

An aerial photograph of an industrial park with several large warehouse-like buildings and parking lots. A black outline highlights a specific area in the upper-middle part of the image. Large, bold, yellow text is overlaid across the center of the image.

GLENDORA LARGESCALETOD OPPORTUNITY



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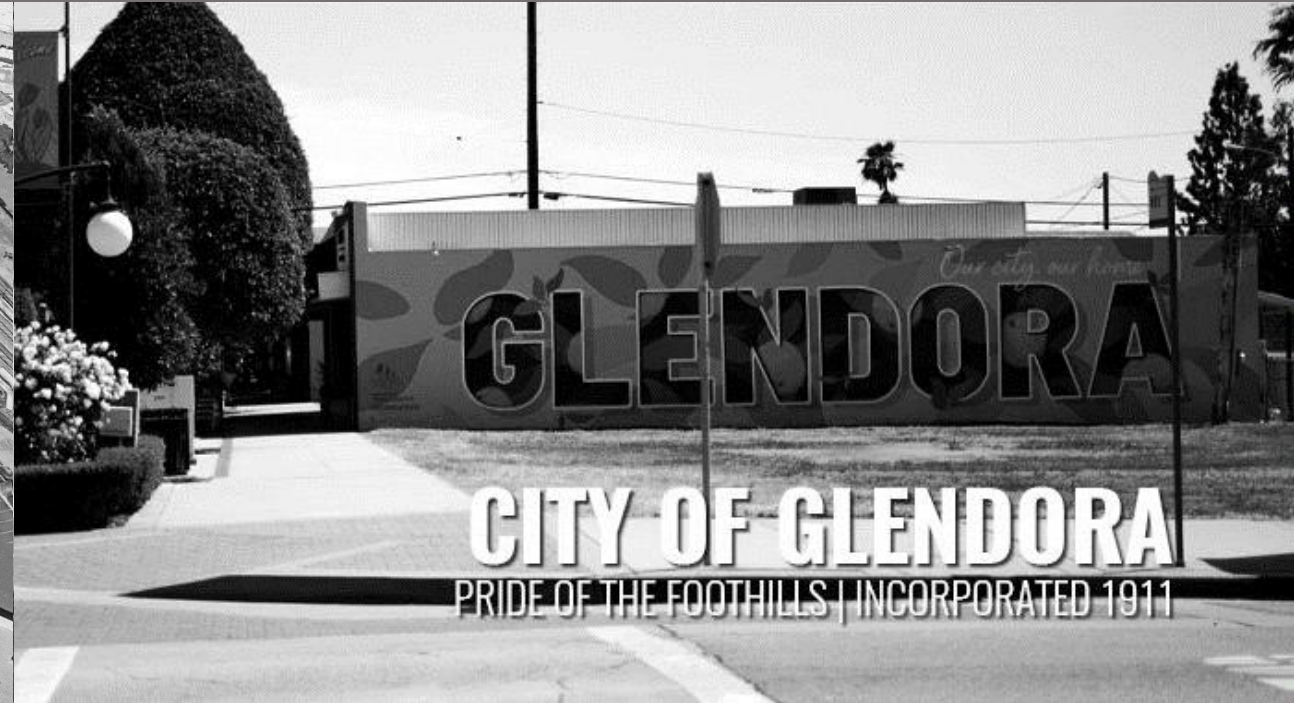
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Address:

- 517 S Glendora Ave, Glendora, CA, 91741
- 434 S Vermont Ave, Glendora, CA 91741
- 500 S Vermont Ave, Glendora, CA 91741

• APNs: 8639017039, 8639017015, 8639016013

• Total Building Size: 51,758 SF

• Total Lot Size: 151,776 SF

• Total Acreage: 3.48 AC

• Zoning: Town Center Mixed Use (Part of Route 66 Specific Plan)

Property Summary:

The area surrounding this large scale TOD opportunity is characterized by its appealing blend of residential charm and commercial vitality, making it an attractive location for businesses. Glendora is known for its quaint, small-town atmosphere coupled with a vibrant downtown district, offering a variety of shopping, dining, and service-oriented businesses. The location is advantageous due to its proximity to the new Gold Line station, which is expected to enhance connectivity and increase foot traffic, a significant benefit for any business. Additionally, the presence of established businesses in the vicinity indicates a supportive environment for commerce and industry. The area's accessibility is further supported by major thoroughfares, facilitating easy travel for both customers and employees. This TOD Opportunity was subject to the Surplus Land Act (SLA), which imposes an Affordability Covenant Restriction on the property. Under this covenant, if ten (10) or more residential units are developed on the Property, no less than 15% of the total number of residential units must be sold or rented at affordable housing cost, as defined in relevant sections of the California Health and Safety Code, to lower income households. The rental units are required to remain affordable and occupied by lower income households for 55 years for rental housing and 45 years for ownership housing.

PROPERTY (BUILDING) INFO



517 South Glendora Avenue, Glendora CA 91741

- APN: 8639-017-039
- Building Size: 41,313 SF
- Lot Size: 104,057 SF
- Acreage: 2.39 ac
- Zoning: RT66 Town Center Mixed Use
- Year Built: 1957
- Type of Building: Wood Frame Construction
- Tenancy: No Occupant
- Building Class Type: C
- Building FAR: 0.21
- # of Docks: 2
- # of Roll up Doors: 3



