

±2,744 2ND GEN RESTAURANT FOR LEASE

1042 W. Gladstone St., San Dimas, CA 91773



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PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



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ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

1,650+
SALES / LEASES

TOTAL SALES OVER

\$1.8B+

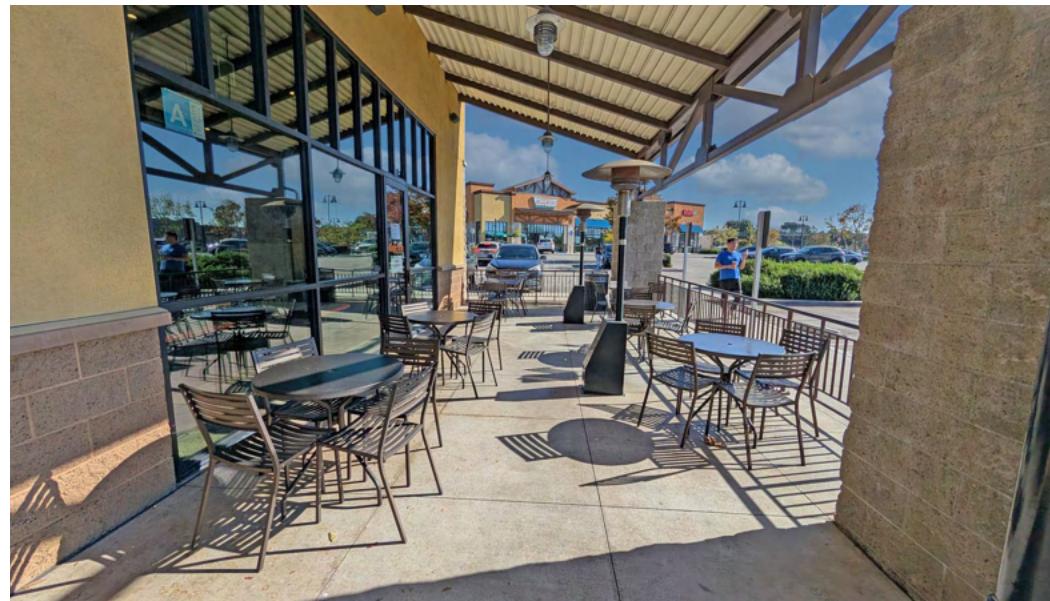
PROPERTY OVERVIEW



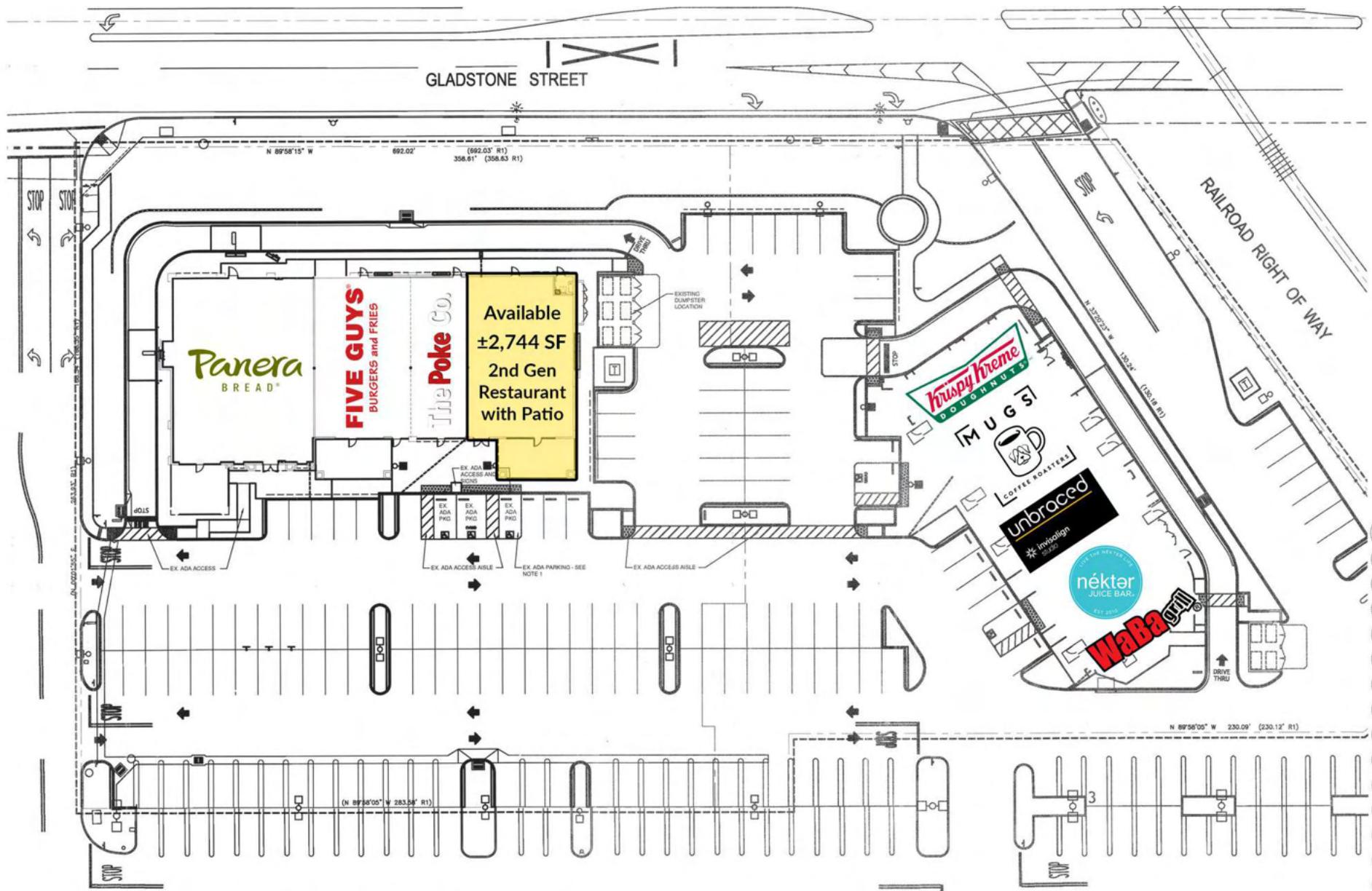
HIGHLIGHTS

- Rare 2nd generation, ±2,744 SF end cap restaurant space for lease, with an exclusive patio in a high caliber, Costco anchored shopping center in the San Gabriel Valley.
- End cap offers three distinct locations for Tenant signage, maximizing visibility from multiple angles.
- Exceptional food synergy co-tenants in the shopping center, including Panera Bread, Five Guys, Krispy Kreme, Nektar, Waba Grill, The Habit, Panda Express, and Olive Garden.
- Excellent access and proximity to the 57 and 210 Freeways, with ±168,238 CPD on the 57 and ±263,219 CPD on the 210.
- Strong demographics with ±107,621 residents and an average household income of approximately \$148,496 within a 3 mile radius.
- Outstanding parking ratio of 8.07 spaces per 1,000 SF.
- Additional retail powerful traffic generators in very close proximity including Sam's Club, Home Depot, AMC, 24 Hour Fitness, and Walmart Supercenter.

