

± 2,000 SF Unit F W/ Patio
± 855 SF Unit G

Restaurant Space Build Out AVAILABLE

947 E. Route 66 Glendora CA 91740

BLDG: ± 9,779 SF
± 0.82 Acre



947 E. Route 66
Glendora CA 91740

Historic Route 66



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PROPERTY DESCRIPTION

Property Address: 947 E. Route 66 Glendora CA 91740

Bldg: ± 9,779 SF

Lot: ± 35,865/ ± 0.82 Acre

Year Built: 1991

Zoning: Commercial/ Retail

APN: 8649-028-007

County: Los Angeles



HIGHLIGHTS

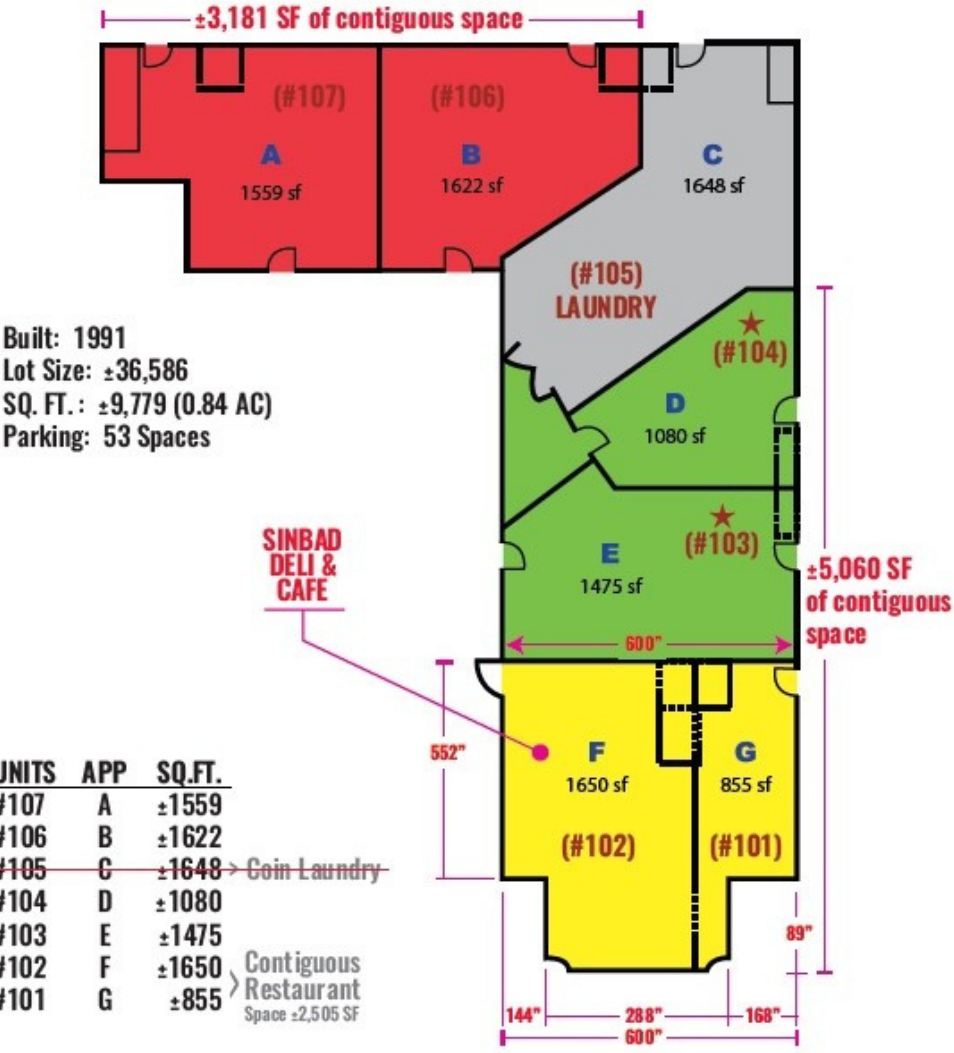
- High Traffic Counts of Foothill Blvd/ Historic Route 66
- Close Proximity to CA 10, 60, 15 and 210 Freeways
- Good Build-Out for
 - Restaurant Tenant
 - Outdoor Seating Patio Area
 - 144" Hood intact
 - Walk in Refrigerator
- Ample Parking
- Great Ingress & Egress
- Good Property Signage Visibility
- 53 Free Surface Spaces



