



GLENDORA GATEWAY

857 West Route 66 Glendora, CA 91740

±1,200 SF

±1,300 SF

±25,378 CPD
Barranca Ave

±25,760 CPD
Route 66

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DRE #01264392

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



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BROKER CO-OPERATION

Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



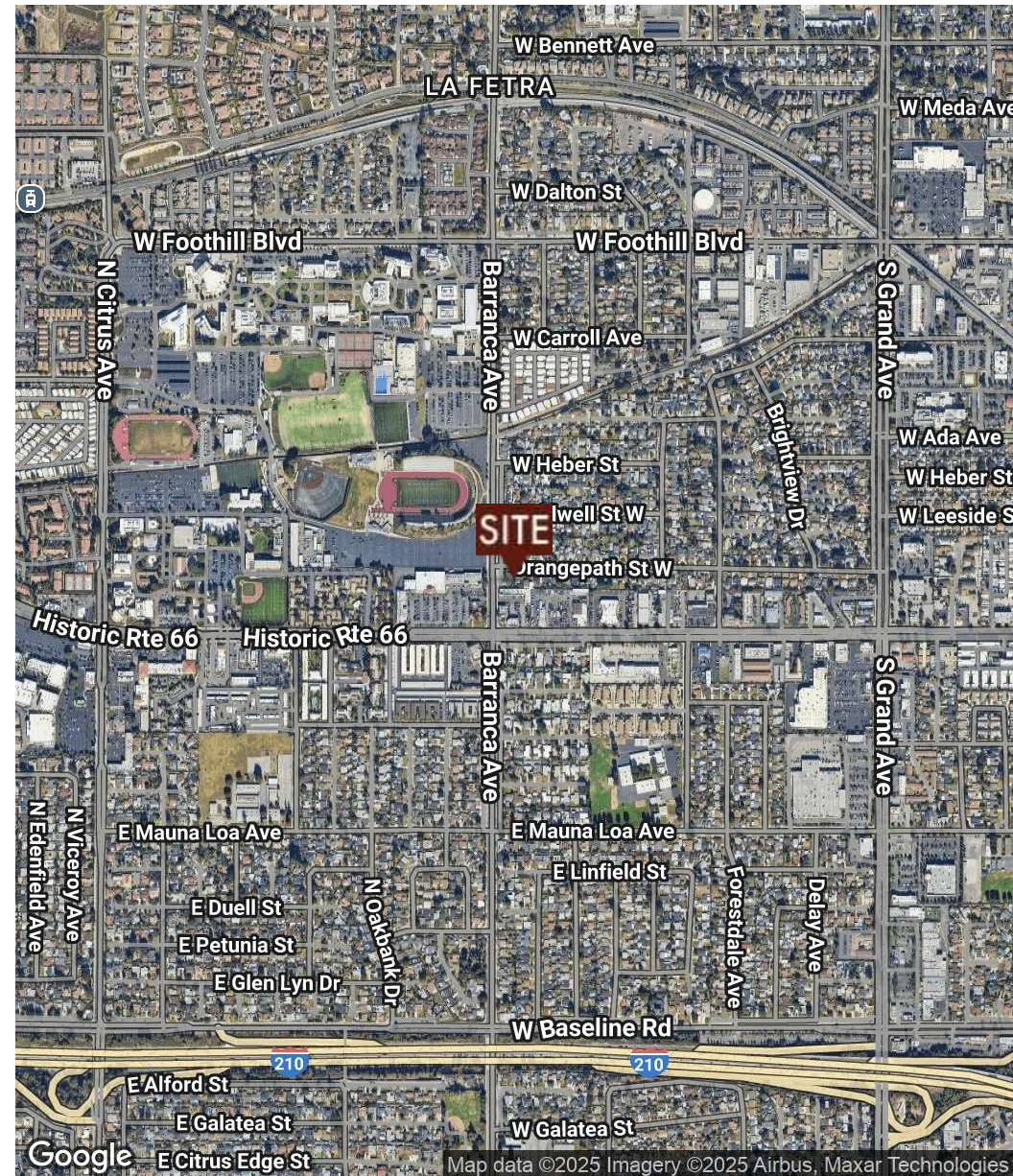
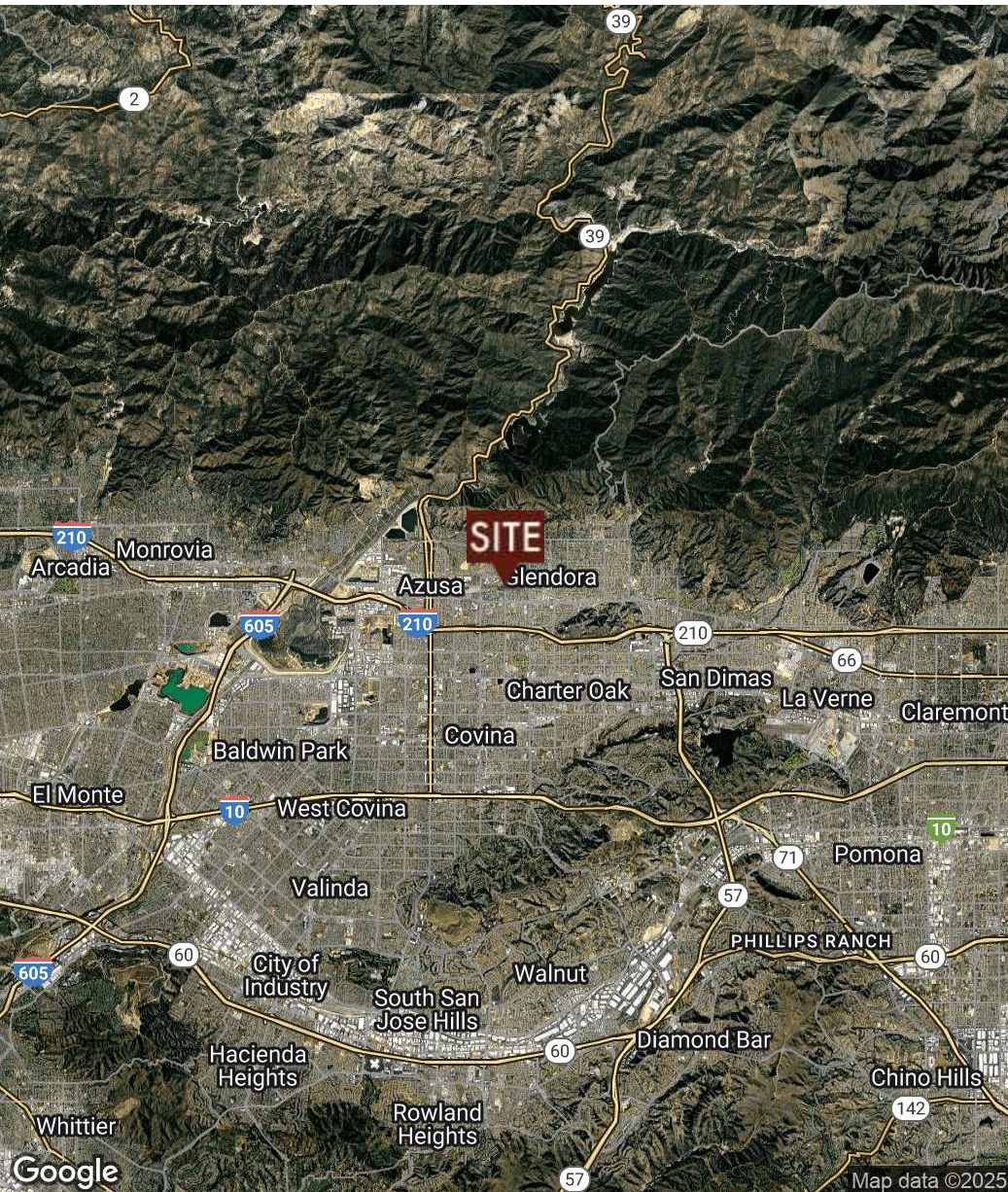
COMPLETED OVER