EXCLUSIVE PATIO



SITE PLAN



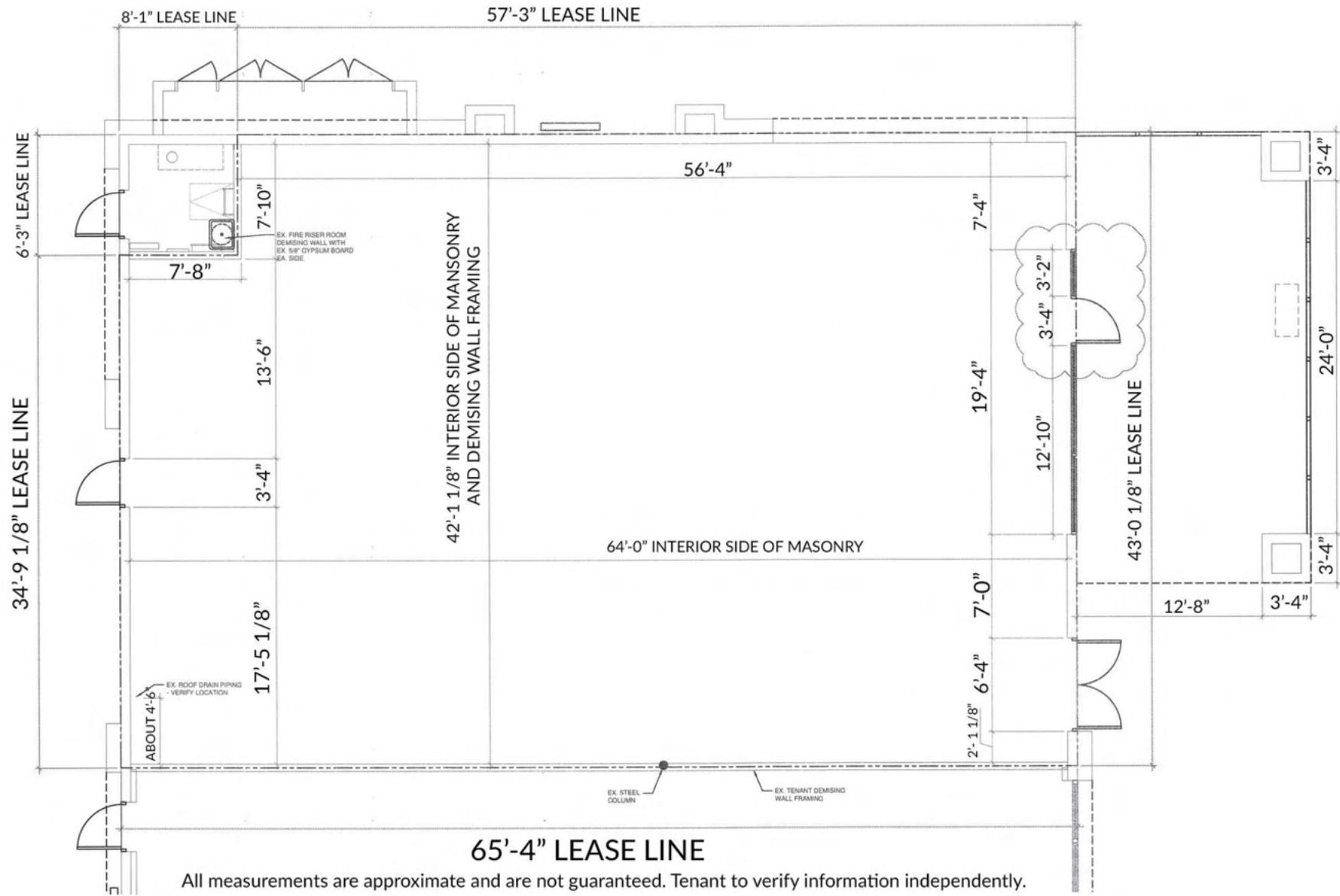
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FLOOR PLAN



RETAILER AND TRAFFIC GENERATOR MAP



Imagery ©2025 Airbus

