



431 EAST ARROW HWY



Arrow Hwy.

Bonnie Cove Ave.

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Activity ID: ZAG1050125

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP



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01

EXECUTIVE SUMMARY

THE OFFERING

APN: 8643-035-071, 072



OFFERING PRICE:

\$6,499,999



BUILDING PRICE PER SF:

\$203



LAND PRICE PER SF:

\$54



TOTAL BUILDING SIZE:

32,000 SF



TOTAL LAND SIZE:

119,790 SF (±2.75 Acres)



YEAR BUILT:

1981



PARCEL 1:

PARCEL 2:



LAND SIZE:

88,690 SF (±2.04 Acres)



LAND SIZE:

31,312 SF (±0.72 Acres)

INVESTMENT HIGHLIGHTS & OVERVIEW

Premier Retail Investment & Owner-User Opportunity

- High-Visibility 32,000 SF Retail Anchor Space – Ideal for an Owner-User or Investor Seeking a Prime Infill Location
- Below Replacement Cost Pricing – Offered at Just \$203 Per SF for a Former VONS Building
- Expansive 2.76-Acre Site – Includes 118 Parking Stalls (3.68/1,000 SF Ratio) + Reciprocal Parking Agreement
- Thriving Neighborhood Shopping Center – 78,492 SF Retail Hub Co-Anchored by CVS Pharmacy, Healthy Paws Animal Hospital, Citi Bank, and Multiple Daily-Needs Tenants
- Exceptional Visibility & Access – 30-Foot Double-Sided Pylon Sign on Arrow Hwy., Four Total Ingress/Egress Points (2 on Arrow Hwy. & 2 on Bonnie Cove Ave.)
- High-Traffic Signalized Intersection – Over 40,000 Vehicles Per Day at Arrow Hwy. & Bonnie Cove Ave. (Placer.ai Data)
- Strong 5-Mile Demographics – 308,000+ Residents with an Average Household Income of \$121,283

This well-positioned retail asset presents a rare opportunity to acquire a high-traffic, well-anchored shopping center space in a dense, affluent trade area.

The Ovaness-Rostamian Group of Marcus & Millichap is pleased to present the opportunity to acquire a prime 32,000-square-foot retail anchor building, formerly occupied by VONS, in a highly desirable infill location. This owner-user or investor opportunity is priced below replacement cost at just \$203 per square foot, offering exceptional value in today's market.

Situated on 2.76 acres, the property features 118 parking stalls with a 3.68 per 1,000 SF parking ratio, plus reciprocal parking within the shopping center. The asset is part of a thriving 78,492-square-foot neighborhood retail center, co-anchored by CVS Pharmacy, Healthy Paws Animal Hospital, Citi Bank, and a strong mix of daily-needs tenants that drive consistent consumer traffic.

With excellent visibility and accessibility, the property boasts a 30-foot double-sided pylon sign along Arrow Highway, as well as four total ingress/egress points—two on Arrow Highway and two on Bonnie Cove Avenue. The location sits at a high-traffic signalized intersection, benefiting from over 40,000 vehicles per day (Placer.ai data).

Additionally, the property is positioned in a dense, affluent trade area, with a five-mile radius population exceeding 308,000 residents and an average household income of \$121,283.

This rare investment opportunity presents a compelling combination of strategic location, strong demographics, and excellent co-tenancy, making it an ideal acquisition for investors and retailers seeking a high-exposure presence in a vibrant retail corridor.



02

PROPERTY DESCRIPTION

PROPERTY OVERVIEW



PARKING:
118 Spaces



ZONING:
C3



TOTAL BUILDING SIZE:
32,000 SF



TOTAL LOT SIZE:
119,790 SF (±2.75 ACRES)



APN:

● 8643-035-071

● 8643-035-072



ADDRESS:

431 East Arrow Highway,
Glendora, CA 91740



CC&R SYNOPSIS

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

Prohibited Uses for Parcel 3:

- No nightclubs, bars, taverns, dance halls, bowling alleys, or theaters.
- No second-hand stores, amusement centers, electronic entertainment centers, skating rinks, or massage parlors.
- No health spas, pornographic shops, adult bookstores, or educational, industrial, or recreational uses.
- No sale or display of motor vehicles without Vons' prior written consent.

