

PRIME RETAIL/MEDICAL SPACE  
UP TO ±2,220 SF FOR LEASE

CBRE



262,709 VPD

828 S Grand Ave

GRAND AVE 33,265 VPD

828 S Grand Ave

GLENDORA, CA 91740





# PRIME RETAIL/MEDICAL IN THE SAN GABRIEL VALLEY



Anchored by LA Fitness and surrounded by prominent national retailers



Prominent frontage on Grand Ave with over 33,265 VPD



Immediately north of 0.5 Miles of I-210 (over 262,709 VPD)



Two Major Colleges (APU & Citrus) within 1-Mi. with 30K+ combined students



Affluent, High Density Demographics within 3-Mi. Radius



Ample, Reciprocal Free Surface Parking





# AERIAL



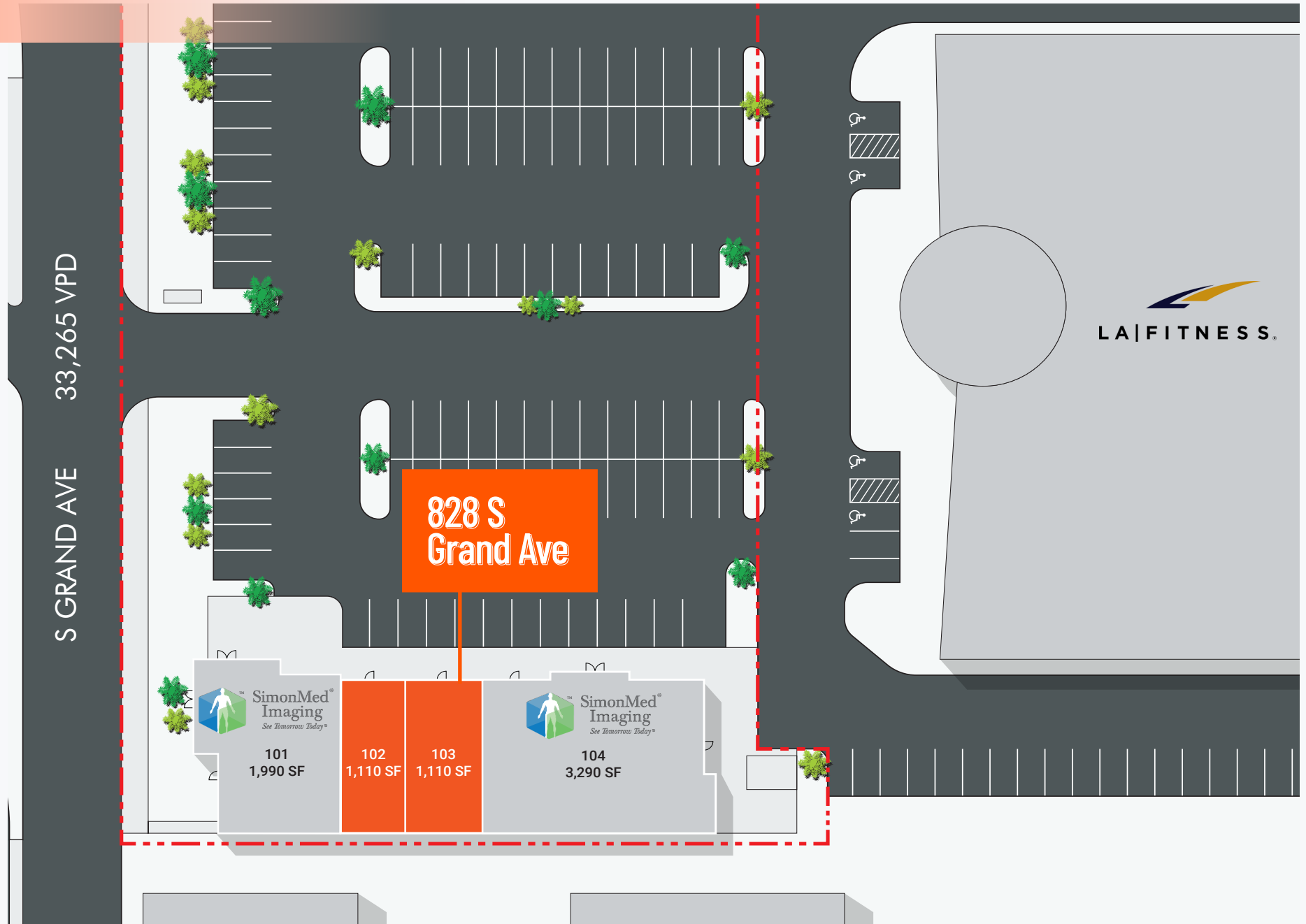
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# SITE PLAN







269,408

Daytime Population within 5 Miles

\$110,361

Avg. Household Income Within 3 miles

85,265

Households Within 5 miles

30,000

Enrolled Students at Azusa Pacific  
University + Citrus College

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## WELCOME TO THE NEIGHBORHOOD...

**Glendora** is nestled at the base of the scenic San Gabriel Mountains and conveniently located close to the 210, 57 & 10 Freeways. Over 300,000 people live and enjoy Glendora's excellent community and one of the lowest crime rates in Los Angeles County.



# RETAIL MAP





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GLENDORA, CA 91740

## PRIME RETAIL/MEDICAL SPACE FOR LEASE



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