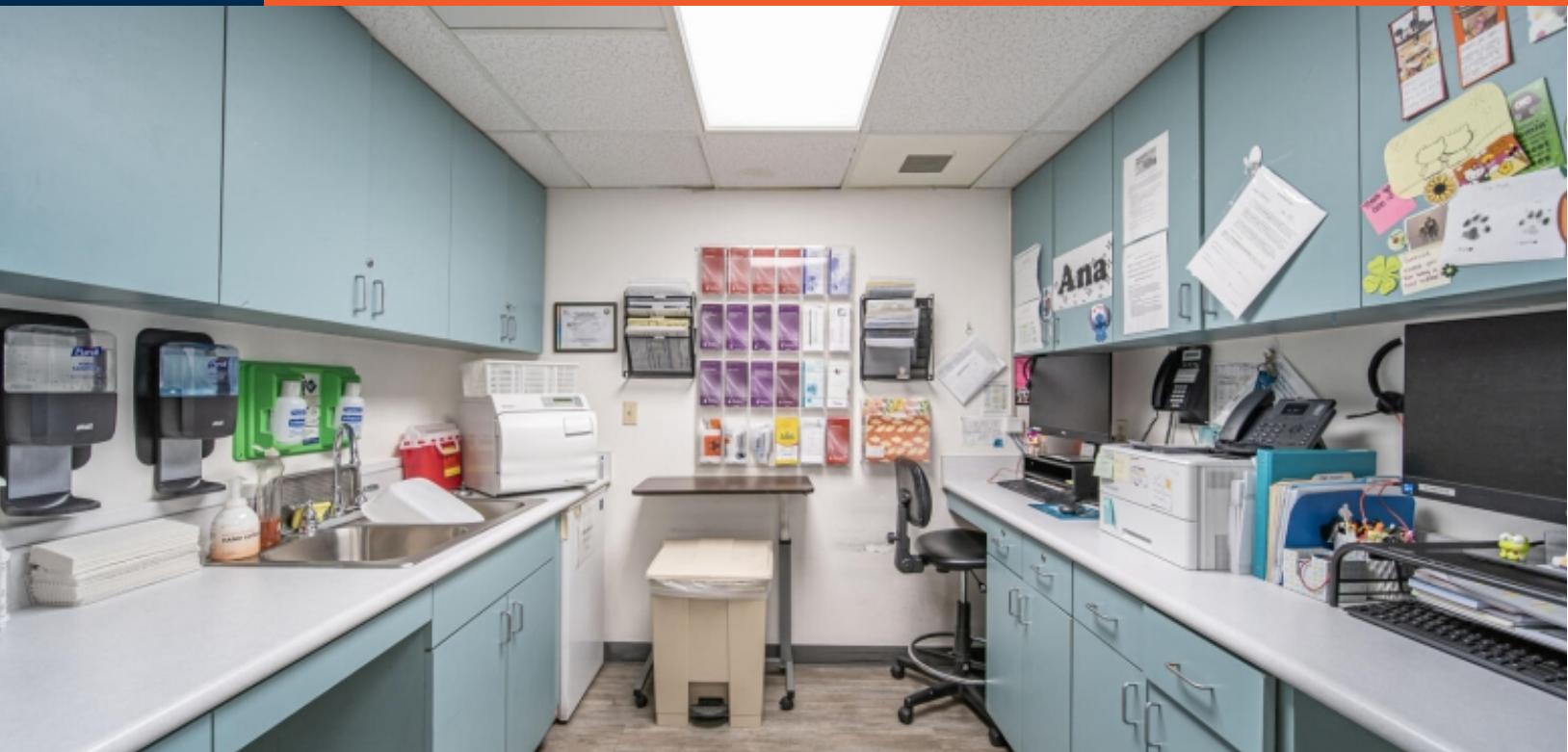


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