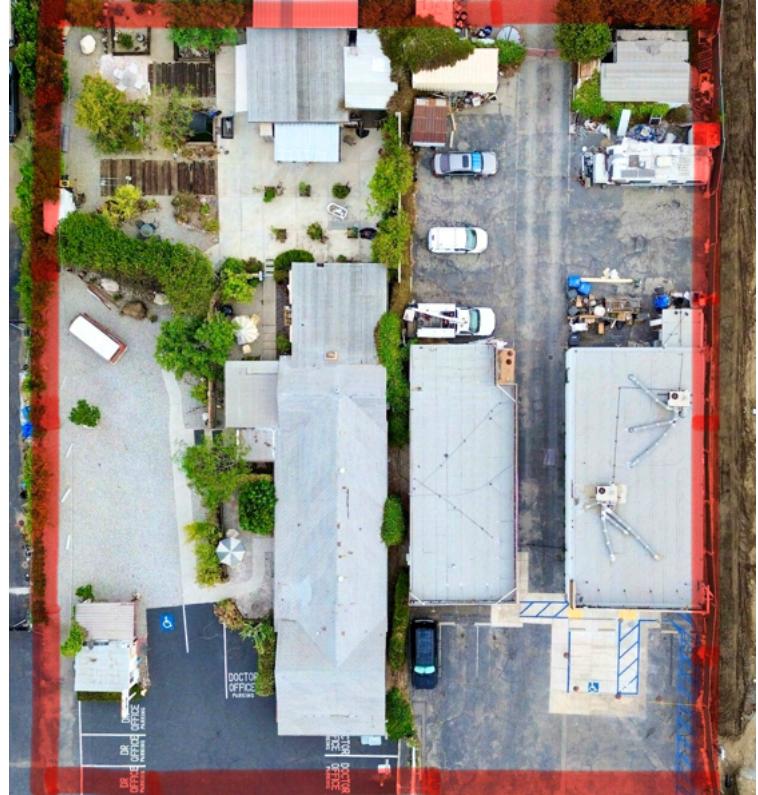




## **Portfolio Redevelopment Opportunity \$3,302,000**

**709 & 715 E. Route 66  
Glendora, CA**



A rare multi-parcel portfolio along historic Route 66 in Glendora—ideal for a developer, investor, or portfolio builder seeking long-term growth in a city actively advancing housing and mixed-use development.

Both parcels are contiguous and positioned within a rapidly evolving corridor offering high-visibility frontage, easy access, and adjacency to new residential projects.



## Development Overview

709 & 715 E. Route 66, Glendora, CA

**Two contiguous parcels on historic Route 66**, one of the San Gabriel Valley's most promising growth corridors.

***Currently zoned GDC\_RT66SP (Commercial/Industrial), the combined site offers strong rezoning potential to R3 (Residential/Multi-Family) consistent with Glendora's 2021-2029 Housing Element and Route 66 Revitalization Plan.***

### Next-Door Precedent

Brandywine Homes is developing 39 residential units on an adjacent 80,474 SF parcel, confirming the area's residential momentum and investor confidence.



Multi-Family  
New Development  
Next Door  
Precedent



Multi-Family  
New Development  
Next Door  
Precedent



## Strategic Market Position

709 & 715 E. Route 66, Glendora, CA

Glendora's Route 66 corridor is evolving into a mixed-use destination backed by major public and private investment:

- **Metro A Line Extension:** New station opening September 2025 linking Glendora to Los Angeles, Pasadena, and the San Gabriel Valley.
- **\$350 Million Infrastructure Program:** Long-term city commitment to roads, water systems, and civic facilities.
- **Housing Growth Priority:** City policy supports higher-density and mixed-use redevelopment along Route 66.
- **Lifestyle Appeal:** Top-rated schools, parks and trails, and the walkable "Glendora Village" downtown.

With defined zoning pathways and strong market drivers, this portfolio is positioned for significant redevelopment potential and long-term appreciation.