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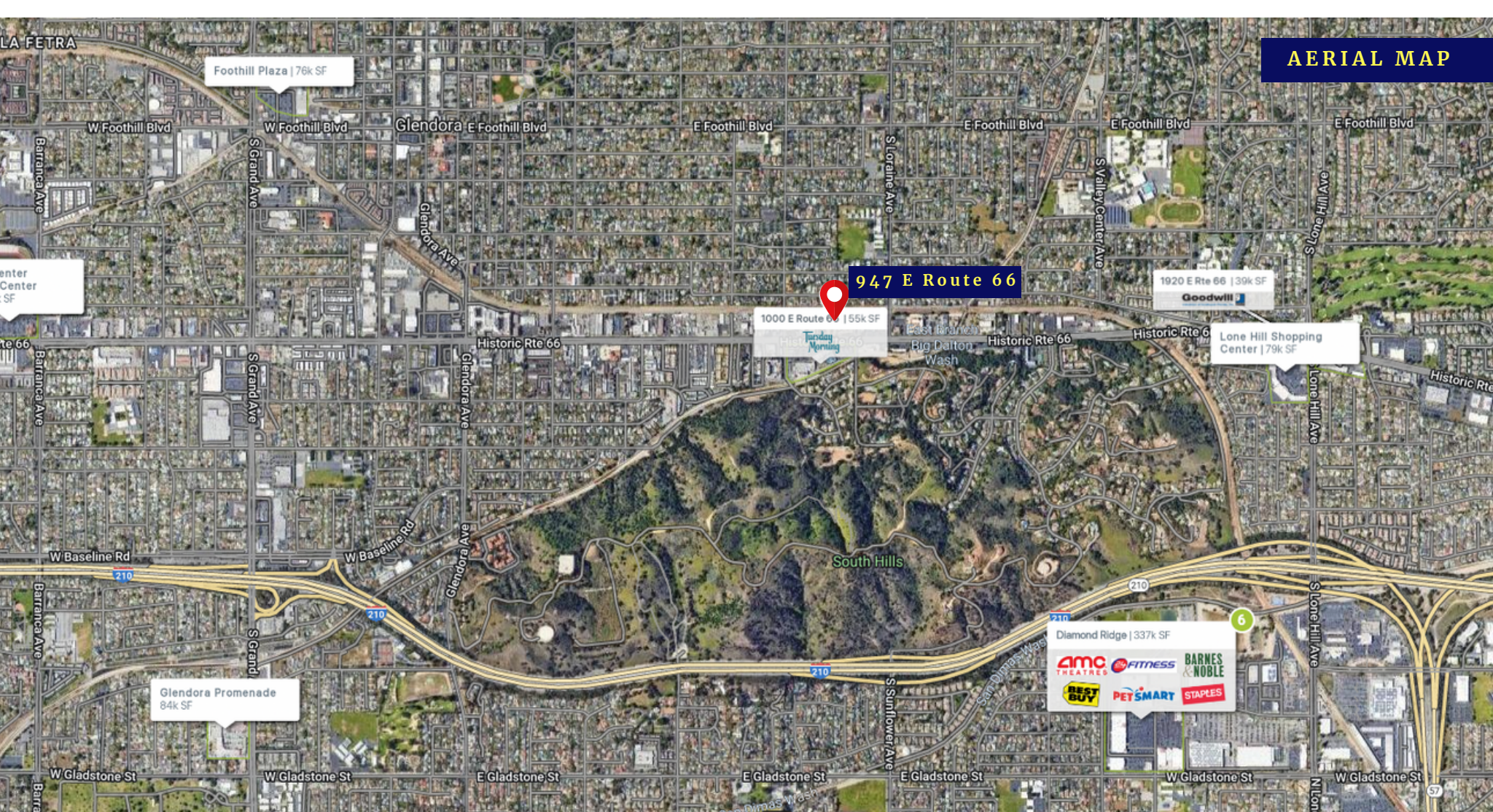
FLOOR PLAN

