



**FOR
LEASE**

**GLENDORA PROMENADE
1301-1397 S. Grand Ave
Glendora, CA 92618**

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Table of Contents

I EXECUTIVE SUMMARY

- A. Property Description & Highlights
- B. Property Photos
- C. Aerial
- D. Location Map
- E. Site Plan

II AREA MARKET

- A. Retail Map
- B. City Overview
- C. Demographics

I EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

1301-1397 S Grand Ave • Glendora, CA 91740

Glendora Promenade is a high-quality, newly-renovated neighborhood shopping center conveniently located in the heart of the San Gabriel Valley at the foot of the San Gabriel Mountains. The shopping center comprises 83,787 square feet in three buildings of approximately seven acres of land. The property enjoys excellent frontage on S. Grand Avenue, one of the region's busiest north/south thoroughfares that is exposed to 44,000 vehicles daily."

Originally built in 1986 and renovated in 2009, Glendora Promenade features a prime location at a heavily trafficked intersection, monument signage, concrete parking and elevator-served second level office space. Subway, Flame Broiler, Kiddie Academy, Time Warner, and Healthcare Partners are just a few of the tenants situated on the property. Other tenants use the space for medical and dental offices, pharmacy, education centers, fast food, retail, salons, and office uses.



Property Highlights

- Close Proximity & exposure to the I-210 (Foothill) Freeway, Located at the intersection of Grand Ave & Gladstone.
- Diverse Tenant mix including Retail, Restaurant, Education, Medical, and office space.
- Excellent Parking
- Wonderful Street Exposure

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PROPERTY PHOTOS

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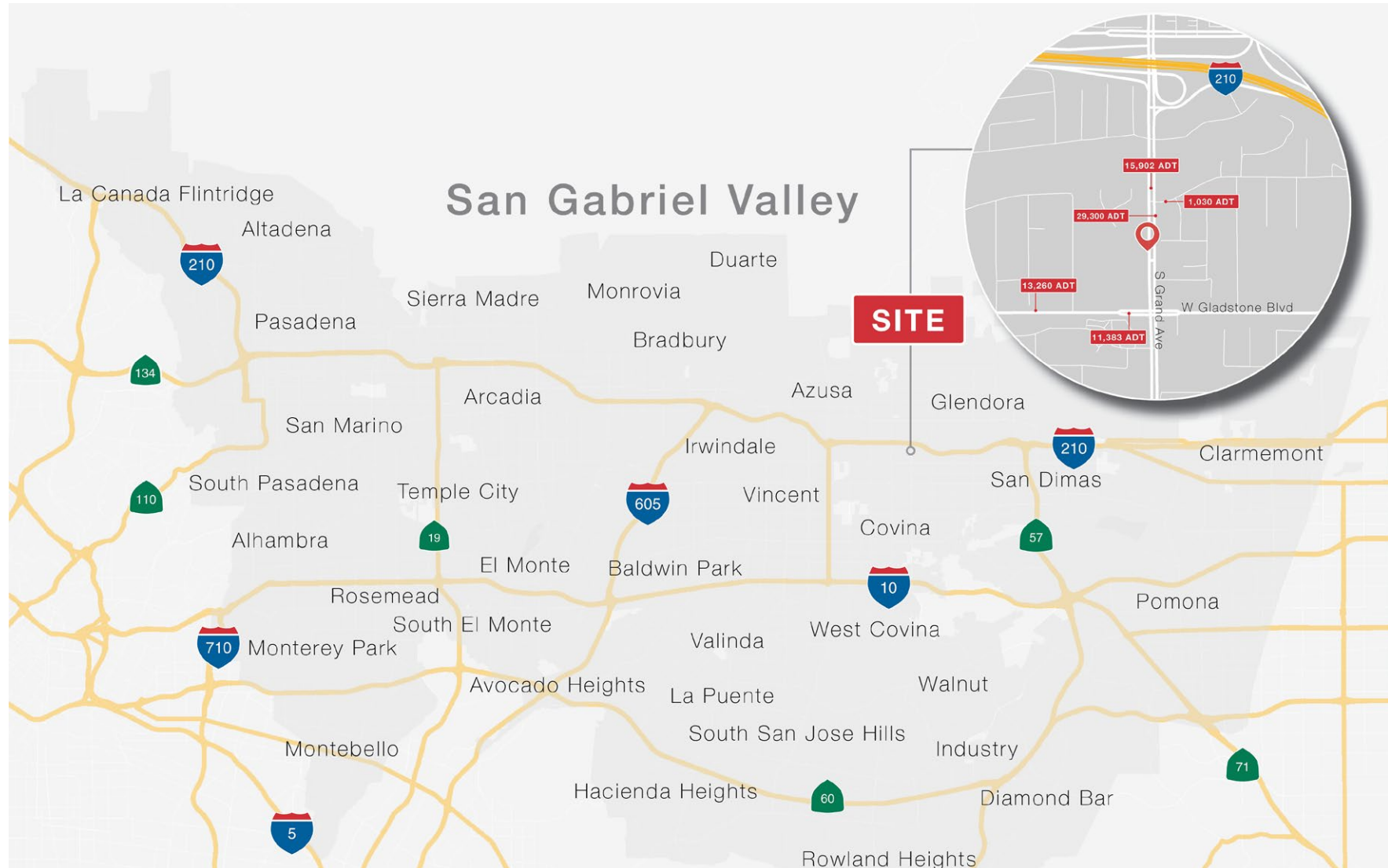
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LOCATION MAP