Restaurant Limitations:

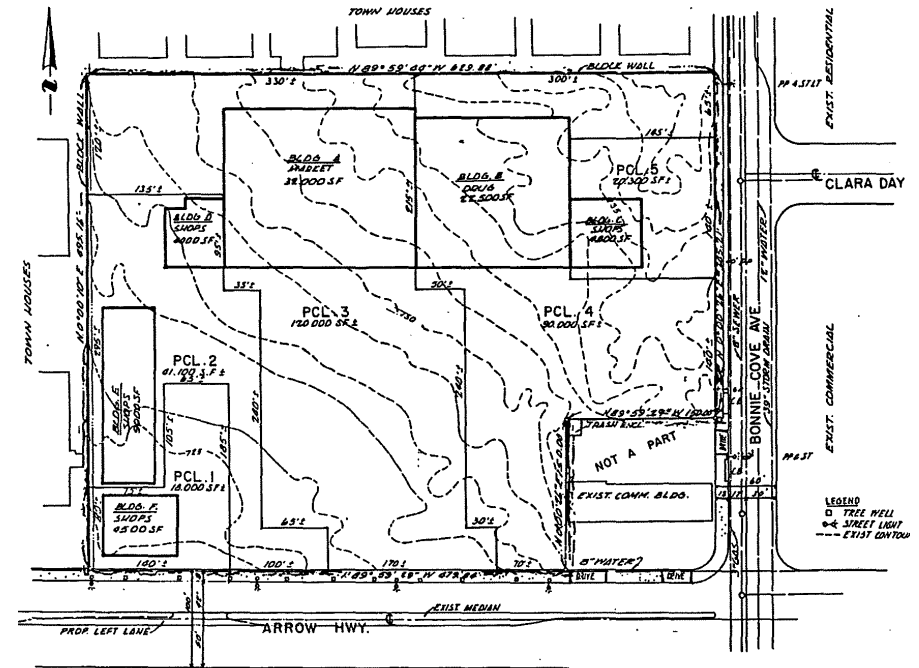
- **Seating Capacity:** No restaurant with more than 15 seats within 150 feet of the front of Parcel 3 without Vons' written consent.
- **Alcohol Sales:** Restaurants may sell alcoholic beverages for on-premises consumption but must comply with seating and location restrictions.

Supermarket Usage Requirement:

- If Parcel 3 is not continuously used for a supermarket, the restrictions on groceries (as stated in the CC&Rs) will terminate after two years. This period can be extended in certain circumstances (e.g., strikes, acts of God).

Termination Date of Agreement:

- The CC&Rs terminate on December 31, 2040 unless:
 - o Amended or terminated earlier by written agreement.
 - o At least 75% of the land area owners agree in writing and record the changes with the county.
- The agreement remains in effect until 2040, unless altered by the required consensus of property owners.



ZONING PART 1

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The C-3 zoning in Glendora, designated as “Retail and Commercial,” is intended to provide spaces for the development of retail establishments, service-oriented businesses, and professional offices. This zoning allows for flexible land use that supports a wide range of commercial activities. Here are the key features of the C-3 zone:

Purpose:

The C-3 zone is aimed at fostering the development of retail and service businesses that cater to both local and regional markets. The zone is designed to accommodate diverse commercial uses and encourage aesthetically pleasing developments that align with the city’s general plan. It allows for higher-density, mixed-use developments, and supports commercial growth while promoting an attractive and functional urban environment.

