

GLENDORA LAND

DEVELOPMENT OPPORTUNITY



1706 EAST ROUTE 66 & 1675 INOLA STREET,
GLENDORA, CA, 91740

GlendoraLand.com | Listed at **\$6,800,000**



PROPERTY OVERVIEW

GLENDORA

The property location in Glendora is just North of the 210 Foothill Freeway, and adjacent to the new Gold Line Metro Rail project and historic Route 66. With convenient access to both the 210 & 57 freeways, the site is less than an hour's commute to DTLA and OC, 20 miles East of Pasadena, and 18 miles to Ontario International Airport.

SITE

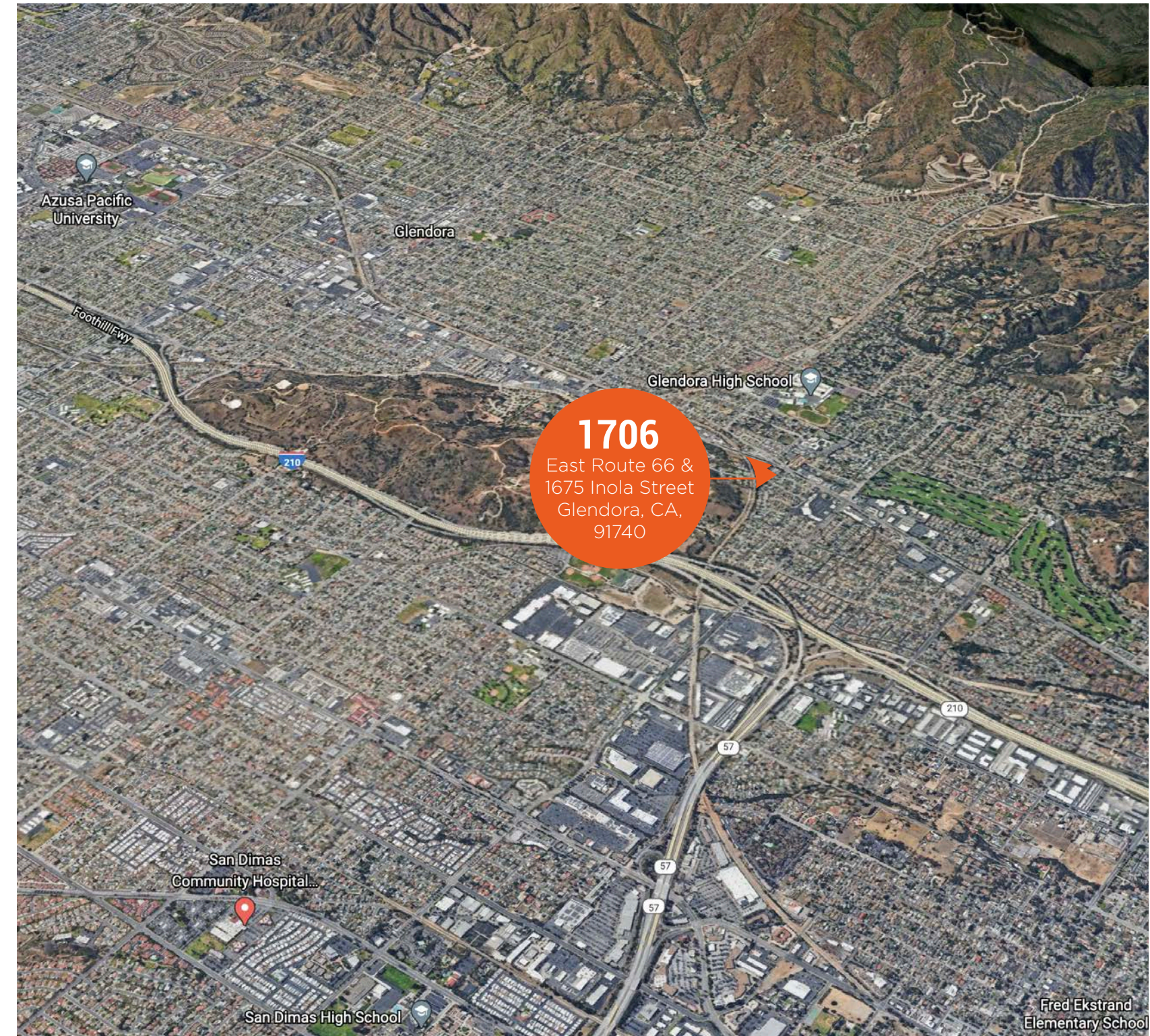
Total land of approximately 3.6 acres includes Assessor's parcel Numbers 8654-001-036, 37 & 38. Elevated site above street level offers commanding views of the San Gabriel Mountains. As one of a limited number of underutilized land parcels in Glendora suitable for residential infill development, it has the potential to be rezoned from existing R-1.