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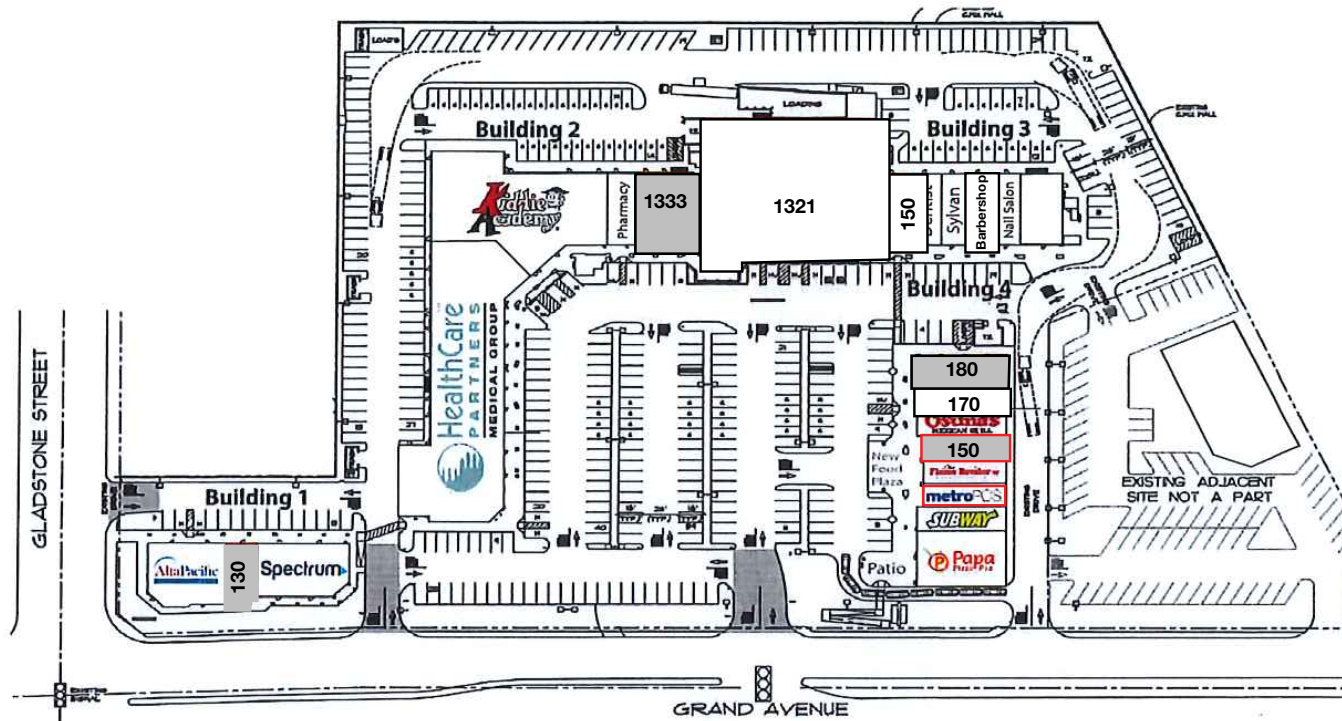
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SITE PLAN

