

±2,744 2ND GEN RESTAURANT FOR LEASE

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



ROXY KLEIN

Senior VP, Retail Leasing & Sales
O: 909.576.4259 | C: 909.576.4259
roxy@progressiverep.com
DRE #01264392

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



ROXY KLEIN

Senior VP, Retail Leasing & Sales
T 909.576.4259 | C 909.576.4259
roxy@progressiverep.com
CalDRE #01264392



9471 Haven Avenue Suite 110
Rancho Cucamonga, CA 91730

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.

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Progressive Real Estate Partners makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Progressive Real Estate Partners does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

Neither Progressive Real Estate Partners its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Progressive Real Estate Partners will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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+

PROPERTY OVERVIEW



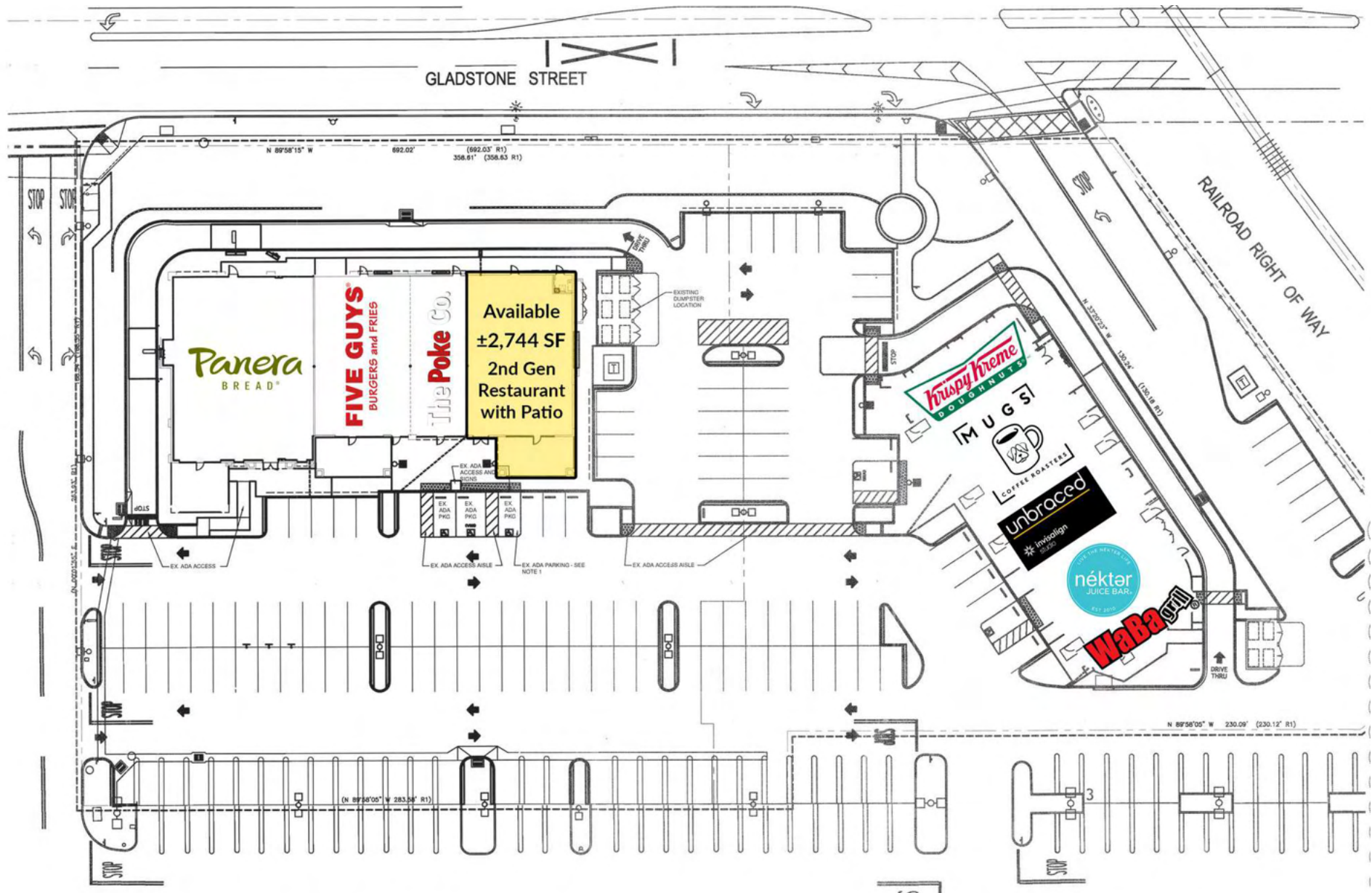
HIGHLIGHTS

- Rare 2nd generation, $\pm 2,744$ 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 $\pm 168,238$ CPD on the 57 and $\pm 263,219$ CPD on the 210.
- Strong demographics with $\pm 107,621$ 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.