DEVELOPMENT

Limited land availability along transit corridors and the current underutilized use of the site makes it a strong candidate for a general plan amendment to allow for a variety of residential projects. Inquiries on development standards should be directed to the Planning Department at the City of Glendora 626.914.8214.

TERMS

Price **\$6,800,000**. Seller may entertain offers subject to obtaining entitlements.



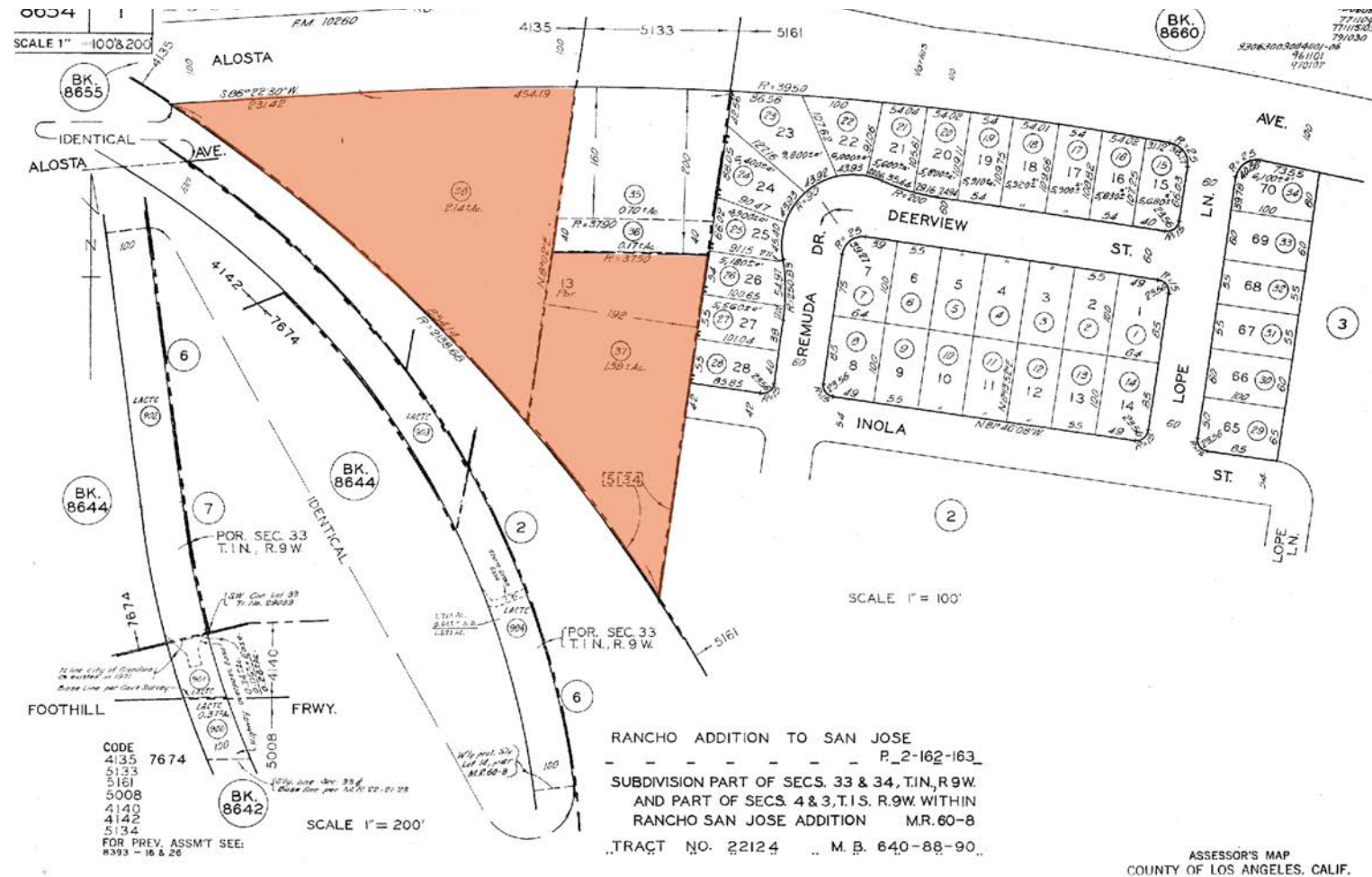
SITE INFORMATION

Address 1706 East Route 66 & 1675 Inola Street,
Glendora, CA, 91740

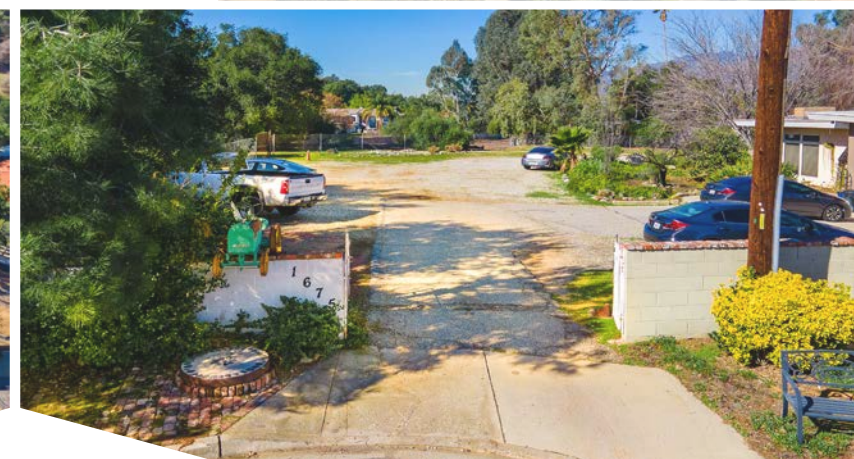
Land SF 157,251 SF

Land Acres 3.61 Acres

APN # 8654-001-036,37, & 38



PHOTOS



Data Deemed Reliable, But Not Guaranteed.
104-2021 Lender Processing Services, Inc. All Rights Reserved. All other trademarks and copyrights are the property of their respec
Customer Service Rep.