Permitted Uses:

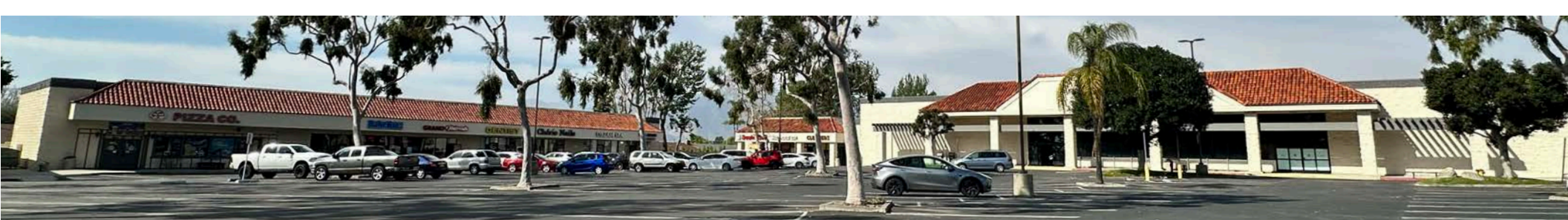
A broad array of commercial uses are allowed by right, including but not limited to:

- Retail stores
- Professional and business offices
- Personal services
- Automotive services (e.g., car dealerships, service stations with conditions)
- Restaurants and cafes
- Indoor and outdoor recreational facilities
- Commercial entertainment

Conditional Uses:

Certain uses require a Conditional Use Permit (CUP), such as:

- Larger-scale service stations
- Drive-through facilities
- Adult-oriented businesses (subject to specified setbacks)
- Larger, high-impact commercial uses that may need additional review for compatibility with surrounding areas



ZONING PART 2

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Development Standards:

1. Lot Size and Setbacks:

- o Minimum lot width: 150 feet for primary street frontage
- o Setbacks can vary, especially when adjacent to residential zones, with a minimum setback of 10 feet for buildings and parking from residential areas.

2. Building Height:

- o Maximum height is typically 35 feet (up to 2 stories), with some flexibility allowing up to 45 feet (3 stories) in certain configurations.

3. Parking:

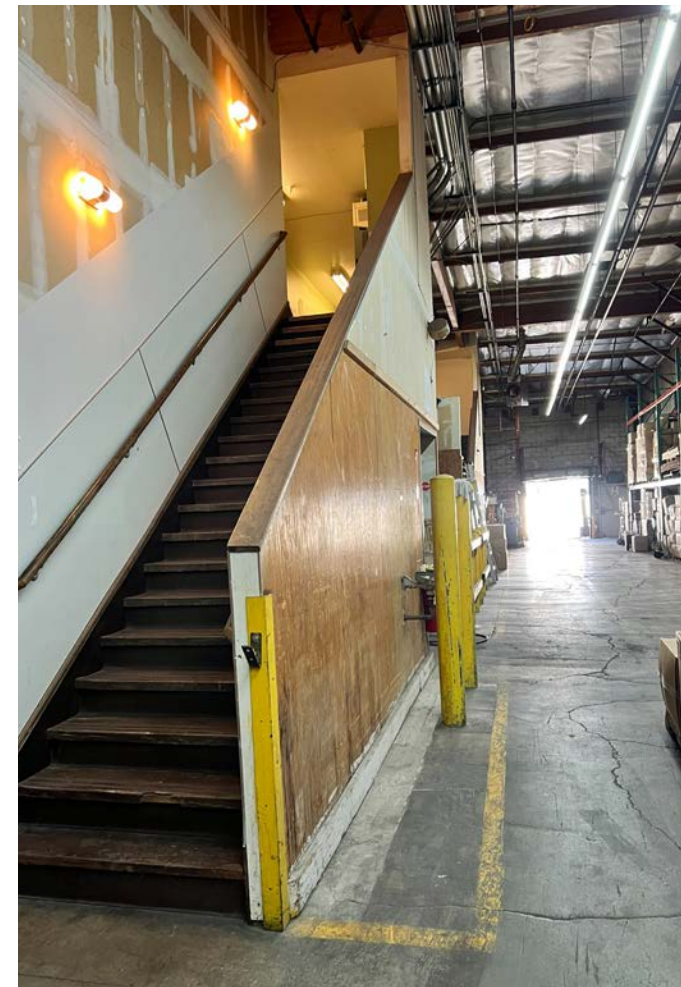
- o Adequate off-street parking is required, depending on the use type. Separate parking arrangements for residential and commercial uses are encouraged in mixed-use developments.

