

LAND FOR GROUND LEASE OR BUILD-TO-SUIT (BTS)

±136,567 SF (±3.14 Acres)

Walmart *


sam's club

 HOME
DEPOT

**SUBJECT
PROPERTY**

1332 S LONE HILL AVE
GLENDOURA, CALIFORNIA

COSTCO
WHOLESALE

CIRE | Partners
COMMERCIAL INVESTMENT REAL ESTATE
NEWMARK

TABLE OF CONTENTS

Property Details & Highlights	3
Site Map	4
Aerial Photos	5
Regional Map	10
Demographics	11
Market Overview	12

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LOCATION

1332 S Lone Hill Ave
Glendora, CA 91740



APN

8642-021-002



GROSS PARCEL AREA

±3.14 AC
±136,567 SF

PROPOSED LEASE TYPES

Ground Lease
Build-to-Suit

ZONING

M-1A
Limited Manufacturing
(Call Agents to discuss other potential uses)

TRAFFIC COUNTS

S Lone Hill Ave: ±37,389 ADT
W Gladstone St: ±11,670 ADT
Interstate 210: ±263,736 ADT
State Route 57: ±151,929 ADT

HIGHLIGHTS

REDEVELOPMENT READY

A cleared site provides a blank canvas for state-of-the-art development, allowing you to create a customized environment perfectly suited to your operational needs.

EXCEPTIONAL RETAIL SYNERGY AT MAJOR RETAIL HUB

Within three blocks of approximately 2 million square feet of retail anchored by Costco, Walmart, Sam's Club, Home Depot, and 50+ other national and regional chain tenants, this location capitalizes on unparalleled consumer traffic and draw.

STRATEGIC FREEWAY ACCESS

Immediate access to the I-210 and SR-57 junction ensures excellent visibility and accessibility, perfectly suited for businesses seeking a high-traffic location.

FLEXIBLE LEASING TERMS

Ownership offers negotiable, long-term leasing arrangements focused on purpose-built establishments, and is open to proposed developments including industrial, retail, or other commercial.

SURROUNDED BY AMENITIES

Located directly across from the Glendora Marketplace power center and within walking distance of numerous dining, shopping, and recreational offerings, this site ensures unmatched convenience and a superior quality of life for both employees and customers.

STRONG DEMOGRAPHIC BASE

Within a 3-mile radius, this area features approximately 107,999 residents, supported by an average household income of \$138,725, a median household income of \$106,607, and a wealth index of 135, reflecting a well-educated and affluent community.

INFILL OPPORTUNITY

Situated in the eastern San Gabriel Valley, this property stands as the largest available undeveloped infill site within this bustling retail hub, offering a prime opportunity in a market defined by limited availability and strong demand.

SITE MAP



S Lone Hill Ave $\pm 37,162$ ADT

W Gladstone St $\pm 11,462$ ADT

Zone: M1-A Limited Manufacturing
(Car Wash - Built in 2023)

N89°43'52"E | 357.85'

N00°18'34"W | 300.00'

Zone: M1-A Limited Manufacturing

N89°43'52"E | 552.38'

N33°15'59"W | 357.88'

Zone: San Dimas Specific Plan No.24
Refer to Civil for APN and Owner information
for adjacent properties at South Property line

AERIAL PHOTO



DIAMOND RIDGE MARKETPLACE

±337,000 SF | 4.5M ANNUAL VISITS | TOP 6%



GLENDORA MARKETPLACE

±905,500 SF | 4.6M ANNUAL VISITS | TOP 6%



±263,736 ADT



±123,100 SF
1.3M ANNUAL VISITS
TOP 7%



Victoria's Secret

T Mobile
HANDELS
HOMEMADE ICE CREAM SINCE 1945

amc

Tilly's
OLD NAVY

crumbl
cookies

Ortho
MATTRESS

GameStop

BLAZE PIZZA

LYTEbite
CLEAN EATS & MEAL PREP

verizon

S LONE HILL AVE ±37,162 ADT
W GLADSTONE ST ±11,462 ADT
SUBJECT PROPERTY

FAST 5 XPRESS
CAR WASH
Built in 2023

GAS



FIVE GUYS®
BURGERS and FRIES

The Poke Co.