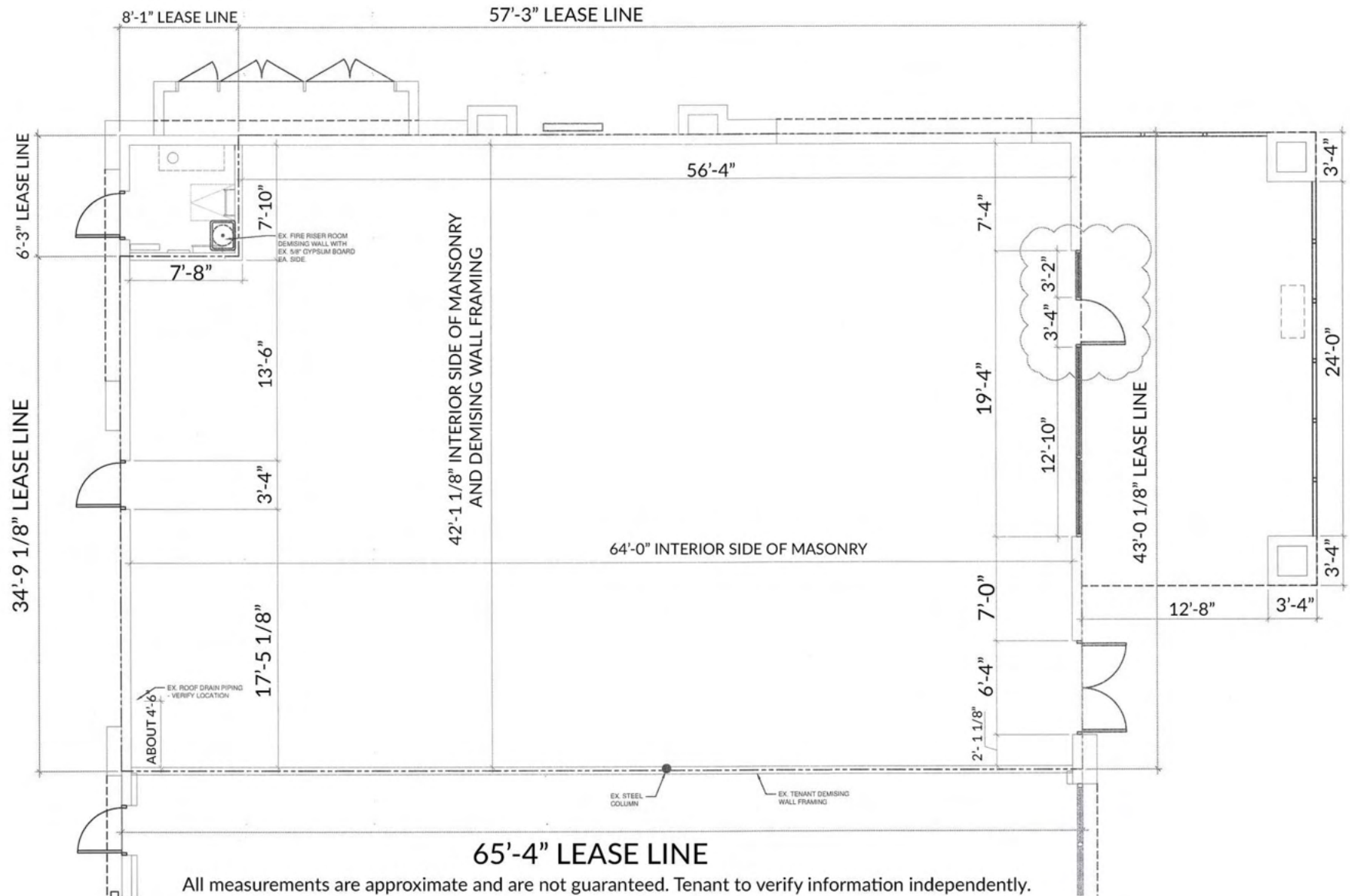
EXCLUSIVE PATIO



SITE PLAN



FLOOR PLAN



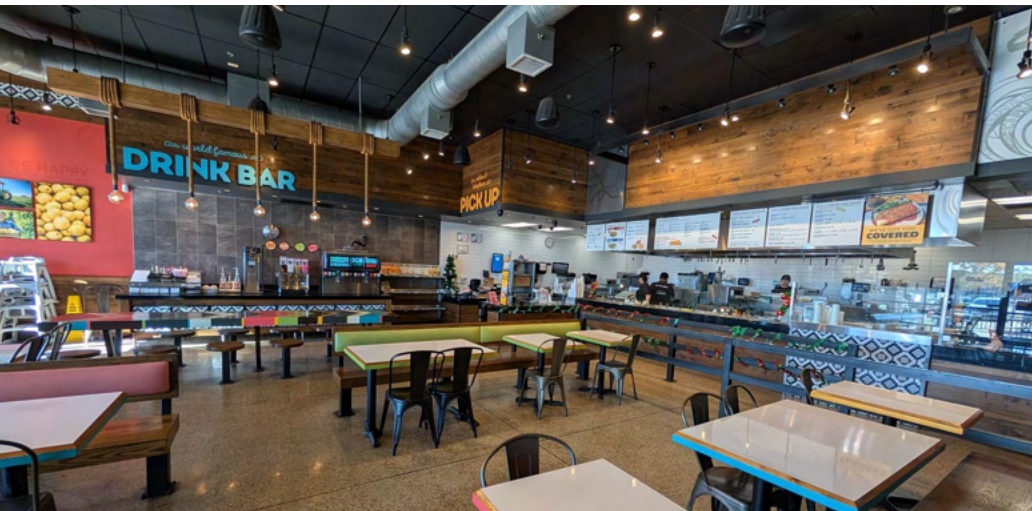
RETAILER AND TRAFFIC GENERATOR MAP