Design Guidelines:

- **Landscaping:** Landscaping is crucial for enhancing the aesthetic appeal of developments, especially to create visual buffers between different land uses.
- **Architectural Style:** Developments are encouraged to have attractive, modern architectural features that complement the urban context and improve pedestrian experiences.
- **Signage:** Signs must be integrated into the overall site design, ensuring they are not obtrusive and align with the aesthetic standards of the area.







SITE PLAN

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

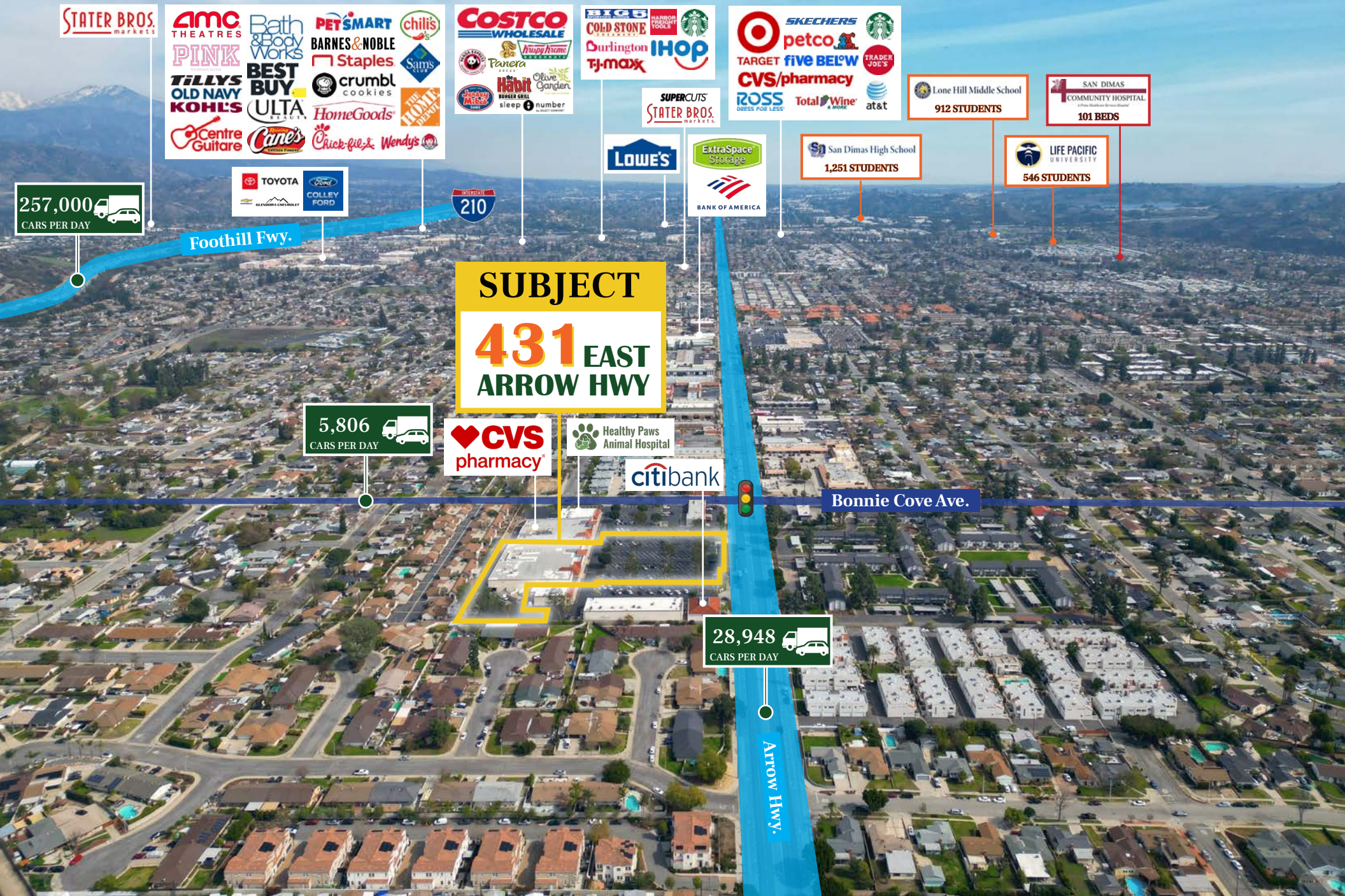








OBLIQUE AERIAL



STATER BROS. markets

AMC THEATRES

PINK

TILLYS

OLD NAVY

KOHL'S

Bath & Body Works

BEST BUY

ULTA

Centre Guitare

Canes

PETSMART

BARNES & NOBLE

Staples

crumbl cookies

HomeGoods

Chick-fil-A

Wendy's

chili's

Sams Club

THE HOME DEPOT

COSTCO WHOLESALE

Asiyan Home

Panera

Habit Burger Grill

sleep number

Olive Garden

Big B Cold Stone Creamery

Durlington T.J. Maxx

IHOP

Starbucks

SuperCuts

STATER BROS. markets

Lowe's

ExtraSpace Storage

BANK OF AMERICA

Target

SKECHERS

petco

Target five below

CVS/pharmacy

ROSS Dress For Less

Total Wine

at&t

Trader Joe's

Lone Hill Middle School

912 STUDENTS

SAN DIMAS COMMUNITY HOSPITAL

101 BEDS

San Dimas High School

1,251 STUDENTS

LIFE PACIFIC UNIVERSITY

546 STUDENTS

257,000 CARS PER DAY



Foothill Fwy.

210

SUBJECT

431 EAST ARROW HWY

5,806 CARS PER DAY



CVS pharmacy

Healthy Paws Animal Hospital

citibank

Bonnie Cove Ave.

