

621 E ROUTE 66
GLENDDORA, CA 91741

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA



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**TURN-KEY TREASURE ON ROUTE 66:
BUY OR LEASE TODAY!**



PROPERTY HIGHLIGHTS

Move-In Ready Gem: Fully renovated 3,980 SF building on a spacious 16,753 SF lot, perfect for owner-users or tenants.

Top-to-Bottom Upgrades: New everything! - Electrical (300 amp), concrete floors, drop ceiling, windows, doors, lighting, roof, facade and a freshly paved parking lot.

Prime Visibility: Eye-catching signage on bustling Route 66, ensuring your business stands out.

Versatile Layout: Three separate meters and three restrooms enable division into three units with added convenience.

Flexible RT66/RSC Zoning: Ideal for retail, office, light industrial, contractor yards, or storage—whatever your vision.

Room to Grow: Large lot offers expansion or redevelopment potential for future projects.

Buy or Lease: Flexible options to suit investors, owner-occupants, or tenants.



PROPERTY SUMMARY & HIGHLIGHTS

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WELCOME TO 621 E ROUTE 66

a standout commercial property in the heart of Glendora's iconic Route 66 corridor. This 3,980 SF building, sitting on a generous 16,753 SF lot, is fully renovated and ready to go; new electrical, roof, windows, doors, LED lighting, concrete floors, drop ceiling, and a freshly paved parking lot make it a true turn-key opportunity. With prime signage on high-traffic Route 66, your business will shine in this vibrant area surrounded by shops, eateries, and services. Flexible RT66/RSC zoning makes this a blank canvas for retail, office, light industrial, or storage uses. Plus, the lot's size and Glendora's forward-thinking Route 66 Corridor Specific Plan open the door to exciting development possibilities, with potential for 11-12 residential units or mixed-use projects. Available for lease or sale, this property is a rare find for owner-users, investors, or developers looking to capitalize on Glendora's thriving market. Don't miss your chance to own a piece of Route 66's bright future!



Asking Price:	\$1,645,000
Price per SF:	\$413.32
Lease Rate:	\$1.75 NNN
Terms:	3-5 years
Suite Size:	±3,980 SF
Lot Size:	±16,753 SF
Parking Ratio:	5:1,000
Zoning:	RT66/RSC
Year Built:	1946
APN:	8646-029-002



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AERIAL OVERVIEW

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ROUTE 66



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EXTERIOR PHOTOS

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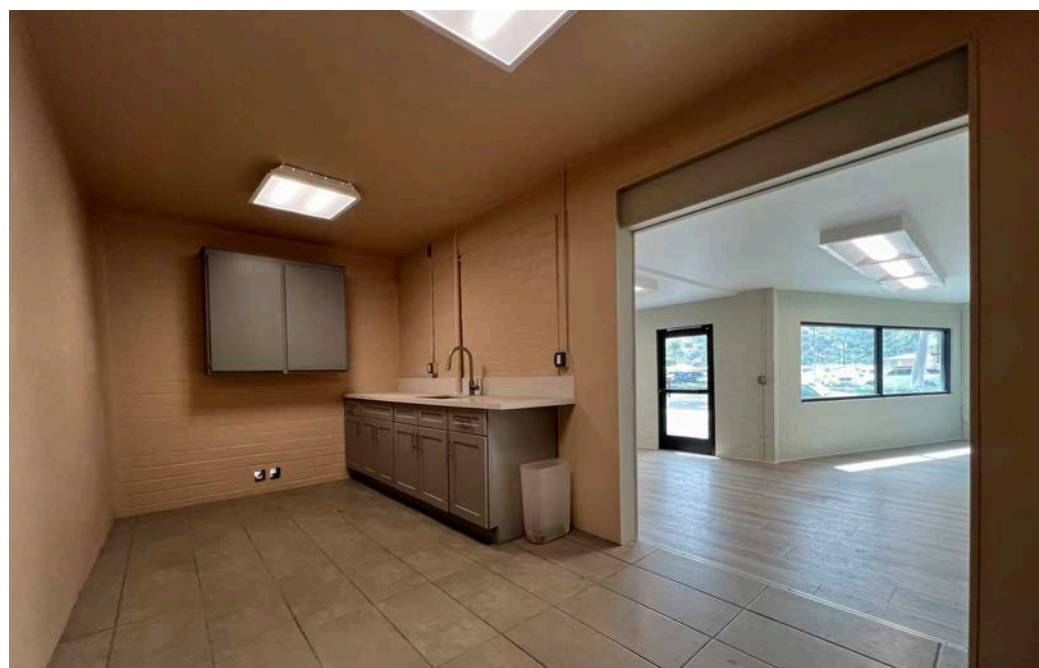
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INTERIOR PHOTOS | WORKSHOP