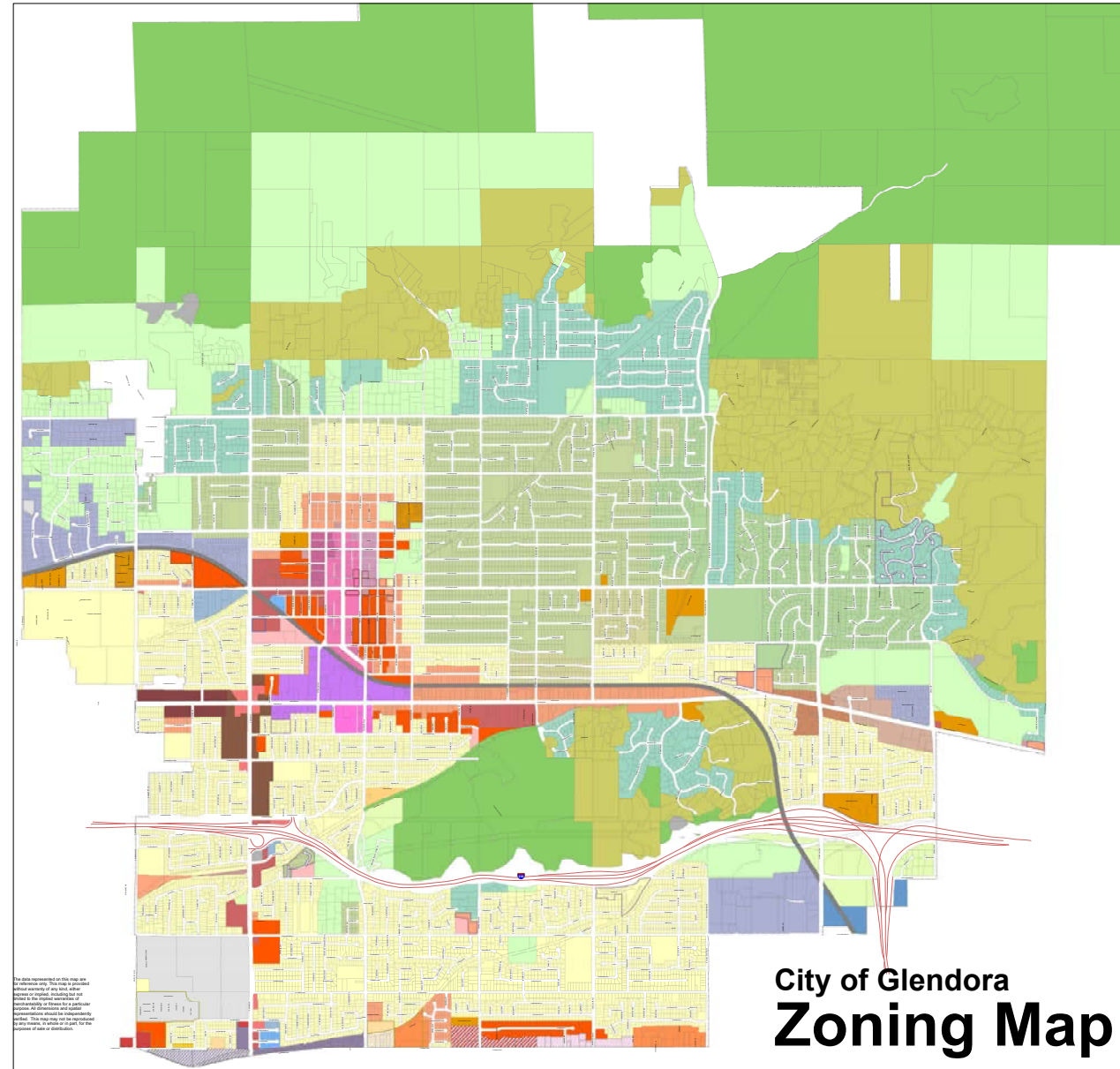


CITY OF GLENDORA

The City of Glendora, known as the Pride of the Foothills in the East San Gabriel Valley, offers a high quality of life with award winning schools, numerous parks & shopping areas, and a variety of local events with the charm and character of a small community. The residential sales market is consistently strong with low housing inventory.



