



  
citibank

401 E. Arrow Highway, Glendora, CA 91740

Offering  
Memorandum

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# Investment Overview

<b>LOCATION</b>	401 E. Arrow Highway Glendora, CA. 91740
<b>PRICE</b>	\$2,600,000
<b>CAP RATE</b>	6.23%
<b>CURRENT NOI</b>	\$161,867
<b>YEAR BUILT</b>	1981
<b>BUILDING SIZE (SF)</b>	4,062
<b>LOT SIZE (AC)</b>	0.41
<b>LEASE TYPE</b>	NNN
<b>LEASE START (OPTION 1)</b>	2/1/2024
<b>LEASE EXPIRATION</b>	01/31/2029
<b>RENT INCREASES</b>	1.5% Annual
<b>OPTIONS</b>	Remaining 3 5-Year Option
<b>SUBJECT TO ROFR</b>	Yes

- 1. Investment Grade Tenant – NYSE: (C)**  
Ranked the 10th largest bank with a S&P A+ rating
- 2. Zero Landlord Responsibilities**  
Absolute Triple Net (NNN) Lease Structure
- 3. Excellent Branch Deposits**  
\$130M each year over the last 2 years
- 4. Glendora is a Prominent Southern California City**  
Located in the Los Angeles MSA
- 5. Citibank recently replaced the roof**  
Displaying an ongoing commitment to this location
- 6. Established Long Term Location**  
Bank has been at this location since 1981
- 7. Affluent and Densely Populated Area (5-Mile Radius)**  
300,000 Population with an AHHI of  $\pm$ \$120,000



LIST PRICE

**\$2,698,000**

CAP RATE

**6.00%**

ANNUAL RENT

**\$161,867**



Lease Year (Option 1)	Annual Rent	Monthly Rent	Rent Increases
2/1/24 - 1/31/2025	\$157,118.16	\$13,093.18	1.50%
2/1/2025 - 1/31/2026	\$159,474.93	\$13,289.58	1.50%
2/1/2026 - 1/31/2027	\$161,867.06	\$13,488.92	1.50%
2/1/2027 - 1/31/2028	\$164,295.06	\$13,691.26	1.50%
2/1/2028 - 1/31/2029	\$166,759.49	\$13,896.62	1.50%
<b>Option Period (3 Remaining)</b>			
2/1/2030 - 1/31/2044	90% of FMV	90% of FMV	



# Tenant Overview

**Citibank, N.A.**, is the primary U.S. banking subsidiary of the multinational financial services corporation Citigroup. With a history tracing back to 1812, Citi has grown into one of the largest and most influential banks globally. Its services span a wide range of financial products for consumers, corporations, and governments, including consumer banking, credit cards, mortgages, and wealth management. Citibank's U.S. presence is concentrated in major metropolitan areas like New York, Chicago, and Los Angeles, but its global network extends to over 180 countries. In recent years, the company has undergone a significant transformation to simplify its business model, cut costs, and focus on its core strengths.

Citibank HQ



**To increase sales, Citi is implementing several key initiatives:**

- 1. Organizational Simplification:** The company is flattening its management structure to speed up decision-making and increase accountability, which it believes will lead to better client service and business performance.
- 2. Increased Technology Investment:** Citi is heavily investing in technology, particularly in automation, AI, and cloud computing, to improve its data governance, consolidate its systems, and enhance its digital offerings for a seamless customer experience.
- 3. Launch of New Credit Card Products:** Citi is expanding its product portfolio with offerings like the Citi Strata Elite Credit Card, designed with competitive earn rates and valuable lifestyle benefits to attract new customers and increase card usage.

<b>CREDIT RATING</b>	S&P: A+
<b>REVENUE 2024</b>	\$81.1 billion
<b>TOTAL ASSETS</b>	\$2.5 trillion
<b># OF LOCATIONS</b>	2,300
<b># EMPLOYEES</b>	229,000
<b>HEADQUARTERS</b>	New York, NY

# Location Map



*Glendora*

Glendora



Citi



The Citibank logo is displayed in a white rectangular box. It features the word "citibank" in a blue, lowercase, sans-serif font. Above the letter "i" is a red arc that curves over the top of the letter.



