

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

±136,567 SF (±3.14 Acres)

Walmart 



sam's club



SUBJECT  
PROPERTY



1332 S LONE HILL AVE  
GLEN DORA, CALIFORNIA

CIRE Partners  
COMMERCIAL INVESTMENT REAL ESTATE  
NEWMARK



# TABLE OF CONTENTS

Property Details & Highlights

Site Map

Aerial Photos

Regional Map

Demographics

Market Overview

3

4

5

10

11

12

# CONFIDENTIALITY & DISCLAIMER

THE INFORMATION CONTAINED IN THIS LEASING FLYER IS PROPRIETARY AND STRICTLY CONFIDENTIAL. IT IS INTENDED ONLY TO BE REVIEWED BY THE PARTY RECEIVING IT FROM NEWMARK OF SOUTHERN CALIFORNIA, INC. AND CIRE BROKERAGE SERVICES, INC. DBA CIRE PARTNERS (HEREAFTER COLLECTIVELY AS THE “CO-BROKERS”) AND SHOULD NOT BE MADE AVAILABLE TO ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF THE CO-BROKERS.

THIS LEASING FLYER HAS BEEN PREPARED TO PROVIDE SUMMARY, UNVERIFIED INFORMATION TO PROSPECTIVE TENANTS AND TO ESTABLISH ONLY A PRELIMINARY LEVEL OF INTEREST IN THE SUBJECT PROPERTY. THE INFORMATION CONTAINED HEREIN IS NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION.

THE CO-BROKERS HAVE NOT MADE ANY INVESTIGATION AND MAKE NO WARRANTY OR REPRESENTATION, WITH RESPECT TO THE INCOME OR EXPENSES FOR THE SUBJECT PROPERTY, THE FUTURE PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY, THE SIZE AND SQUARE FOOTAGE OF THE PROPERTY AND IMPROVEMENTS, THE PRESENCE OR ABSENCE OF CONTAMINATING SUBSTANCES, PCB’S OR ASBESTOS, THE COMPLIANCE WITH STATE AND FEDERAL REGULATIONS, THE PHYSICAL CONDITION OF THE IMPROVEMENTS THEREON, OR THE FINANCIAL CONDITION OR BUSINESS PROSPECTS OF ANY TENANT, OR ANY TENANT’S PLANS OR INTENTIONS TO CONTINUE ITS OCCUPANCY OF THE SUBJECT PROPERTY.

ALL POTENTIAL TENANTS MUST TAKE APPROPRIATE MEASURES TO VERIFY ALL OF THE INFORMATION SET FORTH HEREIN. THIS IS NOT AN APPRAISAL. PLEASE CONSULT YOUR CO-BROKERS AGENT FOR MORE DETAIL.

THIS DOCUMENT HAS BEEN PREPARED BY THE CO-BROKERS FOR ADVERTISING AND GENERAL INFORMATION ONLY. THE CO-BROKERS UNEQUIVOCALLY EXCLUDE ALL INFERRED OR IMPLIED TERMS, CONDITIONS, AND WARRANTIES ARISING OUT OF THIS DOCUMENT AND DISCLAIM ALL LIABILITY FOR LOSS OR DAMAGES ARISING THEREFROM.

