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FOR SALE OR LEASE

RETAIL PROPERTY

# RETAIL INVESTMENT OPPORTUNITY

526 W FOOTHILL BLVD GLENDORA, CA 91741

RE/MAX COMMERCIAL,  
A DIVISION OF RE/MAX MASTERS

14760 Pipeline Ave,  
Chino Hills, CA 91709

**+/-14,873 Bldg**  
**+/- 1.78 Acre Lot**



PRESENTED BY:

JOSEPH FAKHOURY  
DRE# 02077306

ROMMEL CORPUS  
DRE# 01102433

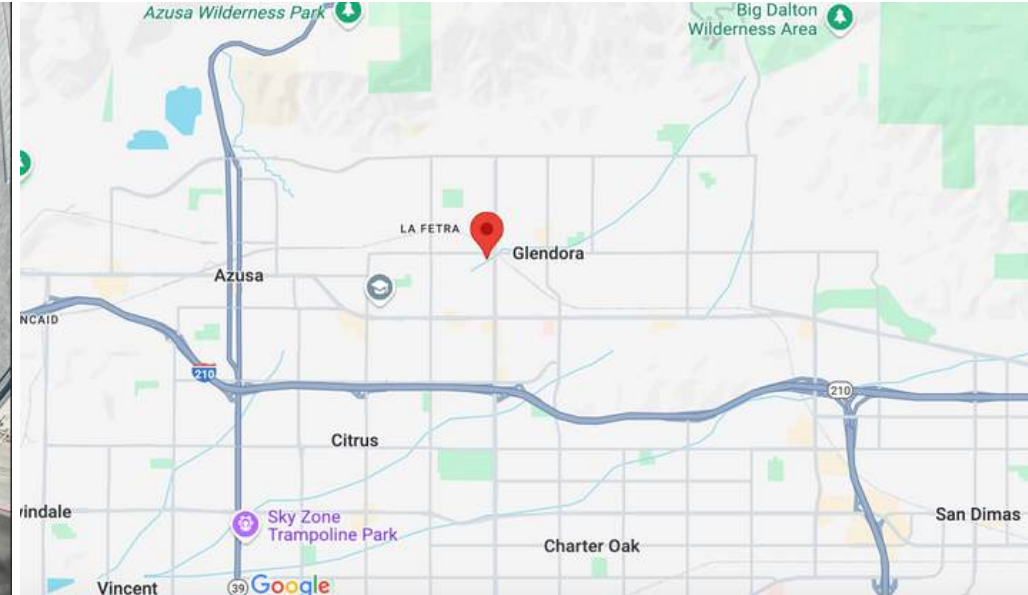
JORGE YAMZON  
DRE# 01359483



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# EXECUTIVE SUMMARY



## Property Features

Traffic Counts N-S:	28,310 VPD
Traffic Counts E-W:	22,209 VPD
Lot Size/ Bldg Size	+/-1.78 Acre, +/-14,873 SF
Year Built:	2001
APN:	8634-011-058
Current Zoning:	Commercial Manufacturing

### DISCLAIMER:

This information has been secured from sources we believe to be reliable, but we make no representations or guarantees, express or implied, as to the accuracy of the information. The information contained herein is subject to errors and changes. References to square footage, age, or valuation measures are approximate. The information contained herein is not a substitute for a thorough due diligence investigation. Purchasers must verify the information and bear all risk for any inaccuracy.

## PROPERTY OVERVIEW

This stand-alone +/- 14,873 SF building is located at 526 W Foothill Blvd in the heart of Glendora, offering excellent visibility and frontage along a major thoroughfare. Situated on a generous lot with ample on-site parking, the property is well-suited for a variety of commercial uses, including medical, assisted living facilities, retail, or office. Available for both sale OR lease, this opportunity provides owner-users or investors the flexibility to occupy or reposition the asset in a strong, established, and affluent market with proximity to schools, residential communities, excellent retailers, and freeways (210/57).