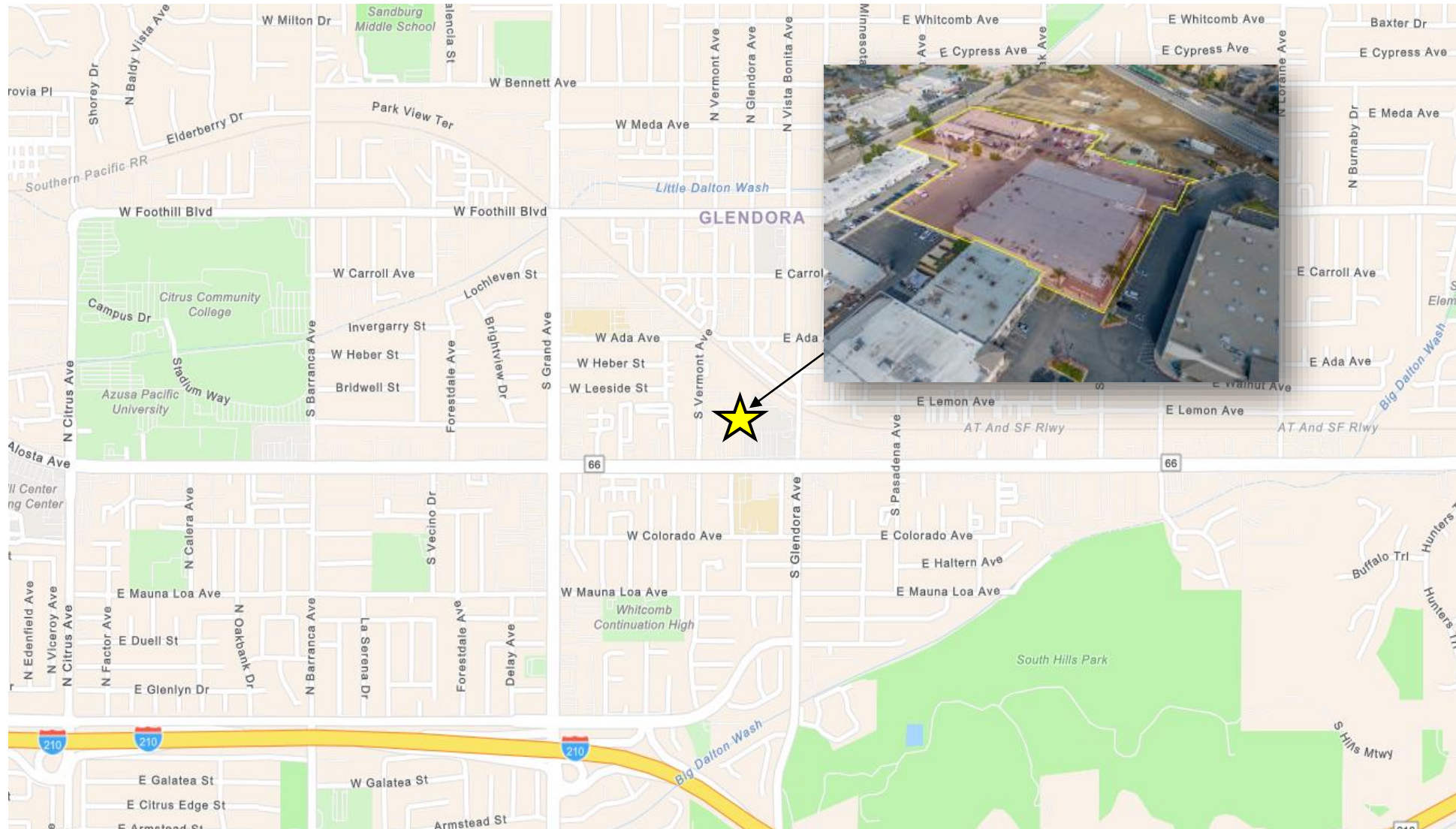
434 S Vermont Ave, Glendora, CA 91741

- APN: 8639-016-904
- Building Size: 8,165 SF
- Lot Size: 37,880 SF
- Acreage: 0.87 ac
- Zoning: RT66 Town Center Mixed Use
- Year Built: 1978
- Type of Building: Wood Frame Construction
- Tenancy: Single Occupancy
- Building Class Type: C
- Building FAR: 0.19
- # of Docks: 0
- # of Roll up Doors: 12 (6 Automotive bays)



500 S Vermont Ave, Glendora, CA 91741

- APN: 8639-017-902
- Building Size: 2,280 SF
- Lot Size: 9,839 SF
- Acreage: 0.23 ac
- Zoning: RT66 Town Center Mixed Use
- Year Built: 1981
- Type of Building: Wood Frame Construction
- Tenancy: Single Occupancy
- Building Class Type: B
- Building FAR: 0.22
- # of Docks: 0
- # of Roll Up Doors: 3 (3 Automotive bays)



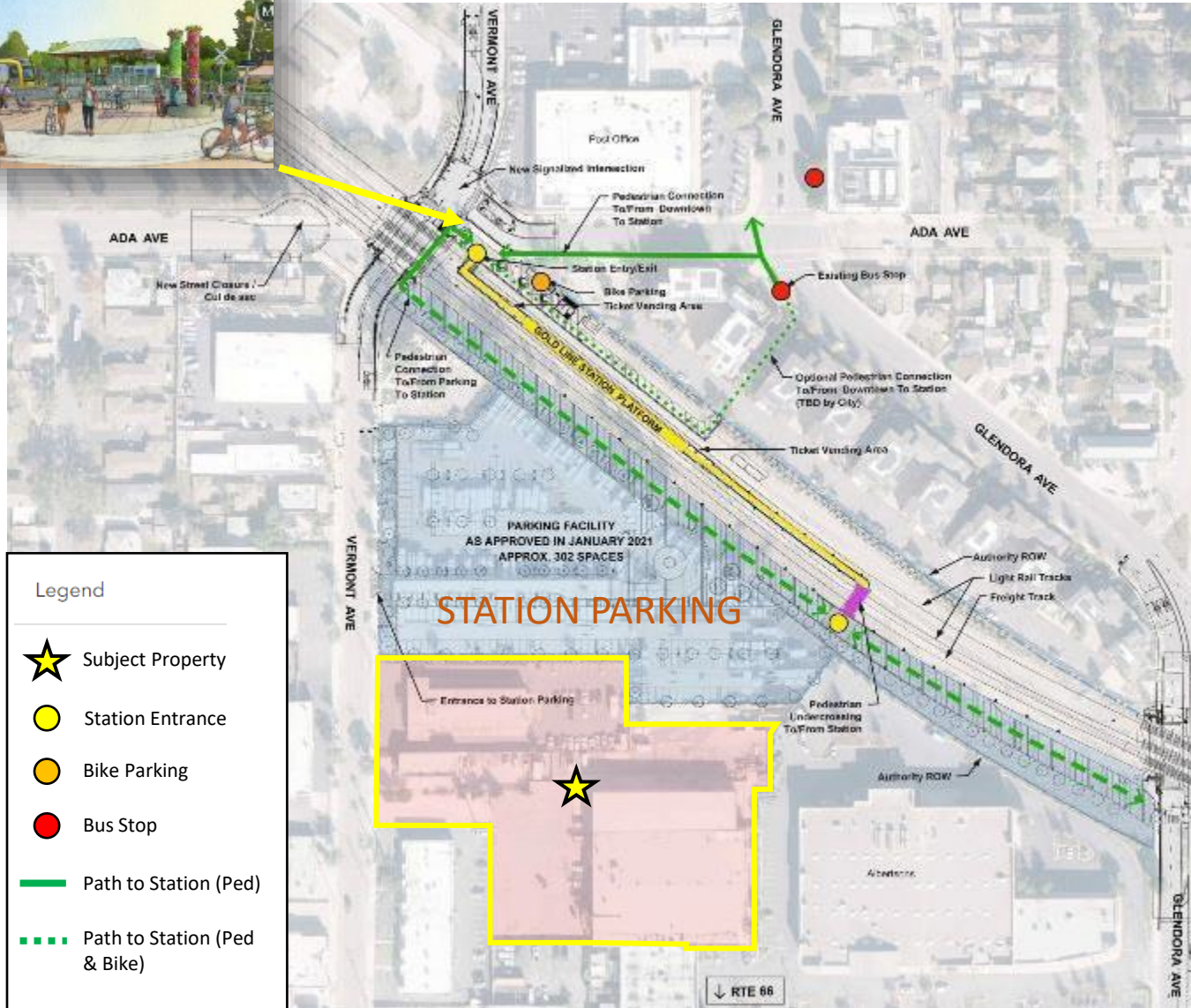
FUTURE METRO GLENDORA STATION - ADJACENT