**Renato Lorja**  
CIRE Partners  
Senior Vice President  
858.900.3700  
rlorja@cirepartners.com  
CA DRE #01940384

**Randy Lockhart**  
Newmark  
Vice Chairman  
909.974.4067  
randy.lockhart@nmrk.com  
CA DRE #00974981

**Rick Sheckter**  
Newmark  
Executive Managing Director  
562.364.2015  
rick.sheckter@nmrk.com  
CA DRE #00893271



### 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 ±37,162 ADT

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



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

W Gladstone St ±11,462 ADT





# AERIAL PHOTO



**DIAMOND RIDGE MARKETPLACE**  
±337,000 SF | 4.5M ANNUAL VISITS | TOP 6%

**BEST BUY** **BARNES & NOBLE** **Bath & Body Works** **24 Hour Fitness** **chili's** **BOB'S DISCOUNT FURNITURE**

**BevMo!** **PETSMART** **STAPLES** **crumbl cookies**

**Ono Hawaiian BBQ** **VICTORIA'S SECRET** **T-Mobile** **amc**

**TILLYS** **OLD NAVY** **HANDEL'S**

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

**KOHL'S** **HomeGoods**

**ULTA BEAUTY** **IN-N-OUT BURGER** **ALDI**

**Cane's** **Guitar Center**

**±263,736 ADT**



**HOME DEPOT**  
±123,100 SF  
1.3M ANNUAL VISITS  
TOP 7%



**S Lone Hill Ave ±37,162 ADT**



**CALIBER**

**SUBJECT PROPERTY**

**GAS**



**W Cladstone St ±11,462 ADT**

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



# AERIAL PHOTO - NORTHEAST



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

**KOHL'S** *HomeGoods*<sup>®</sup>

ULTA *BEAUTY*  **IN-N-OUT BURGER**  **ALDI**

*Cane's*  **Guitar Center** 



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

**SUBJECT  
PROPERTY**

**S Lone Hill Ave ±37,162 ADT**



**Cafe Rio**  *FRESH MODERN MEXICAN*

**FIVE GUYS**  
**The Poke Co.**

**W Gladstone St ±11,462 ADT**





# AERIAL PHOTO - SOUTHEAST



±151,929 ADT

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



W Gladstone St ±11,462 ADT

SUBJECT  
PROPERTY



S Lone Hill Ave ±37,162 ADT





# MARKET AERIAL - NORTHWESTERLY



**DIAMOND RIDGE MARKETPLACE**  
±337,000 SF | 4.5M ANNUAL VISITS | TOP 6%

**BEST BUY** **BARNES & NOBLE** **Bath & Body Works** **24 Hour Fitness** **chili's** **BOB'S DISCOUNT FURNITURE** **crumbl cookies**

