

# GLENDORA MARKETPLACE

RETAIL CENTER

FOR LEASE • FINAL UNIT • 2ND GEN RESTAURANT  
1331 SLONE HILL AVE., GLENDORA, CA



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# GLENDORA MARKETPLACE

## 2nd Generation Restaurant

Rare 2nd generation restaurant opportunity at Glendora Marketplace, one of the region's most dominant power centers featuring the nation's strongest restaurants and retailers. In-line pad unit available with easy access from I-210 and CA-57 commuter freeways.

- Hard corner location; visibility to approx. 47,000+ CPD
- Immediate co-tenants include Blaze Pizza, America's Best, Verizon, and Wendy's
- Strong daytime population; affluent community with new housing and household incomes over \$100,000
- Ideal in-line location with ample parking
- Potential monument signage on Lone Hill Ave.

### LOCATION

**1331 S Lone Hill Avenue**

NWC Gladstone St. & S Lone Hill Ave.

Glendora, CA 91740

### AVAILABLE

**Suite 110** | 1,500 Sq. Ft.

### IN GOOD COMPANY

Key tenants at Glendora Marketplace include Sam's Club, Home Depot, Aldi, Home Goods, AMC Theater, Best Buy and more.

Nearby In-n-Out, Raising Cane's, and Chic-fil-A draw traffic to the center.



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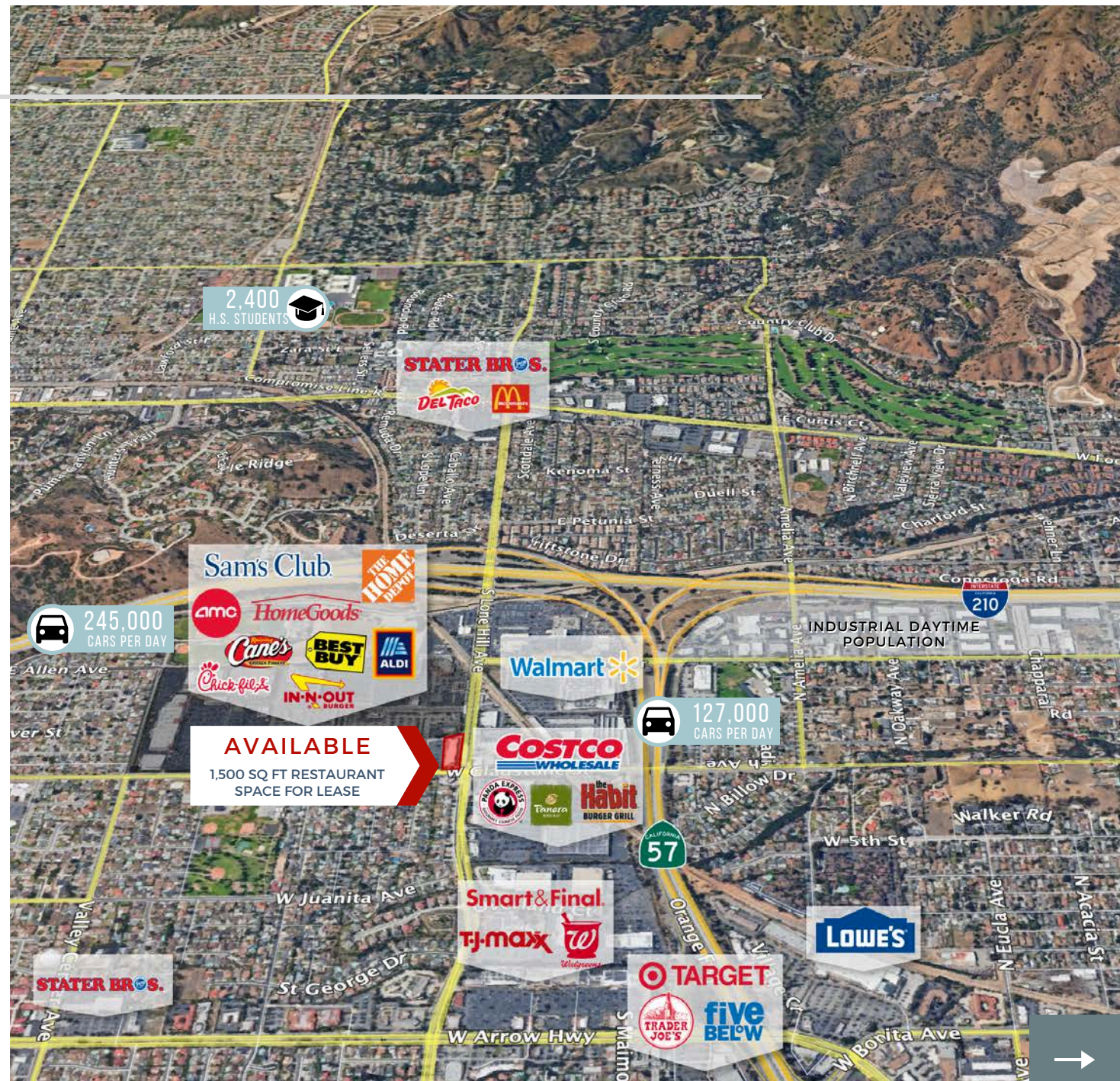


# Location

Ideal Glendora location situated on a hard corner near the I-210 and CA-57 interchange.

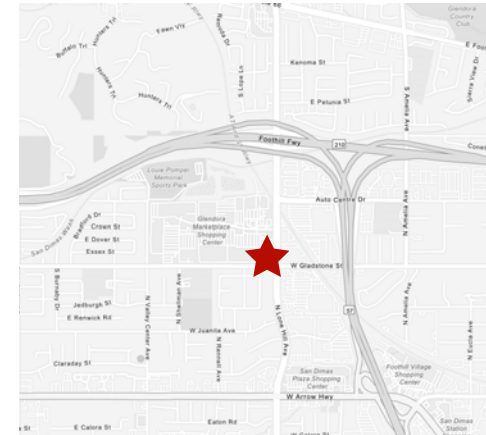
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SUITE 110 | 1,500 SQ. FT.



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VICINITY

**FOR LEASE**  
Suite 110 | 1,500 SQ FT



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## BY THE NUMBERS

### HOUSEHOLD INCOME

- 1 mi | \$124,799
- 2 mi | \$130,200
- 3 mi | \$130,495



## BY THE NUMBERS

### AREA POPULATION

- 1 mi | 14,627
- 2 mi | 57,976
- 3 mi | 113,082



## TRAFFIC COUNT

- S Lone Hill Ave | 35,100 CPD
- Gladstone St | 12,000 CPD
- CA-57 Fwy | 150,000 CPD

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