



BEST BUY
OLD NAVY
BED BATH & BEYOND
BARNES & NOBLE BOOKSELLERS
TILLYS

crumbl cookies
WING STOP
CHIPOTLE MEXICAN GRILL

AMC THEATRES
24 HOUR FITNESS

ULTA
KOHL'S

INTERSTATE 210 ±263,736 ADT

STAPLES BevMo!

sam's club

THE HOME DEPOT

pepper's

Starbucks

Cane's

HomeGoods

Guitar Center

Chick-fil&

IN-N-OUT BURGER

verizon
GameStop

Wendy's

S Lone Hill Ave ±37,389 ADT

FAST 5 XPRESS CAR WASH
NEW BUILD

W Gladstone St ±11,670 ADT

New Goldline Construction

AVAILABLE LEASE OPTIONS:
1 - Temporary Yard Lease (6-24 months)
2 - Long-Term Ground Lease
3 - New Construction ±60.000 SF Warehouse
4 - Lease Existing Building As-Is

**1332 S Lone Hill Ave
Glendora, California**

Property for Lease Featuring a 3.15 AC Lot

CIRE Partners
COMMERCIAL INVESTMENT REAL ESTATE

NEWMARK

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended only to be reviewed by the party receiving it from CIRE Brokerage Services Inc. dba CIRE Partners and Newmark (hereafter collectively as the “Co-Brokers”) and should not be made available to any other person or entity without the written consent of Co-Brokers. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Co-Brokers have not made any investigation and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State and Federal regulators, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant’s plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Co-Brokers have not verified, and will not verify, any of the information contained herein, nor have Co-Brokers conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. This is not an appraisal. Please consult your Co-Brokers agents for more details. The information contained herein was obtained from sources believed reliable, however, Co-Brokers make no guaranties, warranties or representations as to the completeness thereof.

This document has been prepared by Co-Brokers for advertising and general information only. Co-Brokers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

Renato Lorja

Senior Vice President

858.900.3700

rlorja@cirepartners.com

CA DRE #01940384

Randy Lockhart

Vice Chairman

909.974.4067

randy.lockhart@nrmk.com

CA DRE #00974981

Rick Sheckter

Executive Managing Director

562.364.2015

rick.sheckter@nrmk.com

CA DRE #00893271

EXECUTIVE SUMMARY

For Lease

1332 S Lone Hill Ave, Glendora, CA 91740

CIRE Partners and Newmark is excited to present a versatile commercial leasing opportunity in the thriving city of Glendora, California. Occupying a generous 3.15-acre lot, this ±41,004 SF facility, formerly home to dental tech leader Ormco, is ready to be transformed into your ideal business space.

In addition to the existing setup, this property boasts exciting redevelopment potential, opening the doors for a tailor-made approximately ±60,000 sq.ft. warehouse equipped with modern amenities, including a 32'+ clear height and loading docks. Not to mention other potential uses such as, Warehouse/ Distribution, Storage, Data Center, Flex, Retail, Manufacturing, Medical Facility or Lab, R&D Facility, or any other development that would be permissible.

Positioned right off the the I-210 & SR-57 freeways, and located across the street from the vibrant Glendora Marketplace, the location offers excellent visibility, accessibility, and a wealth of conveniences for your workforce. The thriving local economy, underscored by a mix of established retailers and burgeoning businesses, further bolsters the property's appeal.

We invite you to leverage this unique leasing opportunity to drive your business goals in Glendora's dynamic commercial environment. With an unmatched blend of location, flexibility, and scalability, this property stands ready to be the launchpad for your ambitions.

Call Agents to setup a tour, answer any questions, as well as **discuss your lease preferences.**



HIGHLIGHTS

Strategic Location

Immediate access to I-210 & SR-57, this property offers exceptional connectivity & ease of access to various California regions

Bustling Retail Vicinity

Set near Glendora Marketplace, an array of dining, shopping, and leisure facilities are within a block of the property

Flexible Lease Options

[a] Temporary Yard Lease, [b] Long-Term Ground Lease, [c] New Construction Warehouse, or [d] Existing Improvements/Lot As-Is

Exceptional Traffic Counts

Property benefits from a high traffic count on surrounding avenues and interstates, boosting visibility & customer reach

Robust Local Economy

Property is located in a thriving local economy, underscored by a mix of established retailers and burgeoning businesses

PROPERTY DETAILS

GENERAL SUMMARY

Address	1332 S Lone Hill Ave, Glendora, CA 91740
APN	8642-021-002
Existing Building Size	±41,004 SF
Lot Size	±3.15 Acres (±137,214 SF)
Year Built	1963
Parking	161 Spaces (3.93/1,000 SF)
Zoning	M-1A (Limited Manufacturing)
Traffic Counts	S Lone Hill Avenue: ±37,389 ADT W Gladstone Street: ±11,670 ADT Interstate 210: ±263,736 ADT SR State Route 57: ±151,929 AD

LEASE PREFERENCES

Lease Rate	Negotiable
Lease Type	Based on Lease Option
Date Available	Immediately

PROPERTY DETAILS

Temporary Yard Lease

If you are in need of a short-term space, we offer a temporary lease option, ranging from 6 to 24 months. This option provides immediate access to the property in its current state.

