

PRIME SIGNALIZED CORNER
FOR SALE OR GROUND LEASE



FULLY ENTITLED EXPRESS CAR WASH DEVELOPMENT OPPORTUNITY



1717 S Grand Ave
Glendora, CA 91740

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PROPERTY INFORMATION

ASKING RATE	Negotiable
TERMS	Ground Lease
TOTAL SF AVAILABLE FOR OWNER-USER SALE	±6,913
LOT SF	±34,592
ASKING PRICE	\$3,499,999
PRICE PER SF	\$101.18/SF land
ZONING	C-3
APN	8631-005-014



PROPERTY HIGHLIGHTS

- Fully entitled ±0.79-acre commercial development opportunity.
- Asking Price: \$3,499,999 (\$101.18/SF Land).
- Approved plans for a ±6,913 SF express car wash facility.
- High-profile signalized corner at Grand Avenue & Laxford Street.
- GC3 (Corridor Commercial) zoning.
- Approved for 28 self-service vacuum stations and 30 parking spaces.
- Excellent owner-user or ground lease opportunity.
- Strong visibility and accessibility along one of Glendora's primary commercial corridors.
- Minutes from the I-210 Freeway.

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Lee & Associates and NAI Capital are pleased to present a rare opportunity to acquire or ground lease a fully entitled commercial development site located at the highly visible southwest corner of Grand Avenue and Laxford Street in Glendora, California. The property consists of approximately 34,592 square feet (0.79 acres) and includes approved plans for the development of a modern $\pm 6,913$ -square-foot express car wash featuring 28 vacuum stations, 30 parking spaces, solar-equipped parking canopies, and contemporary architectural design. Existing improvements include a $\pm 2,352$ -square-foot restaurant building.

Positioned along one of Glendora's primary commercial corridors, the property benefits from exceptional visibility, excellent access, and strong surrounding demographics. Located just south of Interstate 210 and near Arrow Highway, the site offers convenient regional connectivity while serving a dense residential customer base. Whether purchased for owner-user development or secured through a long-term ground lease, this fully entitled property offers a significant opportunity to accelerate development by avoiding the lengthy entitlement process.



