

FREE-STANDING ANCHOR RETAIL SPACE FOR LEASE

1770-1780

S. BARRANCA AVE, GLENDORA, CA



14,800 SF RARE RETAIL OPPORTUNITY

CBRE

# RARE RETAIL OPPORTUNITY



14,800 SF



Excellent corner lot location ideal for neighborhood grocer or flagship retailer



Abundance of parking with 116 spaces



High-density trade area with over 319,000 daytime population within 5 miles



Prominent frontage with  $\pm$ 44,000 cars passing daily



Located between the 210 & 10 Freeways



# PRIME RETAIL SPACE IN THE SAN GABRIEL VALLEY



**ARROW HWY ± 26,747 CPD**

**BARBARCA AVE ± 17,045 CPD**

# 1770-1780

S. BARRANCA AVE  
GLEN DORA, CA



# SITE PLAN

BARRANCA AVE

BONITA AVE

ARROW HWY

I Love Dental  
Thai Food  
Vape & Smoke  
Nails & Spa  
Salon A

Glendora Digestive  
Disease Institute





## WELCOME TO THE NEIGHBORHOOD...

**Glendora** is nestled at the base of the scenic San Gabriel Mountains and conveniently located close to the 210, 57 & 10 Freeways. Over 300,000 people live and enjoy Glendora's excellent community and one of the lowest crime rates in Los Angeles County.

319,005

Daytime Population Within 5 miles

\$106,754

Avg. Household Income Within 1 mile

61,823

Households Within 3 miles

# AREA RETAILERS



# 1770-1780

S. BARRANCA AVE  
GLENDDORA, CA

FOR MORE INFORMATION,  
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