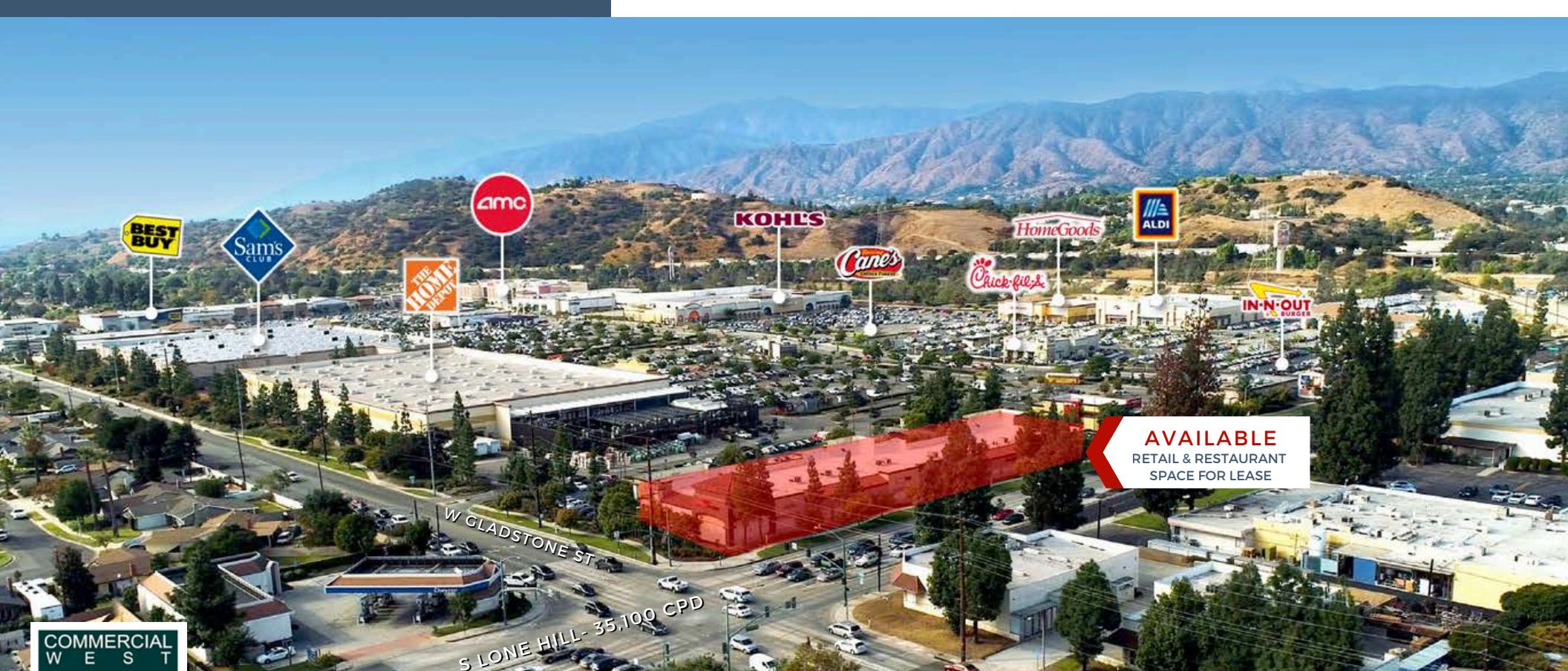


# GLENDORA MARKETPLACE

RETAIL CENTER

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



COMMERCIAL  
WEST  
BROKERAGE

COMMERCIAL WEST BROKERAGE • 949-723-7300 • [WWW.COMMERCIALWEST.COM](http://WWW.COMMERCIALWEST.COM)

# 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

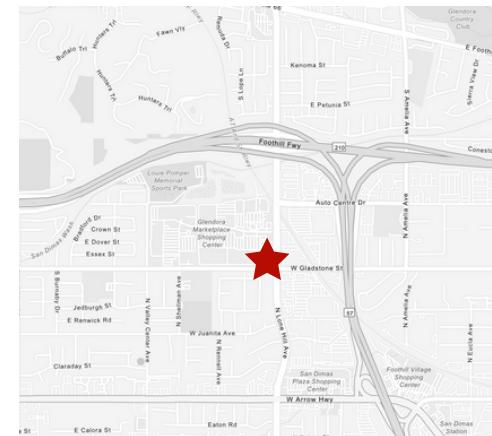
**Suite 110** | 1,500 Sq. Ft. (2nd Generation Restaurant)

## 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.





## VICINITY

**FOR LEASE**  
Suite 110 | 1,500 SQ FT (Restaurant)

COMMERCIAL  
W E S T  
BROKERAGE

1331 S LONE HILL AVE  
GLENDOURA, CA

COMMERCIAL WEST BROKERAGE  
Doug Wombacher, LIC# 1424025 | Matt Berry, LIC#213441  
949.723.7300 | [mberry@commercialwest.com](mailto:mberry@commercialwest.com)