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PROPERTY PHOTOS



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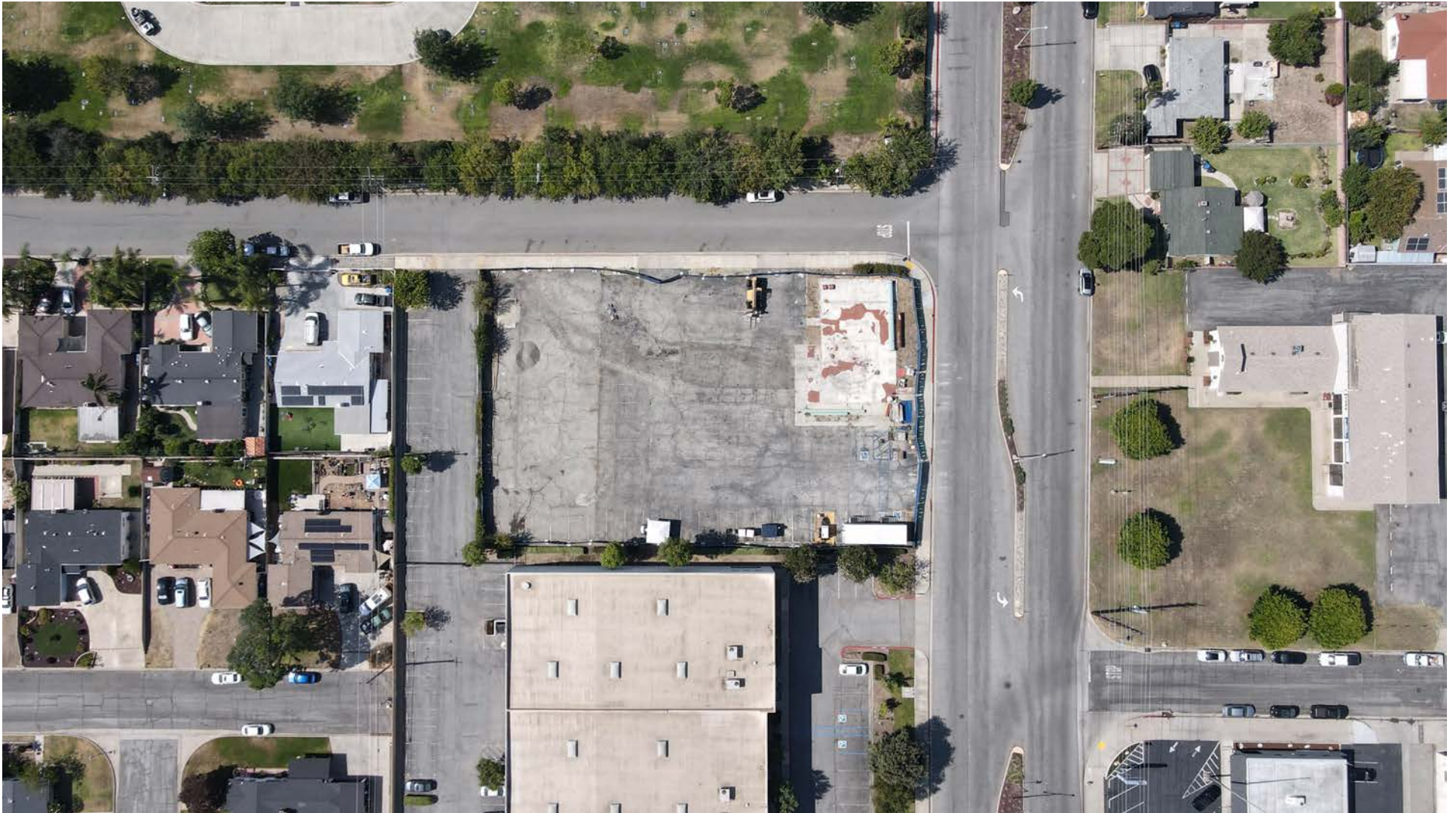
