

FOR SALE

**801 S. GRAND AVENUE
GLEN DORA, CA 91740**

ASKING PRICE: \$3,500,000.00

POSSIBLE USES INCLUDES:
OFFICE, RETAIL, MEDICAL &
DRIVE TROUGH OPPORTUNITY



FOR MORE INFORMATION, PLEASE CONTACT US:



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MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

801 S. GRAND AVENUE | GLENDORA | CA 91740

FOR SALE

FREE-STANDING BUILDING

EXECUTIVE SUMMARY

Major Properties is pleased to present 801 S Grand Ave, Glendora, CA 91740, a 7,440 SF commercial building situated at a prime signalized intersection in Glendora. Formerly occupied by U.S. Bank, the property offers excellent visibility, strong signage potential, and a highly flexible layout suitable for a variety of commercial uses.

With floor-to-ceiling glass and 20+ foot ceilings, the space provides a modern, open feel that can be customized to suit tenant or owner-user needs. The C2 zoning allows for a wide range of commercial uses, including retail, office, medical, restaurant, and more. The property includes 54 shared parking spaces, ensuring convenient access for customers and employees.

Offered at \$3,500,000, this property presents a compelling opportunity for investors and owner-users seeking a well-positioned asset in a thriving commercial corridor.

For a full list of permitted uses, [click here](#) or visit this link <https://bit.ly/GLZoningTable>



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INVESTMENTS HIGHLIGHT

Prime 7,440 SF Commercial Property at
Signalized Intersection

Great Visibility & Signage Opportunity on
High-Traffic Corridor

Ideal for Medical, Retail, or Office
Conversion

Floor-to-Ceiling Glass & 20+ Ft Ceilings
for a Modern Aesthetic

Strong Neighboring Retailers – El Pollo
Loco, Carl's Jr., LA Fitness

Excellent Access to 210 Freeway –
Steady Traffic Flow

Potential Drive-Through Redevelopment
Opportunity



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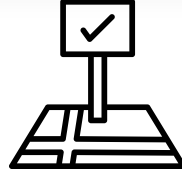
BUILDING HIGHLIGHTS



**Dual driveway
access**



**± 29 Surface
Spaces**



**Corner lot
with great
visibility**



**Former Bank
Location**

Total Bldg. Size	7,440 SF
Lot Size	37,686 SF
Price per SF	\$470/SF
Tenancy	Single
Parking	23-30 Surface Spaces
Stories	1
Clear Height	20'
Power	Buyer to verify
HVAC	VRF (Variable Refrigerant Flow) system
Sprinklered	Yes
Zoning	C2
APN	8633-007-036



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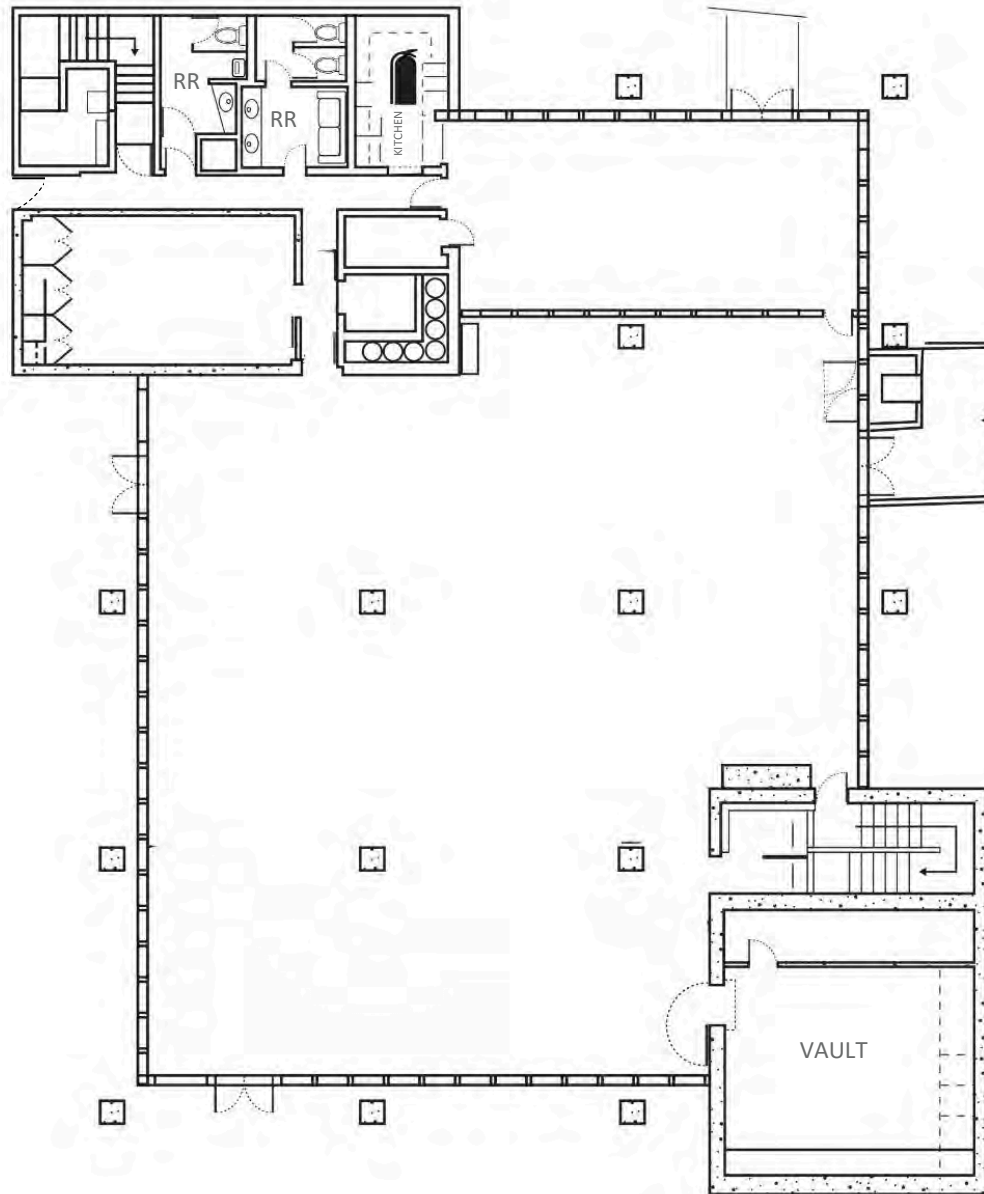
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SITE PLAN

W. MAUNA LOA AVE.



S. GRAND AVE.

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AREA MAP

LIGHT INDUSTRIAL





Historic Rte 66

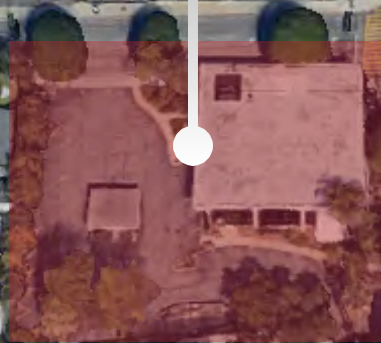


801 S Grand Ave

S GRAND AVENUE



W MAUNA LOA AVE



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MAJOR PROPERTIES

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