Ground Lease

For businesses seeking a more long-term presence, we offer the possibility of a ground lease. This gives you the opportunity to develop the site to fit your specific needs, under conditions that are negotiable.

New Construction Warehouse Lease

If you need a modern facility, we are prepared to develop a state-of-the-art warehouse, featuring approximately ±60,000 sq.ft. of space with a 32' to 36' clear height. This option also includes the possibility of tilt construction with or without loading positions, and can be partitioned into up to two suites.

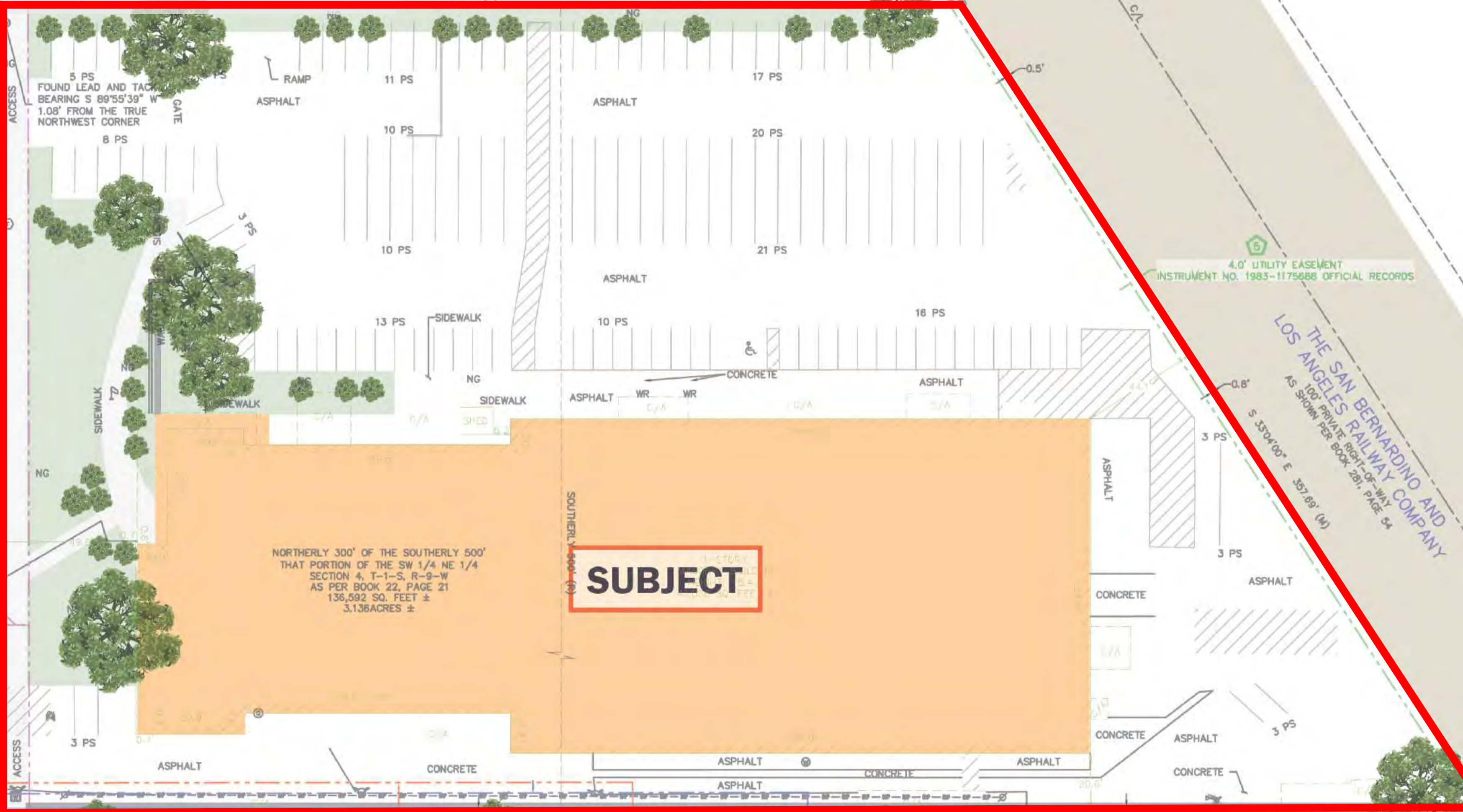
Existing Improvements/Lot Lease

This option allows you to lease the entire or partial space of the existing building, improvements, and/or parking lot area. Lease terms are open for negotiation, ensuring that the agreement aligns with your specific requirements. We are committed to working together to arrive at mutually beneficial terms and conditions.