LAND USE MAP

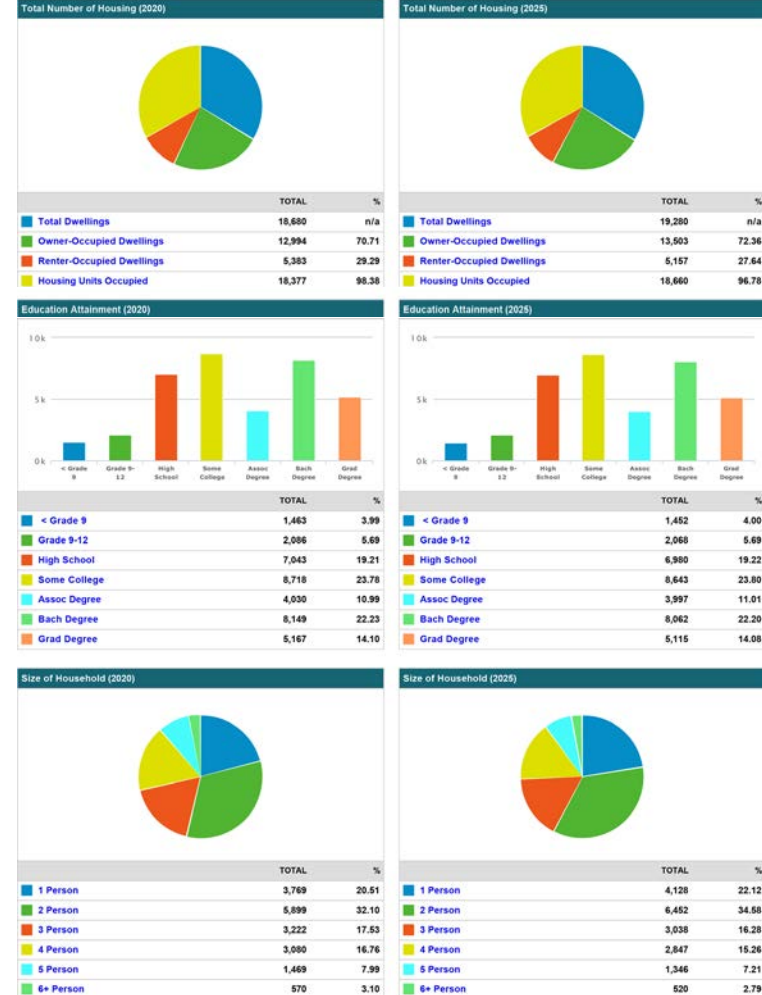
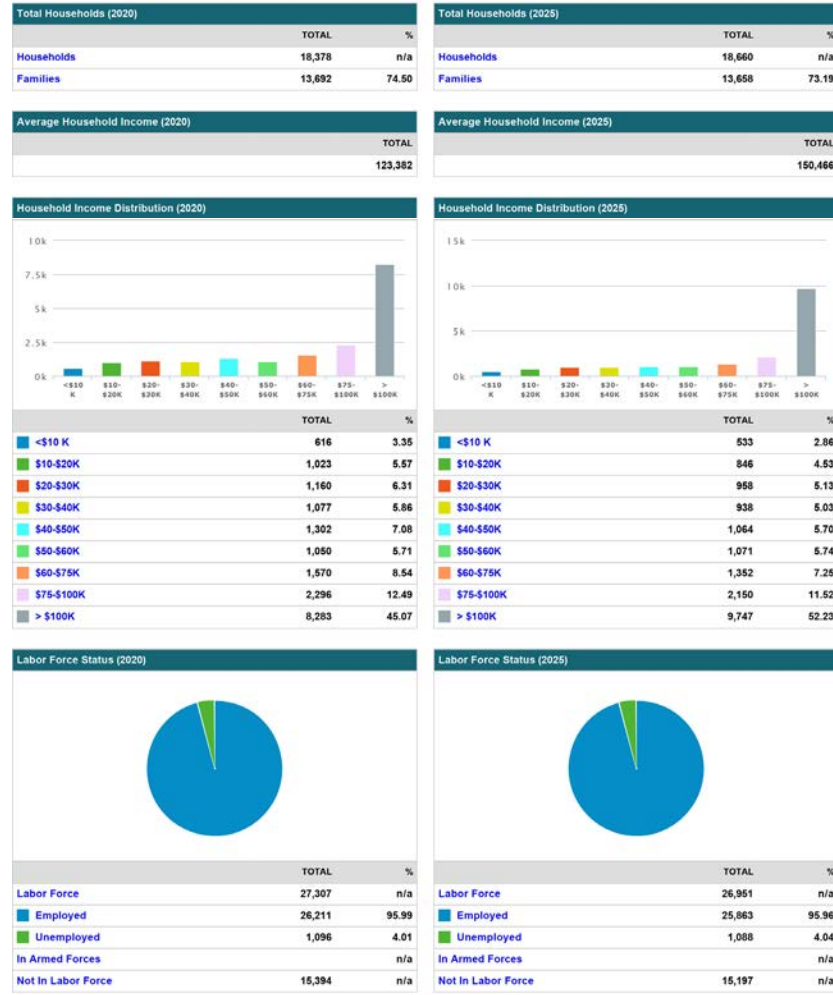