FUTURE (GLENDDORA) METRO STATION



FUTURE (GLENDDORA) METRO STATION



Legend

- ★ Subject Property
- Station Entrance
- Bike Parking
- Bus Stop
- Path to Station (Ped)
- Path to Station (Ped & Bike)

- The Station is estimated to be completed by 2025.*
- Once completed, a trip from Glendora to Pasadena will take approximately 22 minutes and further to downtown Los Angeles will take approximately 51 minutes.*

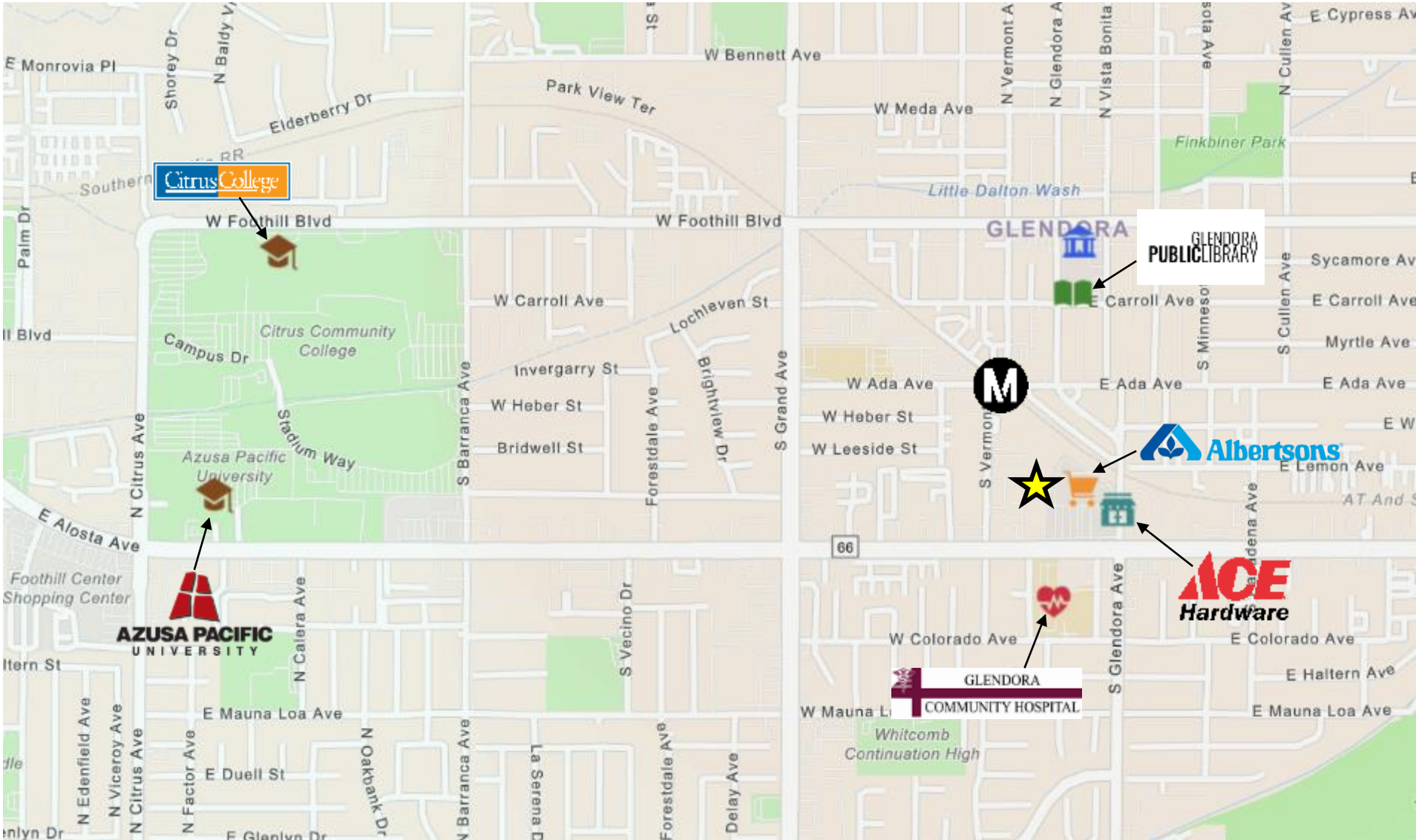
See the table below for estimates of travel times from Glendora to Montclair segment stations:

Glendora to Montclair:	Added Travel Time*	Time in Minutes	
		Time to Sierra Madre Villa Station (+19 min)	Time to Union Station (+29 min)
Glendora	3	22	51
San Dimas	5	27	56
La Verne	4	31	60
Pomona	2	33	62
Claremont	3	36	65
Montclair	2	38	67


* Added travel times are approximate and will be determined by LA Metro.