CIRE Partners
COMMERCIAL INVESTMENT REAL ESTATE

NEWMARK

EXISTING SITE PLAN



NORTHERLY 300' OF THE SOUTHERLY 500'
THAT PORTION OF THE SW 1/4 NE 1/4
SECTION 4, T-1-S, R-9-W
AS PER BOOK 22, PAGE 21
136,592 SQ. FEET ±
3.138ACRES ±

SUBJECT

±3.15 AC
Rentable Lot

Property Boundary

AERIAL MAP



INTERSTATE 210 ±263,736 ADT

GLENDORA COUNTRY CLUB

SHULL EKEMENTARY

Walmart

ExtraSpace Storage

New Goldline Construction

FAST 5 XPRESS CAR WASH NEW BUILD

New Goldline Construction

SUBJECT

Wendy's

S Lone Hill Ave ±37,389 ADT

verizon GameStop

W Gladstone St ±11,670 ADT



AERIAL MAP



LOS ANGELES
PACIFIC UNIVERSITY

Juicy Mike's
The Habit
BURGER GRILL

PAPOA EXPRESS
CATERED SERVICE

Olive Garden

Chevron

LONE HILL PARK

THE HOME DEPOT

sam's club

COSTCO
WHOLESALE

Cafe Rio
Panera
FIVE GUYS
BURGERS and FRIES

verizon
GameStop

Wendy's

Krispy Kreme
Waba

W Gladstone St ±11,670 ADT

SUBJECT

S Lone Hill Ave ±37,389 ADT

FAST 5 EXPRESS
CAR WASH
NEW BUILD

New Goldline Construction

AERIAL MAP

INTERSTATE 210
±263,736 ADT

INTERSTATE 210
±263,736 ADT

