

PRIME RETAIL/MEDICAL SPACE  
UP TO  $\pm 2,220$  SF FOR LEASE

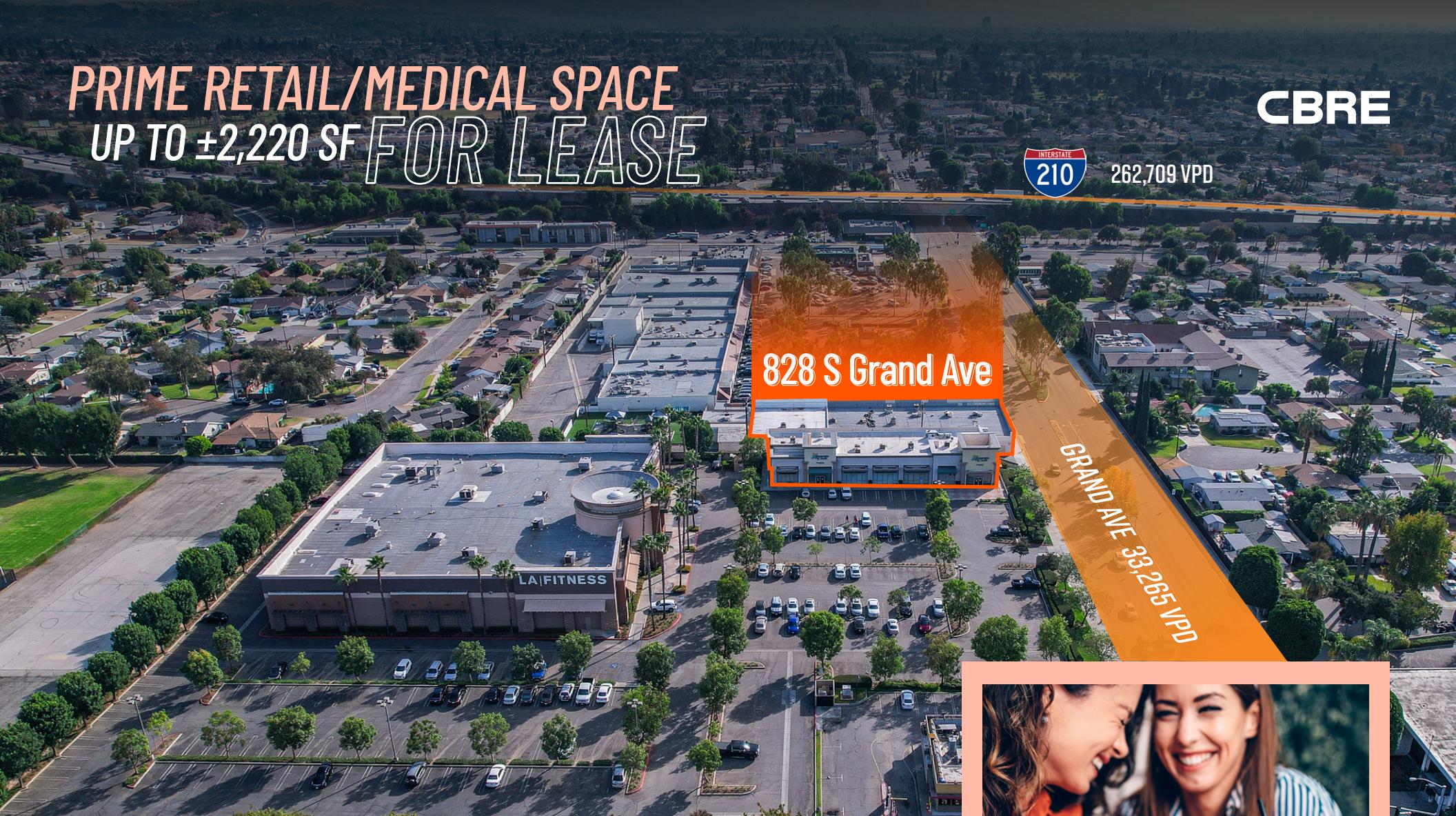
CBRE



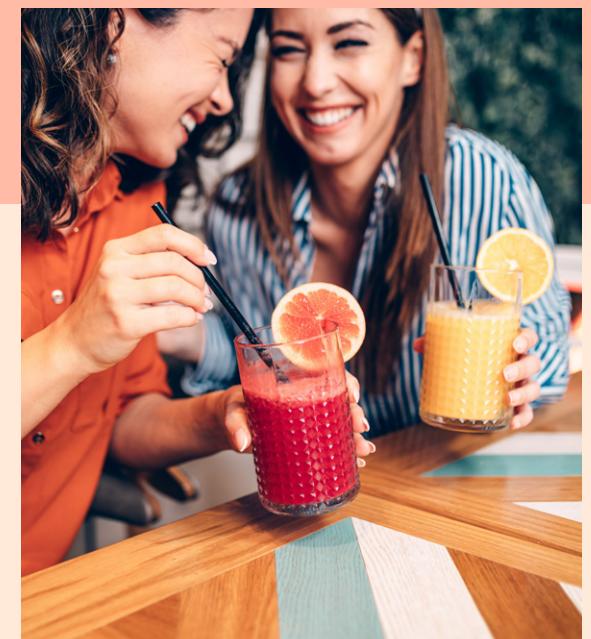
262,709 VPD

828 S Grand Ave

GRAND AVE 33,265 VPD



828 S Grand Ave  
GLENDOURA, CA 91740



# PRIME RETAIL/MEDICAL IN THE SAN GABRIEL VALLEY



Anchored by LA Fitness and surrounded by prominent national retailers



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



Affluent, High Density  
Demographics within  
3-Mi. Radius



Prominent frontage on  