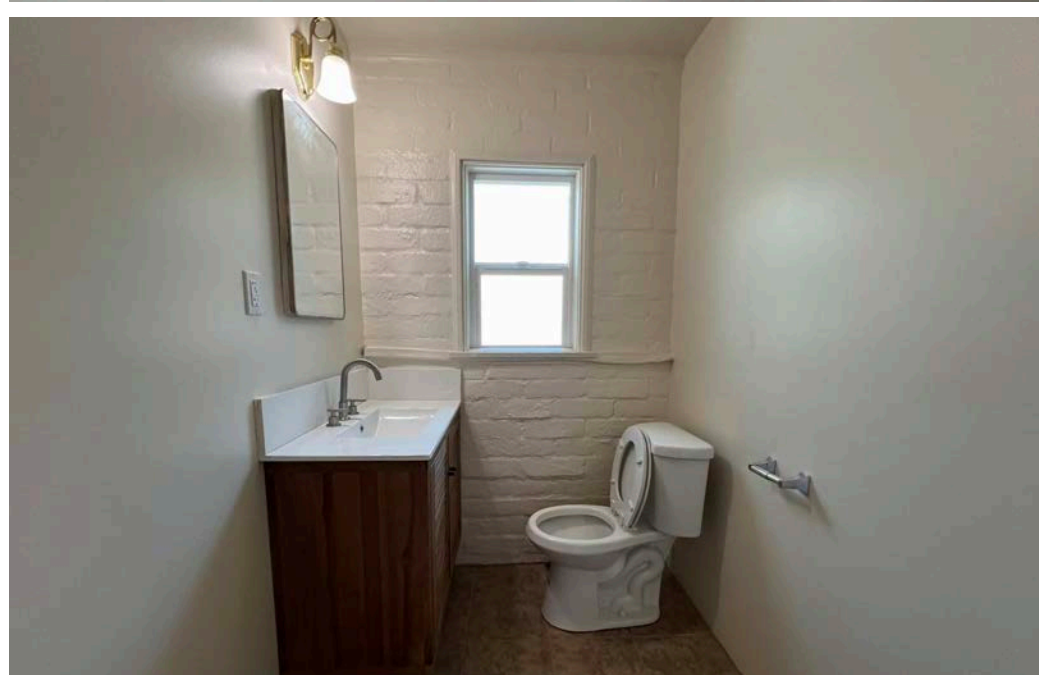
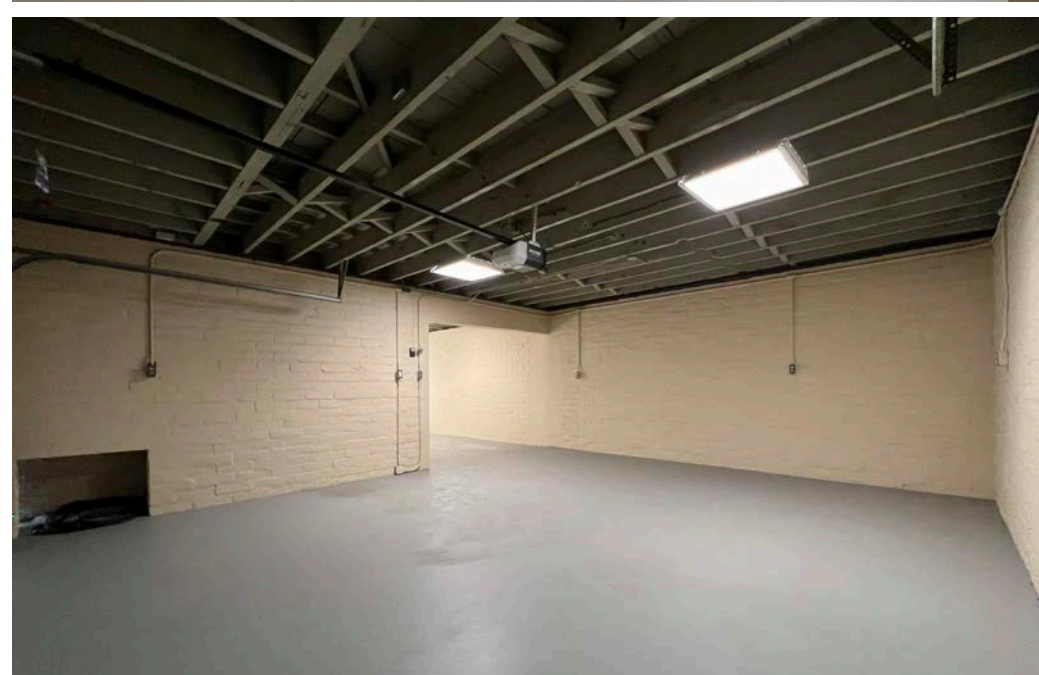
