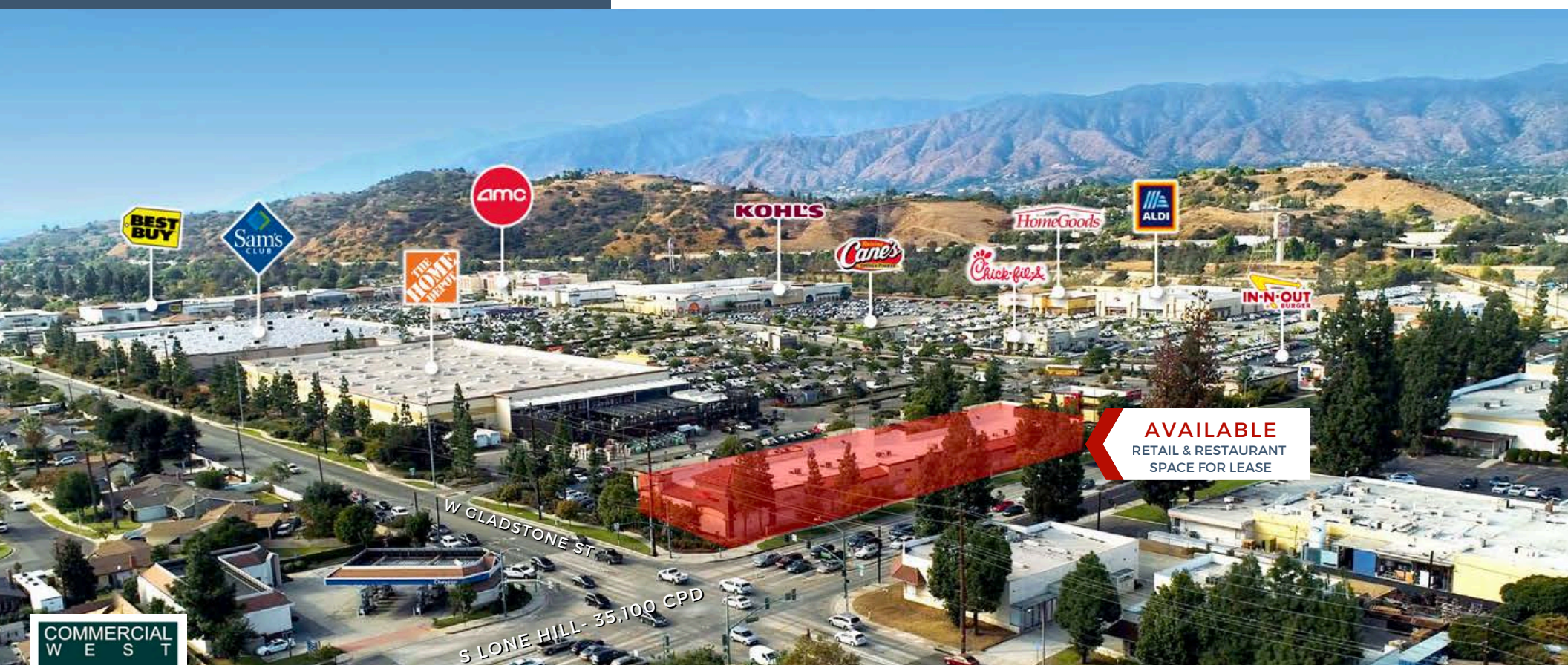


GLENDORA MARKETPLACE

RETAIL CENTER

FOR LEASE • RETAIL & RESTAURANT SPACE
1331 S LONE HILL AVE., GLENDORA, CA



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GLENDORA MARKETPLACE RETAIL OPPORTUNITY

Retail 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
- Potential monument signage on Lone Hill Ave.

LOCATION

1331 S Lone Hill Avenue

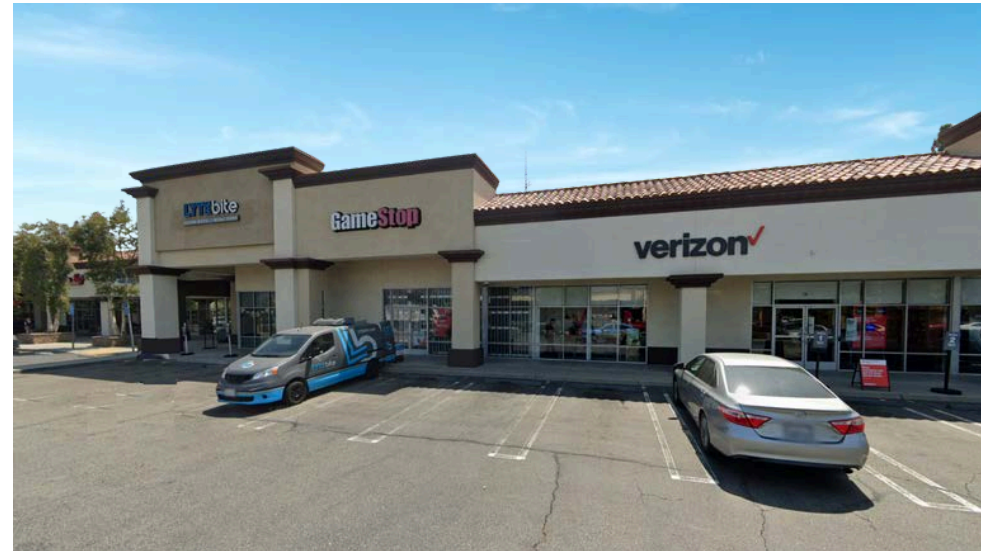
NWC Gladstone St. & S Lone Hill Ave.
Glendora, CA 91740

AVAILABLE

Suite 110 | 1,500 Sq. Ft. (2nd Generation Restaurant)

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.