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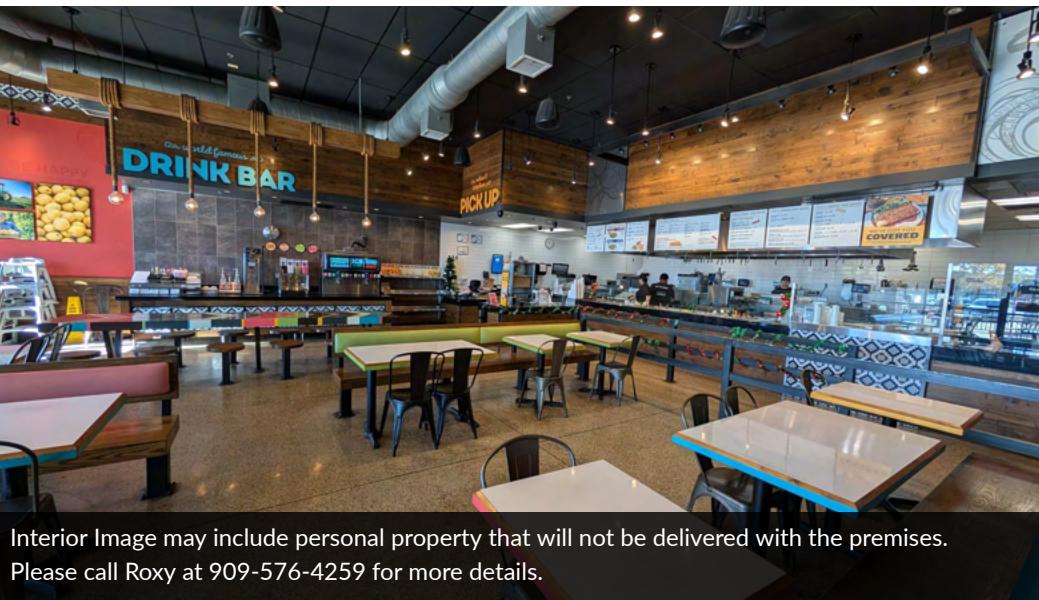
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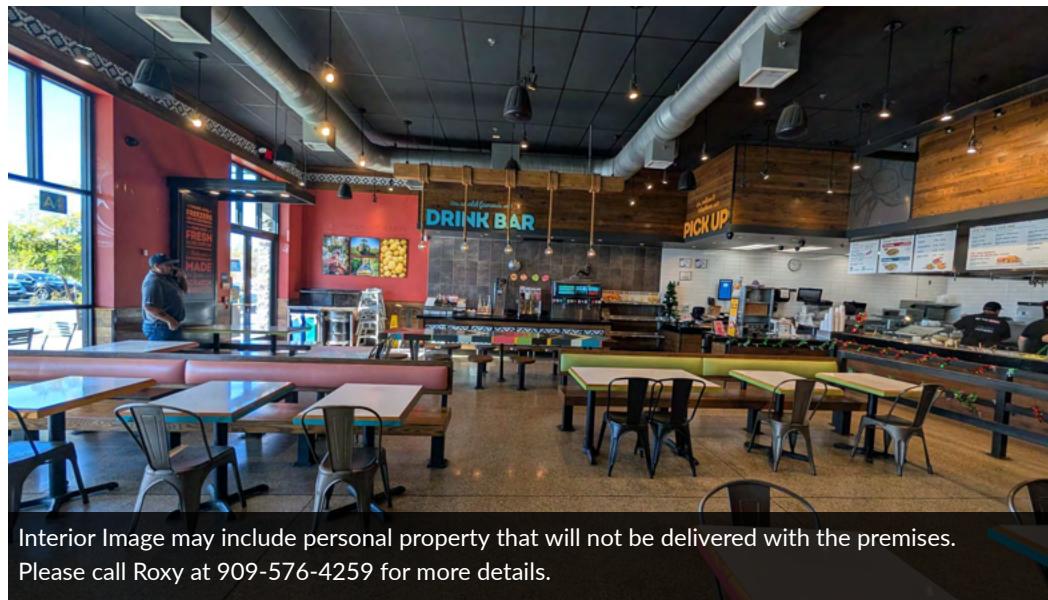
INTERIOR PHOTOS



