

PRIME RETAIL/MEDICAL SPACE
UP TO ±7500 SF FOR LEASE

CBRE



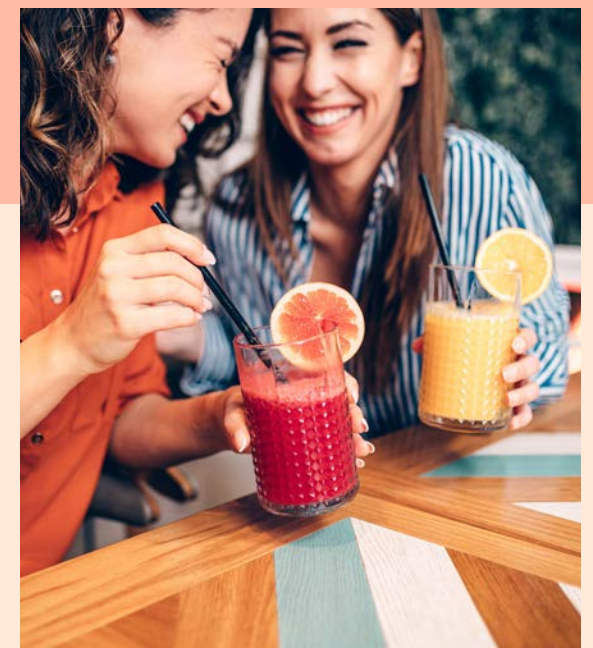
262,709 VPD

828 S Grand Ave

GRAND AVE 33,265 VPD

828 S Grand Ave

GLENDORA, CA 91740



PRIME RETAIL/MEDICAL IN THE SAN GABRIEL VALLEY



Anchored by LA Fitness and surrounded by prominent national retailers



Prominent frontage on Grand Ave with over 33,265 VPD



Immediately north of 0.5 Miles of I-210 (over 262,709 VPD)