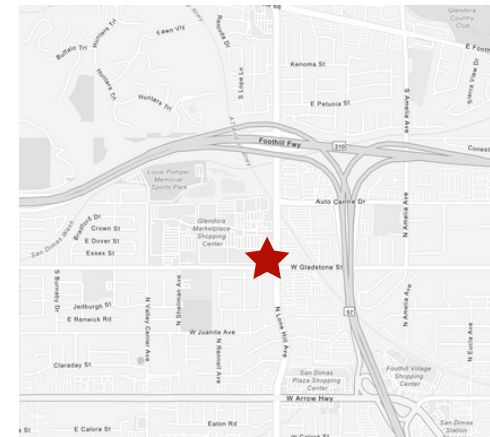


COMMERCIAL WEST BROKERAGE

Doug Wombacher | LIC# 1424025

Matt Berry | LIC#213441

(949) 723-7300 | mberry@commercialwest.com



VICINITY

FOR LEASE

Suite 110 | 1,500 SQ FT (Restaurant)



1331 S LONE HILL AVE
GLENDDORA, CA

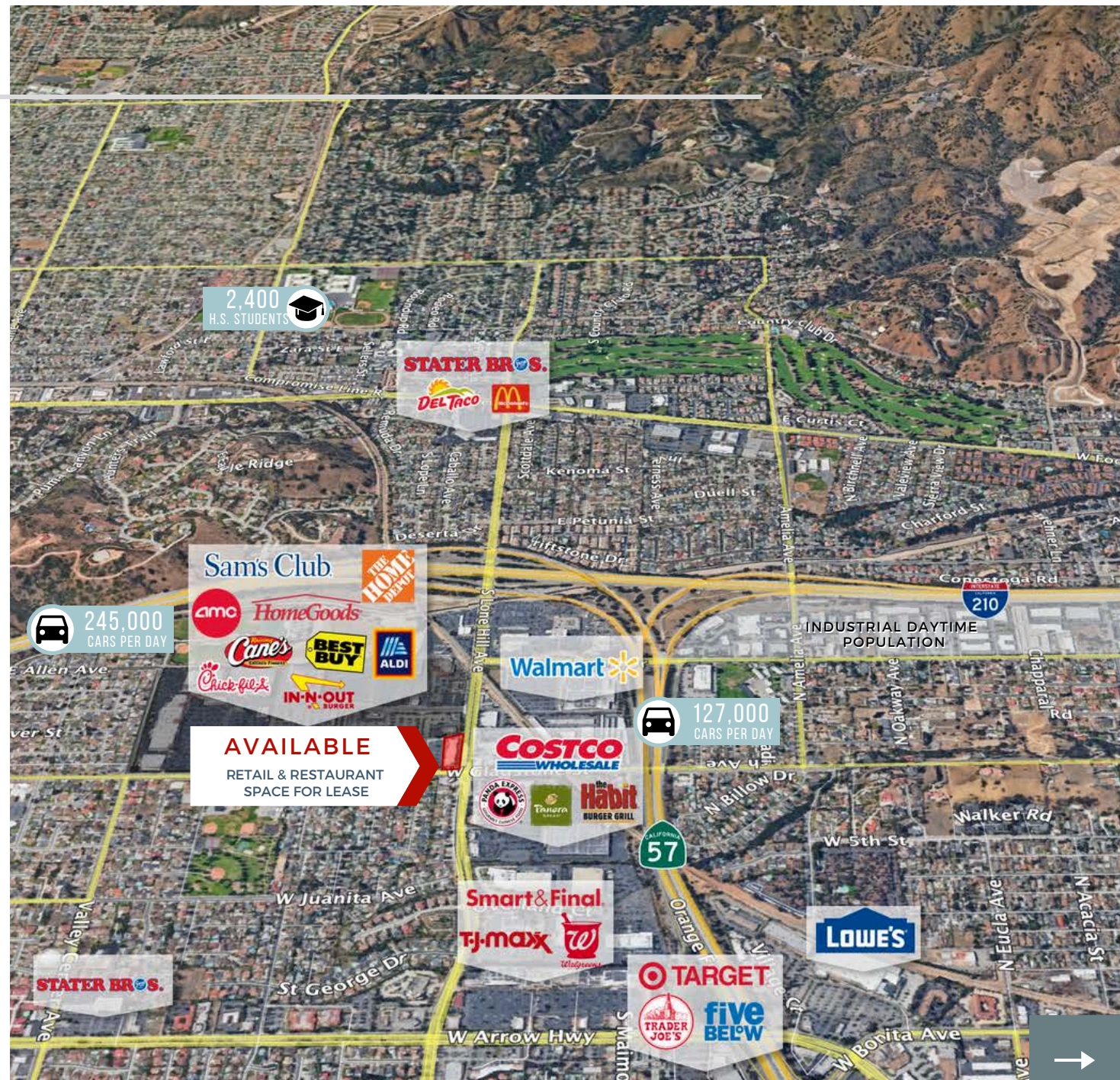
COMMERCIAL WEST BROKERAGE
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949.723.7300 | mberry@commercialwest.com

Location

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

GLENDORA MARKETPLACE
1331 S LONE HILL AVE
GLENDORA, CA 91740

SUITE 110 | 1,500 SQ. FT.





GLENDORA MARKETPLACE



BY THE NUMBERS

HOUSEHOLD INCOME

1 mi | \$133,789
2 mi | \$138,678
3 mi | \$106,356



BY THE NUMBERS

AREA POPULATION

1 mi | 13,627
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 | 127,000 CPD

CONTACT

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