

# OFFICE/RETAIL SPACE AVAILABLE FOR LEASE

420 W Baseline Road | Glendora, CA 91740

LEASING BROCHURE



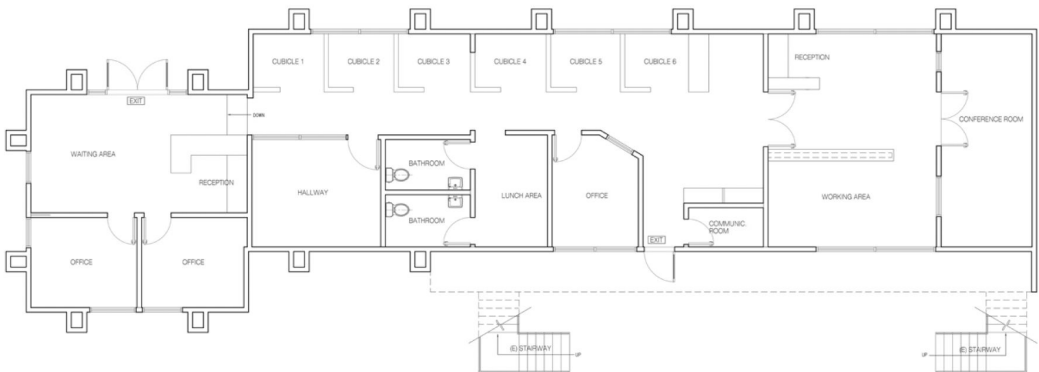
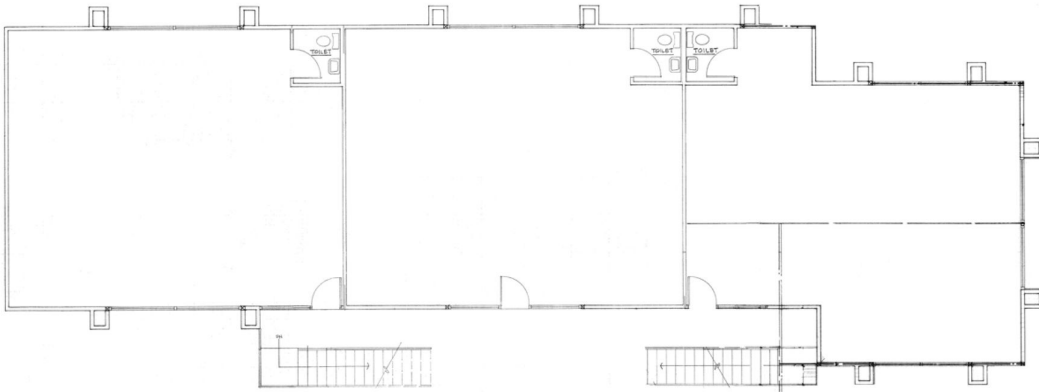
**MATTHEWS™**

# LEASING HIGHLIGHTS

- Prime location on W Baseline Rd and South Grand Ave.
- Second-floor office space available- new flooring, remodeled, bathroom in space, with fantastic mountain views.
- Right off the 210 freeway.
- Blocks away from the Crowther Teen Center.
- Parking is available on-site.
- Nearby tenants include Denny's, LA Fitness, Sprouts, and many more.



# SITE PLAN



## SECOND FLOOR

### PROPERTY INFORMATION

**420-E**  
**SUITE AVAILABLE**

**±1,242 SF**

**\$18.00**  
**ASKING RENT PSF**

**504**  
**SUITE AVAILABLE**

**±1,200 SF**

**\$18.00**  
**ASKING RENT PSF**

# EXTERIOR PHOTOS

420 W Baseline Road

Glendora, CA, 91740



# INTERIOR PHOTOS


420 W Baseline Road

Glendora, CA, 91740





 **La Fetra Elementary School**  
±594 Students

 **Dalton Elementary School**  
±339 Students

 **Citrus College**  
±11,863 Students

 **University Village**  
±320 Units



**Smart & Final.**



 **Azusa High School**  
±1,729 Students

**Historic Rte. 66 ± 21,674 VPD**



**N Cerritos Ave ± 13,602 VPD**



**Subject Property**

 **± 257,000 VPD**



Google Earth



**Citrus College**  
±11,863 Students



**Cullen Elementary School**  
±540 Students

**Glendora High School**  
±2,151 Students

**Glendora Country Club**  
Golf Course



Historic Rte 66 ± 21,674 VPD



**Subject Property**



± 257,000 VPD



N Cerritos Ave ± 13,602 VPD



**Charter Oak High School**  
±1,299 Students



**Kindred Hospital San Gabriel Valley**  
±91 Beds

Google Earth



Dawson Park  
Tennis Courts

## PRIME LOCATION

This location offers businesses a strong suburban customer base in a stable, middle-income community with consistent local demand. Positioned near the 210 Freeway and growing Metro access, it provides convenient regional connectivity while benefiting from Glendora's reputation for safety, good schools, and well-maintained neighborhoods. The area's proximity to established residential zones, local shopping corridors, and nearby foothill recreation helps support steady foot traffic and makes it especially appealing for service-oriented, retail, or community-focused businesses.



Cherry Blossom  
Child Care



LA Fitness

# GLENDORA, CA

±25 Miles from LA

Glendora is a city in the San Gabriel Valley in Los Angeles County, California, 26 miles east of Los Angeles. Known as the "Pride of the Foothills", Glendora is nestled in the foothills of the San Gabriel Mountains. Its downtown area, locally known as the Glendora Village, hosts dozens of restaurants, cafes, shops, and boutiques along Glendora Avenue with many community events scheduled throughout the year. It has been voted as one of the best and friendliest downtowns in the San Gabriel Valley for the last eight years. A suburban feel, low crime rates, and a consistently high-ranking school district has made the city an attractive choice for families in the region. Glendora was incorporated on November 13, 1911, the 25th city to achieve incorporation in Los Angeles County.

Neighborhoods and residences in Glendora reflect the city's history and range from Queen Annes, to Folk Victorians, early 20th-century bungalows, to ranch style homes, to mid-rise multi-family residential complexes, to modern mansions.

# Los Angeles, CA

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Greater Los Angeles stands as a dynamic economic and cultural hub, with an estimated 2024 population of over 9,757,000—up more than 26,000 from 2023—driven by international migration and a recovering job market attracting younger, urban-oriented professionals. Los Angeles' continued draw as a global gateway underscores its appeal for long-term residence and investment.

The metro shows significant economic scale, with a 2024 median household income of about \$91,000, rising steadily on the strength of high-wage industries like tech, healthcare, and entertainment. While housing affordability is a challenge, high incomes and wealth concentration sustain consumer spending and housing demand, making the diverse market resilient for developers and investors.

**Total Population**  
**3,770,958**

**Annual Visitors**  
**50 Million**

**Tourism Economic Impact**  
**\$157.3 Billion**

**GDP**  
**\$1.29+ Billion**



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LEASING BROCHURE

Exclusively Listed By



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