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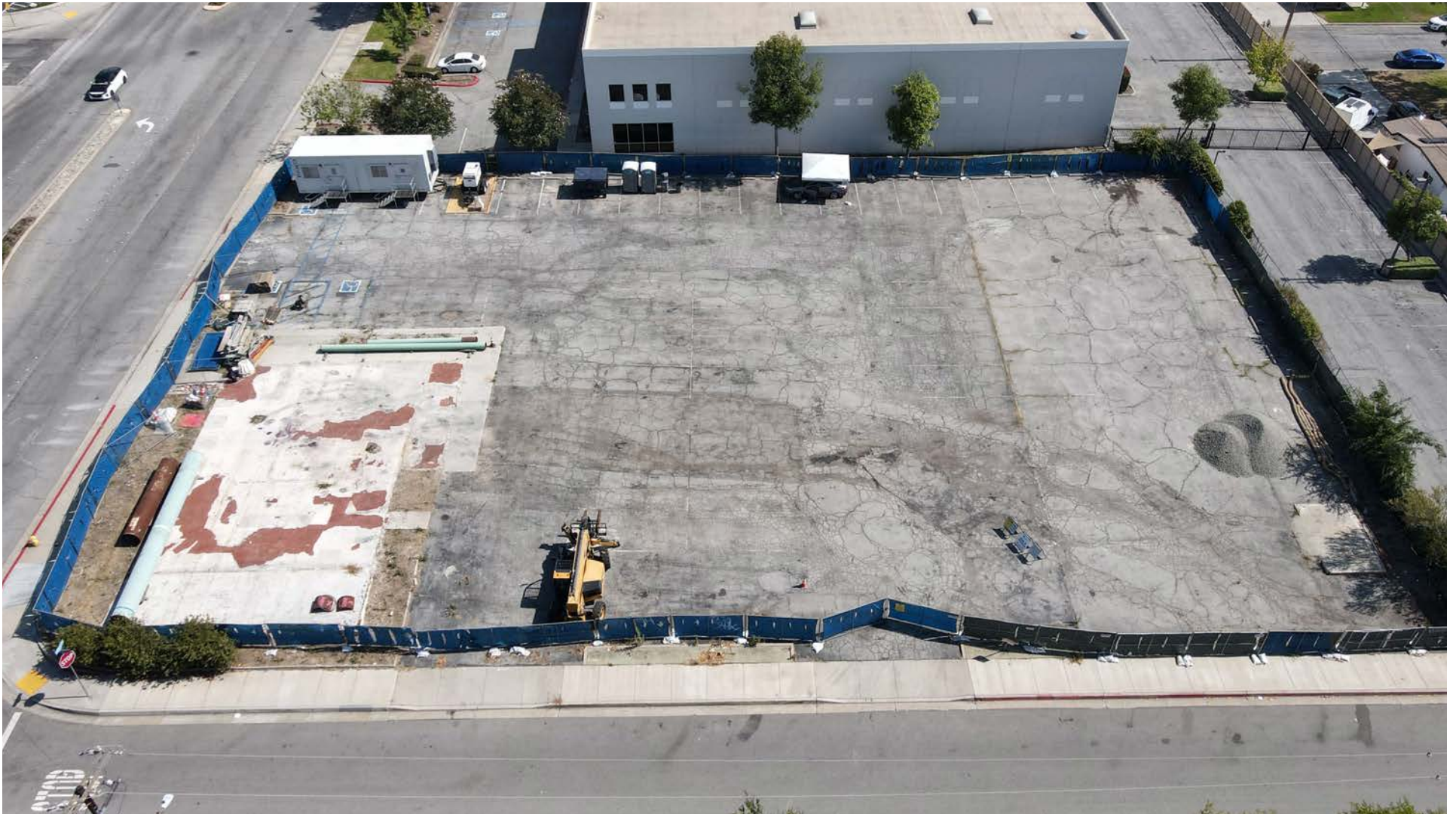
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