28,948 CARS PER DAY

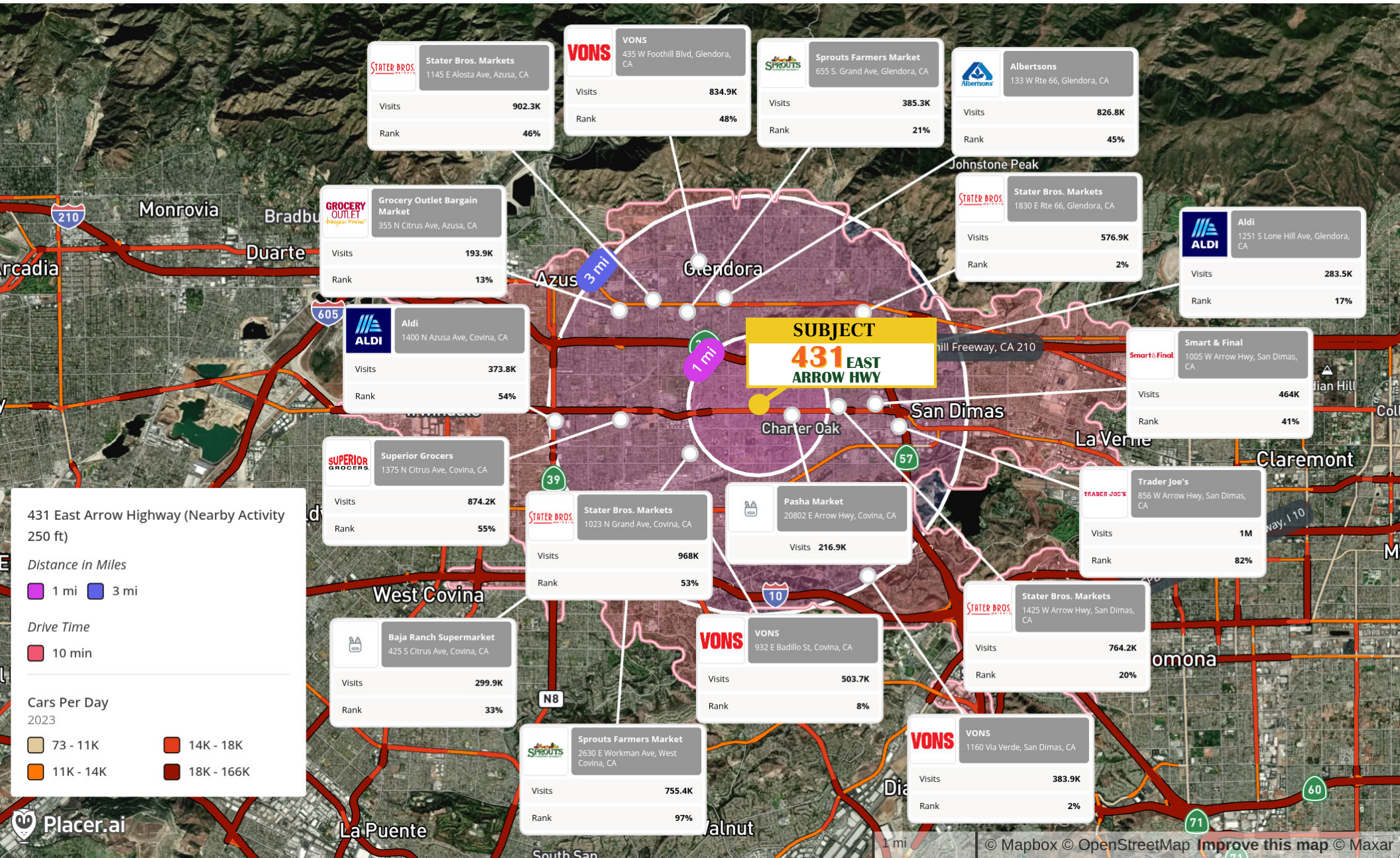


Arrow Hwy.

GROCER VOID & RANKING MAP

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

March 1, 2024 - February 28, 2025. Ranking listed in callouts are based on Category- State.
Data provided by Placer Labs Inc. (www.placer.ai)





03

FINANCIAL ANALYSIS

PRICING

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OWNER-USER SBA VS. CONVENTIONAL FINANCING

VALUATION SUMMARY

	OWNER USER		CONVENTIONAL	
Price	\$6,499,999		\$6,499,999	
Required Equity	\$650,000	10%	\$2,600,000	40%
Price/SF Building	\$203		\$203	
Price/SF Land	\$54		\$54	

OPERATING COST

Property Expenses	(\$110,050)		(\$110,050)	
Mortgage Payment	(\$473,995)		(\$295,808)	
Carrying Cost	(\$584,045)		(\$405,858)	
Carrying Cost PSF/Yr	(\$18.25)		(\$12.68)	
Carrying Cost PSF/Mo	(\$1.52)		(\$1.06)	

FINANCING

	SBA 20 Yrs. Loan		CONVENTIONAL	
Loan To Value	\$5,849,999	90% LTV	\$3,899,999	60% LTV
Term	20		10	
Interest Rate	6.50%		6.50%	
Amortization	25		30	
Annual Mortgage Payment	\$473,995		\$295,808	
Interest Payment	\$377,406		\$252,217	
Principle Payment	\$96,589		\$43,591	

TAX BENEFITS

	SBA 20 Yrs. Loan		CONVENTIONAL	
Standard Depreciation Per Year	\$133,333		\$133,333	
Avg. Interest Write Off Per Year	\$340,191		\$235,421	
Property Tax	\$81,250		\$81,250	
Total Annual Write Off	\$554,774		\$450,004	

