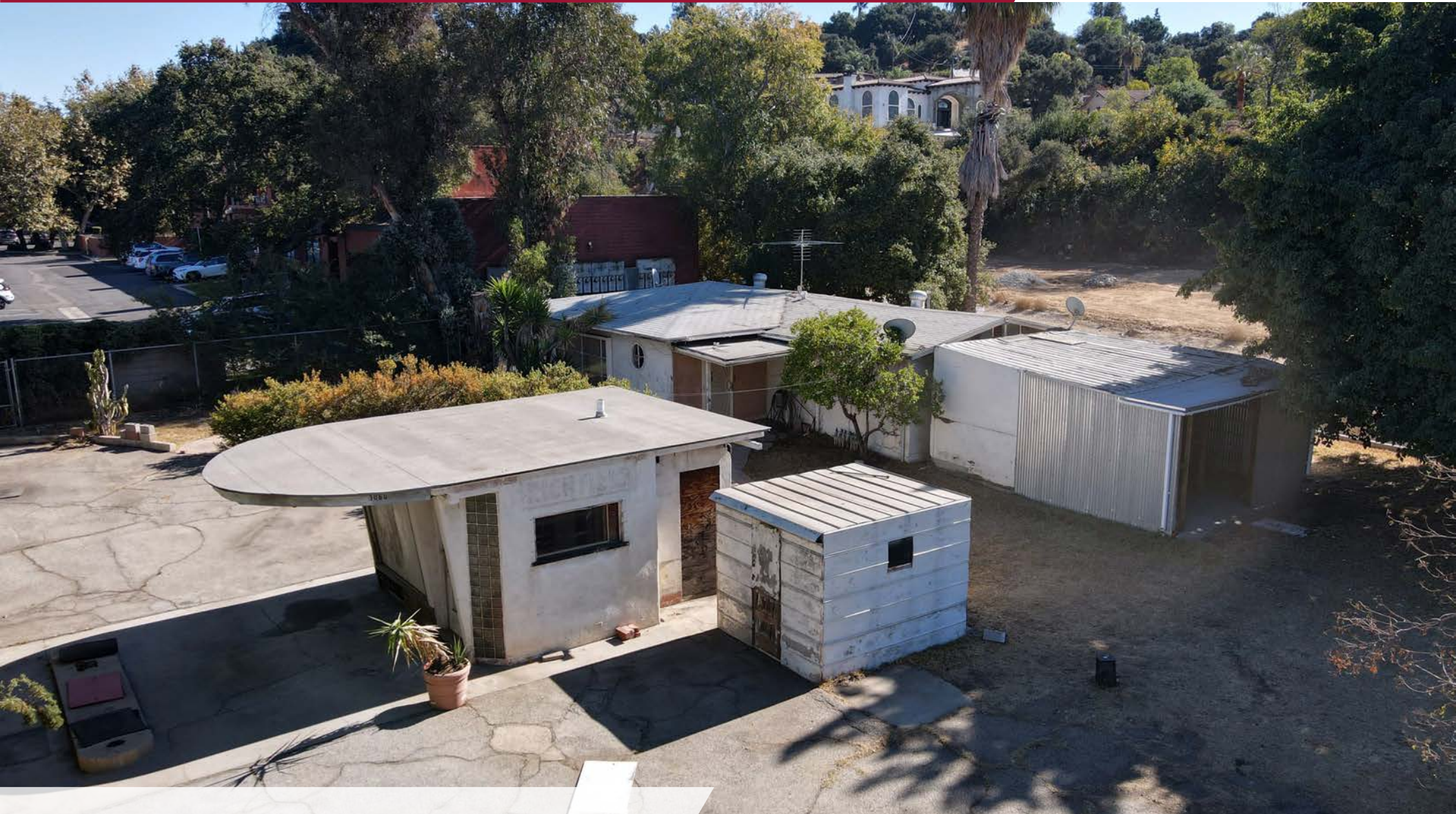


1060 E ROUTE 66
GLENDDORA, CA 91740

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
PASADENA



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**COMMERCIAL/INDUSTRIAL ZONED LOT
WITH MULTIPLE STRUCTURES FOR SALE**

PROPERTY SUMMARY & HIGHLIGHTS

1060 E ROUTE 66
GLENDDORA, CA 91740



Discover the exceptional potential of this versatile property located at **1060 E Route 66, Glendora, CA 91740**, positioned at a **signalized T-intersection** that ensures maximum visibility and traffic exposure. This unique property offers a blend of residential, storage, and commercial space, making it an excellent opportunity for investors, entrepreneurs, or those seeking a live-work setup.