# Nearby Retail

Glendora Marketplace



**SUSHI UMI**

**FUEL GOOD**  
NUTRITION

**3.99**  
*Pizza Company*



**CVS**  
pharmacy

**Healthy Paws**  
Animal Hospital

**BONNIE COVE AVE**

**ARROW HWY: 28,164 VPD**



## *Glendora, California*

### **RELAXED CALIFORNIA LIFESTYLE**

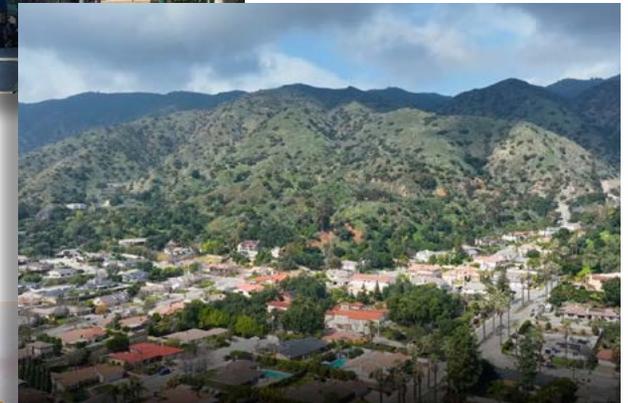
Nestled at the base of the San Gabriel Mountains, Glendora, California, offers a blend of small-town charm and suburban convenience. Its lifestyle is largely family-oriented and residents enjoy a high quality of life, supported by excellent public and private schools and a reputation for low crime rates.

### **IMPRESSIVE AMENITIES**

Glendora Village serves as a vibrant hub of local shops, diverse restaurants, and services, often hosting community events like art walks and festivals. For recreation, numerous parks like Finkbiner Park provide green spaces, playgrounds, and sports facilities, while the scenic San Gabriel Mountains offer extensive hiking and biking trails. The Glendora Country Club offers a championship golf course and other upscale facilities.

### **ROBUST RETAIL**

Glendora offers a diverse retail landscape. The earlier mentioned Glendora Village exudes a charming, small-town atmosphere with its array of unique boutiques, local shops, and independent businesses. Beyond the Village, larger national retailers can be found in various shopping centers throughout the city including Walmart Supercenter, Kohl's and Tillys. Additionally, Glendora boasts the **\*\*Glendora Public Market\*\***, a modern food hall concept with a variety of local food vendors, adding a unique culinary dimension to the retail mix.



## Los Angeles County The Most Dynamic Region in the Nation

ECONOMIC POWERHOUSE & INDUSTRY DIVERSITY | CREATIVE AND HIGH SKILLED WORKFORCE  
GLOBAL HUB FOR CULTURE AND INNOVATION | BUSINESS FRIENDLY CLIMATE | PREMIER TOURISM DESTINATION

- #1 Most Populated County in California
- #1 Most Populated County in the U.S.
- #2 Best County in the U.S. for Outdoor Activities
- #2 Best County in California for Outdoor Activities
- #3 County in the U.S. for Healthcare Quality
- #6 County in the California for Young Professionals
- #9 County in California for Public Schools
- #10 County in California for Health

**Los Angeles County** is one of the most influential and dynamic regions in the U.S. Its robust and diverse economy is driven by powerhouse industries including entertainment, healthcare, technology, aerospace and international trade. The Region benefits from a deep talent pool fueled by globally recognized universities, research institutions and a creative workforce at the forefront of innovation.

**Combined with its exceptional quality of life**, the region offers world renowned cultural landmarks, scenic beaches, iconic neighborhoods, and a globally connected infrastructure. LA County presents an unparalleled environment for business to thrive and its residents to flourish.

## Glendora, California

### BY THE NUMBERS

Glendora, California, exhibits a dynamic demographic profile. As of 2025, its population stands at approximately 48,284. Glendora draws from its close proximity to Los Angeles and the significant population center there.