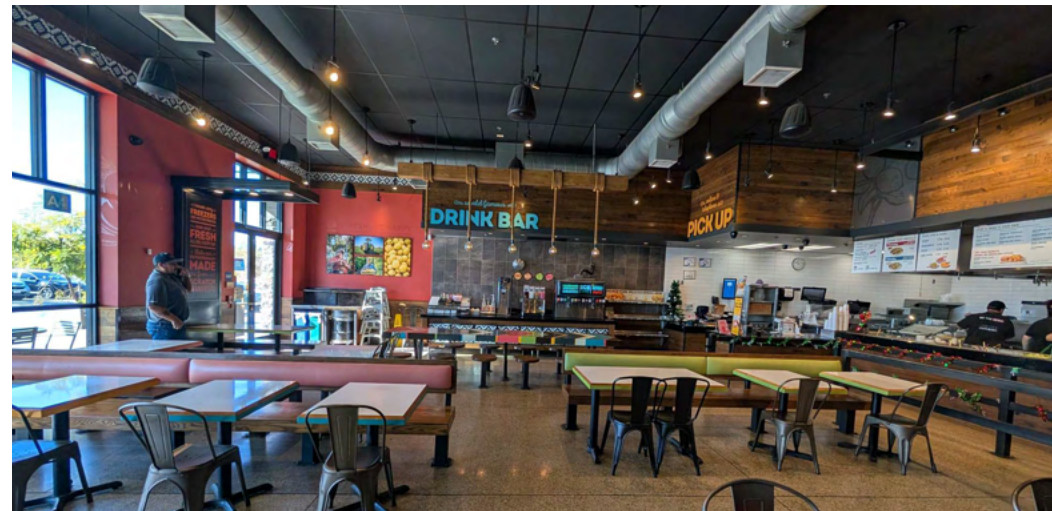
INTERIOR PHOTOS



Interior Image may include personal property that will not be delivered with the premises. Please call Roxy at 909-576-4259 for more details.

