

OFFICE/RETAIL FOR LEASE



OFFERING SUMMARY

Lease Rate: \$1.50 - 1.75 SF/month (MG)

Building Size: 19,720 SF

Available SF: 276 - 1,152 SF

PROPERTY OVERVIEW

Ideal location available for many successful business entrepreneurs. Including: tax, accounting; attorney; staffing; home health care; counseling; logistics; property management; real estate; insurance; administrative medical; and much more.

LOCATION OVERVIEW

Right Sized Offices and Retail Suites - Professional Building - Street Frontage on Famous Route 66 - Glendora is nestled at the base of the scenic San Gabriel Mountains, in the eastern portion of Los Angeles County. Located approximately 27 miles from downtown Los Angeles, Glendora offers convenient access to major commercial, cultural, educational and recreational areas in Southern California. Today, more than 50,000 residents enjoy Glendora's excellent public and private schools, lush parks, comprehensive community services and one of the lowest crime rates in Los Angeles County.

SPACES	LEASE RATE	SPACE SIZE
Suite 102	\$1.75 SF/month	1,152 SF
Suite 107	\$1.75 SF/month	1,135 SF
Suite 210	\$1.50 SF/month	366 SF
Suite 220A	\$1.50 SF/month	276 - 552 SF
Suite 220B	\$1.50 SF/month	276 - 552 SF

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SUITE PHOTOS



Suite 102 storefront



Suite 102



Suite 107 entry



Suite 107



Suite 210



Suite 220



Suite 220 office



Suite 220 view

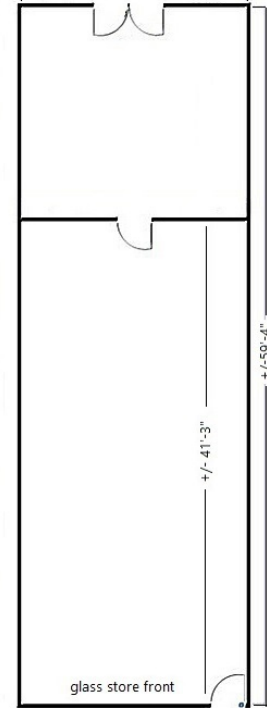
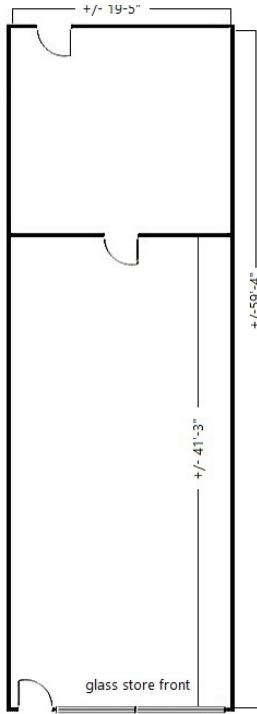
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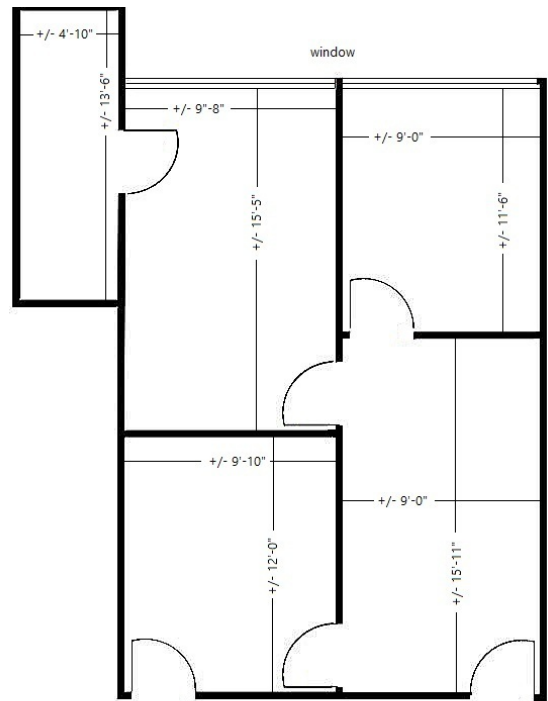
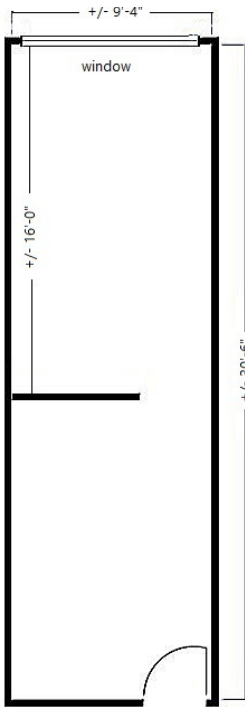
COMMERCIAL REAL ESTATE