Asking Price:	\$999,000
Total Building SF:	±1,239 SF
Lot Size:	±14,205 SF
Year Built:	1978
Zoning:	RT66-RSC
APN:	8644-018-037

PROPERTY HIGHLIGHTS

- **OWNER USER'S DREAM!**
- **Residential Building (approximately 1,018 SF):** The property features a 1 bedroom, 1 bathroom Single Family Home with a thoughtfully designed layout consisting of a living room, den, kitchen, bedroom and bathroom, complemented by a covered porch and patio for outdoor enjoyment.
- **Metal Storage/Garage (approximately 320 SF):** Detached structure ideal for a garage, storage, workshops, or creative spaces.
- **Commercial Storefront (approximately 208 SF):** The charming standalone store building, complete with a covered entry and additional storage shed, provides an excellent opportunity for a business or creative venture.
- **Spacious Lot (two parcels totaling approximately 14,205 SF):** Ample open space surrounding the structures allows for parking, outdoor activities, or future expansion.



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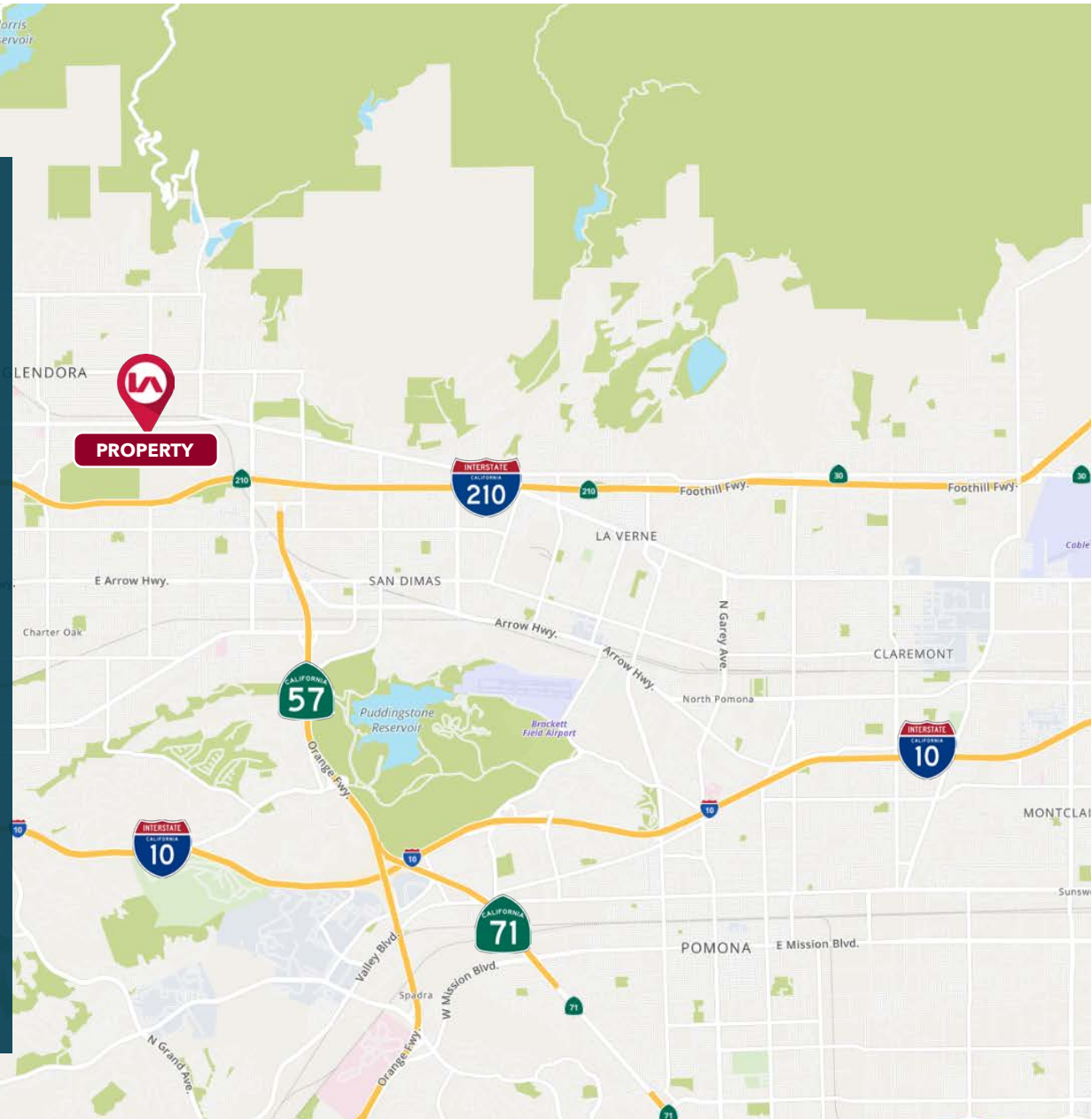
1055 E Colorado Blvd, Ste 330, Pasadena, CA