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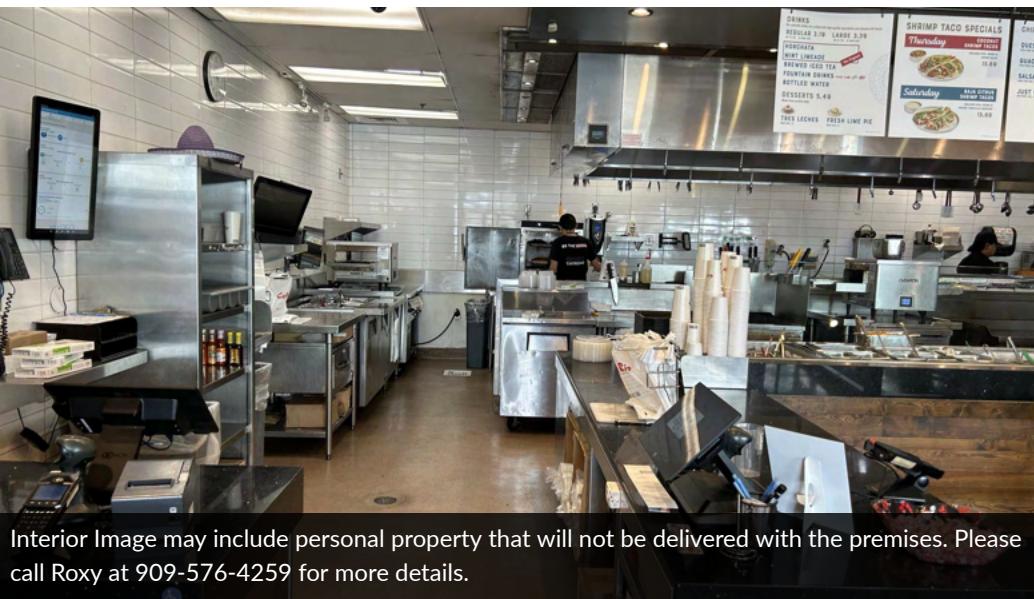