## LOCATION OVERVIEW

Located along the highly traveled Foothill Boulevard commercial corridor, 526 W Foothill Blvd offers prime positioning in the desirable city of Glendora, CA. The property benefits from strong traffic counts, excellent visibility, and proximity to major retailers, restaurants, schools, and medical centers. Just minutes from the 210 Freeway, this central location provides convenient access for both local and regional visitors, making it an ideal site for businesses seeking a well-connected and high-demand area. The property is currently available for both sale and lease, offering a flexible opportunity in a strong San Gabriel Valley submarket.

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## ABOUT GLENDORA: “PRIDE OF THE FOOTHILLS”

**Once a small citrus-producing community**, today Glendora is a robust community, home to more than 50,000 residents and more than 1,000 business storefronts in a geographic area of 19.59 square miles. Glendora offers big city amenities without compromising its small-town charm, providing the best of both worlds. With a picturesque downtown, numerous parks and hiking trails, community events, an active library, teen and senior centers, excellent schools, low crime rates, and a convenient location, Glendora offers a high quality of life.

**The City of Glendora** is located at the base of the San Gabriel Mountains, approximately 27 miles from downtown Los Angeles. Conveniently located where the Foothill (210) and Orange (57) freeways meet, Glendora provides access with less than an hour's commute to Downtown Los Angeles, San Bernardino, Orange, and Riverside Counties, as well as three international airports and two seaports. Extension of the Metro Gold Line (recently renamed the “A Line”) is also underway, which will provide an additional transportation option, further connecting Glendora to the Southern California region.

**Glendora's** success is attributed to several key factors: strong and stable leadership, smart financial management, and a robust business presence. The City Council and City Manager's office have guided the City through various challenges and opportunities in recent years. Through strategic planning sessions and regular meetings, they have set the direction to ensure the City's Vision is met. The City Manager and staff exemplify an ongoing commitment to fiscal responsibility, implementing savvy financial planning and management to allocate the City's resources efficiently to ensure high-quality municipal services are delivered to our community while maintaining a healthy financial condition. A strong business community is crucial to the local economy. Businesses in Glendora provide services and goods to the residents, they provide local jobs, and contribute to the overall vibrancy of the City.

**Source: 2024-2025 Glendora Economic Action Plan**



# DEMOGRAPHICS: GLENDORA, CA

## CORE DEMOGRAPHICS



**TOTAL POPULATION<sup>1</sup>**  
51,209



**SEX<sup>2</sup>**  
48% MALE / 52% FEMALE



**MEDIAN AGE**  
40.4



**MEDIAN HOUSEHOLD INCOME<sup>2</sup>**  
\$106,718



**AVERAGE HOME VALUE**  
\$890,961



**BACHELOR'S DEGREE OR HIGHER**  
37.3%



**HOMEOWNERSHIP RATE<sup>2</sup>**  
67.9%

## MAJOR EMPLOYERS

CITRUS COMMUNITY COLLEGE DISTRICT 805

GLENDORA UNIFIED SCHOOL DISTRICT 743

GLENDORA COMMUNITY HOSPITAL 291

FOOTHILL PRESBYTERIAN HOSPITAL 580

COUNTY OF LOS ANGELES-DCFS 540

ORMCO CORP 270

## MAJOR SHOPPING AREAS

DOWNTOWN VILLAGE (N. Glendora Ave.)

ROUTE-66 AVENUE CORRIDOR

WALMART (Auto Center Drive)

GLENDORA AUTO CENTRE

GLENDORA MARKETPLACE

DIAMOND RIDGE

SPROUTS/MARSHALLS

## TRANSPORTATION:



**AIR**

Los Angeles International Airport: 47 miles west; Ontario International Airport: 22 miles east; Long Beach Airport: 47 miles south; Burbank Airport: 35 miles west



**TRUCK**

Metrolink San Bernardino Line (Covina Station accessible by way of Glendora Metrolink Shuttle or Foothill Transit)  
Metro Gold Line (APU/Citrus Station accessible by the way of Glendora Gold Line Shuttle or Foothill Transit)  
Amtrak-National Passenger Railroad (out of LA Union Station 28 miles west.).

Approximately 50 carriers with major freight terminals in Los Angeles.