Grand Ave with over  
33,265 VPD



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



Ample, Reciprocal Free  
Surface Parking



# AERIAL



# 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

**828 S  
Grand Ave**

**GRAND AVE 33,265 VPD**

## **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.

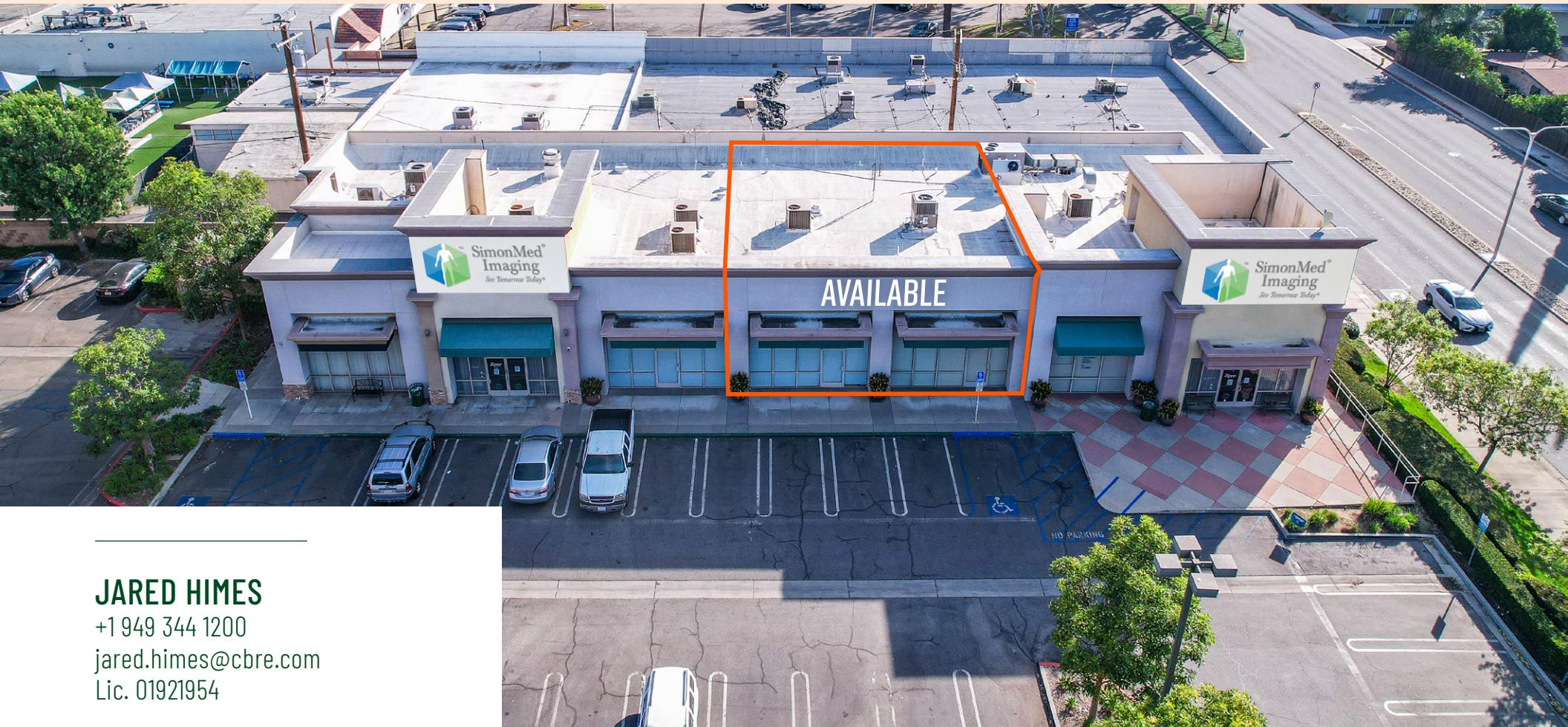
# RETAIL MAP



# 828 S Grand Ave

GLENDORA, CA 91740

PRIME RETAIL/MEDICAL SPACE  
FOR LEASE



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