1,650+
SALES/LEASES

TOTAL SALES OVER

\$1.8B+

REGIONAL AND LOCATION MAPS



PROPERTY INFORMATION



HIGHLIGHTS

- Positioned at the northeast corner of Barranca Ave and Historic Route 66, Glendora Gateway is located at a signalized intersection with $\pm 51,138$ cars per day.
- $\pm 1,300$ SF restaurant space with excellent street front visibility on Route 66.
- $\pm 1,200$ SF available for lease in vanilla shell condition.
- The surrounding area includes $\pm 150,487$ residents within a 3 mile radius and an average household income of \$142,390 within a 1 mile radius.
- The center is adjacent to Stater Bros. and home to strong national and regional tenants including Jersey Mike's, 7-Eleven, U.S. Army, Kut Haus, and Cosmo Prof.
- Within walking distance to Citrus College and near Azusa Pacific University, providing strong daytime traffic.

SITE PLAN



ADDITIONAL PHOTOS



RETAILER AND SCHOOLS MAP



Imagery ©2025 Airbus,
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DEMOGRAPHICS

	1 mi	3 mi	5 mi
<u>POPULATION</u>			
2024 Total Population	21,953	150,487	274,186
2024 Median Age	35.0	38.0	39.4
2024 Total Households	6,696	48,842	90,166
2024 Average Household Size	2.9	3.0	3.0

<u>INCOME</u>			
2024 Average Household Income	\$132,039	\$129,973	\$134,413
2024 Median Household Income	\$105,688	\$99,664	\$102,807
2024 Per Capita Income	\$41,228	\$42,417	\$44,392

<u>BUSINESS SUMMARY</u>			
2024 Total Businesses	1,086	5,354	11,821
2024 Total Employees	9,969	46,231	109,772