**BUS**

Foothill Transit for San Gabriel Valley service and the Glendora Mini Bus for service within the City and other designated destinations



**SENIOR/ DISABLED**

Glendora Mini-Bus Dial-A-Ride for local service; Access Services for countywide service

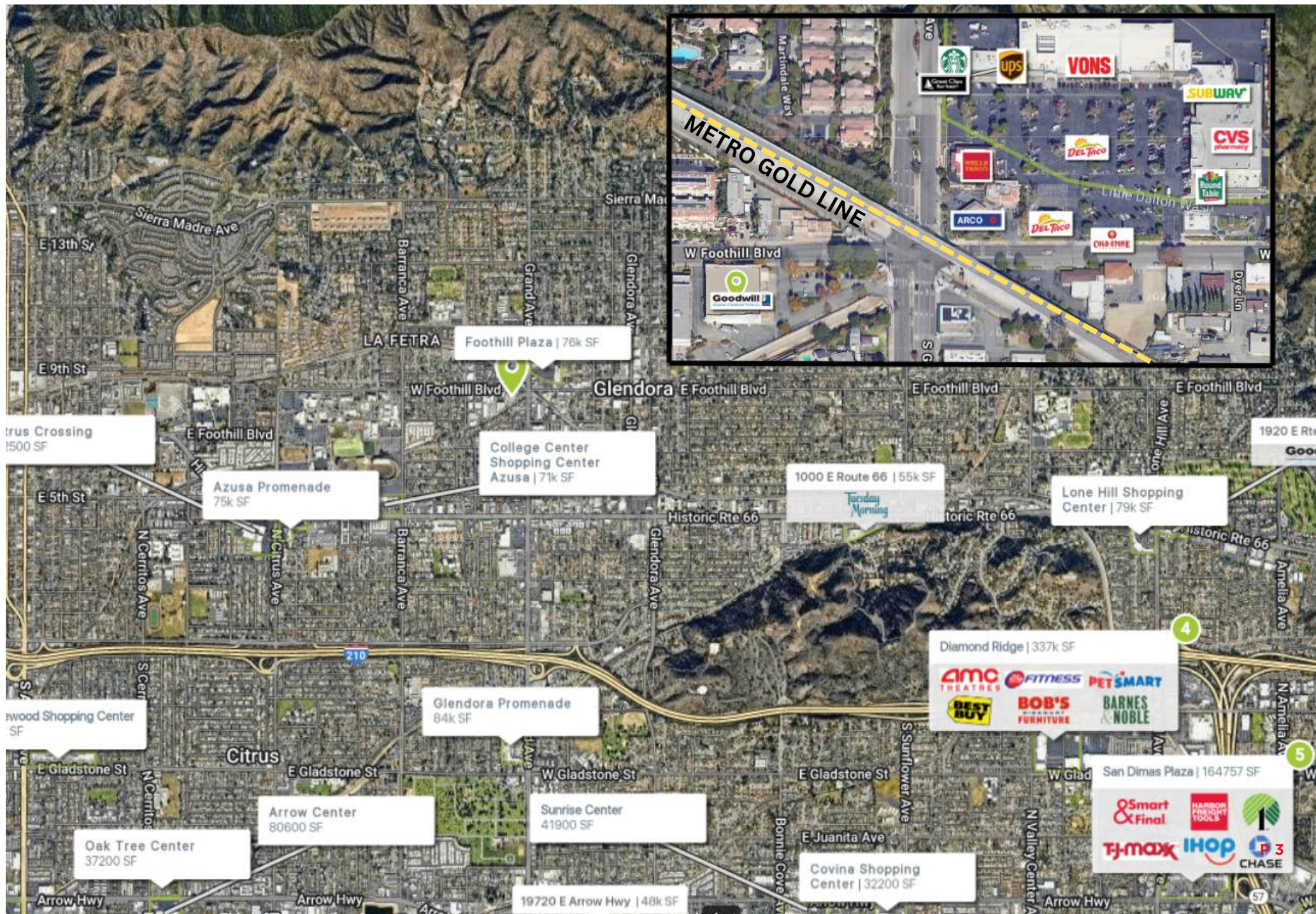
Long Beach Harbor: 34 miles southwest; Los Angeles Harbor: 40 miles southwest.