S LONE HILL AVE
±37,389 ADT

Walmart

SHULL
ELEMENTARY

SUBJECT

W GLADSTONE ST
±11,670 ADT

W GLADSTONE ST

California
57
±151,929 ADT

ARROW HWY

W BONITA AVE

ARROW HWY

S LONE HILL AVE

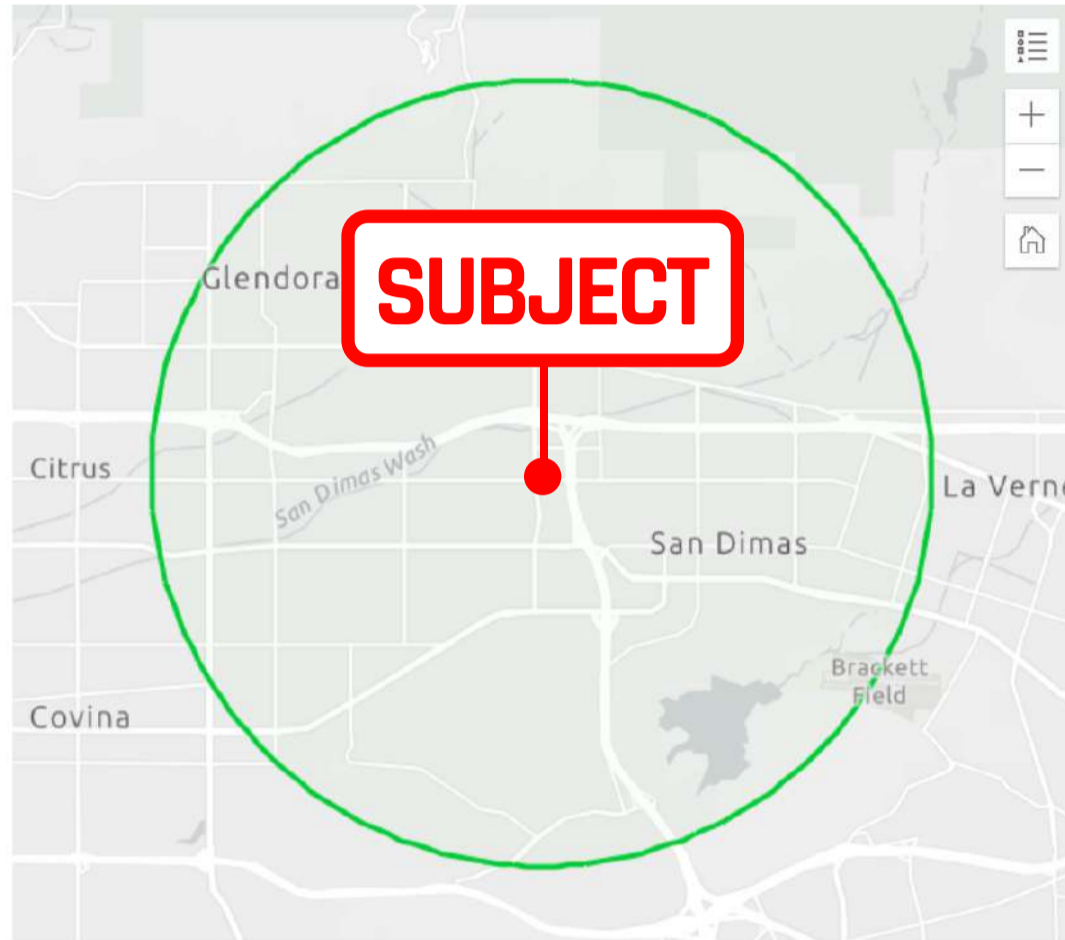
GLENDORA MARKETPLACE

SAN DIMAS PLAZA

SAN DIMAS MARKETPLACE

POPULATION TREND

1332 S Lone Hill Ave, Glendora, California, 91740
Ring of 3 miles



109,889

Population

38,412

Households

2.82

Avg Size Household

42.3

Median Age

\$102,655

Avg Household Income

\$725,697

Median Home Value

139