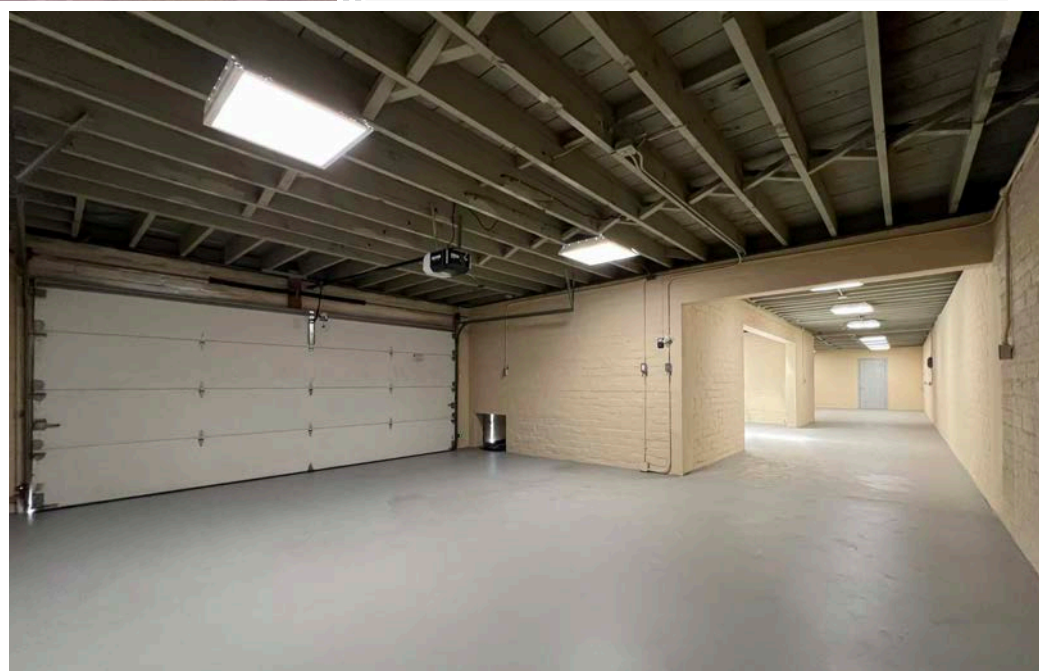
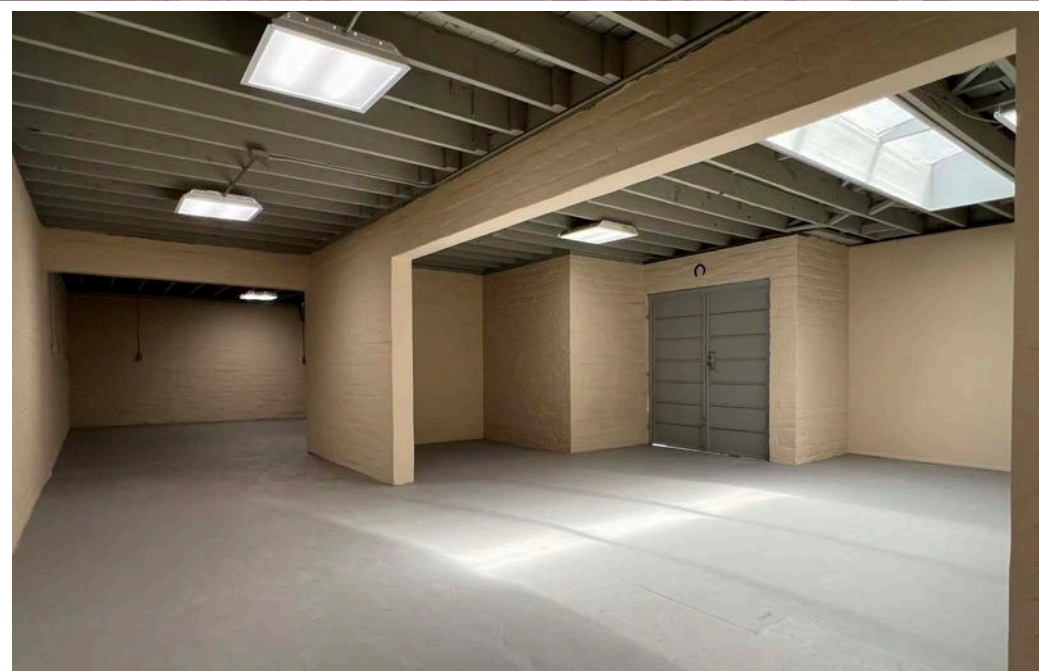