STORE AND OFFICE PLANS



Suite 102 - 1,152 sf

Suite 107 - 1,135 sf



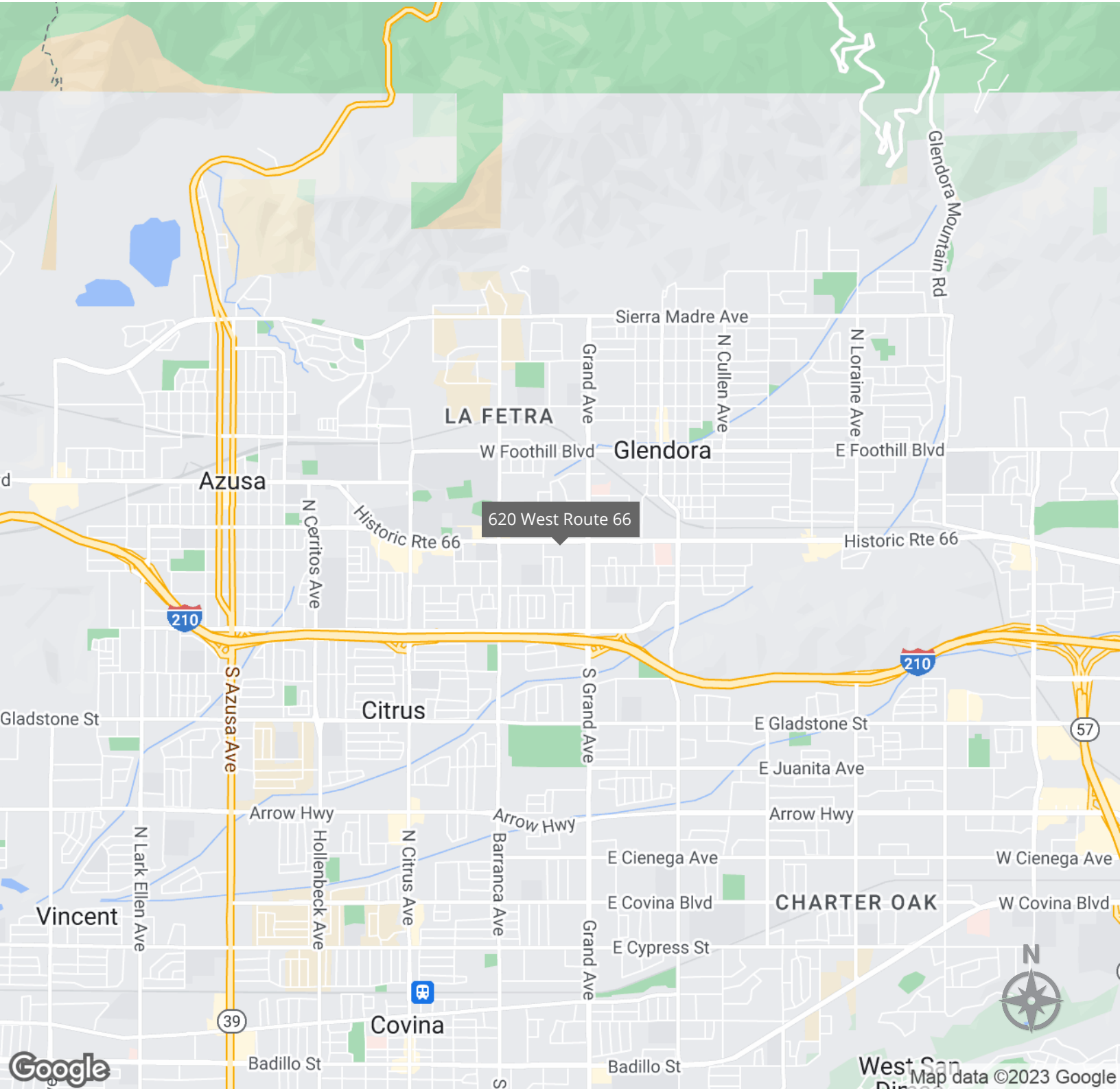
Suite 210 - 366 sf

Suite 220 - divisible 276-552 sf

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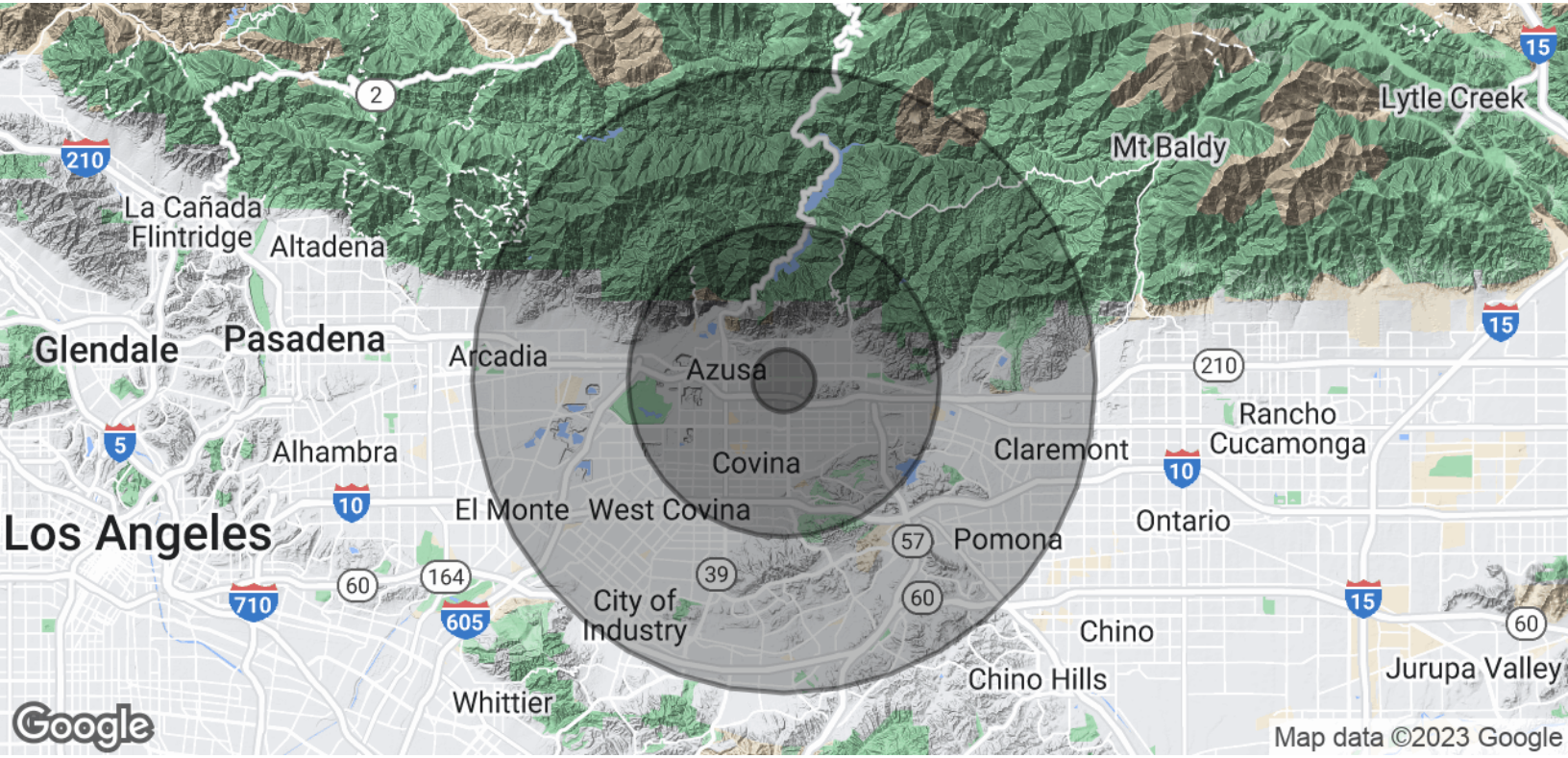
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	23,664	274,075	1,031,179
Average Age	33.4	38.1	38.6
Average Age (Male)	32.9	36.5	36.9
Average Age (Female)	34.2	39.4	40.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,984	86,207	308,238
# of Persons per HH	3.4	3.2	3.3
Average HH Income	\$98,440	\$97,952	\$95,502
Average House Value	\$543,430	\$554,808	\$566,848

* Demographic data derived from 2020 ACS - US Census

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