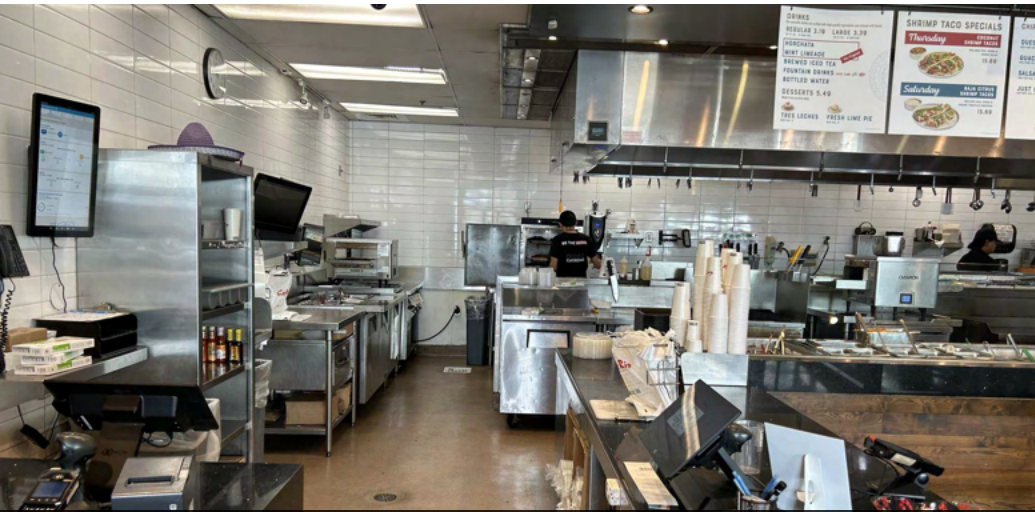


Interior Image may include personal property that will not be delivered with the premises. Please call Roxy at 909-576-4259 for more details.



Interior Image may include personal property that will not be delivered with the premises. Please call Roxy at 909-576-4259 for more details.

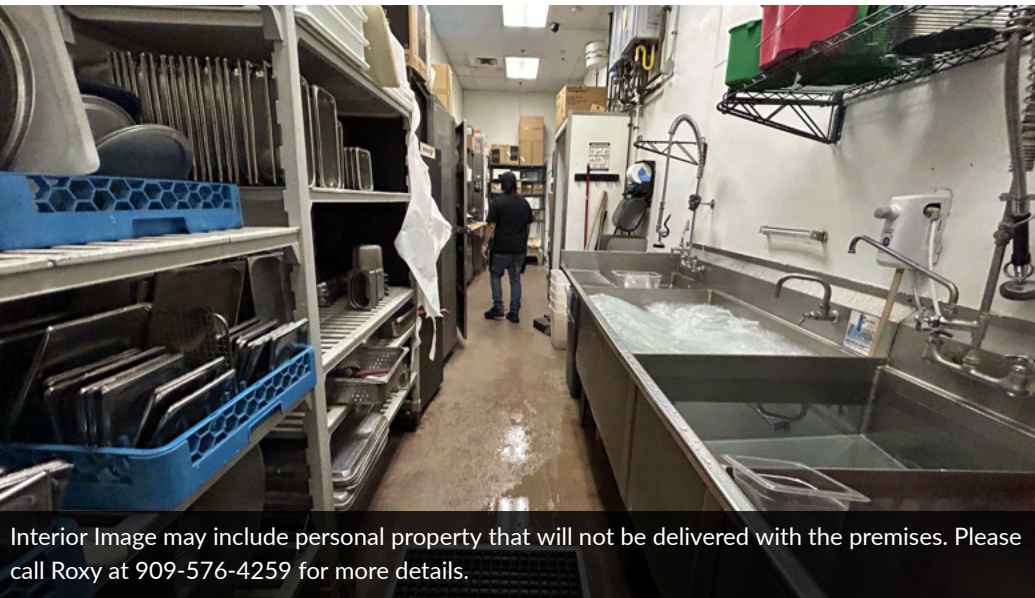
ADDITIONAL INTERIOR PHOTOS



Interior Image may include personal property that will not be delivered with the premises. Please call Roxy at 909-576-4259 for more details.