SUBJECT LOT PLANS



*With 350 SF Patio →

Not to scale



Glendora, CA

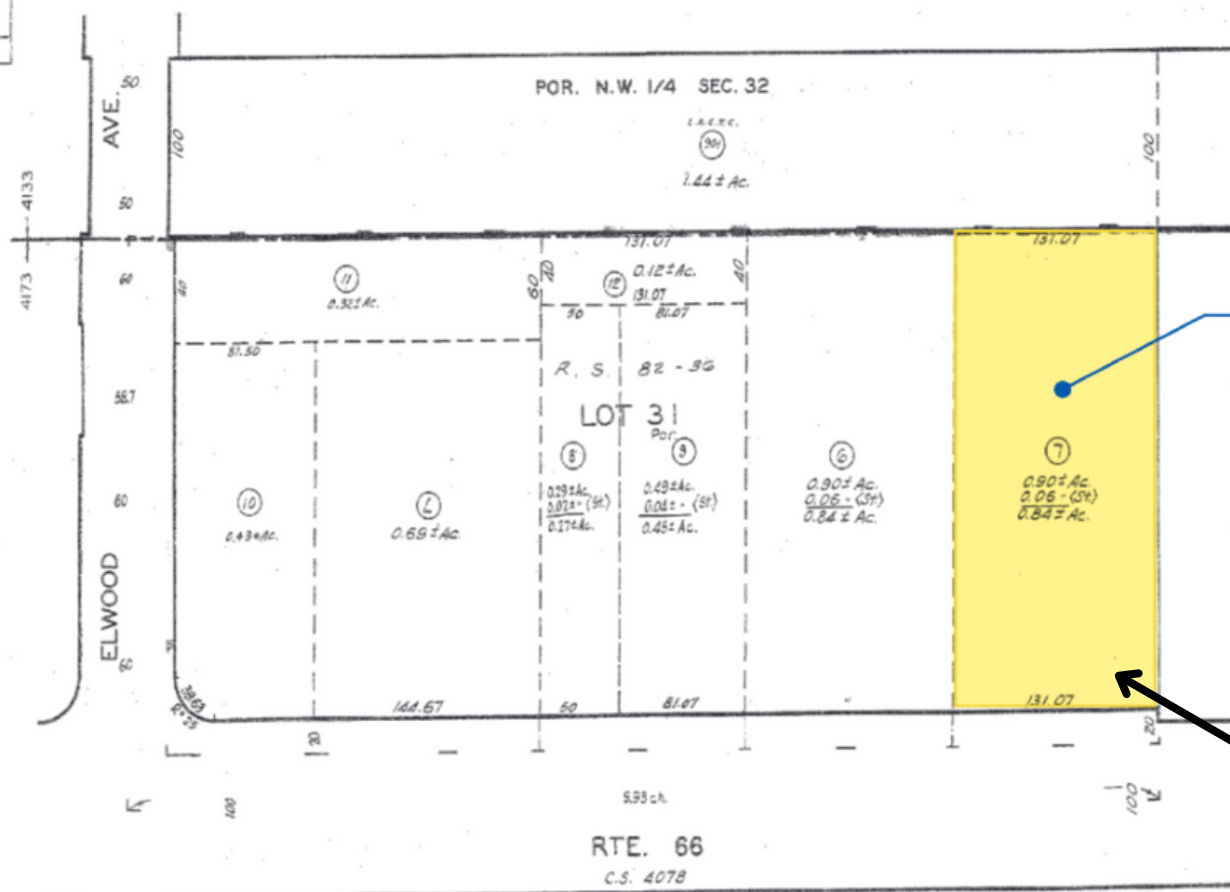
The city of Glendora, CA, is great for its scenic beauty, charming downtown area, excellent schools, safe neighborhoods, and strong sense of community. Nestled against the San Gabriel Mountains, it offers outdoor recreational opportunities, a variety of dining and shopping options in Glendora Village, and a convenient location for commuting. Glendora is a family-friendly city known for its historical sites, cultural activities, and a welcoming atmosphere, making it a highly desirable place to live in Southern California.