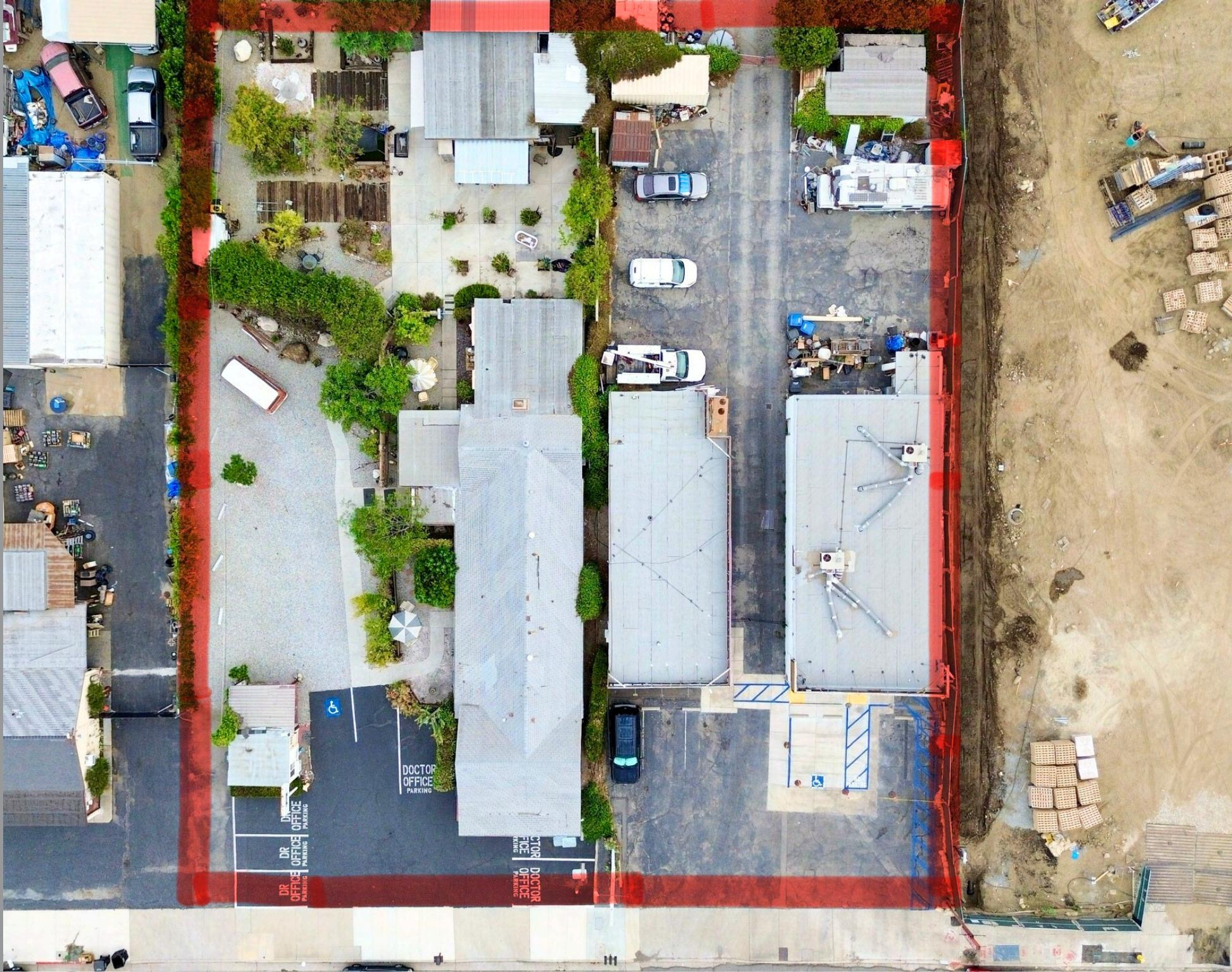




## Highlights

709 & 715 E. Route 66, Glendora, CA

- **Combined Lot Size:** ±45,980 SF
  - **\$1,795,000** | 709 E. Route 66, (Lot: 25,084 Sqft. Tax Records)
  - **\$1,507,000** | 715 E. Route 66 (Lot: 20,896 Sqft. Tax Records)
- **Zoning:** GDC\_RT66SP (Commercial/Industrial) | R3 rezone potential
- **Comparable:** Brandywine Homes | 39-unit development next door
- **Use:** Portfolio redevelopment: multi-family or mixed-use potential
- **Status:** Sold together | As-is, Buyer to cooperate with Seller's 1031 Exchange
- **Link:** City of Glendora General Plan and Zoning – Click Link
  - [Glendora Planning and Development](#)