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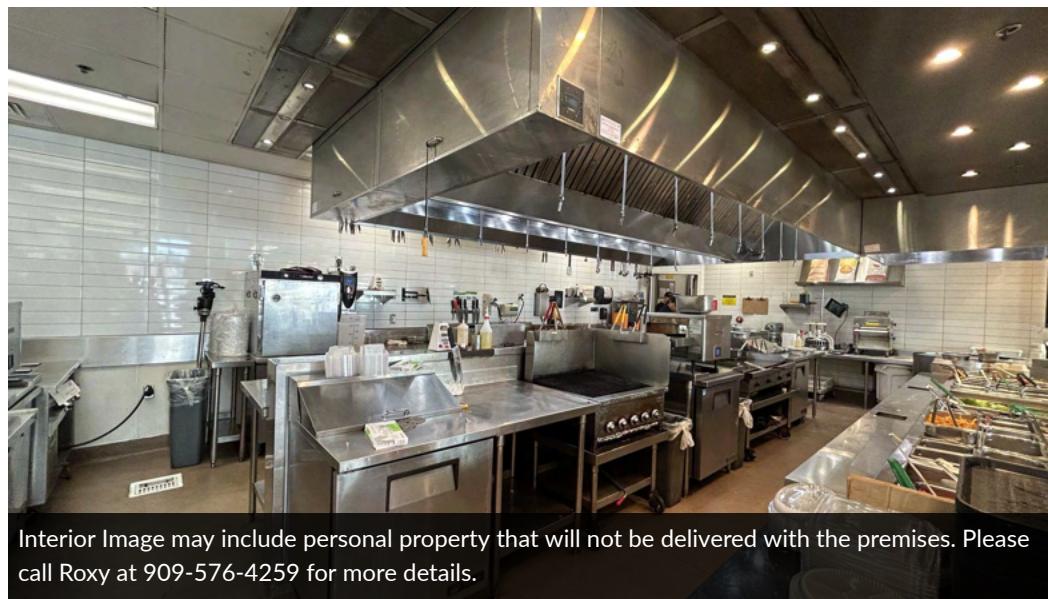


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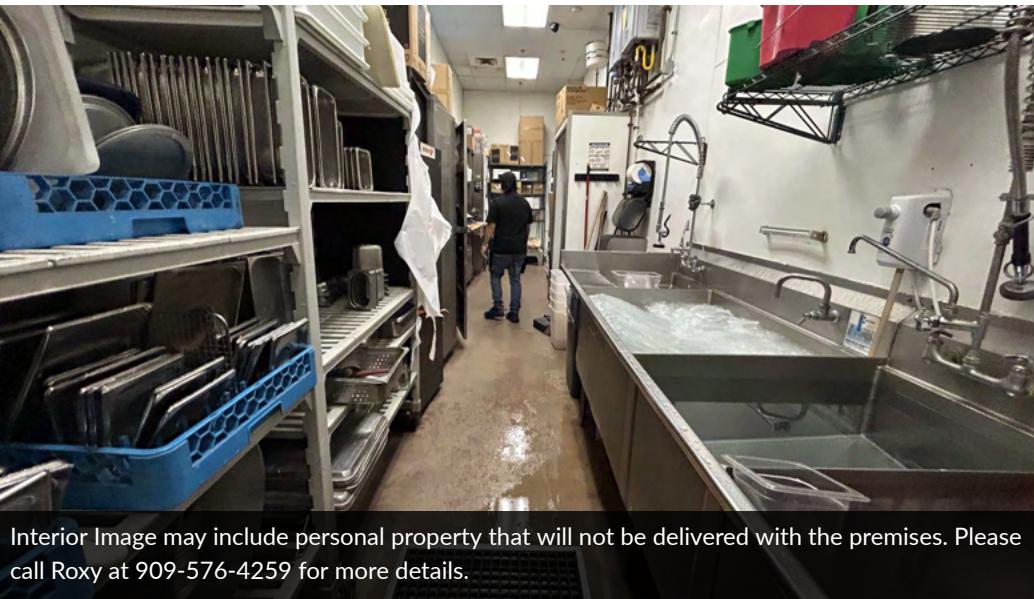
ADDITIONAL INTERIOR PHOTOS