PARCEL MAP

8649 | 28

SCALE 1" = 60'

2002



6-1-66
8-27-65
11-19-65
60614
63005
770280
930404/95
757204962001-66
2001947502
11-23-00 &

APN: 8649-028-007

Subject property



CODE
4133
4173

T.1N., R.9W.

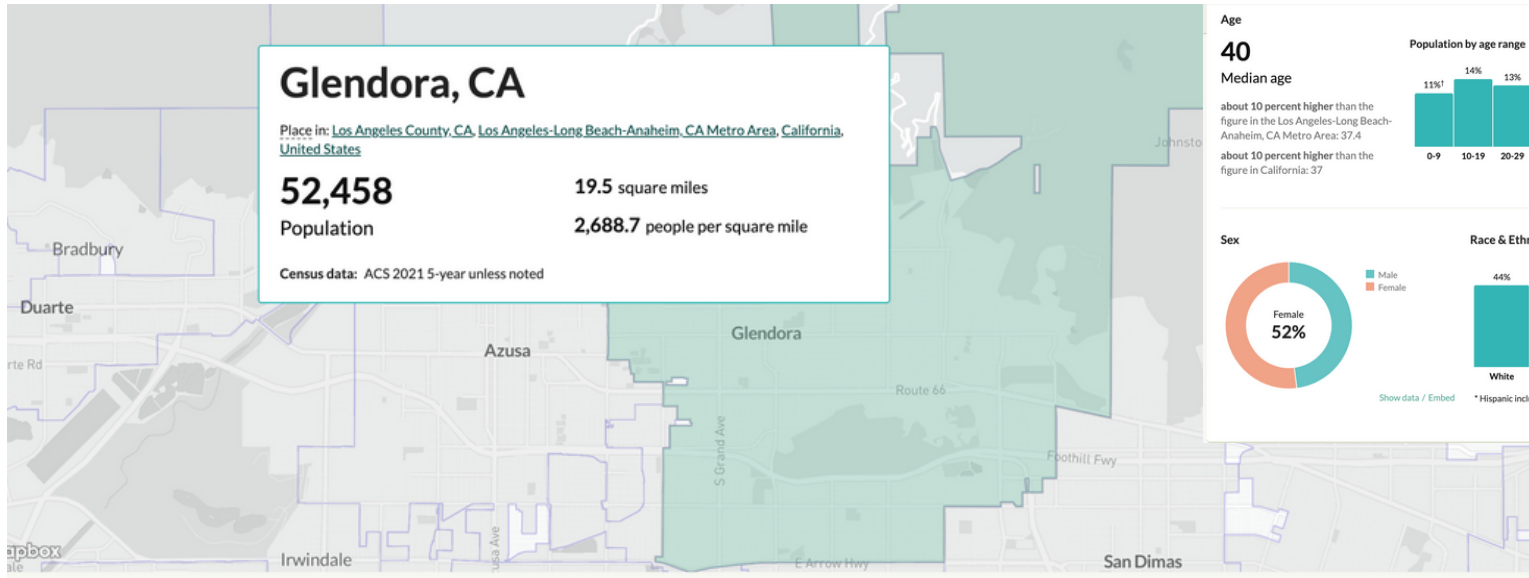
JAMES F. WASHBURN'S SUBDIVISION
OF THE N.W. 1/4 OF SEC. 32, T.1N., R.9W.
M. R. 42-68

Street lines per M.R. 42-68 are considered the lot lines in this tract, although the divisions of some lots are measured from the center lines of the streets.