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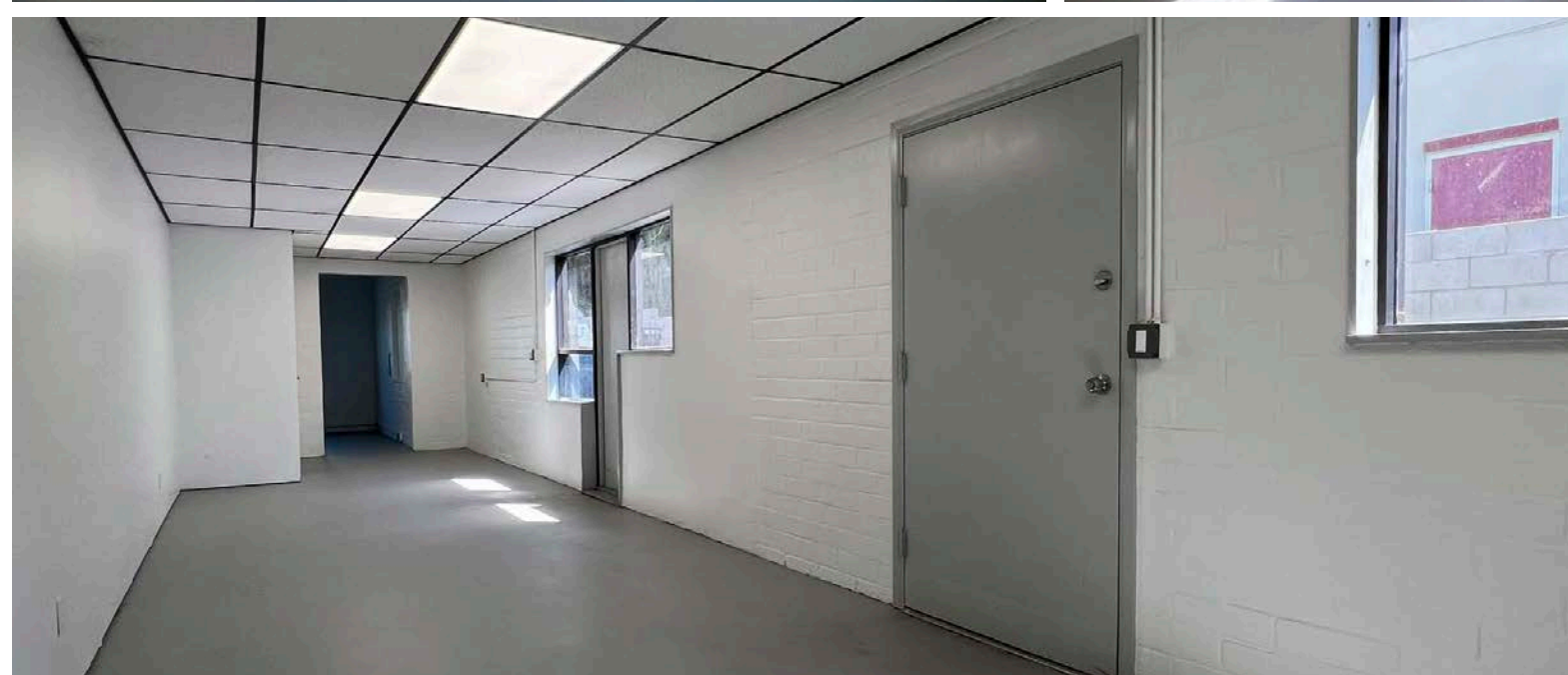