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Available Spaces

Suite Type	Suite #	Suite Size	Price/SF
Retail/Restaurant	1311-180	1,380	\$2.00-\$2.50
Retail/Medical	1311-150	1,215	\$2.00-\$2.50
Retail/Medical	1333	2,786	\$2.00-\$2.50
Retail/Medical	1395-130	1,263	\$2.00-\$2.50
Office	650-2,566	\$1.20-\$1.70	
NNN Estimating At \$.70 Cents A Square Foot Per Month			

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II AREA MARKET





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CITY OVERVIEW

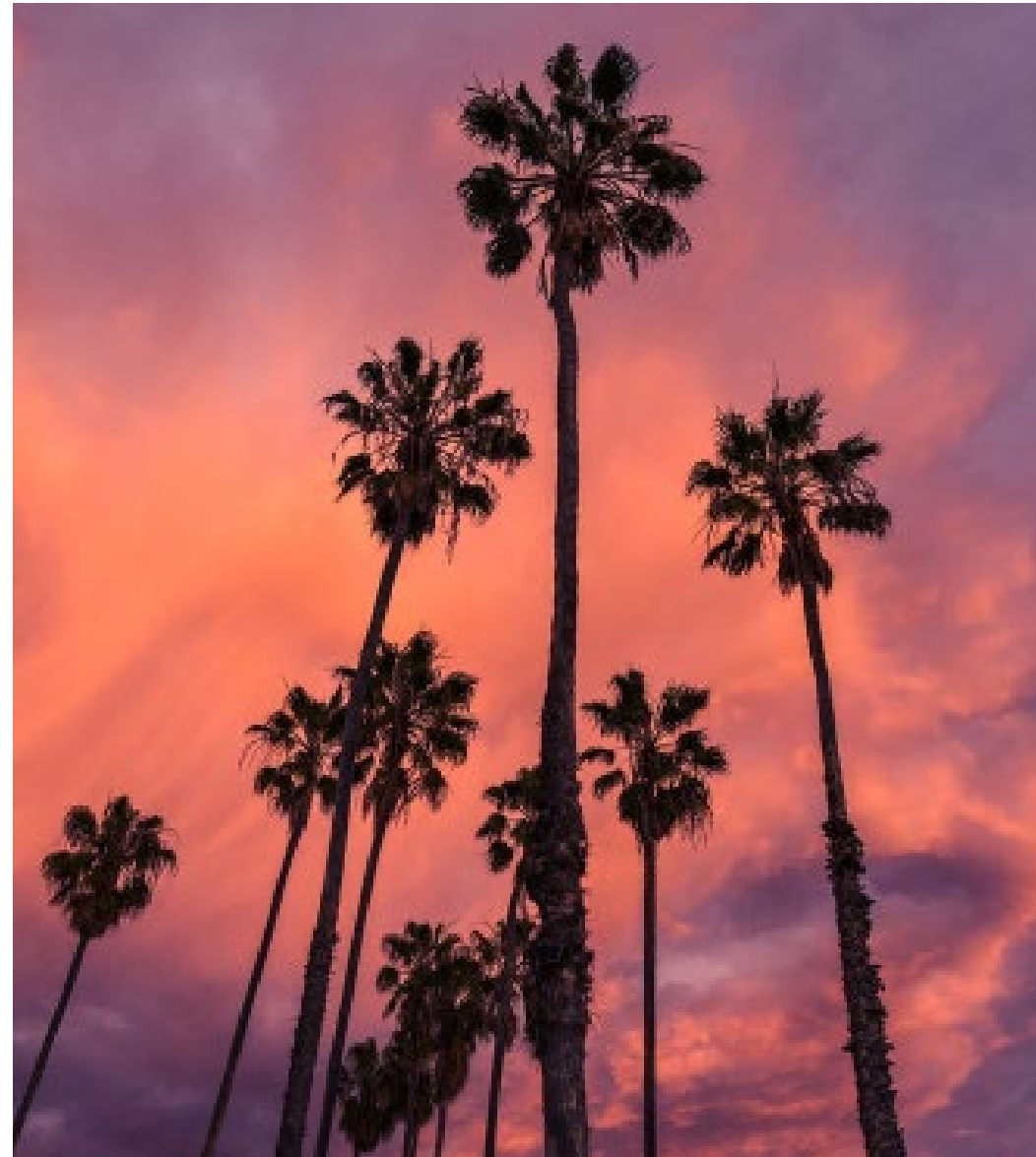
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Glendora City Los Angeles County, CA