Gold Line: Glendora to Pomona
±\$1.6 Billion Cost
Under Construction (~Q1 2025 Completion)

INTERSTATE
210

AERIAL PHOTO - NORTHEAST



±263,736 ADT



GLENDORA MARKETPLACE
±905,500 SF | 4.6M ANNUAL VISITS | TOP 6%



CALIBER



Built in 2023

Gold Line: Glendora to Pomona
±\$1.6 Billion Cost
Under Construction (~Q1 2025 Completion)

SUBJECT
PROPERTY



S Lone Hill Ave ±37,162 ADT



W Gladstone St ±11,462 ADT



AERIAL PHOTO - SOUTHEAST



$\pm 151,929$ ADT



Gold Line: Glendora to Pomona
 $\pm \$1.6$ Billion Cost
Under Construction (~Q1 2025 Completion)



LOS ANGELES PACIFIC
UNIVERSITY



FIVE GUYS
The Poke Co.



SUBJECT
PROPERTY



Built in 2023

S Lone Hill Ave $\pm 37,162$ ADT

W Gladstone St $\pm 11,462$ ADT

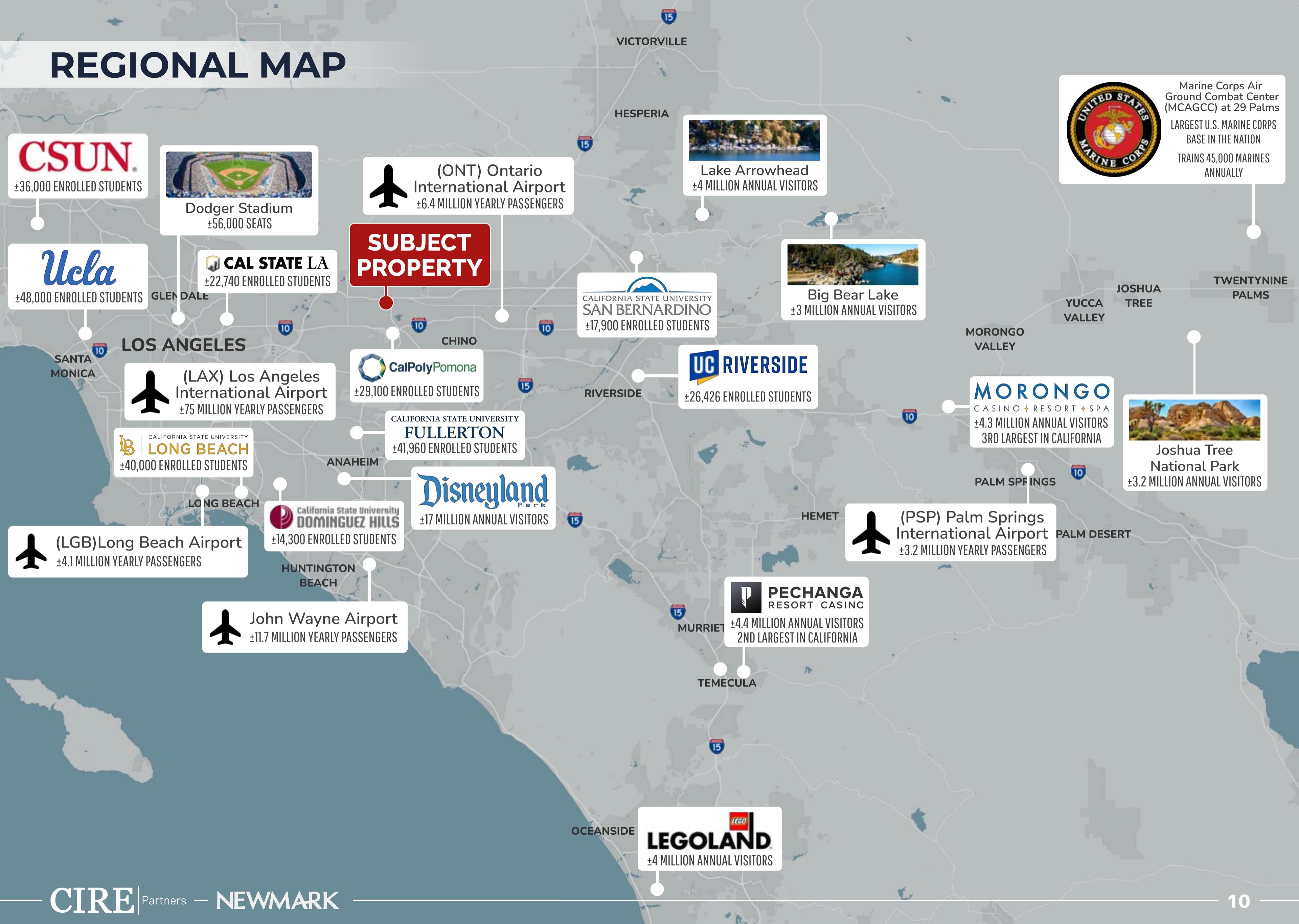
MARKET AERIAL - NORTHWESTERLY



MARKET AERIAL - SOUTHEASTERLY



REGIONAL MAP



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2024)	11,625	107,999	282,637
Projected Population (2029)	11,259	104,732	276,943
Median Age (2024)	44.0	42.8	39.8

Income	1 Mile	3 Miles	5 Miles
Median Household Income (2024)	\$106,916	\$106,607	\$98,291
Projected Median Household Income (2029)	\$121,141	\$123,157	\$112,435
Projected Annual Growth (2024-2029)	2.53%	2.93%	2.73%
Average Household Income (2024)	\$135,427	\$138,725	\$129,074
Projected Average Household Income (2029)	\$158,526	\$162,667	\$151,220
Projected Annual Growth (2024-2029)	3.20%	3.24%	3.22%
Wealth Index (2024)	134	135	120

Households	1 Mile	3 Miles	5 Miles
Households (2024)	4,191	38,465	93,740
Projected Households (2029)	4,175	38,323	94,391
Average Household Size (2024)	2.27	2.55	2.66

GLENDORA, CA

 **5.5%**
Greatest Gen
Born in 1945/Earlier

 **21.1%**
Baby Boomer
Born in 1946 to 1964

 **21.4%**
Generation X
Born in 1965 to 1980

 **22.6%**
Millennial
Born in 1981 to 1998

 **21.9%**
Generation Z
Born in 1999 to 2016

 **7.5%**
Alpha
Born in 2017 to Present

MARKET OVERVIEW

Glendora, CA