INTERIOR PHOTOS | OFFICE

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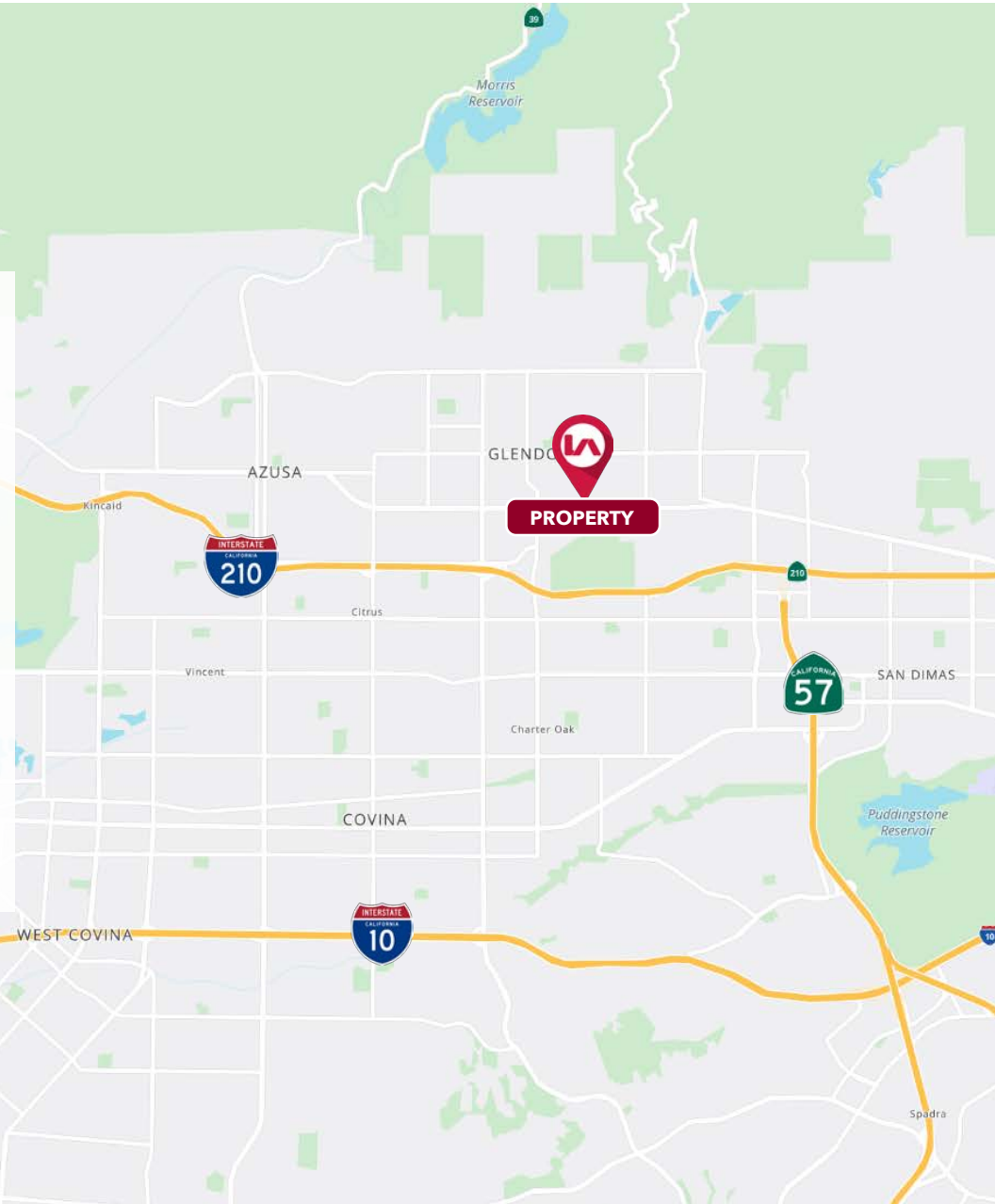
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LOCATION HIGHLIGHTS