FOR PREV. ASSA'T. SEE: 751-32 & 33

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

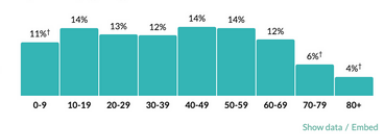
GLENDORA CA DEMOGRAPHICS



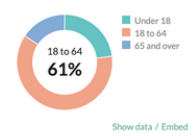
Age
40
Median age

about 10 percent higher than the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 37.4
about 10 percent higher than the figure in California: 37

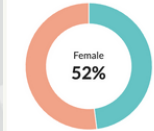
Population by age range



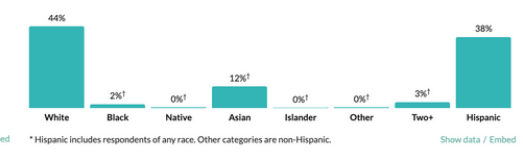
Population by age category



Sex



Race & Ethnicity

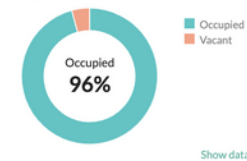


Units & Occupancy

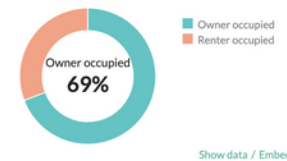
17,603
Number of housing units

the Los Angeles-Long Beach-Anaheim, CA Metro Area: 4,700,554
California: 14,328,539

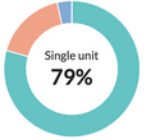
Occupied vs. Vacant



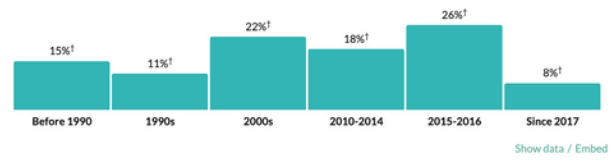
Ownership of occupied units



Types of structure



Year moved in, by percentage of population

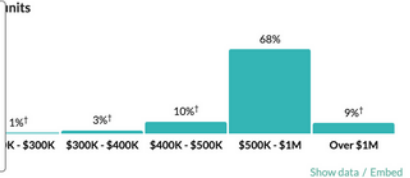


Value

\$662,400
Median value of owner-occupied housing units

about the same as the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$671,700
about 20 percent higher than the amount in California: \$573,200

Over \$1M: 9%[†]
about 80 percent of the rate in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 11%
about 90 percent of the rate in California: 10%
[†] Margin of error at least 10 percent of total value



Income

\$43,262
Per capita income

about 10 percent higher than the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$39,895
a little higher than the amount in California: \$41,276

\$103,159
Median household income

about 25 percent higher than the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$81,652
about 25 percent higher than the amount in California: \$84,097

Household income

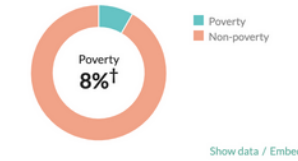


Poverty

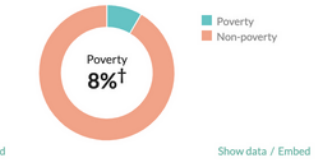
7.6%
Persons below poverty line

about three-fifths of the rate in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 12.9%
about three-fifths of the rate in California: 12.3%

Children (Under 18)



Seniors (65 and over)

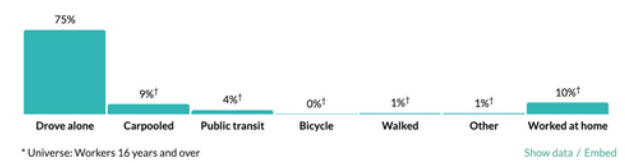


Transportation to work

33.9 minutes
Mean travel time to work

about 10 percent higher than the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 30.5
about 20 percent higher than the figure in California: 29.6

Means of transportation to work



GLENDORA CA DEMOGRAPHICS

DEMOGRAPHICS near 947 E ROUTE 66

	1 MILE	3 MILE	5 MILE
2023 Total Population	15,526	116,789	251,353
2028 Population	15,362	114,846	246,849
Pop Growth 2023-2028	(1.06%)	(1.66%)	(1.79%)
Average Age	40	40	40
2023 Total Households	5,407	37,507	80,207
HH Growth 2023-2028	(1.11%)	(1.84%)	(1.88%)
Median Household Inc	\$88,137	\$93,400	\$88,064
Avg Household Size	2.90	3.00	3.00
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$744,669	\$695,200	\$677,102
Median Year Built	1964	1967	1968