**BevMo!** **PET SMART** **STAPLES** **Ono Hawaiian BBQ** **VICTORIA'S SECRET** **T-Mobile** **amc**

**TILLYS** **OLD NAVY** **HANDDEL'S**

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

**KOHL'S** **HomeGoods** **ULTA BEAUTY** **IN-N-OUT BURGER** **ALDI** **Canes** **Guitar Center**

**sam's club** **Starbucks**

**HOME DEPOT** ±123,100 SF  
1.3M ANNUAL VISITS  
TOP 7%

**DODGE CHRYSLER**  
**Jeep RAM**

**Ford**

**Toyota**

**Chevrolet**

**Walmart**

**CALIBER**

**FAST 5 EXPRESS CAR WASH**  
Built in 2023

**HGFx**

**ExtraSpace Storage**

**SUBJECT PROPERTY**

**On the Border MATTRESS** **LYTEbite** **BLAZE PIZZA** **verizon** **GameStop**

**Chevron**

**ExtraMile**

**BMO**

**COSTCO WHOLESALE GAS**

**Cafe Rio** **Panera** **FIVE GUYS** **The Poke Co.**

**Waba** **nektar** **Krispy Kreme**

**Olive Garden**

**Jersey Mike's** **the Habit BURGER GRILL** **sleep number**

**LOS ANGELES PACIFIC UNIVERSITY**

**COSTCO WHOLESALE**

**UNAC/UHCP**

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

**S Lone Hill Ave ±37,162 ADT**

**W Gladstone St ±11,462 ADT**

**±263,736 ADT**

**±151,929 ADT**



# MARKET AERIAL - SOUTHEASTERLY



210  
±263,736 ADT

SHULL  
ELEMENTARY  
±630 STUDENTS

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

57  
±151,929 ADT



Walmart

ExtraSpace  
Storage

LOS ANGELES PACIFIC  
UNIVERSITY

FAST 5 EXPRESS  
CAR WASH  
Built in 2023

SUBJECT  
PROPERTY

Chevron

Collins Aerospace  
An RTX Business



DODGE  
Jeep  
RAM

Ford

CALIBER

Starbucks

ExtraMile

UNAC/UHCP

On the MATTRESS LYTEbite CLEAN EATS & MEAL PREP BLAZE PIZZA verizon GameStop

HOME DEPOT  
±123,100 SF  
1.3M ANNUAL VISITS  
TOP 7%



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



sam's club

GLADSTONE  
ELEMENTARY  
±515 STUDENTS

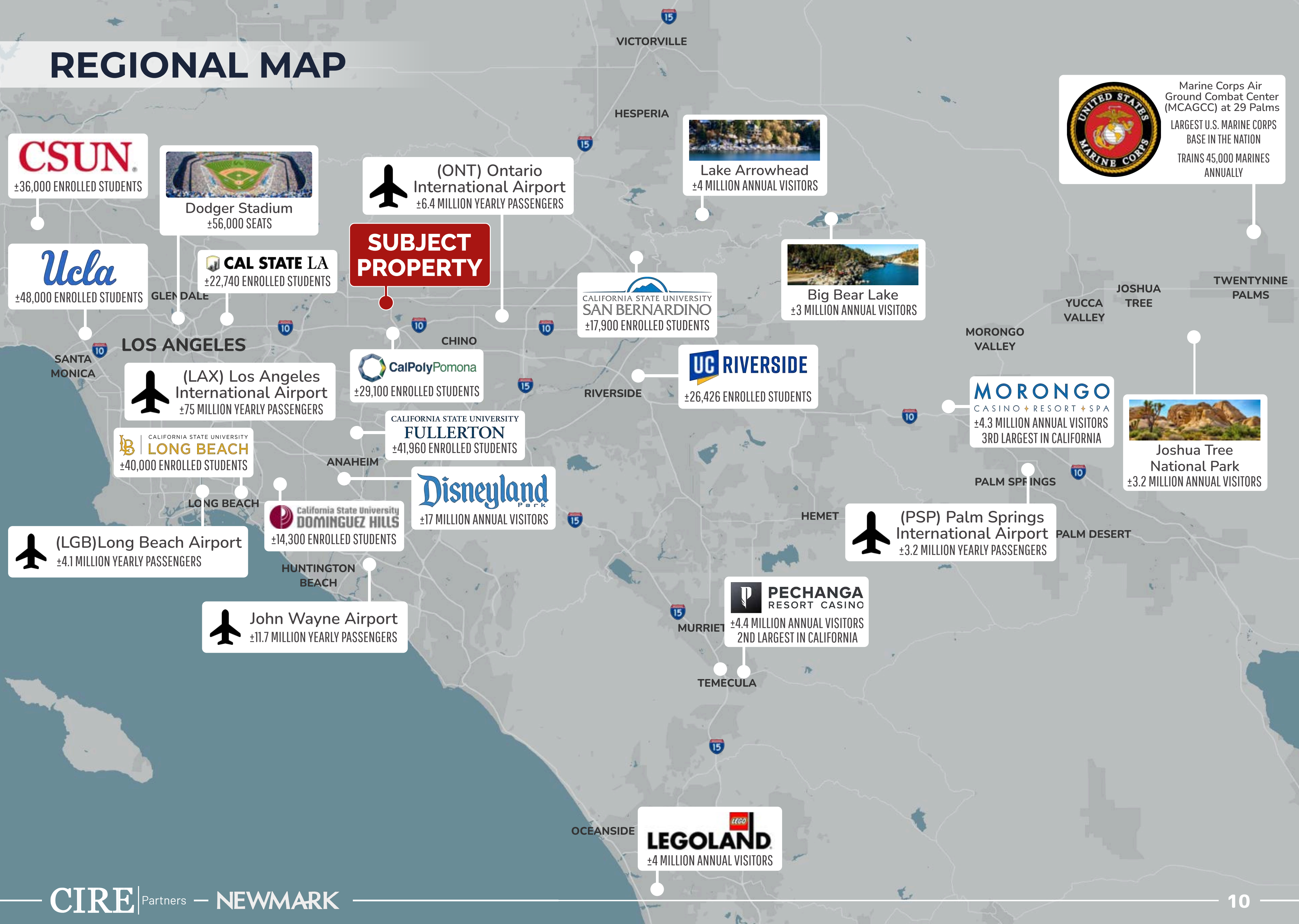
DIAMOND RIDGE MARKETPLACE  
±337,000 SF | 4.5M ANNUAL VISITS | TOP 6%



LOUIE POMPEI  
MEMORIAL  
SPORTS PARK



# 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.



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







# CIRE Partners NEWMARK

COMMERCIAL INVESTMENT REAL ESTATE

## Renato Lorja

CIRE Partners  
Senior Vice President  
858.900.3700  
rlorja@cirepartners.com  
CA DRE #01940384

## Randy Lockhart

Newmark  
Vice Chairman  
909.974.4067  
randy.lockhart@nrmk.com  
CA DRE #00974981

## Rick Sheckter

Newmark  
Executive Managing Director  
562.364.2015  
rick.sheckter@nrmk.com  
CA DRE #00893271

Exclusively Listed by CIRE Brokerage Services Inc. dba CIRE Partners - CA DRE #01526823  
and Newmark of Southern California, Inc., dba Newmark - CA DRE #00946118

[www.CIREpartners.com](http://www.CIREpartners.com) | [www.NMRK.com](http://www.NMRK.com)