Source: [Foothill Gold Line](#)


NEARBY ATTRACTIONS





Legend


>  Subject Property


>  Glendora City Hall


>  Library

>  Future Metro Station

>  School

>  Hospital

>  Grocer

>  Retail



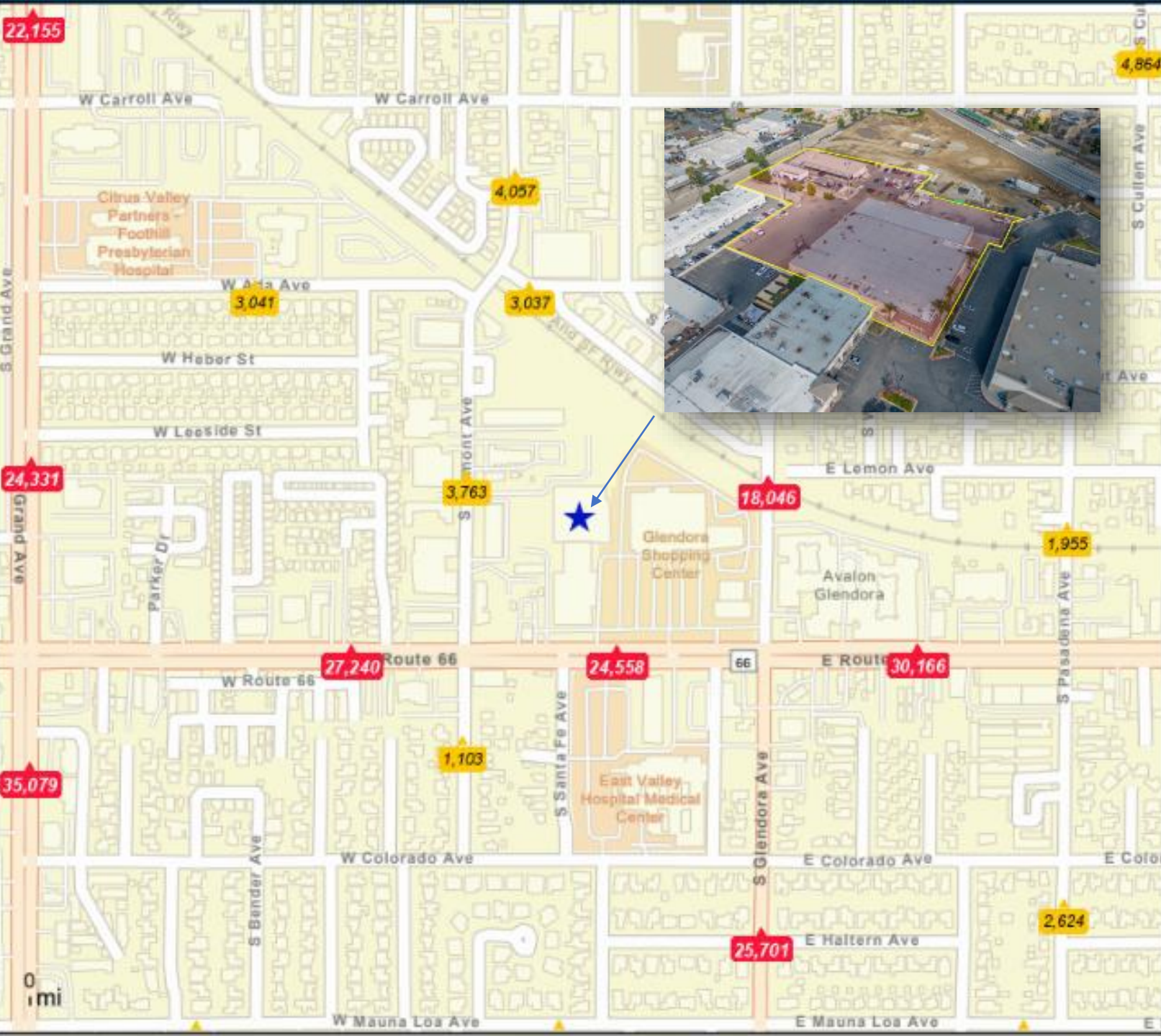
Total students enrolled: 11,863



Total students enrolled: 6,606

Source: Esri, Google Maps

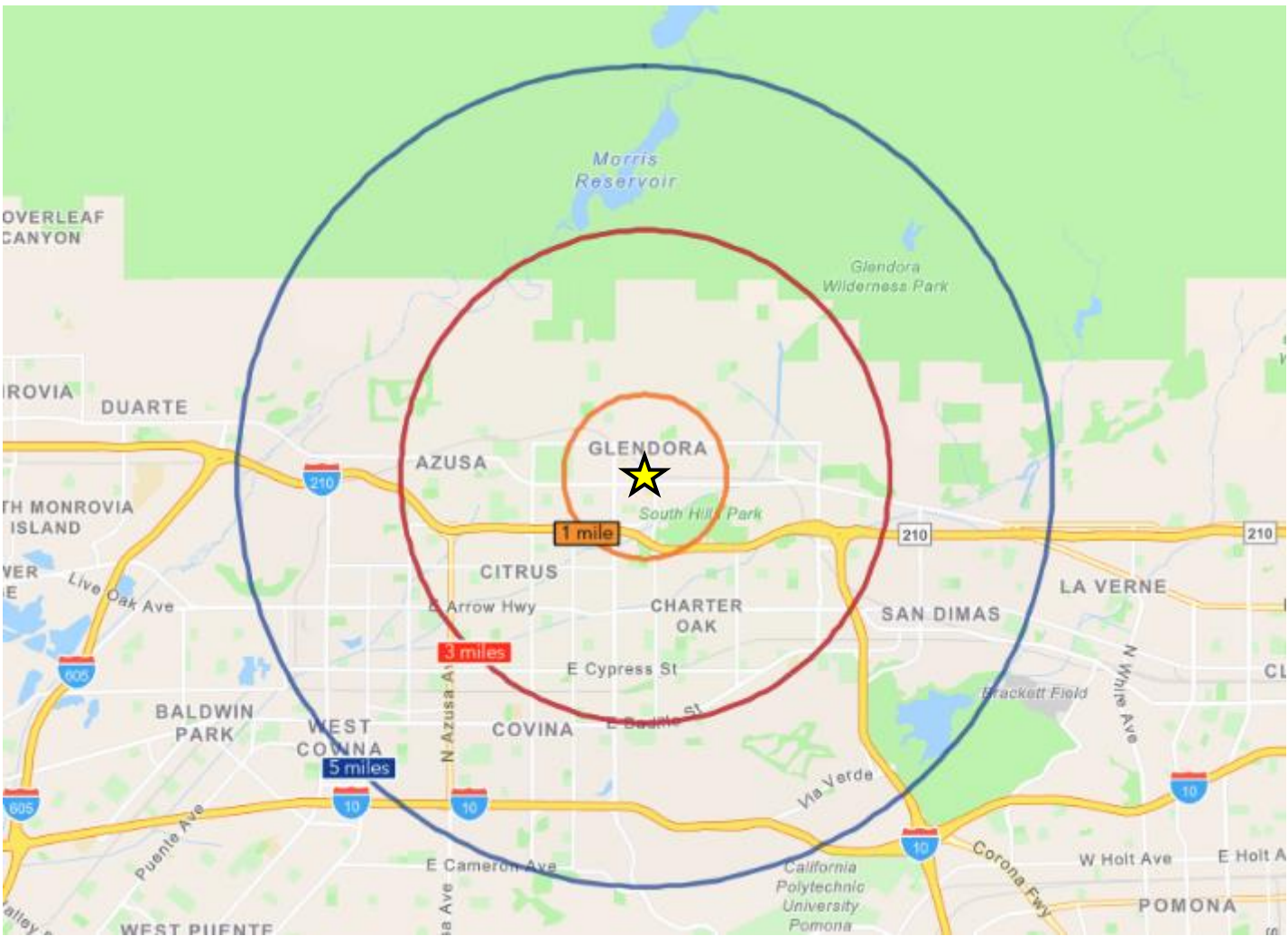
TRAFFIC COUNTS



Source: Esri

DEODATE

DEMOGRAPHICS REPORT & MAP

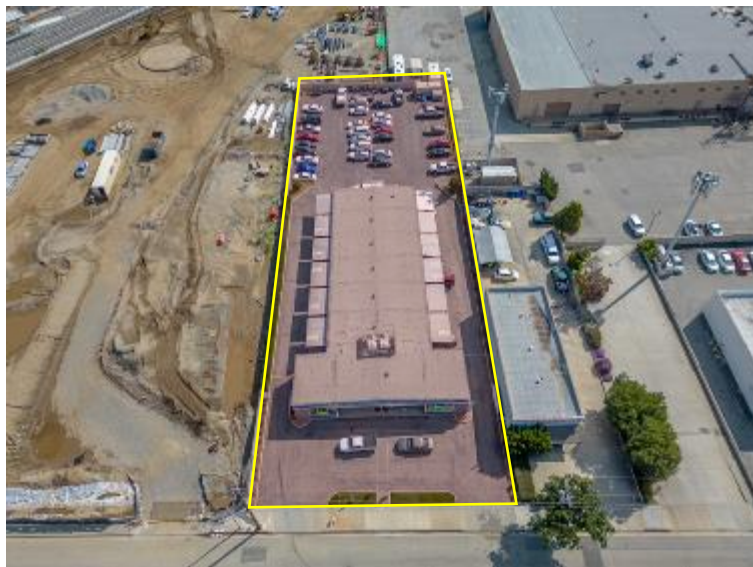


Legend

- ★ Subject Property
- Within 1 Mile Radius of Subject Property
- Within 3 Mile Radius of Subject Property
- Within 5 Mile Radius of Subject Property

	1 mile	3 miles	5 miles
2023 Total Population	20,926	150,442	269,134
2023-2028 Population: Compound Annual Growth Rate	-0.22%	-0.11%	-0.17%
2023 Total Daytime Population	20,519	125,569	247,042
2023 Daytime Population Density (Pop per Square Mile)	6,536.6	4,442.1	3,145.9
2023 Daytime Population: Workers	9,843	46,115	105,384
2023 Unemployment Rate	3.1%	4.6%	4.6%
2023 Diversity Index	84.2	87.2	87.5
2023 Hispanic Population (%)	40.99%	54.80%	55.10%
2023 White Population (%)	47.80%	36.50%	34.83%
2023 Black/African American Population (%)	3.01%	3.03%	3.12%
2023 American Indian/Alaska Native Population (%)	1.28%	2.03%	1.94%