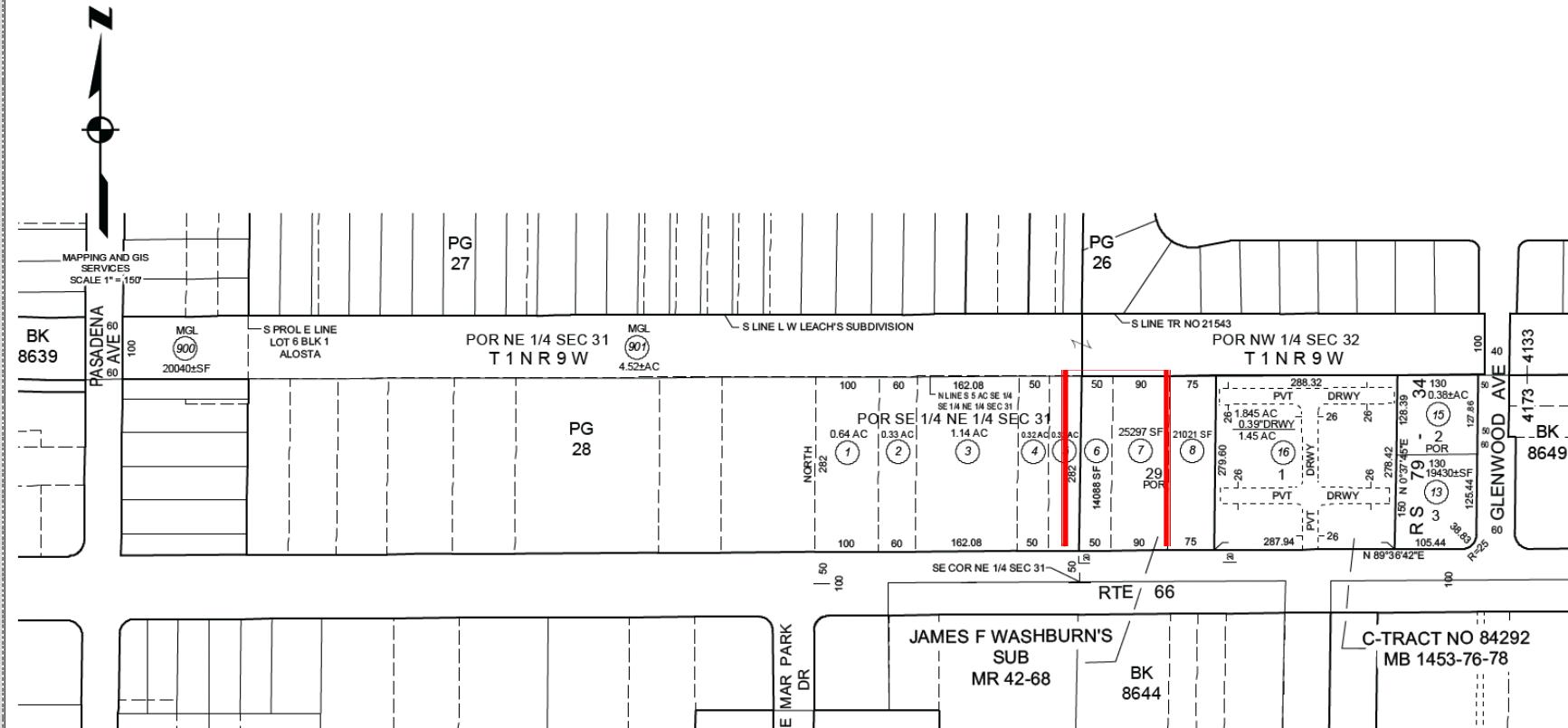


# Parcel Map

709 & 715 E. Route 66, Glendora, CA

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STREET LINES PER MR 42-68 ARE CONSIDERED  
THE LOT LINES IN THIS TRACT, ALTHOUGH THE  
DIVISIONS OF SOME LOTS ARE MEASURED FROM  
THE CENTER LINES OF THE STREETS



## CONTACT

709 & 715 E. Route 66,  
Glendora, CA



### **Listing Agent:**

- **Steve Spies**
- **Compass**
- CA DRE #00826133
- 626.827.4648
- [saspies@aol.com](mailto:saspies@aol.com)