Wealth Index

58

Housing Affordability

85

Diversity Index

MORTGAGE INDICATORS



\$17,081

Avg Spent on Mortgage & Basics



43.2%

Percent of Income for Mortgage

POPULATION BY GENERATION



6.4%

Greatest Gen:
Born 1945/Earlier



22.4%

Baby Boomer:
Born 1946 to 1964



20.3%

Generation X:
Born 1965 to 1980



24.2%

Millennial:
Born 1981 to 1998



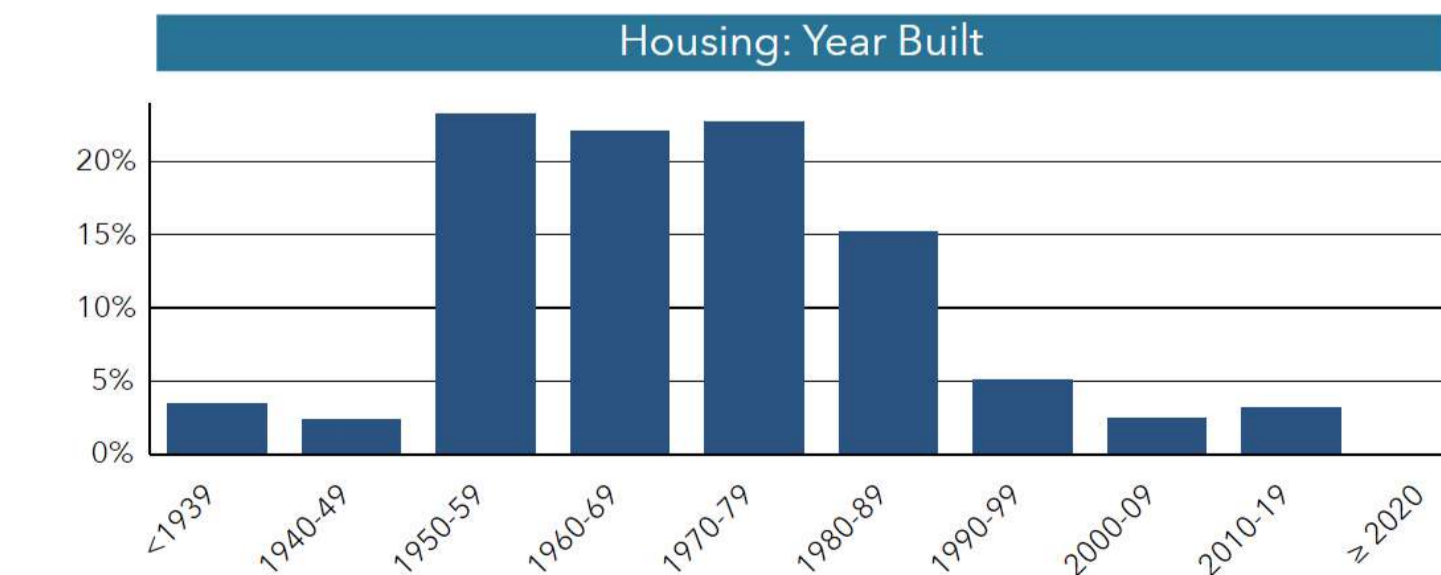
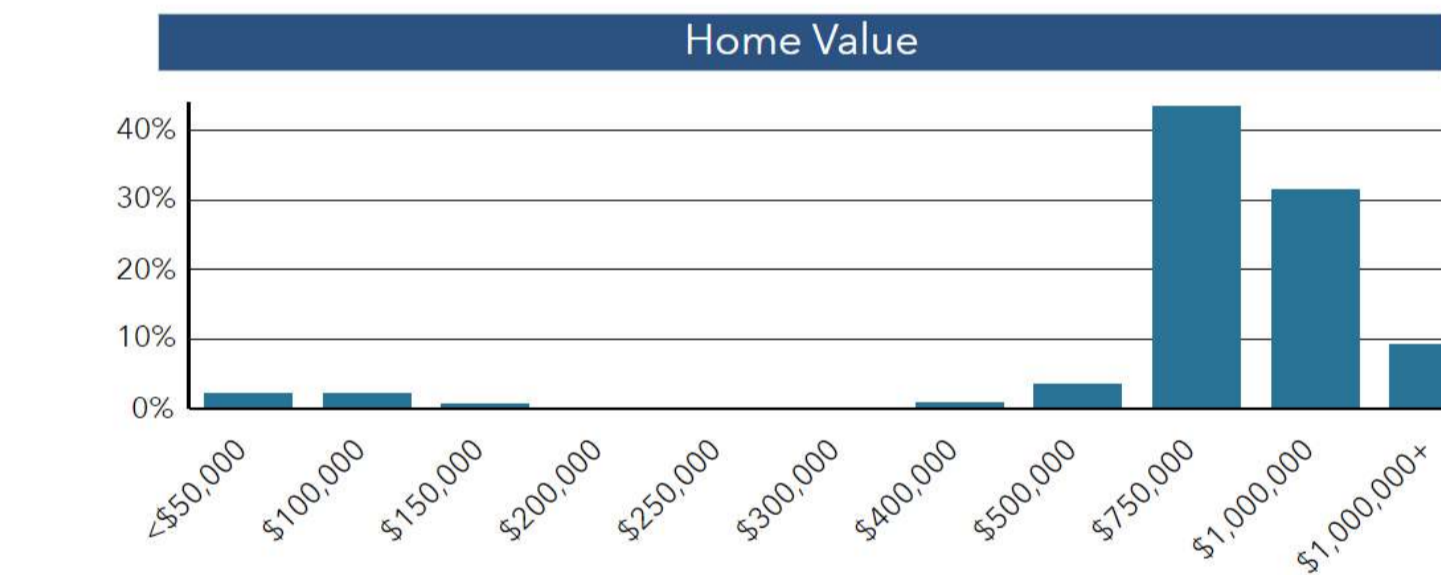
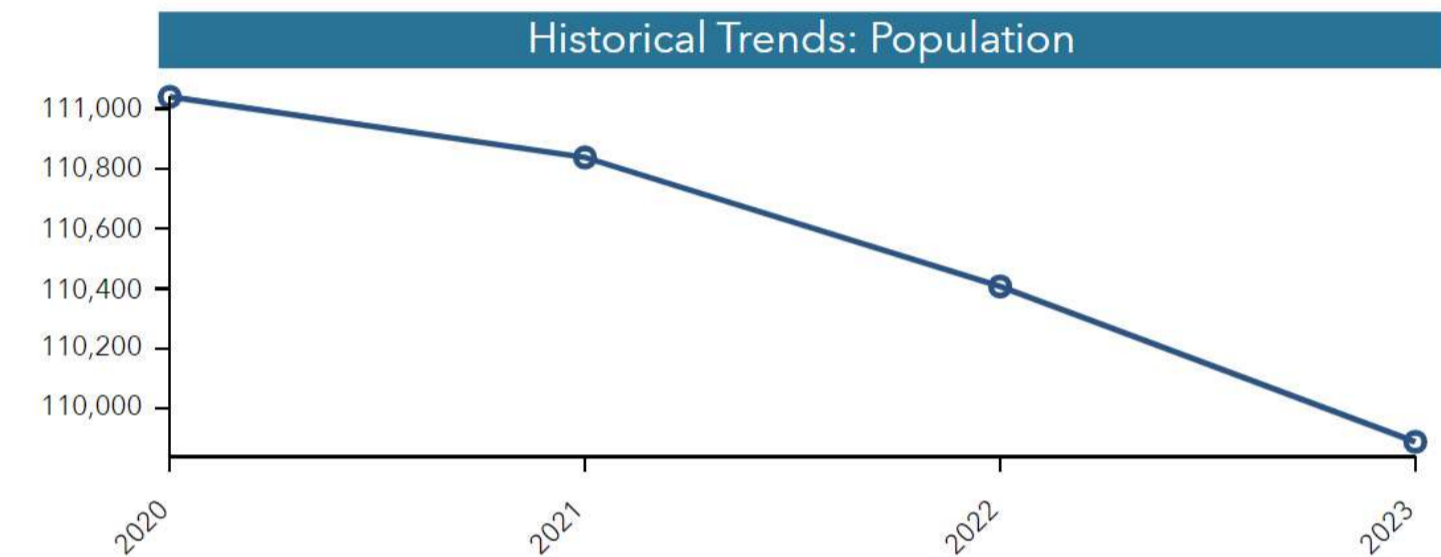
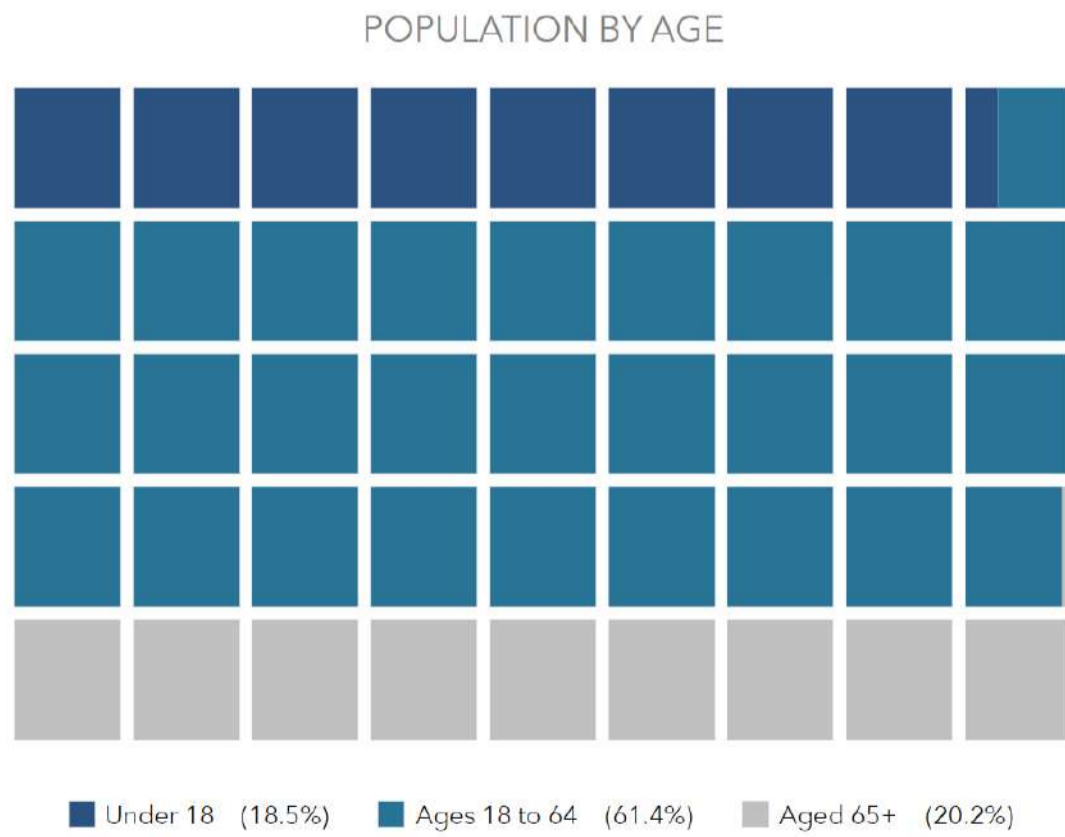
20.4%

