

±2,250 SF 2ND GEN RESTAURANT FOR LEASE

1050 W. Gladstone St., San Dimas, CA 91773



±263,219 CPD

±2,250 SF 2nd Gen Restaurant with Patio For Lease

±168,238 CPD

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ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

2,000+
SALES/LEASES

TOTAL SALES OVER

\$2B+

PROPERTY OVERVIEW



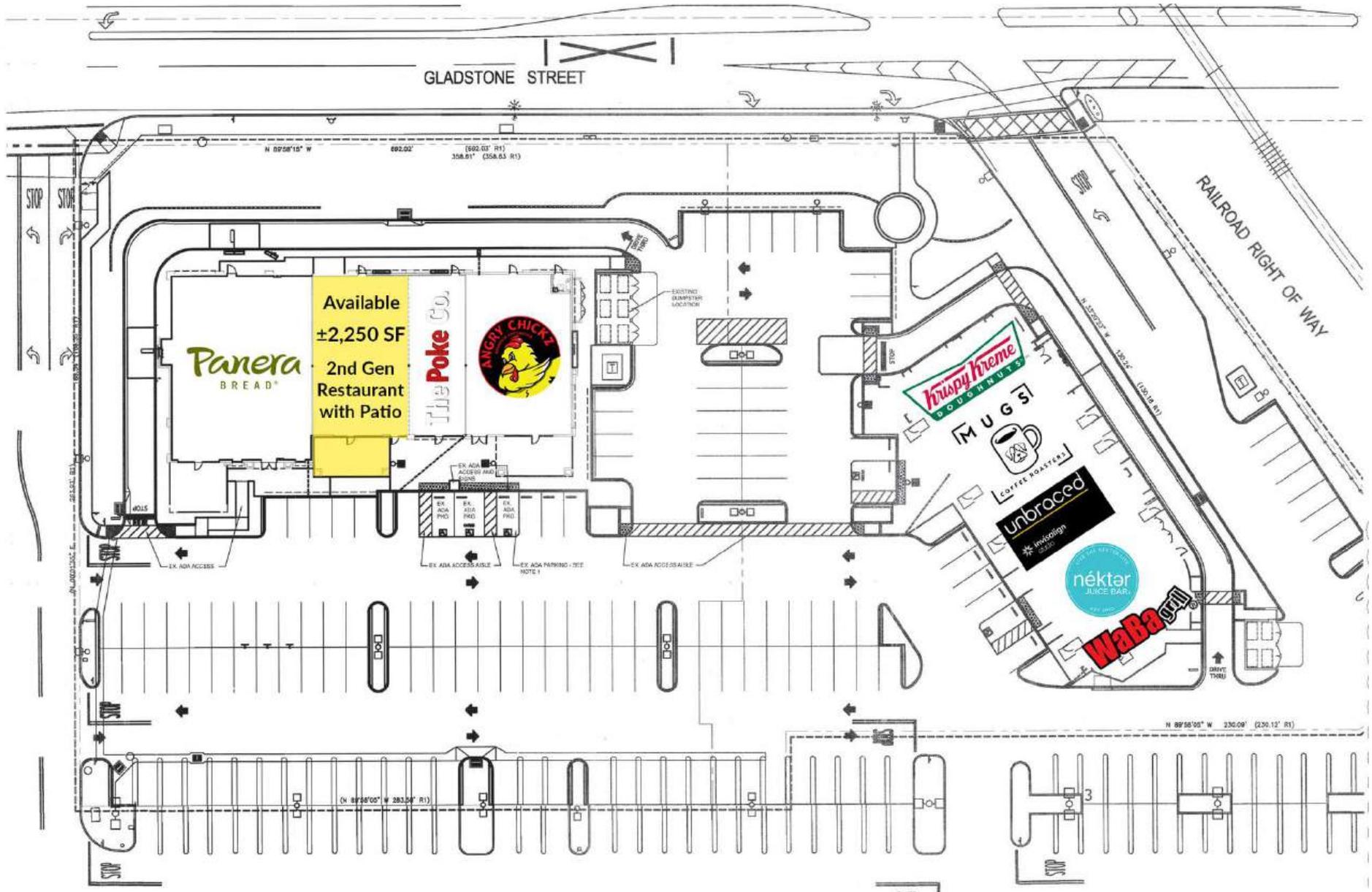
HIGHLIGHTS

- Rare 2nd generation, $\pm 2,250$ SF restaurant space for lease, with an exclusive patio in a high caliber, Costco anchored shopping center in the San Gabriel Valley.
- Exceptional food synergy co-tenants in the shopping center, including Panera Bread, 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



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.