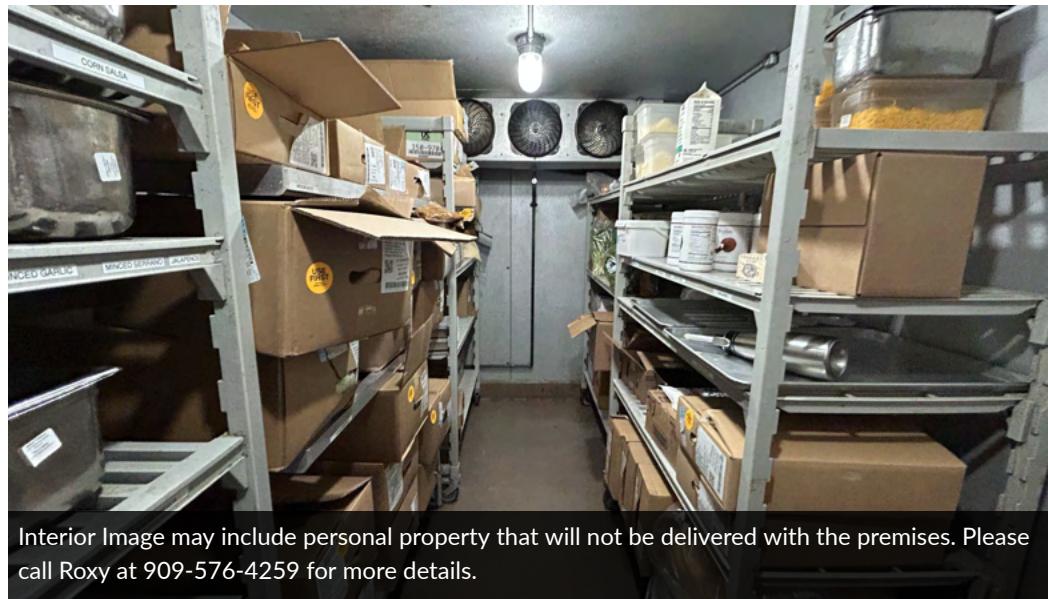
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