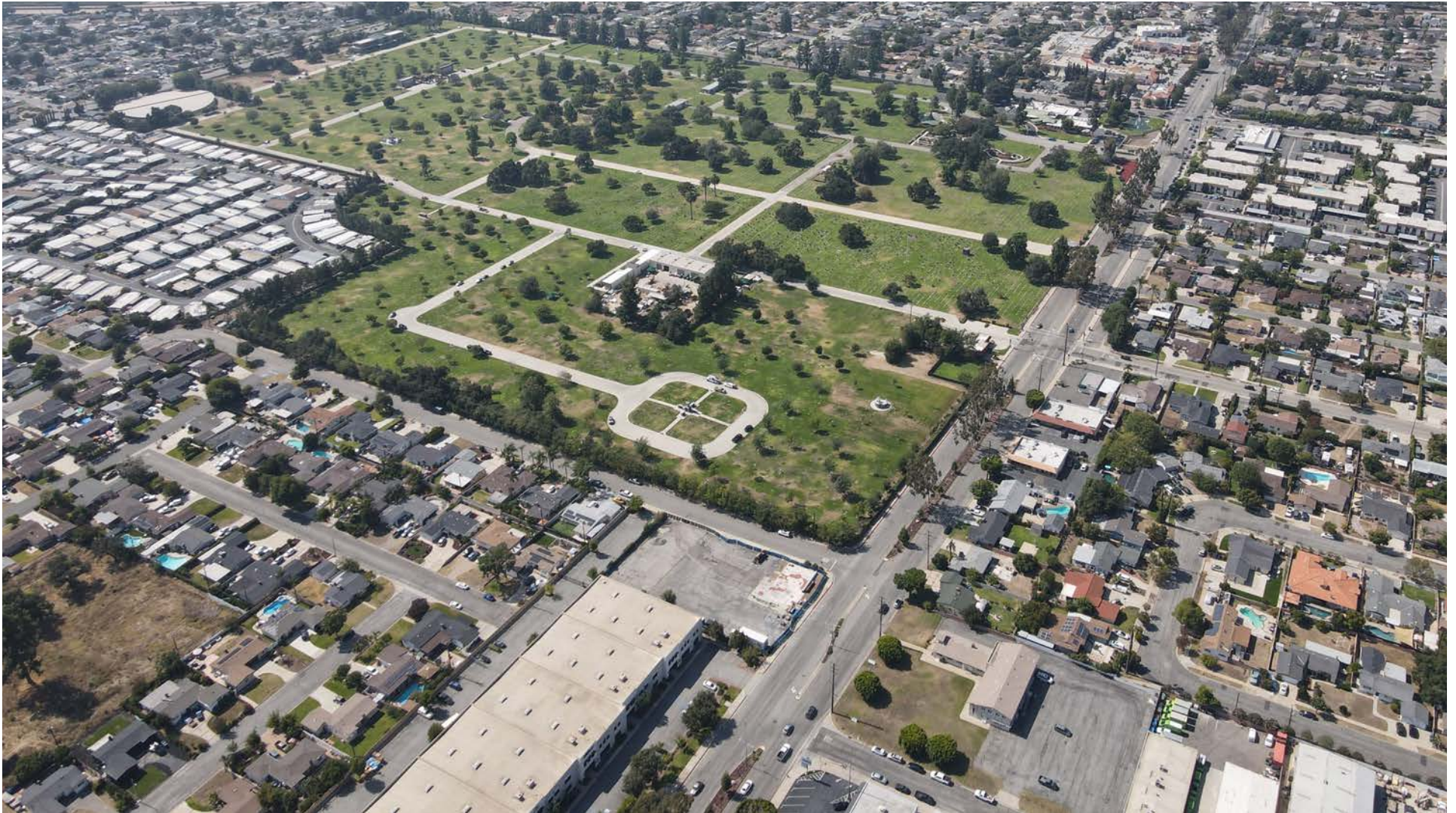
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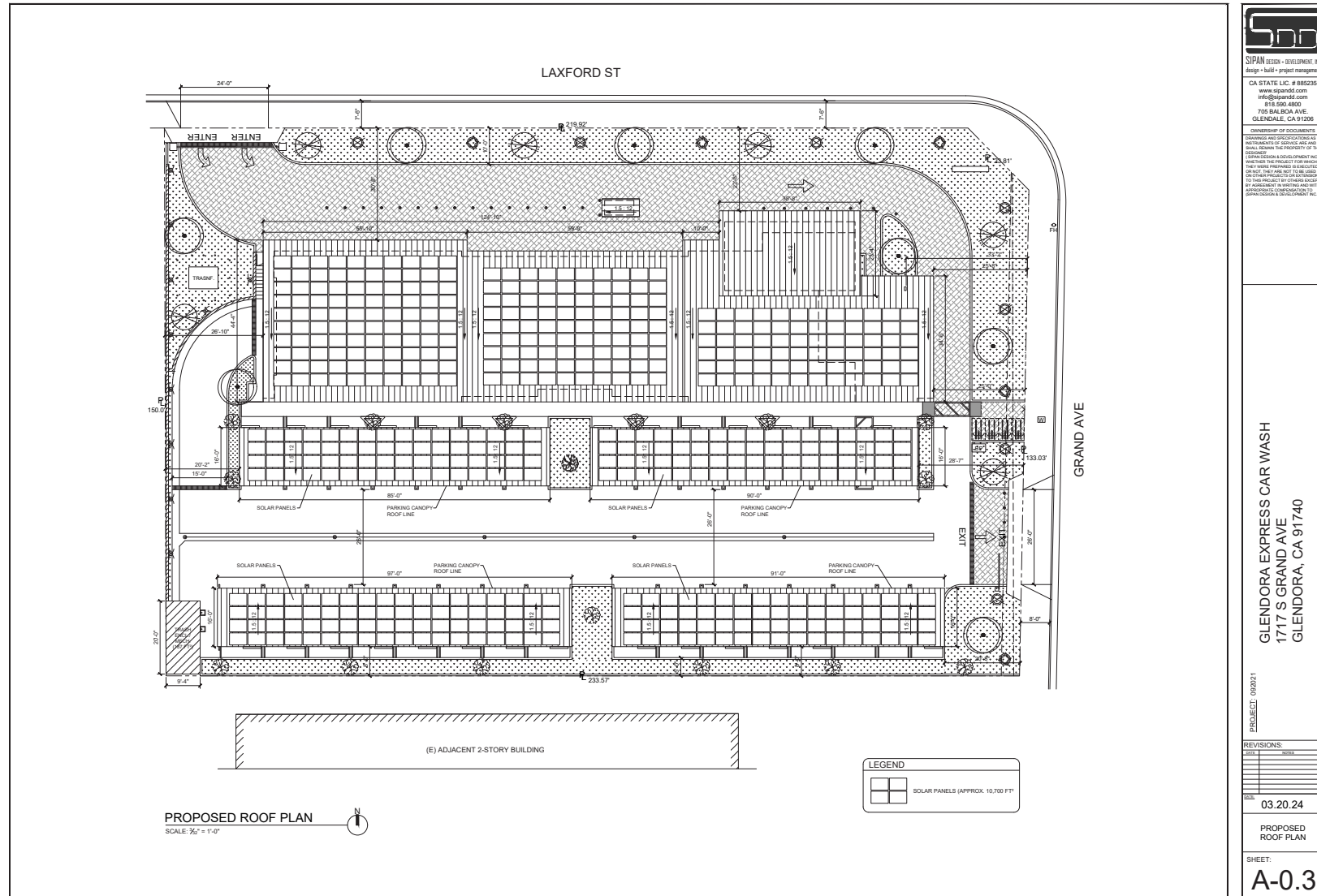
Form #2, Page 19