- Zone Designations**
- R-1 Single-family residential
 - RHR Rural hillside residential
 - E-3 Single-family estate
 - E-4 Single-family estate
 - E-5 Single-family estate
 - E-6 Single-family estate
 - E-7 Single-family estate
 - R-2 Restricted multiple-family residential
 - R-3 Multiple-family residential
 - LGA Limited garden apartment
 - GA Garden apartment
 - C-1 Professional
 - C-2 Limited retail business
 - C-3 Retail and commercial
 - CM Commercial-manufacturing
 - M-1 Light manufacturing
 - M-1A Limited manufacturing
 - MS Medical services
 - PR Planned redevelopment
 - CCAP T-4 Village Edge
 - CCAP T-5 Village Core
 - CCAP T-5A Village Transition
 - R-4 Railroad purposes
 - U Utilities
 - B Cemetery
 - OSN Open Space - Natural
- Overlay Zones**
- Planned Development
 - Grand-Foothill Multifamily Residential
 - Historic Preservation
 - Mobilehome Park
 - Special Height
- Route 66 Specific Plan**
- RT66 BG Barranca Gateway
 - RT66 CRR Central Route 66 Residential
 - RT66 GRG Grand/Route 66 Gateway
 - RT66 GCG Grand Avenue Commercial Gateway
 - RT66 LHG Lone Hill Gateway
 - RT66 RSC Route 66 Service Commercial
 - RT66 TCMU Town Center Mixed Use
 - RT66 GLG Glendora Avenue Gateway
 - RT66 TCO Technology, Commerce and Office
- Arrow Highway Specific Plan**
- AHSP C-C3 Corridor Commercial
 - AHSP MU-CC Commercial Core Mixed-Use
 - AHSP MU-NC Neighborhood Commercial Mixed-Use
 - AHSP C-HR Corridor High Density Residential
 - AHSP CR-3 Corridor Medium High Density Residential
 - AHSP C-BR Corridor Buffer Residential
 - AHSP MU-T Transition Mixed-Use
 - AHSP C-R2 Corridor Medium High Density
 - AHSP C-I Corridor Industrial
 - AHSP MU-I Office/Light Industrial Mixed-Use
- Specific Plans**
- SP-ARB Arboreta Specific Plan
 - SP-DR Diamond Ridge Specific Plan
 - SP-GC Glendora Commercial Specific Plan
 - SP-VG Village on the Green Specific Plan
 - SP-MN Monrovia Nursery Specific Plan