# Location

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

**GLENDOURA MARKETPLACE**  
1331 S LONE HILL AVE  
GLENDOURA, CA 91740

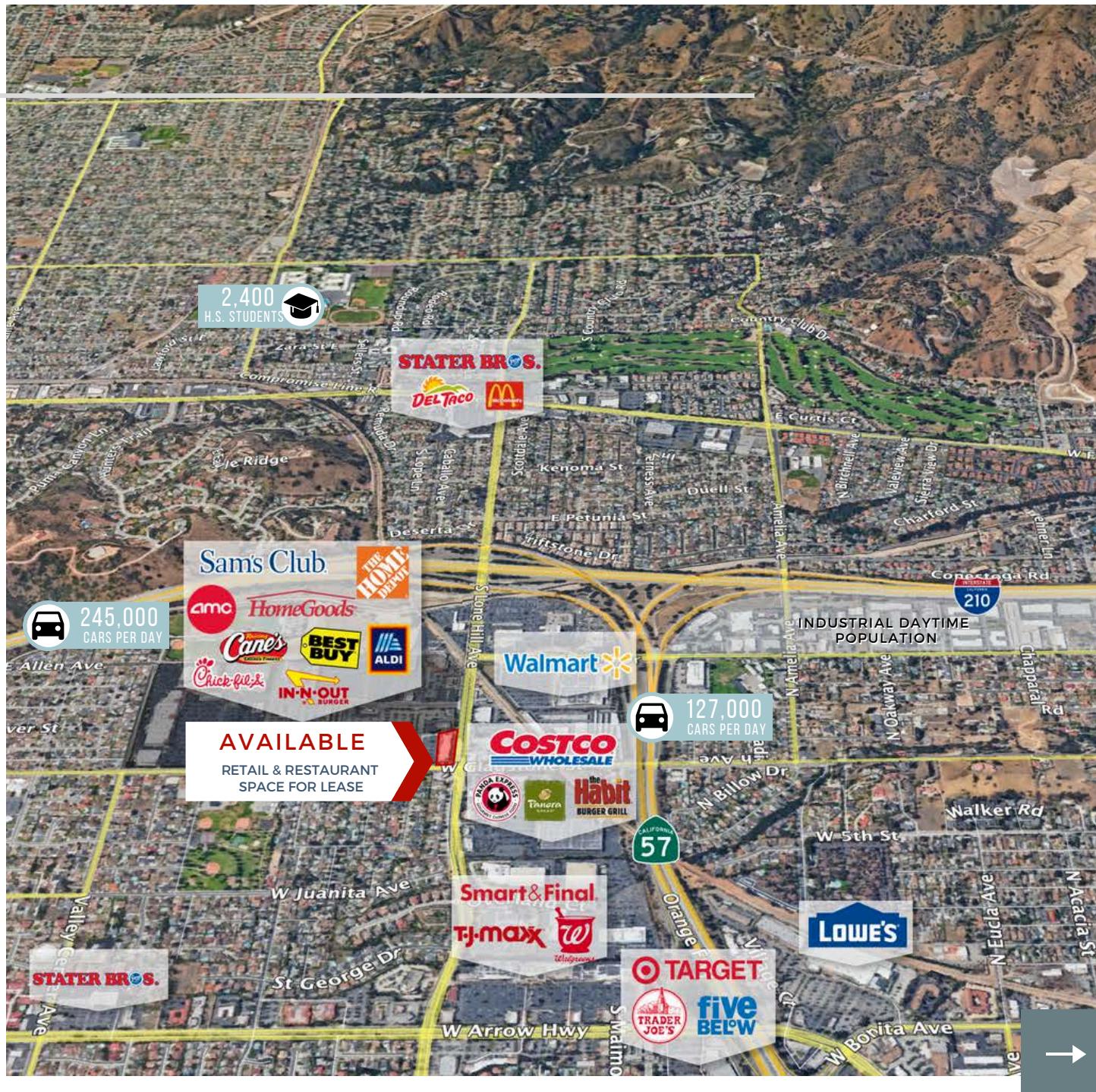
SUITE 110 | 1,500 SQ. FT.

COMMERCIAL WEST BROKERAGE

Doug Wombacher | LIC# 1424025

Matt Berry | LIC#213441

(949) 723-7300 | [mberry@commercialwest.com](mailto:mberry@commercialwest.com)





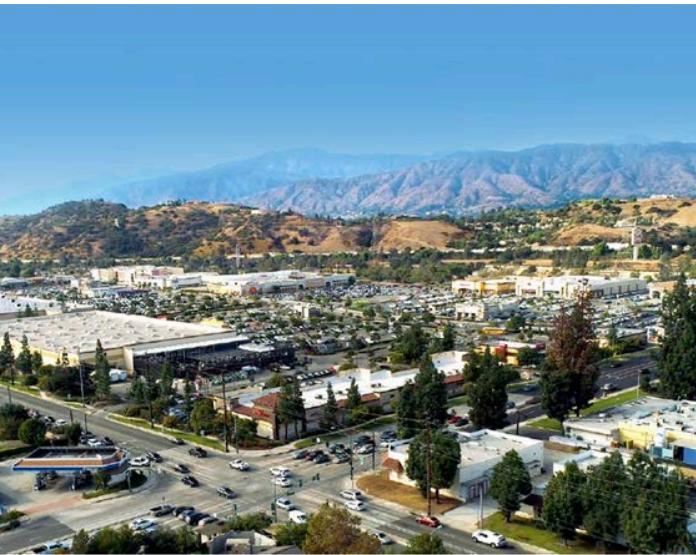
## GLENDORA MARKETPLACE



### 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

COMMERCIAL WEST BROKERAGE  
Doug Wombacher | LIC# 1424025  
Matt Berry | LIC#213441  
(949) 723-7300 | [mberry@commercialwest.com](mailto:mberry@commercialwest.com)