Interior Image may include personal property that will not be delivered with the premises. Please call Roxy at 909-576-4259 for more details.



Interior Image may include personal property that will not be delivered with the premises. Please call Roxy at 909-576-4259 for more details.

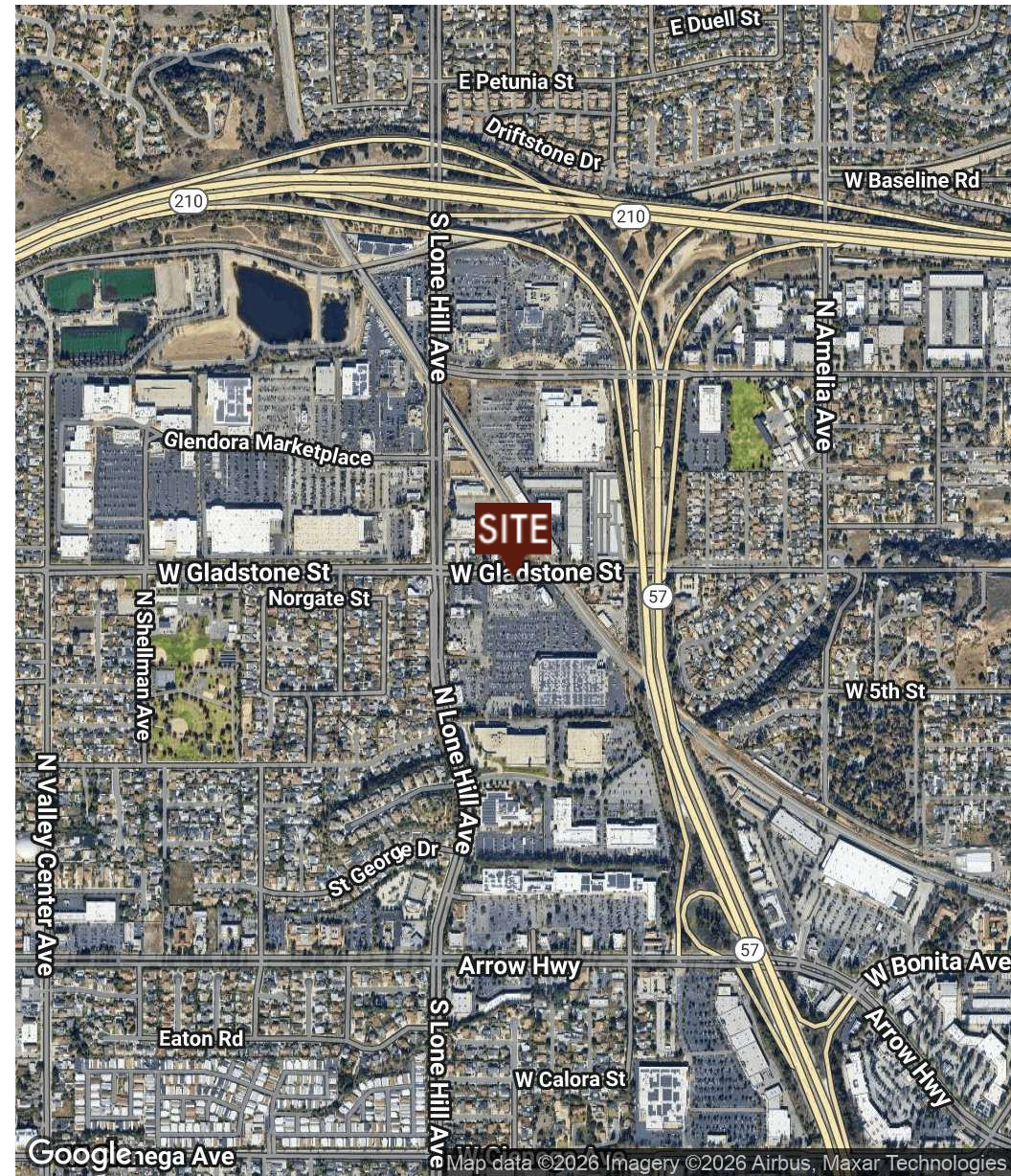
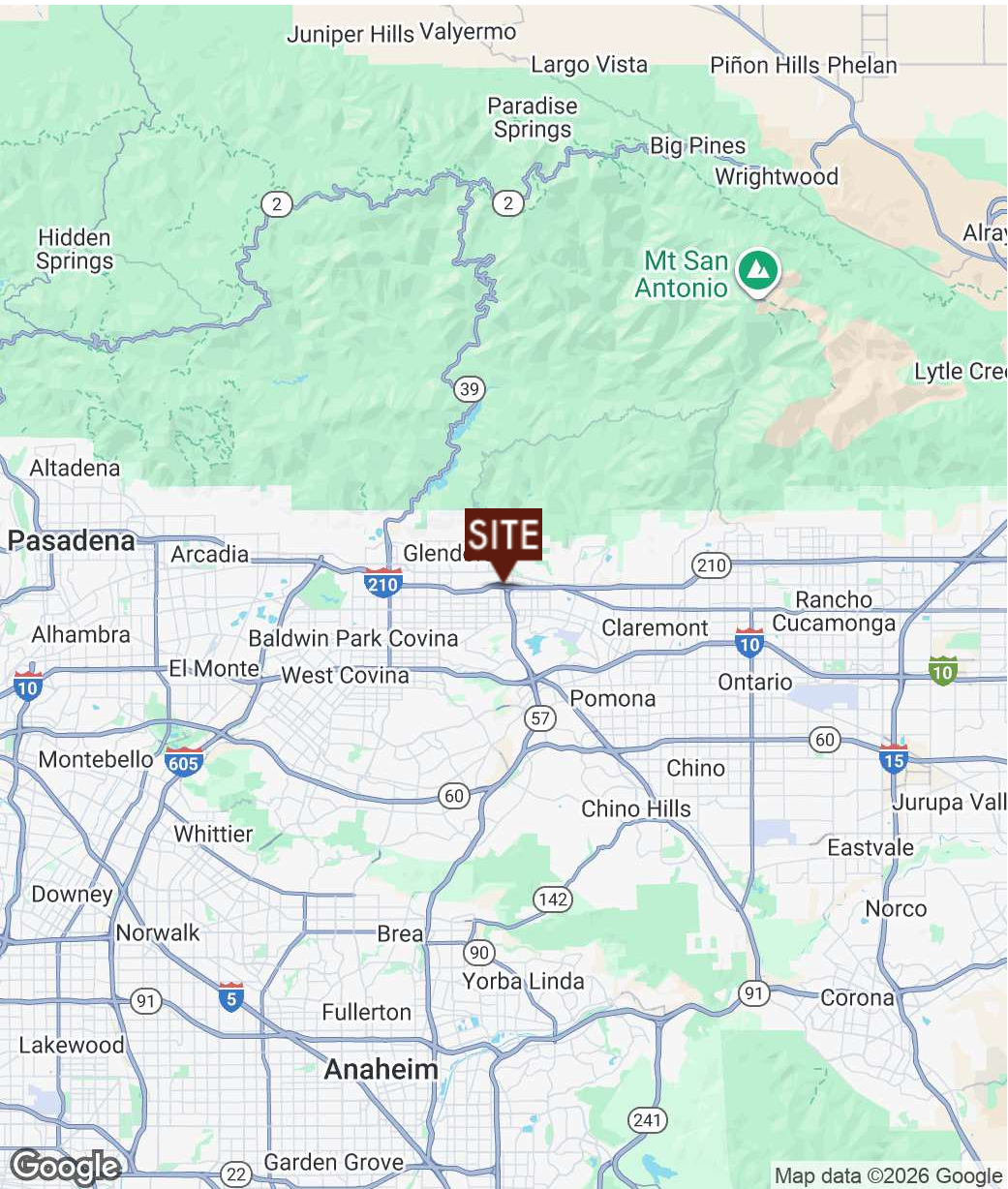


Interior Image may include personal property that will not be delivered with the premises. Please call Roxy at 909-576-4259 for more details.

ADDITIONAL SHOPPING CENTER IMAGES



LOCATION MAPS



DEMOGRAPHICS

	1 mi	3 mi	5 mi
<u>POPULATION</u>			
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

<u>INCOME</u>			
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

<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	869	5,236	11,960
2025 Total Employees	10,555	43,942	105,226