Two Major Colleges (APU & Citrus) within 1-Mi. with 30K+ combined students



Affluent, High Density Demographics within 3-Mi. Radius



Ample, Reciprocal Free Surface Parking



AERIAL

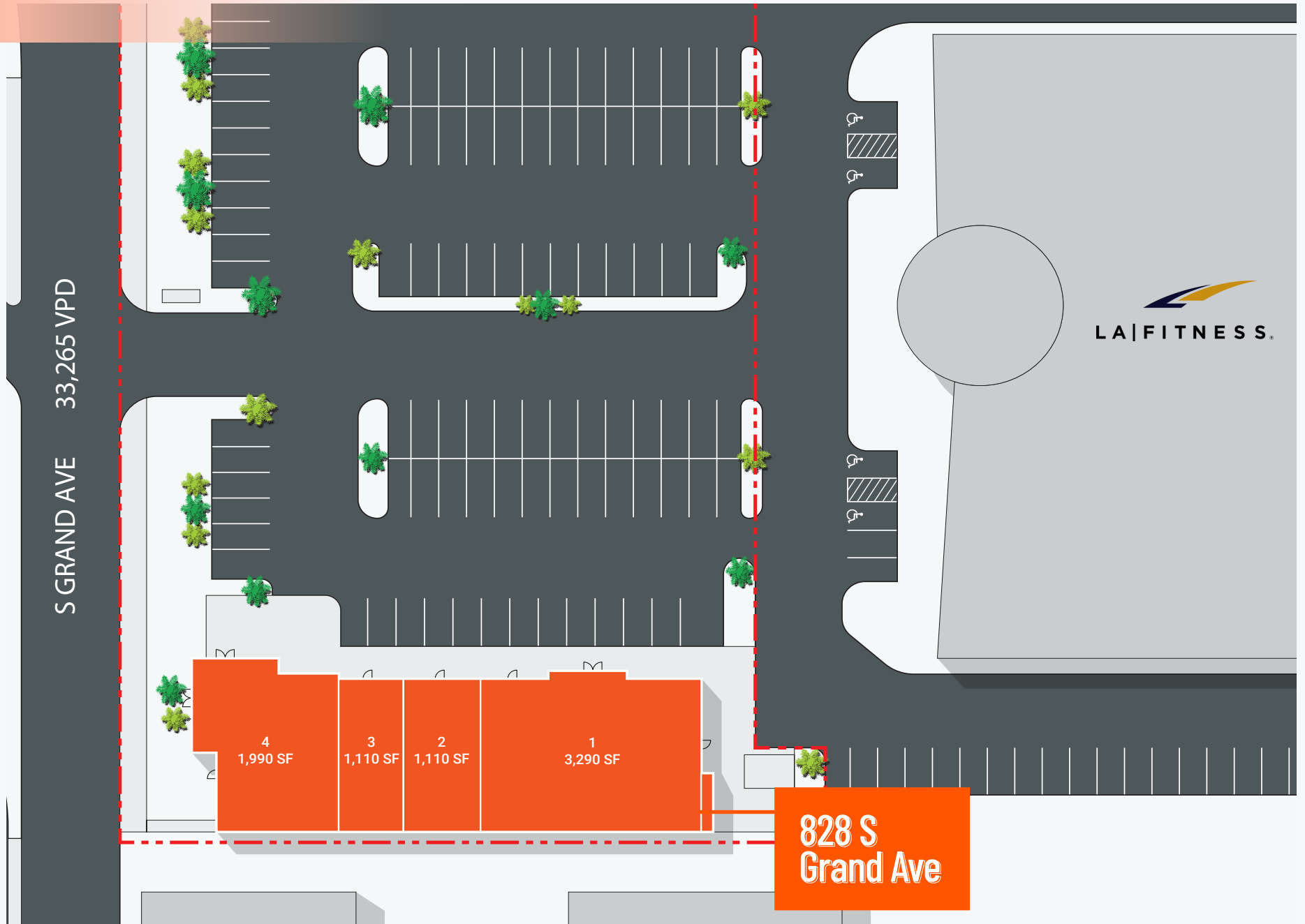


828 S
Grand Ave

GRAND AVE 33,265 VPD



SITE PLAN





828 S
Grand Ave

GRAND AVE 33,265 VPD

269,408

Daytime Population within 5 Miles

\$110,361

Avg. Household Income Within 3 miles

85,265

Households Within 5 miles

30,000

Enrolled Students at Azusa Pacific
University + Citrus College

WELCOME TO THE NEIGHBORHOOD...

Glendora is nestled at the base of the scenic San Gabriel Mountains and conveniently located close to the 210, 57 & 10 Freeways. Over 300,000 people live and enjoy Glendora's excellent community and one of the lowest crime rates in Los Angeles County.

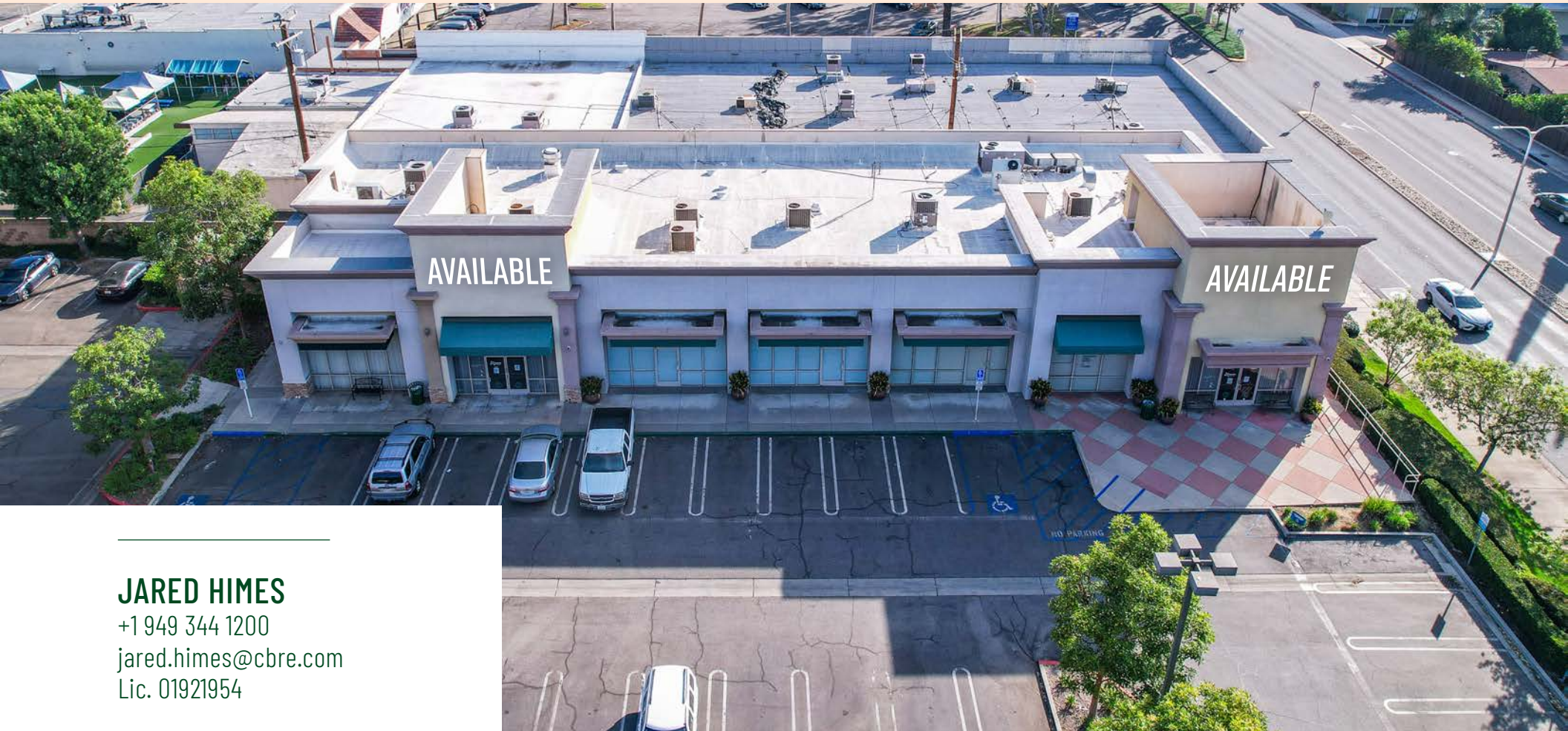
RETAIL MAP



828 S Grand Ave

GLENDORA, CA 91740

PRIME RETAIL/MEDICAL SPACE FOR LEASE



JARED HIMES

+1 949 344 1200

jared.himes@cbre.com

Lic. 01921954

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

CBRE