Situated at the foot of the picturesque San Gabriel Mountains and just 27 miles from downtown Los Angeles, Glendora, California, is a city that offers the perfect blend of accessibility, growth, and prosperity. Conveniently situated at the junction of the 210 and 57 freeways, Glendora offers unparalleled access to major commercial, cultural, educational, and recreational areas in Southern California.

Founded in 1887 and transforming from a humble citrus-producing community to a thriving residential hub, Glendora now serves as home to over 50,000 residents. The city boasts one of the lowest crime rates in Los Angeles County, offering a safe and nurturing environment for both businesses and residents.

Glendora's business community is as diverse as its residential demographic. From the personalized service offered by owner-operated retail stores in the Downtown Village to the corporate headquarters of major U.S. and international firms such as Rain Bird Sprinkler Manufacturing Company and the National Hot Rod Association, Glendora is a powerhouse of economic activity.

The city is renowned for its attractive residential communities, ranging from charming turn-of-the-century cottages to prestigious executive hillside estates. Glendora's commitment to quality education, both public and private, shines through in its impressive State testing results, with Glendora High School students scoring 20% higher than the State average. With about 96% of its graduates proceeding to higher education, businesses benefit from a well-educated local workforce.

Glendora offers a delightful reprieve from the hectic pace of the Los Angeles metropolitan area, without compromising on its vibrant economic activities. The city is indeed the "Pride of the Foothills," welcoming businesses and residents alike to grow and prosper in its welcoming folds.

G

The property offers excellent access to major freeways, including I-210 and State Route-57
The city's median household income is \$112,176, higher than the California average
Around 69.2% of Glendora's housing units are owner-occupied, showing a strong homeowner base
Educational attainment is high, with over 37% of adults holding a bachelor's degree or higher





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