Generation Z:
Born 1999 to 2016



6.3%

Alpha: Born
2017 to Present



MARKET OVERVIEW

Glendora, CA

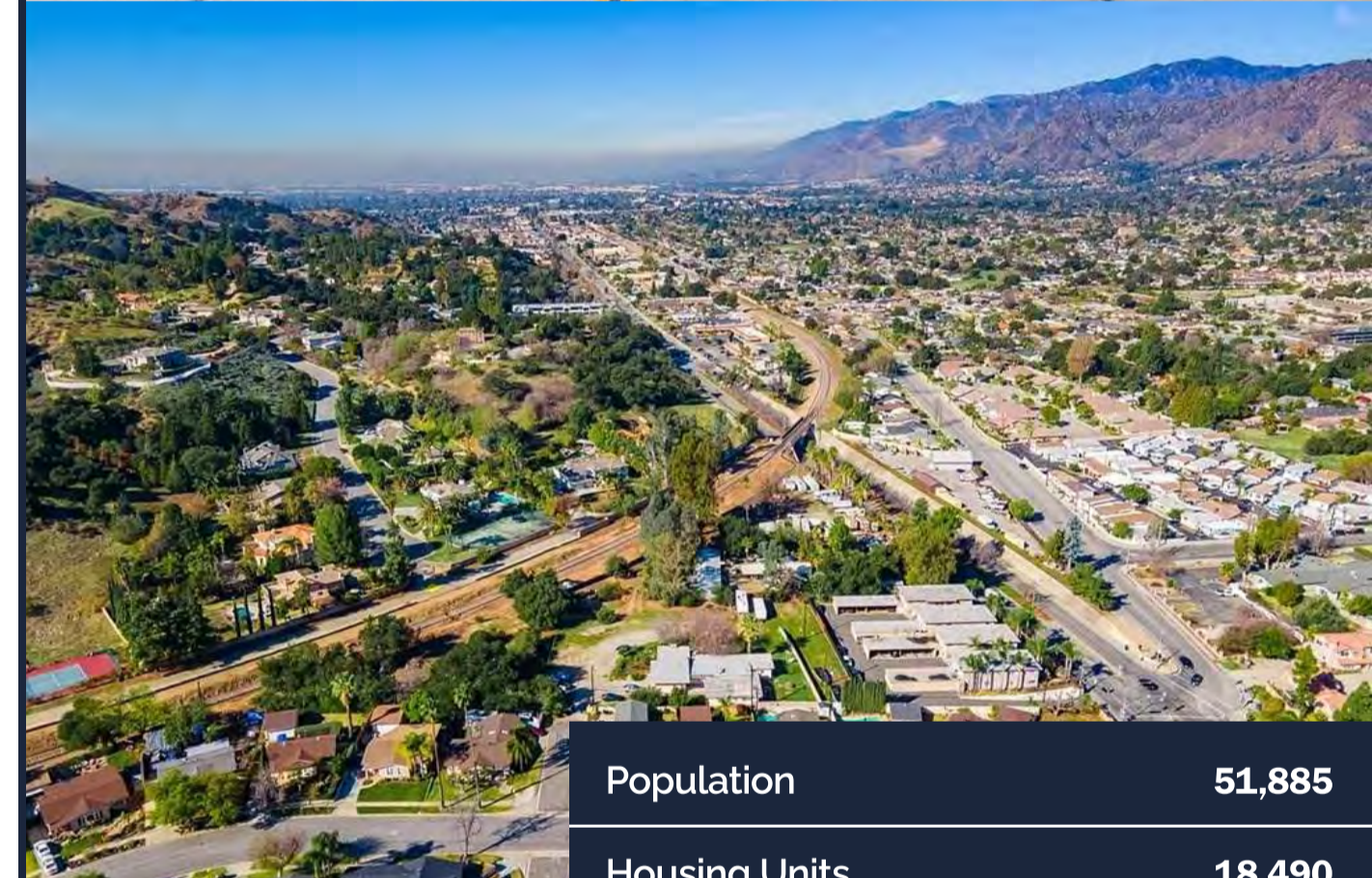
Situated at the foot of the picturesque San Gabriel Mountains and just 27 miles from downtown Los Angeles, Glendora, California, is a city that offers the perfect blend of accessibility, growth, and prosperity. Conveniently situated at the junction of the 210 and 57 freeways, Glendora offers unparalleled access to major commercial, cultural, educational, and recreational areas in Southern California.

Founded in 1887 and transforming from a humble citrus-producing community to a thriving residential hub, Glendora now serves as home to over 50,000 residents. The city boasts one of the lowest crime rates in Los Angeles County, offering a safe and nurturing environment for both businesses and residents.