PROPERTY DETAILS

Building Sq. Ft.	32,000
Land Sq. Ft.	119,790
Year Built:	1981
Parking:	118 Spaces
Zoning:	C3

OPERATING EXPENSES

	\$ Per Yr.	\$ Per SF
Property Tax	\$81,250	\$2.54
Insurance	\$20,800	\$0.65
Maintenance/Repair	\$8,000	\$0.25
Total Expenses	(\$110,050)	(\$0.29)

SBA FINANCING PROVIDED BY:
MARCUS & MILLICHAP CAPITAL CORP.
 CONTACT RONALD J. BALYS
 FOR MORE INFORMATION
 DIRECT: (716) 445-7581
ronald.balys@marcusmillichap.com

**431 EAST
ARROW HWY**



04

TENANT OVERVIEW

TENANT PROFILE



COMPANY OVERVIEW

Headquarters	Woonsocket, RI
Founded	May 8, 1963 (Lowell, MA)
Website	www.cvs.com
Stock Symbol	CVS
Employees	300,000+
Number of Locations	±9,900 (Across the United States)
Annual Revenue	±\$372.8 Billion (2024)

ABOUT CVS PHARMACY

CVS Pharmacy is a leading retail pharmacy chain offering a wide array of health-related products and services. With thousands of locations across the United States, CVS provides customers with access to prescription medications, over-the-counter drugs, personal care items, and health and wellness products. Many CVS stores also feature in-store MinuteClinics, which provide convenient care for minor illnesses, injuries, and wellness checkups.

In addition to traditional pharmacy services, CVS offers immunizations, health screenings, and wellness programs to help customers stay healthy. CVS also features a robust loyalty program, ExtraCare, which rewards shoppers with discounts and personalized offers. As a trusted name in healthcare, CVS Pharmacy continues to prioritize customer service and innovation, making it a go-to destination for managing health and wellness needs.

NOT A PART (NAP)





05

LOCATION & MARKET OVERVIEW

GLENDORA, CALIFORNIA OVERVIEW

Glendora, CA, is a charming city known for its friendly community, beautiful parks, and scenic mountain views. Often called “The Pride of the Foothills,” it offers a suburban feel with easy access to both nature and city life. Glendora is home to excellent schools, making it a great place for families, and its tree-lined streets add to the town’s peaceful atmosphere. The nearby San Gabriel Mountains provide ample opportunities for hiking, biking, and outdoor activities, while the downtown area offers quaint shops and local restaurants.



CITY HIGHLIGHTS

WITHIN A 5-MILE RADIUS



308,927
2024 POPULATION



\$121,283
AVERAGE HOUSEHOLD INCOME



101,521
TOTAL HOUSEHOLDS



± 10 Minute Drive
TO COVINA, CA

PALM SPRINGS

89
MILES

LOS ANGELES

30
MILES

SAN DIEGO

120
MILES

FRESNO

220
MILES

SAN FRANCISCO

380
MILES

SACRAMENTO

380
MILES

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	24,459	163,990	311,094
2024 Estimate			
Total Population	24,174	162,522	308,927
2020 Census			
Total Population	24,124	164,492	315,926
2010 Census			
Total Population	23,237	157,193	303,039
Daytime Population			
2024 Estimate	14,949	153,534	327,391
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	8,289	55,438	102,465
2024 Estimate			
Total Households	8,192	54,821	101,521
Average (Mean) Household Size	2.9	3.0	3.0
2010 Census			
Total Households	8,060	53,977	100,212
2010 Census			
Total Households	7,776	50,605	93,676
Occupied Units			
2029 Projection	8,493	57,219	105,973
2024 Estimate	8,390	56,557	104,965
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$150,000 or More	26.5%	26.3%	26.4%
\$100,000-\$149,999	19.4%	20.9%	21.0%
\$75,000-\$99,999	15.6%	13.6%	14.4%
\$50,000-\$74,999	15.8%	14.5%	14.1%
\$35,000-\$49,999	7.3%	8.8%	8.1%
Under \$35,000	15.5%	15.9%	16.0%
Average Household Income	\$119,336	\$120,521	\$121,283
Median Household Income	\$96,392	\$98,884	\$99,756
Per Capita Income	\$40,385	\$41,025	\$40,397