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ADDITIONAL INTERIOR PHOTOS



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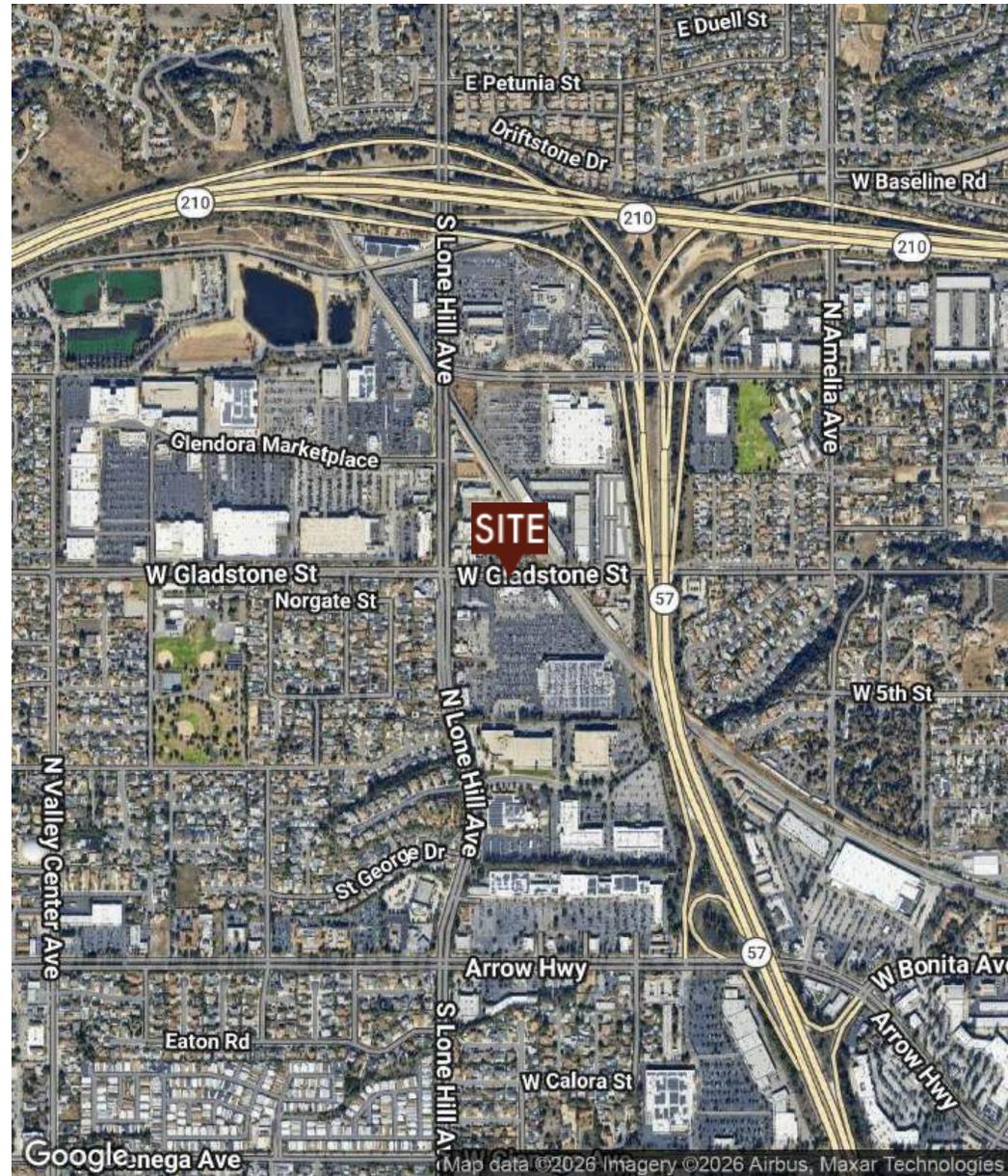