DEMOGRAPHICS AND INFORMATION

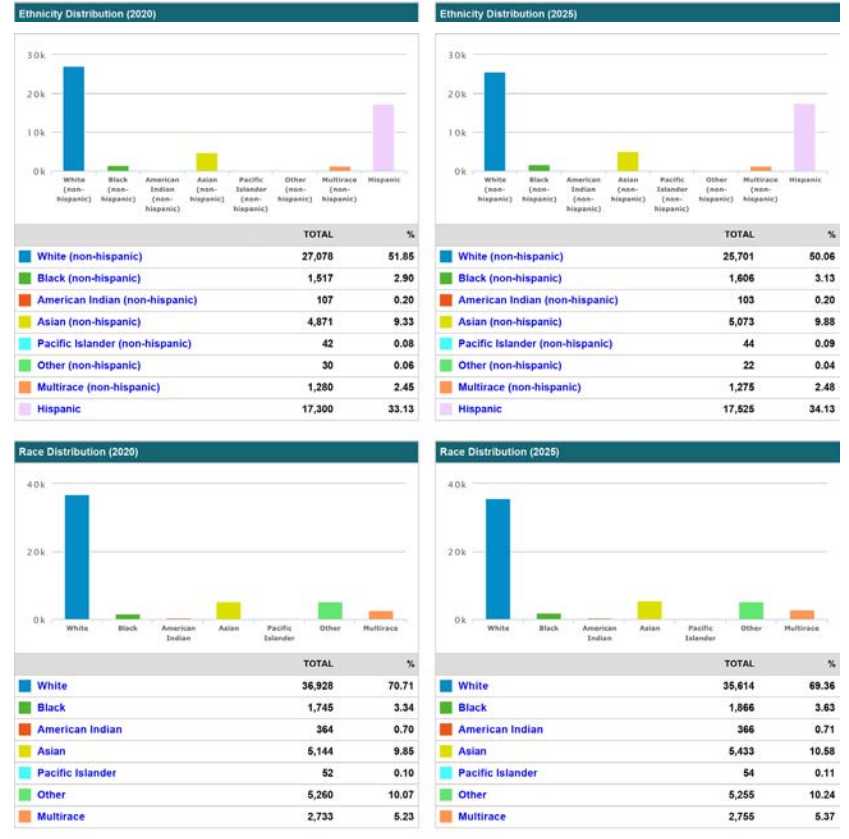
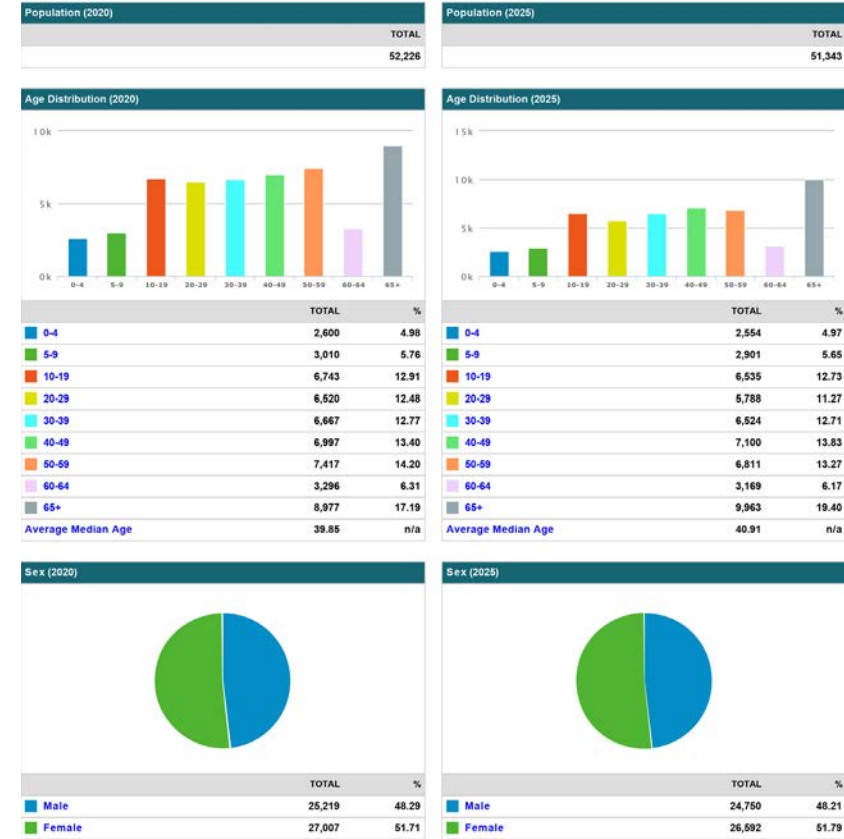


DEMOGRAPHICS AND INFORMATION



San Gabriel Valley Economic Partnership-Demographics

Demographics Report (Glendora, California)



GLENDORALAND.COM



ADRIANA DONOFRIO, CRS

626.926.9700

adonofrio@dppre.com

agent lic. #00832617

office: 755 East Route 66, Glendora, CA 91741



Over 38 Years Experience in Glendora Real Estate

