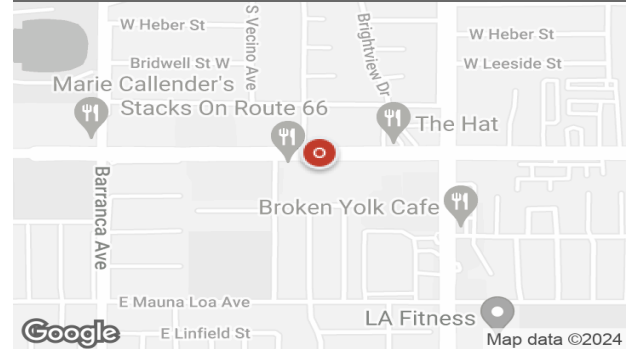




626 W Route 66
 626 W Route 66
 Glendora, CA 91740


PROPERTY DATA - Office

| | | | | | |
|------------------------|----------------------|-----------|----------------------------|--------------------|--|
| Building Size | 7,350 SF | # Floors | 1 | Construction Type | Concrete |
| Specific Use | General | Elevators | No | Typical Floor Size | 7,350 SF |
| Building Class | C | Condo | No | Parking | 19 / 2.59:1,000 |
| Building Status | Existing | Lot Size | 0.48 Ac / 21,036 SF | Owner | LAMBRECHT,JOHN A JR CO TR TRUST |
| Occupancy Type | Single-Tenant | Zoning | RT66/BG | Market Area | 210 Corridor |
| Year Built / Renovated | 1963 / | APN | 8633005014 | Load Factor | |

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 909-373-2727

AVAILABLE SPACE - For Sale

| Type | Condo | Status | Cap Rate | List Price | Avail SF | Price/SQFT | Date Avail |
|--------|-------|-----------|----------|-------------|----------|------------|------------|
| Office | No | Available | | \$2,600,000 | 7,350 | \$353.74 | COE |

Good North Glendora location. Currently leased to short term tenant. Opportunity to use a portion of the office building and lease unneeded space for extra income.