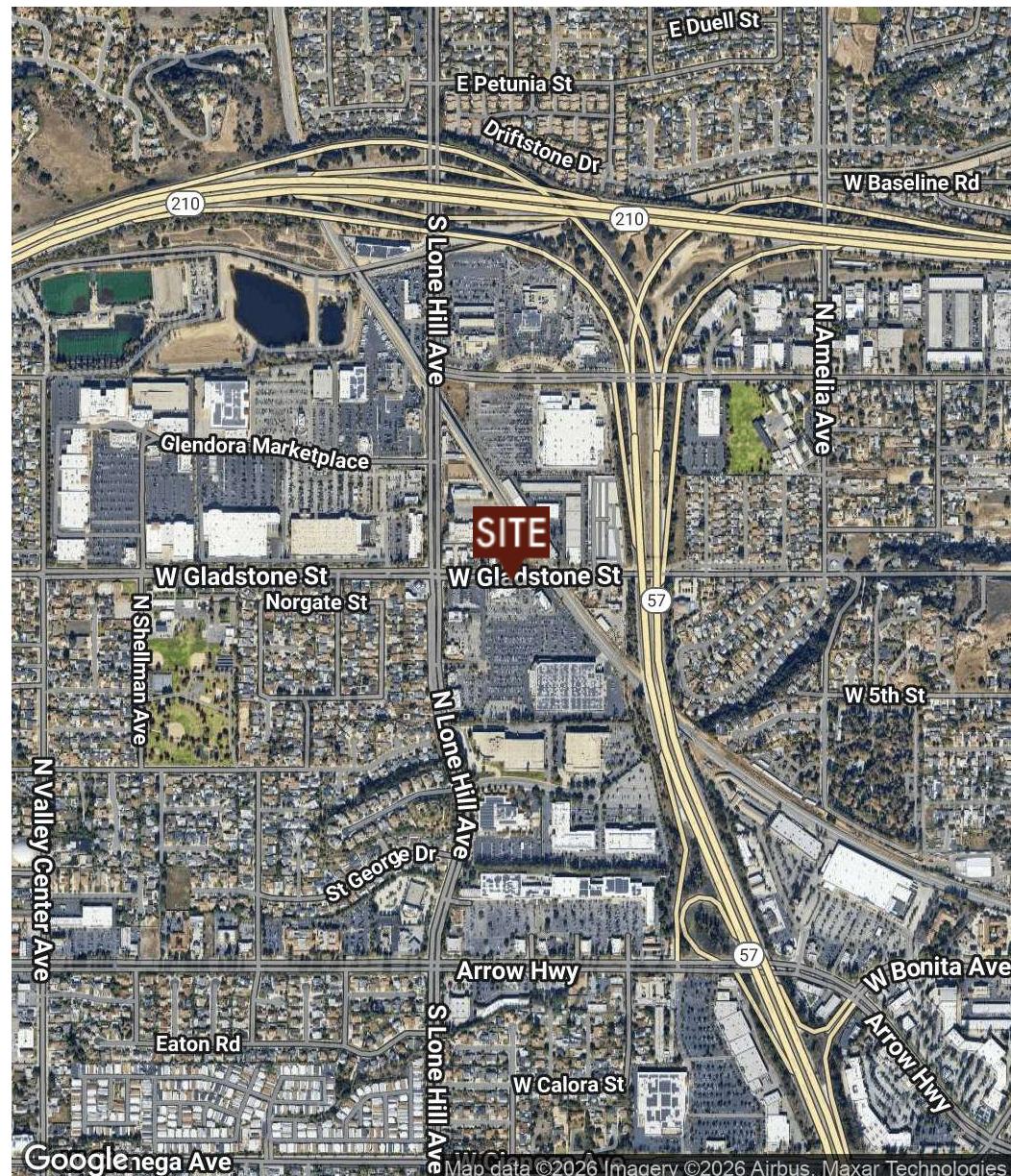
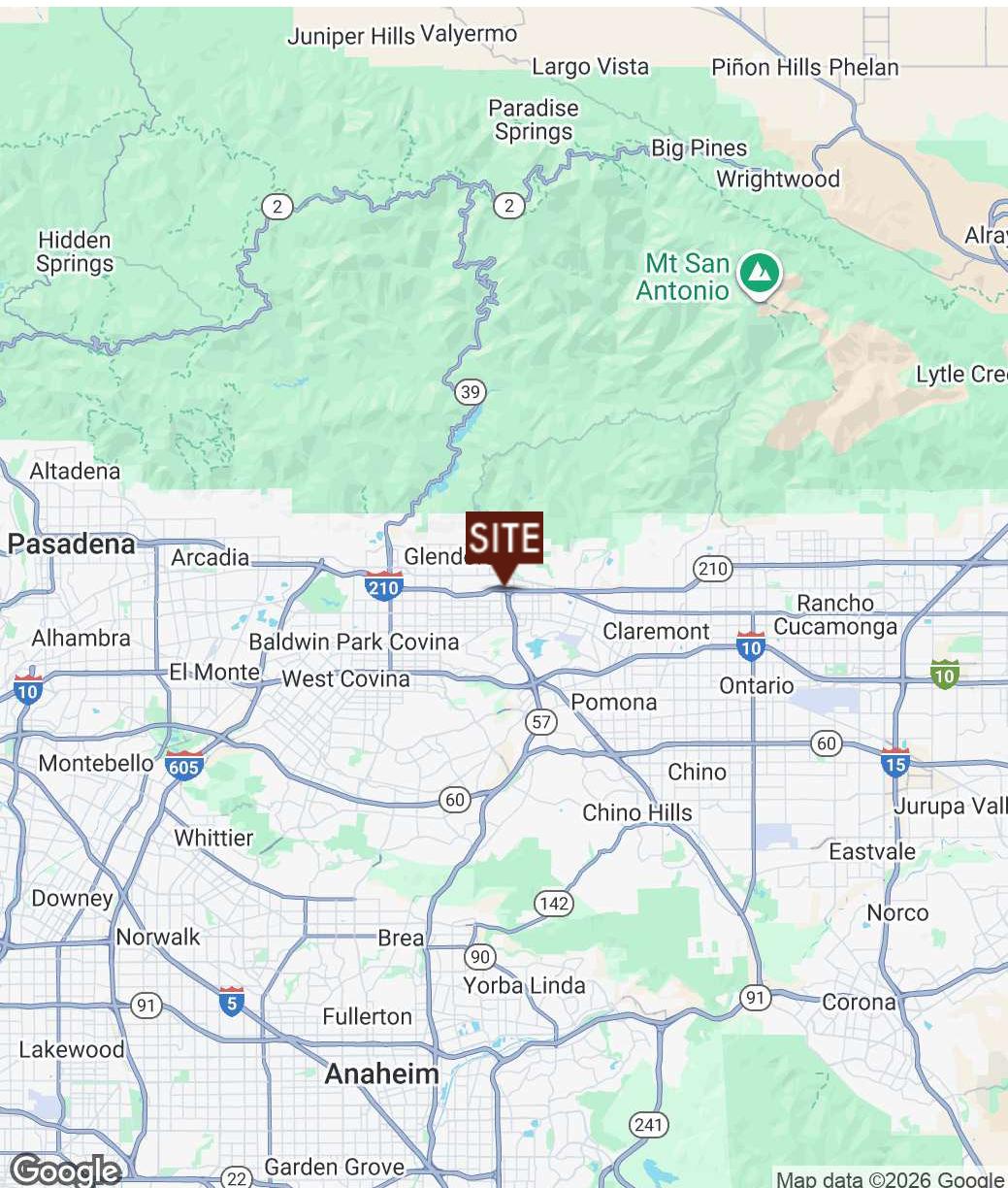