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Consumer Expenditure Top 10 Categories			
Housing	\$34,812	\$34,430	\$34,496
Transportation	\$14,472	\$14,294	\$14,539
Food	\$12,326	\$12,194	\$12,247
Personal Insurance and Pensions	\$11,473	\$11,283	\$11,377
Entertainment	\$3,955	\$3,919	\$3,882
Cash Contributions	\$3,204	\$3,163	\$3,102
Apparel	\$2,418	\$2,395	\$2,394
Education	\$1,775	\$1,780	\$1,767
Personal Care Products and Services	\$1,028	\$1,021	\$1,021
Alcoholic Beverages	\$684	\$669	\$668
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	24,174	162,522	308,927
Under 20	22.1%	23.1%	23.6%
20 to 34 Years	20.1%	20.6%	20.6%
35 to 39 Years	6.6%	6.4%	6.3%
40 to 49 Years	13.1%	12.6%	12.5%
50 to 64 Years	21.4%	20.7%	20.4%
Age 65+	16.7%	16.6%	16.6%
Median Age	41.0	40.0	40.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	17,254	113,140	213,578
Elementary (0-8)	4.5%	5.9%	7.0%
Some High School (9-11)	5.7%	6.0%	6.2%
High School Graduate (12)	23.9%	24.0%	24.3%
Some College (13-15)	23.2%	23.0%	22.2%
Associate Degree Only	10.8%	9.7%	9.1%
Bachelor's Degree Only	22.1%	20.9%	20.3%
Graduate Degree	9.8%	10.4%	10.9%

LOS ANGELES OVERVIEW

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County. The area is home to nearly 10 million residents. The city of Los Angeles accounts for nearly 3.9 million people, and the Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS

ECONOMIC CENTER

Los Angeles is the entertainment capital of the world, as well as a leading international trade and manufacturing center.

PROMINENT PORT ACTIVITY

The Port of Los Angeles and the Port of Long Beach are the largest and busiest ports in the nation, making the metro a key link in the international supply chain.

JOB AND POPULATION GROWTH

A desirable climate, proximity to the ocean and recreational opportunities lure companies and residents to the metro.

ECONOMY

- The motion picture/entertainment industry is one of the most high-profile sectors of the economy. The resolution of strikes by Hollywood last year should aid hiring in the segment moving forward.
- The gross metropolitan product is expected to grow at a pace faster than the United States rate this year.
- Ten Fortune 500 companies are headquartered in the metro, including Walt Disney, Molina Healthcare, Edison International, Reliance Steel & Aluminum, Live Nation, Avery Dennison and Skechers USA.
- A sizable aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
- Employers across a variety of industries employed approximately 4.565 million individuals at the onset of 2024, a record count.
- The metro's two ports make the area a hub in the domestic supply chain, fueling demand for warehouse and distribution space throughout the county.

EXCLUSIVELY LISTED BY

431 EAST
ARROW HWY

ORBELL OVANESS

Senior Managing Director Investments
Managing Partner
Office: Los Angeles
Direct: (213) 943-1822
Mobile: (818) 219-5054
orbell.ovaness@marcusmillichap.com
License: CA 01402142

ARA H. ROSTAMIAN, MRED

Senior Director Investments
Managing Partner
Office: Los Angeles
Direct: (213) 943-1781
Mobile: (818) 823-0832
ara.rostamian@marcusmillichap.com
License: CA 01814678

JASON ANGUIANO

Associate Investments
Office: Los Angeles
Direct: (213) 943-1882
Mobile: (213) 590-5181
jason.anguiano@marcusmillichap.com
License: CA 01979811

TONY SOLOMON

Broker of Record
23975 Park Sorrento Suite 400
Calabasas, CA 91302
License: CA 01238010

Marcus & Millichap
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