2023 Asian Population (%)	13.64%	13.70%	15.14%
2023 Pacific Islander Population (%)	0.13%	0.14%	0.15%
2023 Other Race Population (%)	15.55%	24.34%	24.08%

Source: Esri



434 S Vermont Ave, Glendora, CA 91741

- Building Size: 8,165 SF
- Termination Date: February 28, 2024
- Base Rent: \$8,000 per month
- Options: None
- Additional Details: 3% Escalation each February 1st
- Following termination date, lease automatically converts to a month-to-month tenancy
- \$4,000 rent abatement in month two (2) for asphalt repairs



500 S Vermont Ave, Glendora, CA 91741

- Building Size: 2,280 SF
- Termination Date: February 28, 2024
- Base Rent: \$4,000 per month
- Options: None
- Additional Details: 3% Escalation each February 1st
- Following termination date, lease automatically converts to a month-to-month tenancy



517 South Glendora Avenue, Glendora CA 91741 (Cell Tower Lease)

- Building Size: 900 SF
- Termination Date: December 31, 2001
- Base Rent: \$800 per month
- Options: Five (5) five-year options, End of all option periods would be (December 31, 2026)
- Additional Details: Escalation for each renewal option (every 5 years) to match base rent plus the CPI increase over the previous five years in the LA-Anaheim-Riverside Metropolitan Statistical Area