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ADDITIONAL SHOPPING CENTER IMAGES

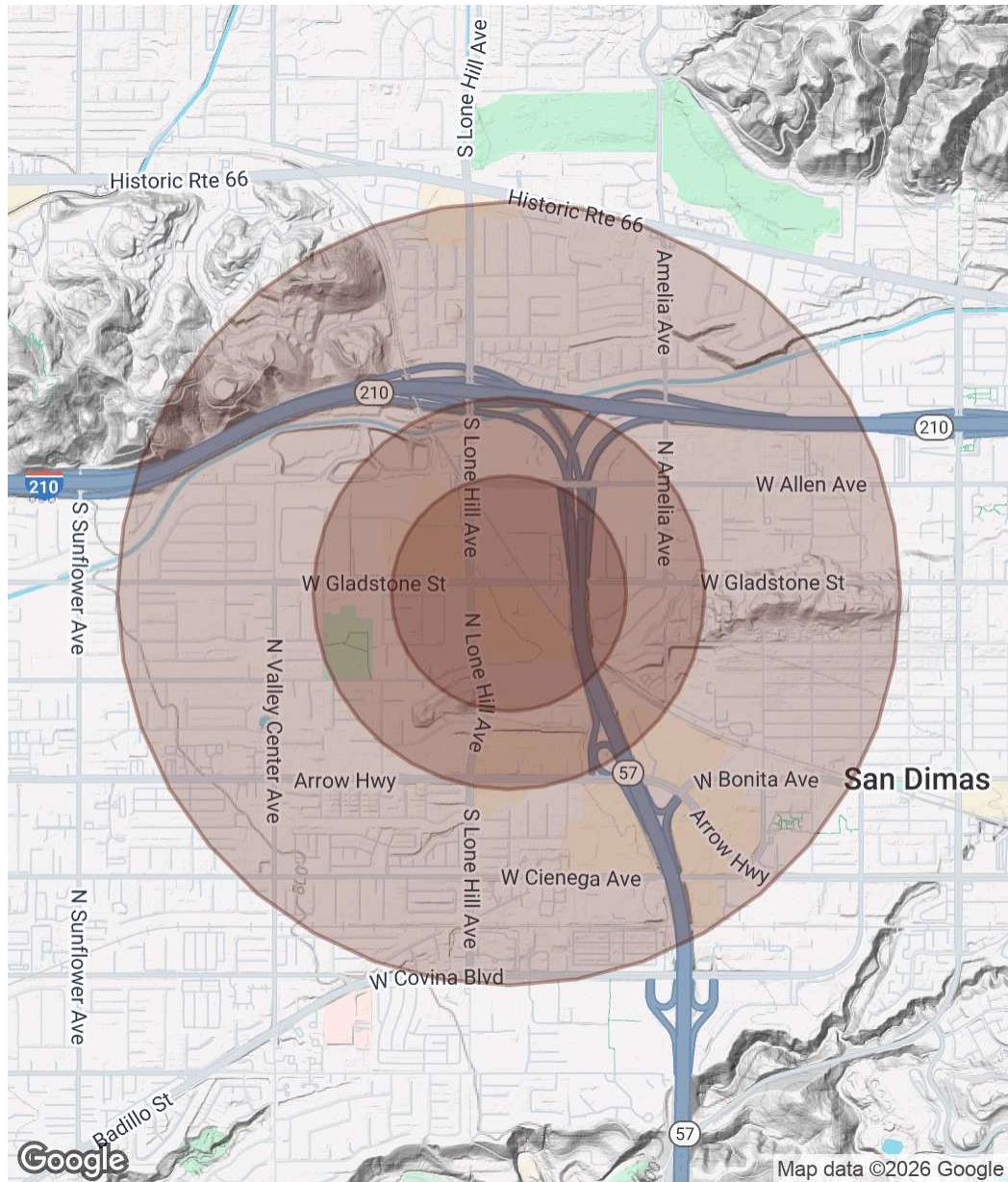


LOCATION MAPS



DEMOGRAPHICS

	1 mi	3 mi	5 mi
POPULATION			
2025 Total Population	13,141	107,621	280,508
2025 Median Age	43.0	42.7	39.8
2025 Total Households	4,733	38,249	92,619
2025 Average Household Size	4,733	38,249	92,619
INCOME			
2025 Average Household Income	\$133,009	\$148,496	\$137,610
2025 Median Household Income	\$100,317	\$114,655	\$107,568
2025 Per Capita Income	\$48,027	\$52,919	\$45,732
BUSINESS SUMMARY			
2025 Total Businesses	869	5,236	11,960
2025 Total Employees	10,555	43,942	105,226



Map data ©2026 Google