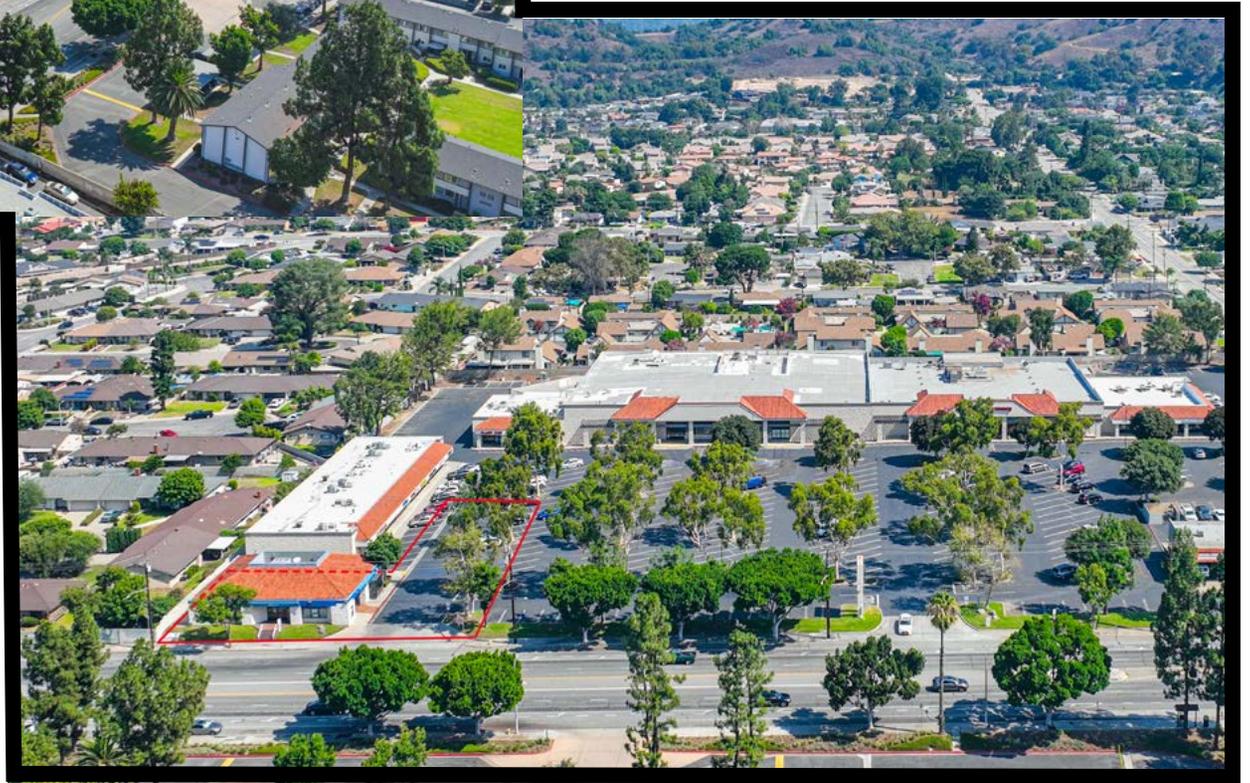
In terms of racial and ethnic composition, Glendora is fairly diverse. While White residents (non-Hispanic) make up the largest group at around 41-48%, a significant portion of the population identifies as Hispanic or Latino, accounting for approximately 34-40%. Asian residents represent about 11-13% of the population, with smaller percentages of Black or African American, Native American, and multiracial individuals.

The median age in Glendora is around 40.5 to 41.8 years, indicating a mature population. The average household income is estimated at around \$91,833, with a median household income hovering between \$127,684. The poverty rate is relatively low, at about 7.36%. These figures suggest a generally affluent and stable community.



Demographic	1 MILE	3 MILE	5 MILE
Total Population	24,498	160,708	301,740
Households	7,942	50,941	92,557
Average HH Income	\$91,833	\$91,911	\$93,093
Median HH Income	\$127,684	\$119,694	\$121,543

# Image Gallery



# Image Gallery



# Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. We cannot assume responsibility for its accuracy.

All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond control of the Owner and Broker and, therefore, are subject to material variation. This Offering Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to qualified prospective buyers.

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