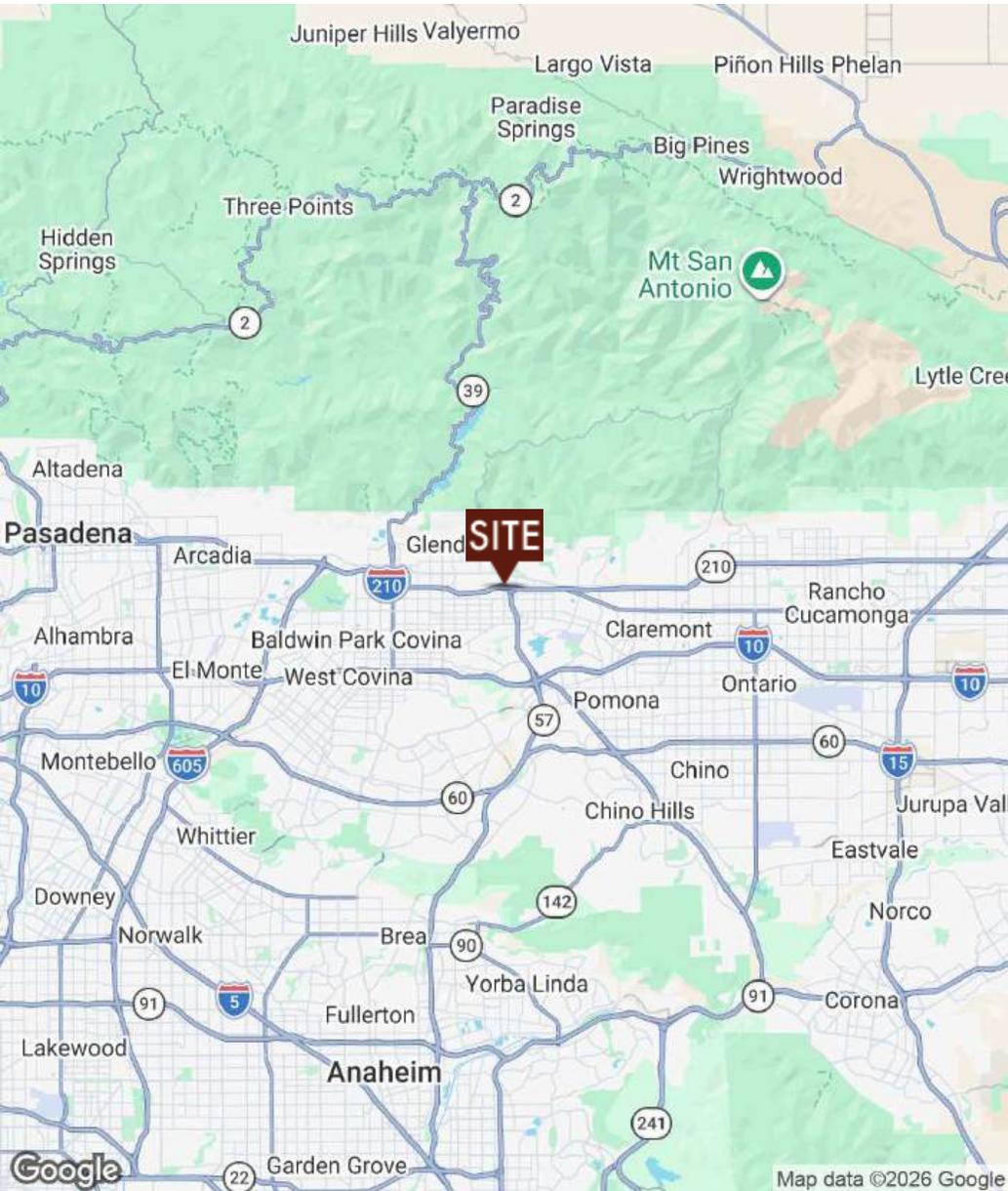


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ADDITIONAL SHOPPING CENTER IMAGES



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