ADDITIONAL PROPERTY INFO







INTERIOR PHOTOS- 517 S GLENDORA AVE



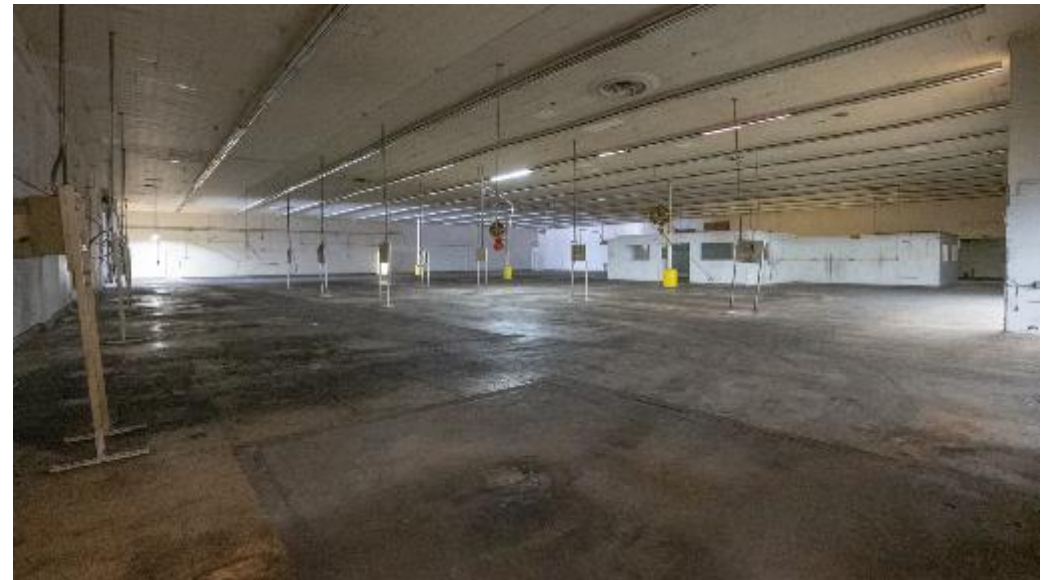
INTERIOR PHOTOS- 517 S GLENDORA AVE



INTERIOR PHOTOS- 517 S GLENDORA AVE



INTERIOR PHOTOS- 517 S GLENDORA AVE



INTERIOR PHOTOS- 517 S GLENDORA AVE



INTERIOR/EXTERIOR PHOTOS- 500 S VERMONT AVE



INTERIOR/EXTERIOR PHOTOS- 500 S VERMONT AVE

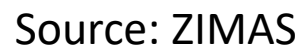


EXTERIOR PHOTOS- 434 S VERMONT AVE



INTERIOR PHOTOS- 434 S VERMONT AVE

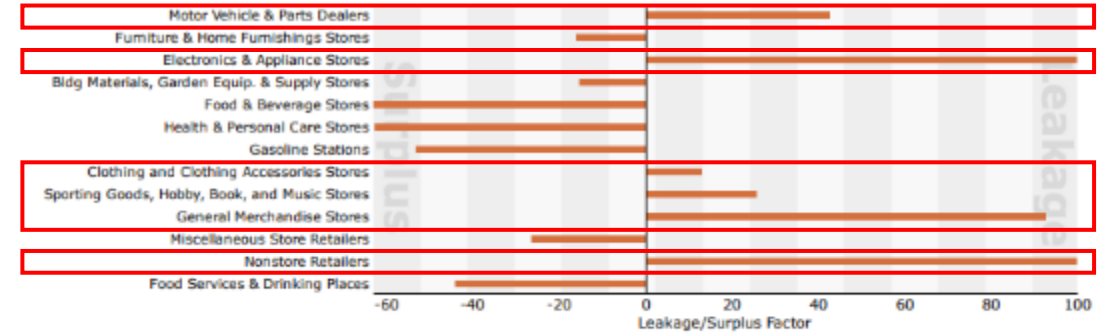




RETAIL GAP ANALYSIS: .5 MILE RADIUS

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$66,921,725	\$118,200,388	-\$51,278,663	-27.7	86
Total Retail Trade	44-45	\$60,229,179	\$101,006,999	-\$40,777,820	-25.3	55
Total Food & Drink	722	\$6,692,546	\$17,193,389	-\$10,500,843	-44.0	31
Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$12,177,768	\$4,880,408	\$7,297,360	42.8	5
Automobile Dealers	4411	\$9,631,193	\$1,516,304	\$8,114,889	72.8	1
Other Motor Vehicle Dealers	4412	\$1,455,513	\$0	\$1,455,513	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$1,091,063	\$3,364,104	-\$2,273,041	-51.0	3
Furniture & Home Furnishings Stores	442	\$2,216,150	\$3,060,007	-\$843,857	-16.0	4
Furniture Stores	4421	\$1,166,850	\$0	\$1,166,850	100.0	0
Home Furnishings Stores	4422	\$1,049,300	\$2,838,401	-\$1,789,101	-46.0	4
Electronics & Appliance Stores	443	\$2,240,538	\$0	\$2,240,538	100.0	0
Bldg Materials, Garden Equip. & Supply Stores	444	\$3,463,302	\$4,726,599	-\$1,263,297	-15.4	5
Bldg Material & Supplies Dealers	4441	\$3,232,653	\$4,673,809	-\$1,441,156	-18.2	5
Lawn & Garden Equip & Supply Stores	4442	\$230,649	\$0	\$230,649	100.0	0
Food & Beverage Stores	445	\$9,957,417	\$43,949,331	-\$33,991,914	-63.1	6
Grocery Stores	4451	\$8,503,234	\$40,151,147	-\$31,647,913	-65.0	2
Specialty Food Stores	4452	\$707,007	\$2,560,076	-\$1,853,069	-56.7	3
Beer, Wine & Liquor Stores	4453	\$747,176	\$1,238,109	-\$490,933	-24.7	2
Health & Personal Care Stores	446,4461	\$4,126,450	\$18,089,624	-\$13,963,174	-62.9	10
Gasoline Stations	447,4471	\$5,336,532	\$17,497,827	-\$12,161,295	-53.3	4
Clothing & Clothing Accessories Stores	448	\$4,503,589	\$3,442,810	\$1,060,779	13.3	7
Clothing Stores	4481	\$3,203,242	\$1,394,357	\$1,808,885	39.3	4
Shoe Stores	4482	\$550,607	\$0	\$550,607	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$749,741	\$1,777,642	-\$1,027,901	-40.7	3
Sporting Goods, Hobby, Book & Music Stores	451	\$1,949,706	\$1,145,430	\$804,276	26.0	2
Sporting Goods/Hobby/Musical Instr Stores	4511	\$1,679,703	\$1,145,430	\$534,273	18.9	2
Book, Periodical & Music Stores	4512	\$270,002	\$0	\$270,002	100.0	0
General Merchandise Stores	452	\$10,224,071	\$389,454	\$9,834,617	92.7	1
Department Stores Excluding Leased Depts.	4521	\$6,134,873	\$389,454	\$5,745,419	88.1	1
Other General Merchandise Stores	4529	\$4,089,198	\$0	\$4,089,198	100.0	0
Miscellaneous Store Retailers	453	\$2,213,817	\$3,814,390	-\$1,600,573	-26.6	10
Florists	4531	\$105,511	\$1,534,038	-\$1,428,527	-87.1	2
Office Supplies, Stationery & Gift Stores	4532	\$518,608	\$219,391	\$299,217	40.5	1
Used Merchandise Stores	4533	\$240,294	\$136,109	\$104,185	27.7	1
Other Miscellaneous Store Retailers	4539	\$1,349,403	\$1,924,852	-\$575,449	-17.6	6
Nonstore Retailers	454	\$1,819,839	\$0	\$1,819,839	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$1,551,916	\$0	\$1,551,916	100.0	0
Vending Machine Operators	4542	\$27,708	\$0	\$27,708	100.0	0
Direct Selling Establishments	4543	\$240,215	\$0	\$240,215	100.0	0
Food Services & Drinking Places	722	\$6,692,546	\$17,193,389	-\$10,500,843	-44.0	31
Special Food Services	7223	\$134,612	\$0	\$134,612	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$146,797	\$0	\$146,797	100.0	0
Restaurants/Other Eating Places	7225	\$6,411,137	\$17,180,443	-\$10,769,306	-45.6	30