Glendora lies at the foothills of the San Gabriel Mountains in eastern Los Angeles County. Residents appreciate its small-town atmosphere combined with proximity to Downtown Los Angeles, which is approximately 23 miles to its west. The downtown area known as Glendora Village serves as a retail and entertainment hub. Glendora's downtown area is one of the best in the San Gabriel Valley. The city's small-town atmosphere combined with safe streets, plenty of housing and a consistently high-ranking school district, has made the city an attractive choice for families.

This affluent community consists of about 18,407 households with an estimated average annual income of \$116,780 in 2019. The city expects to add approximately 400 households in the next five years while incomes are projected to increase to \$140,760 over the same period. Daytime demographics provide ample foot traffic for area retailers with an average population of 34,284 individuals aged 16+.

Annual Household Expenditures	\$1.45B
Annual Household Retail Expenditures	\$686.25M
Monthly Household Expenditures	\$6,585
Monthly Retail Expenditures	\$3,107
Total Businesses	2,294
Total Employees	17,668



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DEMOGRAPHIC

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Population

	1 Mile	3 miles	5 Miles
2020 Estimated Population	23,570	185,771	309,196
2025 Projected Population	23,285	183,254	305,000
2010 Census Population	22,689	179,621	301,083
2000 Census Population	22,547	176,023	294,048
Projected Annual Growth 2020 to 2025	-0.2%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2020	0.4%	0.3%	0.3%
2020 Median Age	36.5	36.7	37.6

Households

	1 Mile	3 miles	5 Miles
2020 Estimated Households	7,374	58,835	98,398
2025 Projected Households	7,514	59,930	100,251
2010 Census Households	6,963	55,355	92,875
2000 Census Households	7,056	54,842	91,669
Projected Annual Growth 2019 to 2025	0.4%	0.4%	0.4%

Race & Ethnicity

	1 Mile	3 miles	5 Miles
2020 Estimated White	59.3%	61.1%	58.6%
2020 Estimated Black or African American	4.5%	3.7%	3.9%
2020 Estimated Asian or Pacific Islander	11.5%	10.7%	13.4%
2020 Estimated American Indian or Native Alaskan	1.0%	1.0%	0.9%
2020 Estimated Other Races	18.6%	18.6%	23.1%
2020 Estimated Hispanic	62.3%	64.5%	63.3%

Income

	1 Mile	3 miles	5 Miles
2020 Estimated Average Household Income	\$93,878	\$97,958	\$104,396
2020 Estimated Median Household Income	\$78,504	\$78,284	\$82,601
2020 Estimated Per Capita Income	\$29,739	\$31,273	\$33,426

Education

	1 Mile	3 miles	5 Miles
2020 Estimated Elementary (Grade Level 0 to 8)	7.3%	8.2%	7.6%
2020 Estimated Some High School (Grade Level 9-11)	7.5%	7.5%	6.8%
2020 Estimated High School Graduate	25.4%	24.5%	23.8%
2020 Estimated Some College	24.4%	23.6%	23.5%
2020 Estimated Associates Degree Only	11.2%	9.6%	9.5%
2020 Estimated Bachelors Degree Only	16.3%	18.1%	19.3%
2020 Estimated Graduate Degree	7.9%	8.6%	9.5%

Business

	1 Mile	3 miles	5 Miles
2019 Estimated Total Businesses	651	7,110	12,519
2019 Estimated Total Employees	5,093	55,917	105,738

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