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APPROVED PLANS



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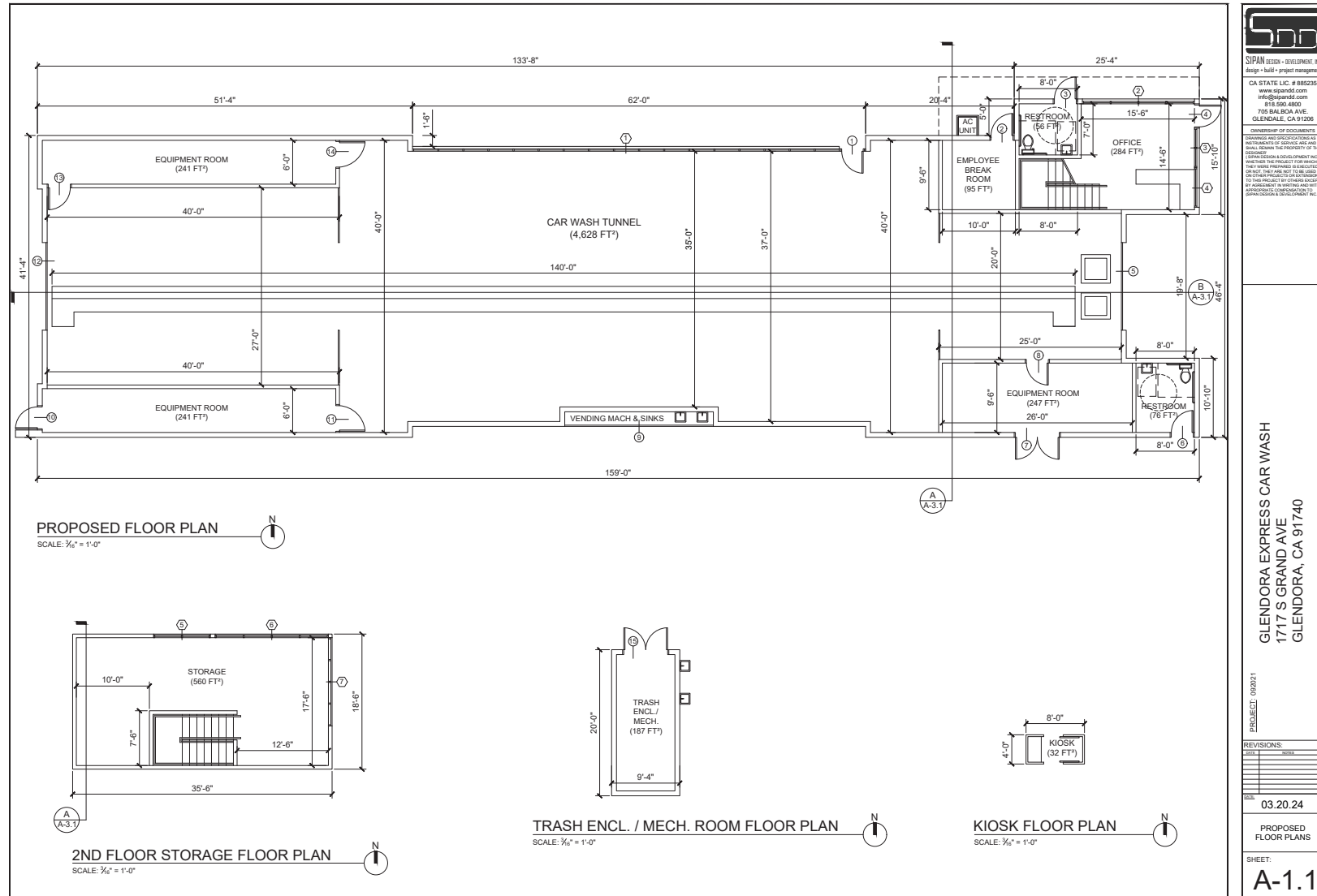
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Meeting Date: 1/7/2025 / Packet Page #: 26

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SND
SIPAN DESIGN & DEVELOPMENT, INC.
design • build • project management
CA STATE LIC. # 888235
www.sipandesign.com
info@sipandesign.com
818.590.4800
705 BALBOA AVE.
GLENDALE, CA 91206

REVISIONS:

DATE	REVISION
03.20.24	PROPOSED EXTERIOR ELEVATIONS

PROJECT: 090201

DATE: 03.20.24

PROPOSED EXTERIOR ELEVATIONS

SHEET: A-2.1C

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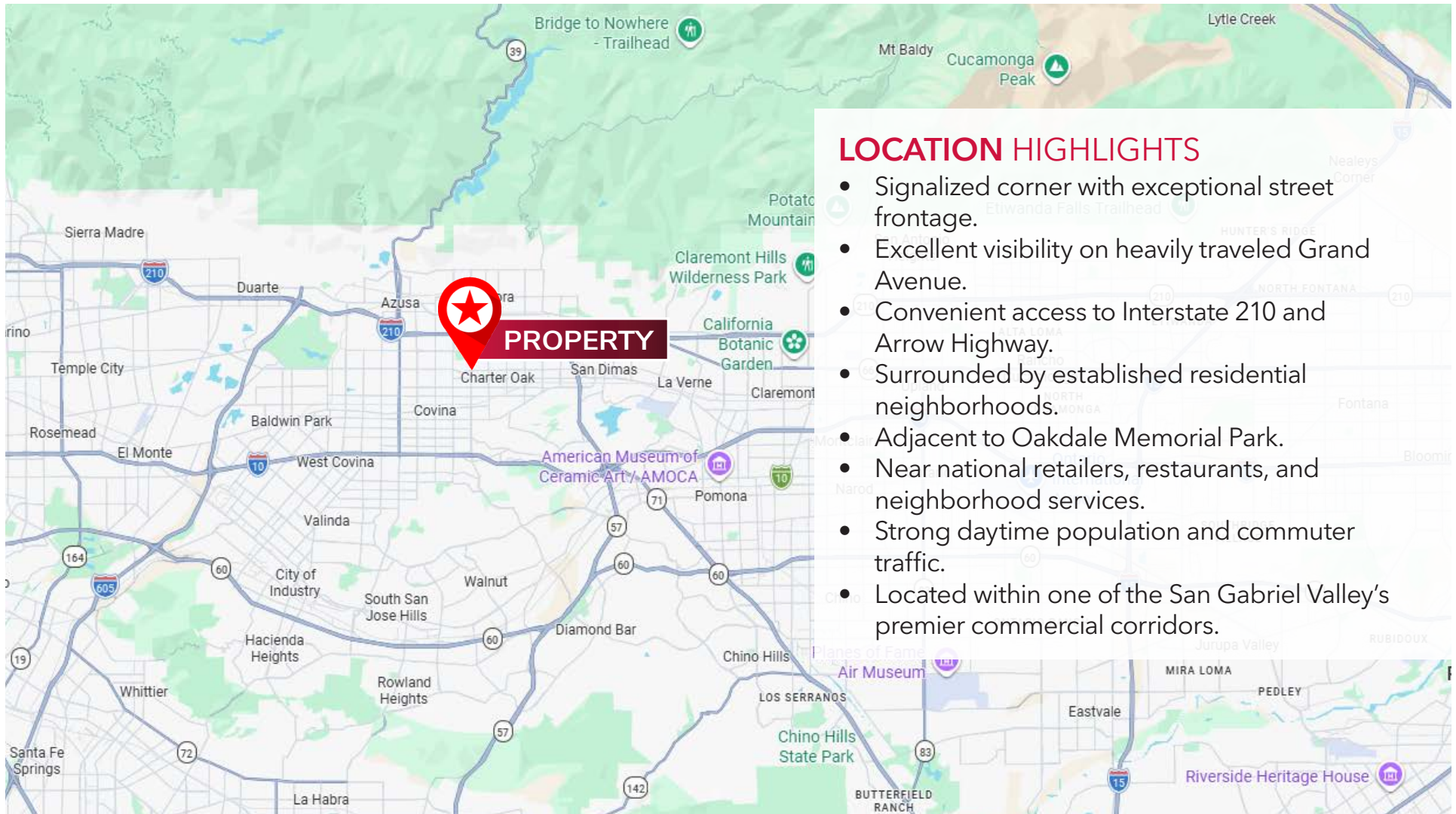
Meeting Date: 1/7/2025 / Packet Page #: 28

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OVERVIEW MAP



LOCATION HIGHLIGHTS

- Signalized corner with exceptional street frontage.
- Excellent visibility on heavily traveled Grand Avenue.
- Convenient access to Interstate 210 and Arrow Highway.
- Surrounded by established residential neighborhoods.
- Adjacent to Oakdale Memorial Park.
- Near national retailers, restaurants, and neighborhood services.
- Strong daytime population and commuter traffic.
- Located within one of the San Gabriel Valley's premier commercial corridors.

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