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group

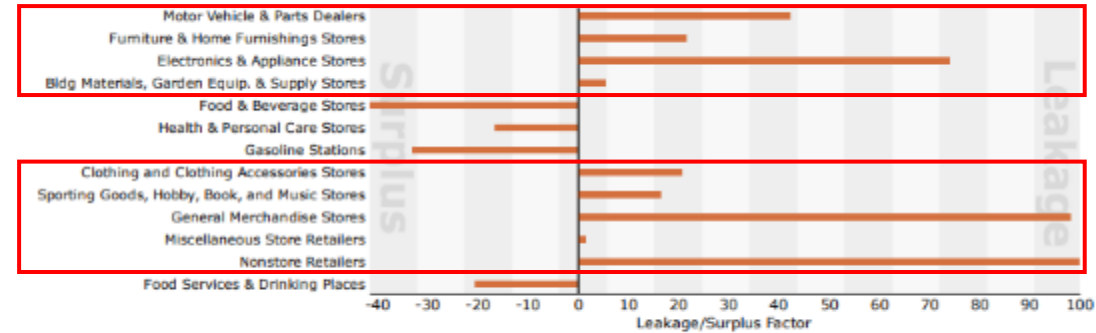


*Source: ESRI, Retail Marketplace Profile (Gap Analysis) (0.5 Mile Radius, Glendora property), full document provided in index.

RETAIL GAP ANALYSIS: 1 MILE RADIUS

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$263,074,409	\$263,088,471	-\$14,062	0.0	206
Total Retail Trade	44-45	\$236,782,345	\$223,137,402	\$13,644,943	3.0	139
Total Food & Drink	722	\$26,292,063	\$39,951,069	-\$13,659,006	-20.6	67
Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$47,554,420	\$19,243,381	\$28,311,039	42.4	17
Automobile Dealers	4411	\$37,533,096	\$8,120,067	\$29,413,029	64.4	6
Other Motor Vehicle Dealers	4412	\$5,705,906	\$3,211,796	\$2,494,110	28.0	1
Auto Parts, Accessories & Tire Stores	4413	\$4,315,418	\$7,911,518	-\$3,596,100	-29.4	9
Furniture & Home Furnishings Stores	442	\$8,731,267	\$5,635,511	\$3,095,756	21.5	8
Furniture Stores	4421	\$4,555,609	\$1,285,316	\$3,270,293	56.0	2
Home Furnishings Stores	4422	\$4,175,658	\$4,350,195	-\$174,537	-2.0	6
Electronics & Appliance Stores	443	\$8,806,391	\$1,300,287	\$7,506,104	74.3	3
Bldg Materials, Garden Equip. & Supply Stores	444	\$14,183,475	\$12,681,935	\$1,501,540	5.6	14
Bldg Material & Supplies Dealers	4441	\$13,189,791	\$11,388,567	\$1,801,224	7.3	13
Lawn & Garden Equip. & Supply Stores	4442	\$993,684	\$1,293,368	-\$299,684	-13.1	1
Food & Beverage Stores	445	\$39,011,417	\$94,600,142	-\$55,588,725	-41.6	21
Grocery Stores	4451	\$33,279,626	\$83,410,167	-\$50,130,541	-43.0	6
Specialty Food Stores	4452	\$2,762,553	\$8,043,145	-\$5,280,592	-48.9	11
Beer, Wine & Liquor Stores	4453	\$2,969,238	\$3,146,830	-\$177,592	-2.9	4
Health & Personal Care Stores	446,4461	\$16,320,964	\$22,748,968	-\$6,428,004	-16.5	15
Gasoline Stations	447,4471	\$20,564,374	\$40,911,336	-\$20,346,962	-33.1	10
Clothing & Clothing Accessories Stores	448	\$17,883,081	\$11,719,144	\$6,163,937	20.8	21
Clothing Stores	4481	\$12,670,332	\$4,237,319	\$8,433,013	49.9	12
Shoe Stores	4482	\$2,155,277	\$1,820,456	\$334,821	8.4	1
Jewelry, Luggage & Leather Goods Stores	4483	\$3,057,472	\$5,661,369	-\$2,603,897	-29.9	8
Sporting Goods, Hobby, Book & Music Stores	451	\$7,651,971	\$5,467,641	\$2,184,330	16.6	8
Sporting Goods/Hobby/Musical Instr Stores	4511	\$6,593,035	\$5,350,387	\$1,242,648	10.4	7
Book, Periodical & Music Stores	4512	\$1,058,936	\$117,254	\$941,682	80.1	1
General Merchandise Stores	452	\$40,028,295	\$389,454	\$39,638,841	98.1	1
Department Stores Excluding Leased Depts.	4521	\$24,082,424	\$389,454	\$23,692,970	96.8	1
Other General Merchandise Stores	4529	\$15,945,871	\$0	\$15,945,871	100.0	0
Miscellaneous Store Retailers	453	\$8,689,843	\$8,439,603	\$250,240	1.5	21
Florists	4531	\$470,686	\$2,034,151	-\$1,563,465	-62.4	4
Office Supplies, Stationery & Gift Stores	4532	\$2,042,110	\$1,895,204	\$146,906	3.7	4
Used Merchandise Stores	4533	\$943,220	\$296,144	\$647,076	52.2	3
Other Miscellaneous Store Retailers	4539	\$5,233,827	\$4,214,104	\$1,019,723	10.8	11
Nonstore Retailers	454	\$7,356,847	\$0	\$7,356,847	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$6,121,136	\$0	\$6,121,136	100.0	0
Vending Machine Operators	4542	\$108,258	\$0	\$108,258	100.0	0
Direct Selling Establishments	4543	\$1,127,453	\$0	\$1,127,453	100.0	0
Food Services & Drinking Places	722	\$26,292,063	\$39,951,069	-\$13,659,006	-20.6	67
Special Food Services	7223	\$543,009	\$87,025	\$455,984	72.4	1
Drinking Places - Alcoholic Beverages	7224	\$584,489	\$0	\$584,489	100.0	0
Restaurants/Other Eating Places	7225	\$25,164,566	\$39,864,044	-\$14,699,478	-22.6	66