LOCATION HIGHLIGHTS

- **Signalized T-Intersection:** Positioned at a highly visible and accessible location with steady vehicle and pedestrian traffic.
- **Route 66 Corridor:** Situated on the historic Route 66, a bustling and iconic thoroughfare in Glendora, surrounded by a mix of commercial, residential, and retail establishments.
- **Connectivity:** Easy access to major freeways, public transportation, and neighboring communities, making it a hub for business opportunities.
- **Nearby Amenities:** Close proximity to shopping centers, restaurants, schools, and recreational facilities enhances convenience and desirability for potential users.
- **Growth Potential:** Glendora is a thriving city known for its excellent schools, vibrant community, and ongoing development, making this property a valuable asset.

Zoning Possibilities (Route 66 Specific Plan Service Commercial (RSC):

- **Industrial Uses:** The RSC zoning allows for an array of uses such as light manufacturing, warehousing, and small-scale assembly facilities.
- **Commercial Opportunities:** Retail, Office, Medical Office and other locally serving businesses are supported by the zoning.
- **Customization Potential:** With allowances for office/warehouse combinations, the zoning supports modern commercial and industrial workflows under one roof.



AERIAL OVERVIEW

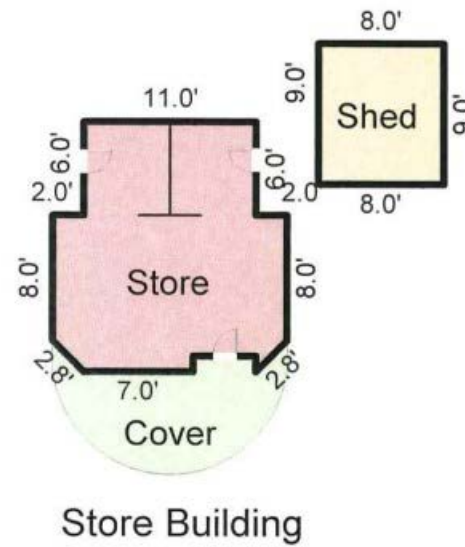
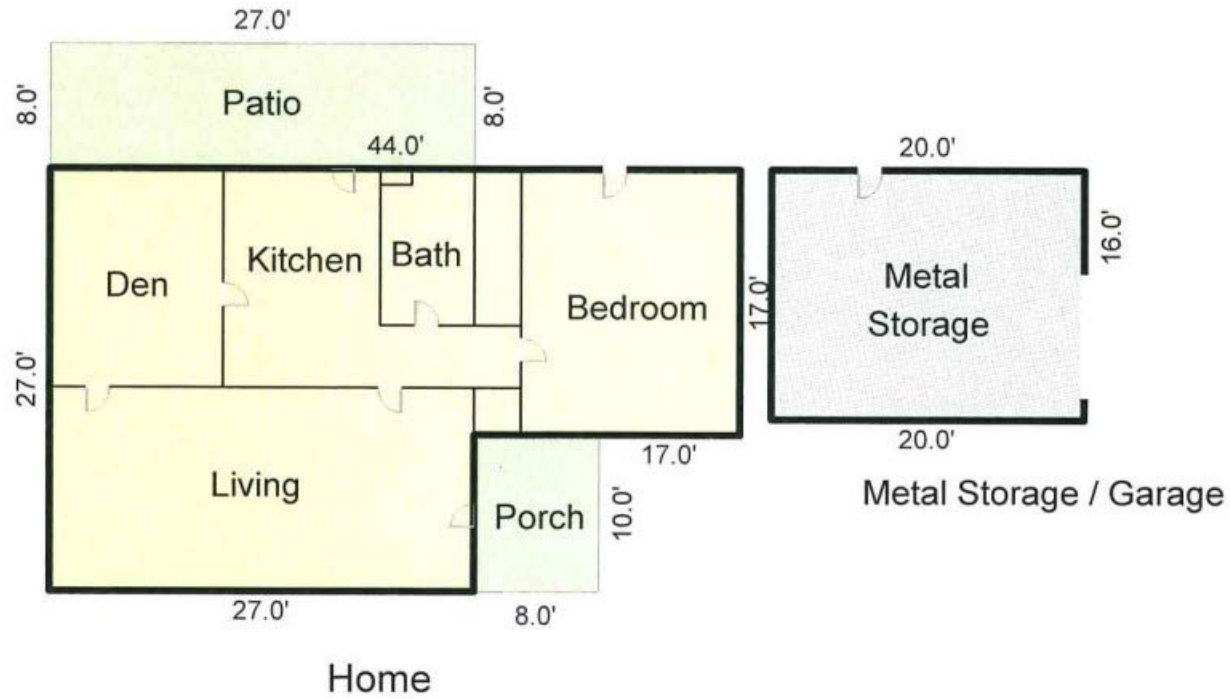
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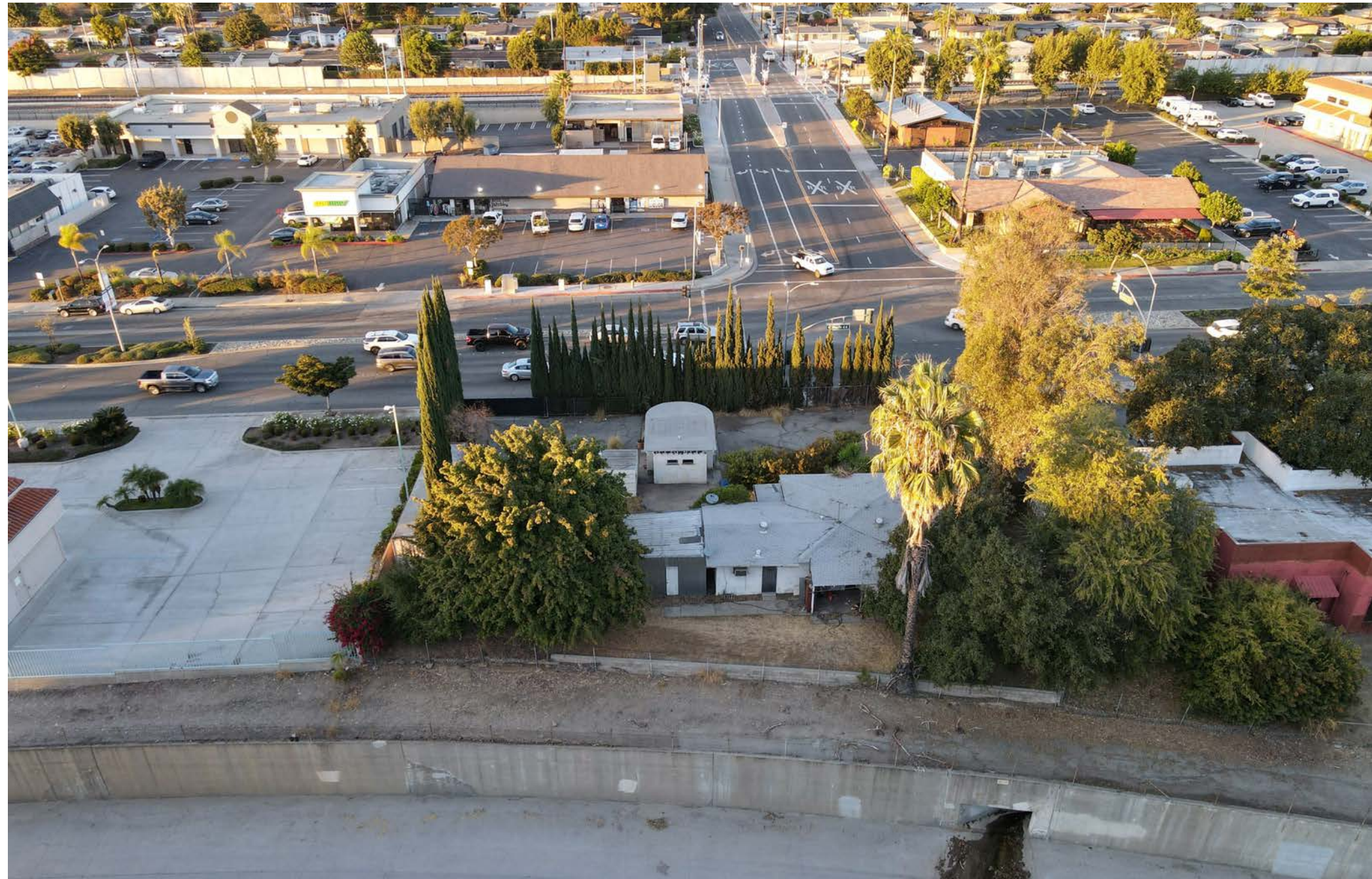
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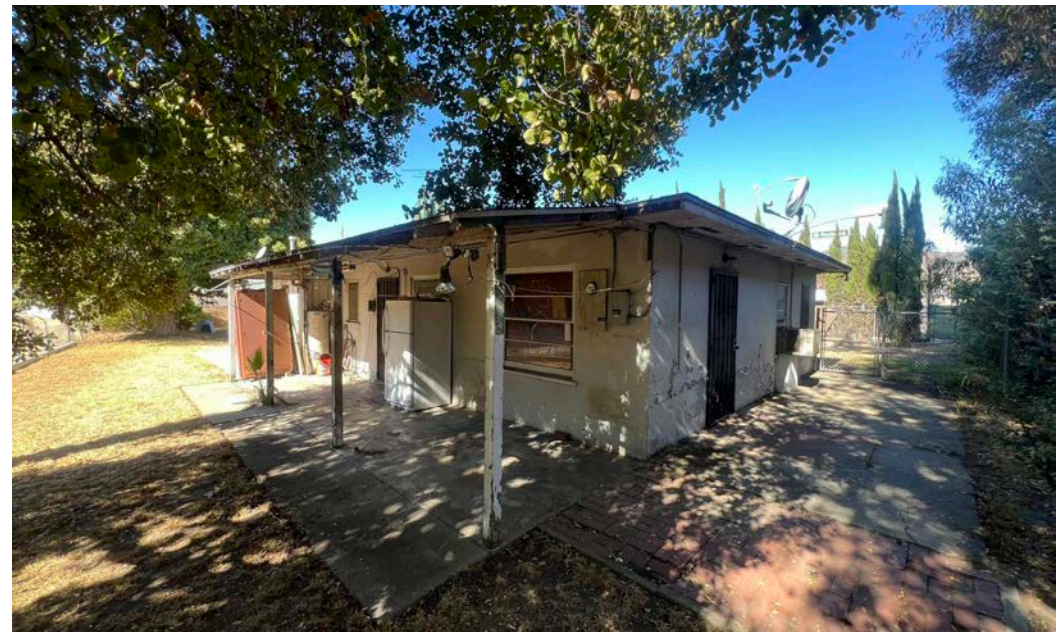
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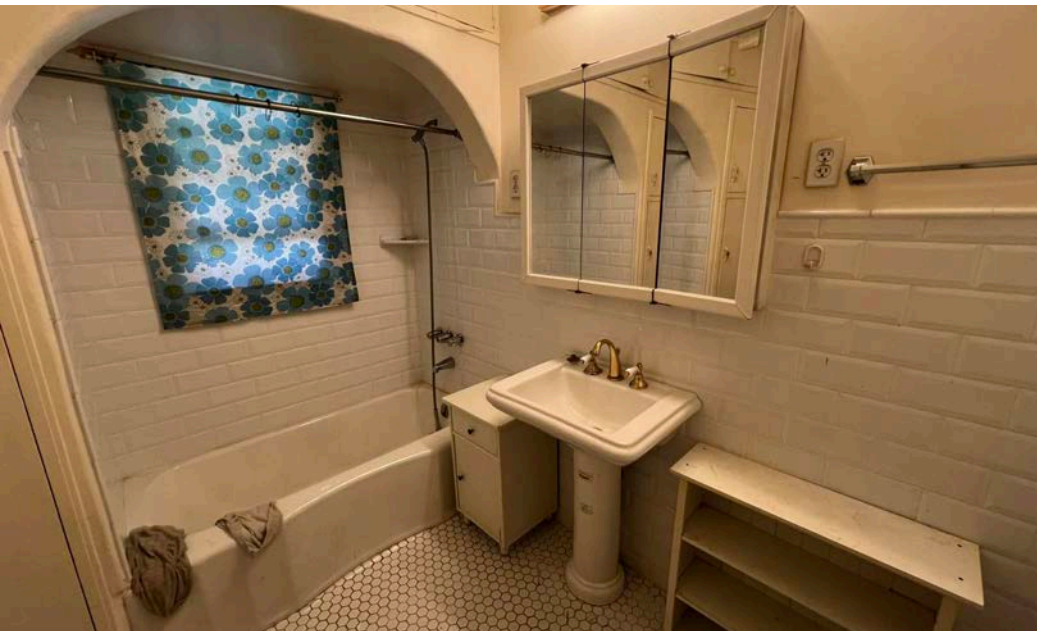


















1060

EAST ROUTE 66

GLENDORA, CA 91740

Lee & Associates hereby advises all prospective purchasers of Investment property as follows:

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As the Buyer of an investment property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.