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LOCATION HIGHLIGHTS

- **Iconic Route 66 Address:** Sits on vibrant Foothill Boulevard with heavy traffic and unbeatable exposure.
- **Thriving Hub:** Surrounded by a lively mix of shops, restaurants, auto services, and commercial businesses.
- **Glendora's Hot Spot:** Part of the Route 66 Corridor Specific Plan, a dynamic area with active city support for mixed-use growth.
- **High-Density Opportunity:** Route 66 Corridor Specific Plan allows up to 30 dwelling units per acre, potentially yielding 11–12 residential units.
- **Easy Access:** Close to major roadways and local amenities, making it a breeze for customers and employees to reach you.
- **Established Neighborhood:** Near trusted local businesses, dining, and service centers, boosting foot traffic.



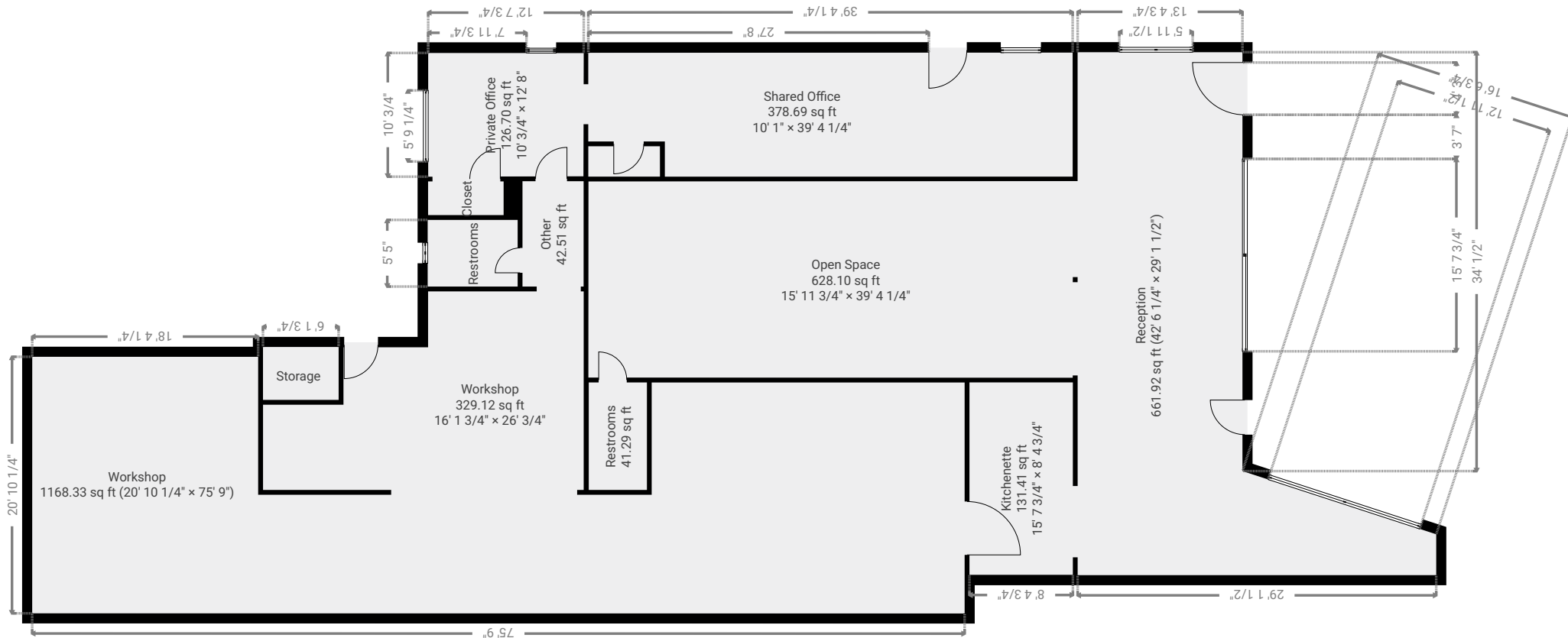
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FLOOR PLAN

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621

EAST ROUTE 66 GLEN DORA, CA 91741

Lee & Associates hereby advises all prospective purchasers of Investment property as follows:

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.



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