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



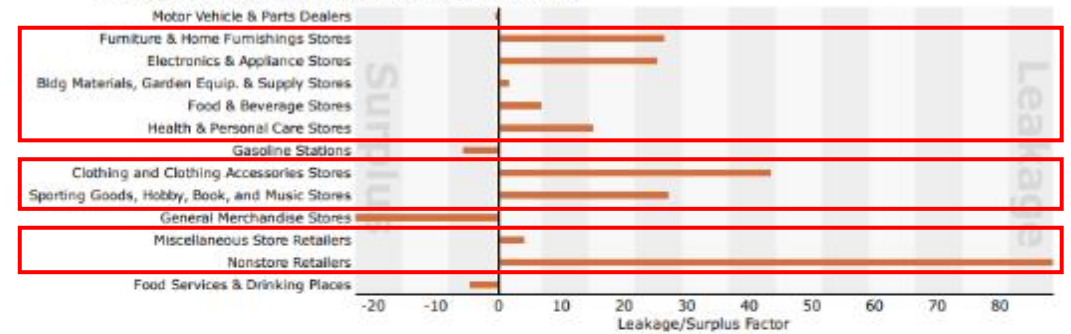
*Source: ESRI, Retail Marketplace Profile (Gap Analysis) (1 Mile Radius, Glendora property), full document provided in index.

RETAIL GAP ANALYSIS: 3 MILE RADIUS

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$1,878,665,331	\$1,810,043,290	\$68,622,041	1.9	932
Total Retail Trade	44-45	\$1,692,099,799	\$1,606,158,972	\$85,940,827	2.6	610
Total Food & Drink	722	\$186,565,532	\$203,884,318	-\$17,318,786	-4.4	322
Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$341,563,783	\$344,199,877	-\$2,636,094	-0.4	83
Automobile Dealers	4411	\$269,360,711	\$267,898,264	\$1,462,447	0.3	24
Other Motor Vehicle Dealers	4412	\$41,316,550	\$38,071,134	\$3,245,416	4.1	11
Auto Parts, Accessories & Tire Stores	4413	\$30,886,521	\$38,230,479	-\$7,343,958	-10.6	47
Furniture & Home Furnishings Stores	442	\$62,992,568	\$36,675,246	\$26,317,322	26.4	35
Furniture Stores	4421	\$32,522,907	\$7,317,857	\$25,205,050	63.3	8
Home Furnishings Stores	4422	\$30,469,661	\$29,357,389	\$1,112,272	1.9	27
Electronics & Appliance Stores	443	\$63,610,374	\$37,820,632	\$25,789,742	25.4	24
Bldg Materials, Garden Equip. & Supply Stores	444	\$103,113,272	\$99,626,027	\$3,487,245	1.7	65
Bldg Material & Supplies Dealers	4441	\$96,068,970	\$96,143,972	-\$75,002	0.0	57
Lawn & Garden Equip & Supply Stores	4442	\$7,044,303	\$3,482,054	\$3,562,249	33.8	8
Food & Beverage Stores	445	\$275,959,914	\$240,256,473	\$35,703,441	6.9	94
Grocery Stores	4451	\$235,600,933	\$204,557,982	\$31,042,951	7.1	39
Specialty Food Stores	4452	\$19,539,166	\$18,142,670	\$1,396,496	3.7	31
Beer, Wine & Liquor Stores	4453	\$20,819,815	\$17,555,821	\$3,263,994	8.5	23
Health & Personal Care Stores	446,4461	\$116,892,918	\$86,310,192	\$30,582,726	15.1	57
Gasoline Stations	447,4471	\$147,654,988	\$165,091,345	-\$17,436,357	-5.6	37
Clothing & Clothing Accessories Stores	448	\$126,629,870	\$49,984,806	\$76,645,064	43.4	63
Clothing Stores	4481	\$89,782,163	\$29,879,572	\$59,902,591	50.1	39
Shoe Stores	4482	\$15,323,997	\$9,952,491	\$5,371,506	21.3	9
Jewelry, Luggage & Leather Goods Stores	4483	\$21,523,711	\$10,152,743	\$11,370,968	35.9	14
Sporting Goods, Hobby, Book & Music Stores	451	\$54,825,165	\$31,446,982	\$23,378,183	27.1	33
Sporting Goods/Hobby/Musical Instr Stores	4511	\$47,367,293	\$23,878,606	\$23,488,687	33.0	29
Book, Periodical & Music Stores	4512	\$7,457,872	\$7,568,376	-\$110,504	-0.7	4
General Merchandise Stores	452	\$284,829,383	\$454,409,430	-\$169,580,047	-22.9	26
Department Stores Excluding Leased Depts.	4521	\$171,631,264	\$152,675,349	\$18,955,915	5.8	13
Other General Merchandise Stores	4529	\$113,198,119	\$301,734,080	-\$188,535,961	-45.4	14
Miscellaneous Store Retailers	453	\$62,149,169	\$57,212,698	\$4,936,471	4.1	91
Florists	4531	\$3,282,141	\$3,943,274	-\$661,133	-9.2	12
Office Supplies, Stationery & Gift Stores	4532	\$14,602,528	\$12,414,342	\$2,188,186	8.1	23
Used Merchandise Stores	4533	\$6,728,621	\$8,511,756	-\$1,783,135	-11.7	12
Other Miscellaneous Store Retailers	4539	\$37,535,879	\$32,343,326	\$5,192,553	7.4	44
Nonstore Retailers	454	\$51,878,394	\$3,125,264	\$48,753,130	88.6	3
Electronic Shopping & Mail-Order Houses	4541	\$43,815,571	\$2,943,187	\$40,872,384	87.4	2
Vending Machine Operators	4542	\$765,777	\$122,223	\$643,554	72.5	1
Direct Selling Establishments	4543	\$7,297,046	\$0	\$7,297,046	100.0	0
Food Services & Drinking Places	722	\$186,565,532	\$203,884,318	-\$17,318,786	-4.4	322
Special Food Services	7223	\$3,767,947	\$1,110,913	\$2,657,034	54.5	4
Drinking Places - Alcoholic Beverages	7224	\$4,083,085	\$1,286,389	\$2,796,696	52.1	6
Restaurants/Other Eating Places	7225	\$178,714,501	\$201,487,015	-\$22,772,514	-6.0	312

*Source: ESRI, Retail Marketplace Profile (Gap Analysis) (3 Mile Radius, Glendora property), full document provided in index.

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



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An aerial photograph of an industrial park with several large warehouse-like buildings and parking lots filled with cars and trucks. A large, semi-transparent yellow rectangular box highlights a specific area in the center of the image. Overlaid on this image is large, bold, yellow text.

GLENDORA LARGESCALETOD OPPORTUNITY