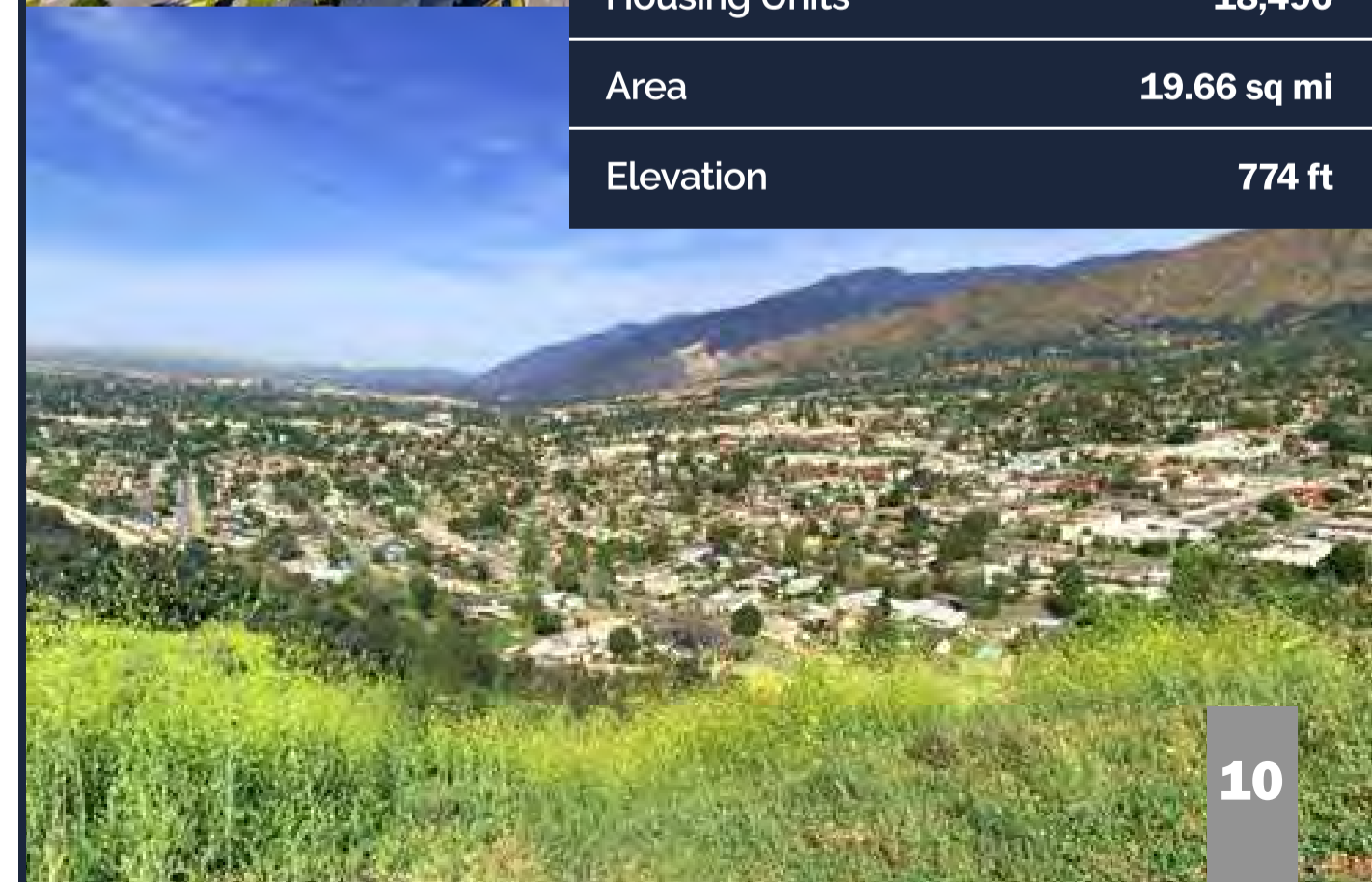
Glendora's business community is as diverse as its residential demographic. From the personalized service offered by owner-operated retail stores in the Downtown Village to the corporate headquarters of major U.S. and international firms such as Rain Bird Sprinkler Manufacturing Company and the National Hot Rod Association, Glendora is a powerhouse of economic activity.

The city is renowned for its attractive residential communities, ranging from charming turn-of-the-century cottages to prestigious executive hillside estates. Glendora's commitment to quality education, both public and private, shines through in its impressive State testing results, with Glendora High School students scoring 20% higher than the State average. With about 96% of its graduates proceeding to higher education, businesses benefit from a well-educated local workforce.

Glendora offers a delightful reprieve from the hectic pace of the Los Angeles metropolitan area, without compromising on its vibrant economic activities. The city is indeed the "Pride of the Foothills," welcoming businesses and residents alike to grow and prosper in its welcoming folds.



Population	51,885
Housing Units	18,490
Area	19.66 sq mi
Elevation	774 ft





NEWMARK

Renato Lorja

Senior Vice President
858.900.3700
rlorja@cirepartners.com
CA DRE #01940384

Randy Lockhart

Vice Chairman
909.974.4067
randy.lockhart@nrmk.com
CA DRE #00974981

Rick Sheckter

Executive Managing Director
562.364.2015
rick.sheckter@nrmk.com
CA DRE #00893271

www.CIREpartners.com | www.NMRK.com