\* State of California, Dept, of Finance, Jan, 2024

\* 2022 American Community Survey & Year \*

Estimates \*Zillow \*











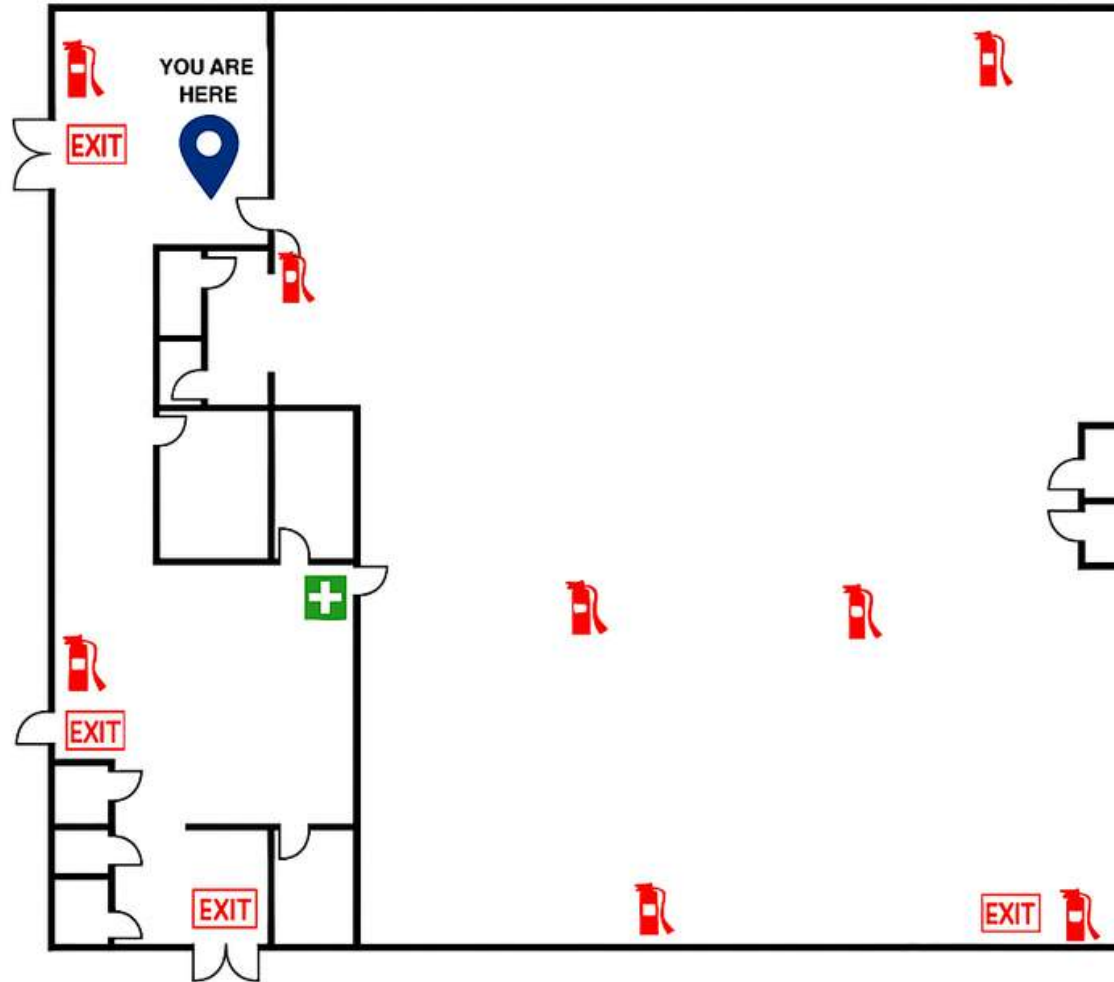


# FLOOR PLAN

+/-14,873 Bldg  
+/- 1.78 Acre Lot

-  Current Location
-  Eye Wash Station
-  Emergency Exit
-  First Aid Kit
-  Fire Extinguisher
-  Assembly Location

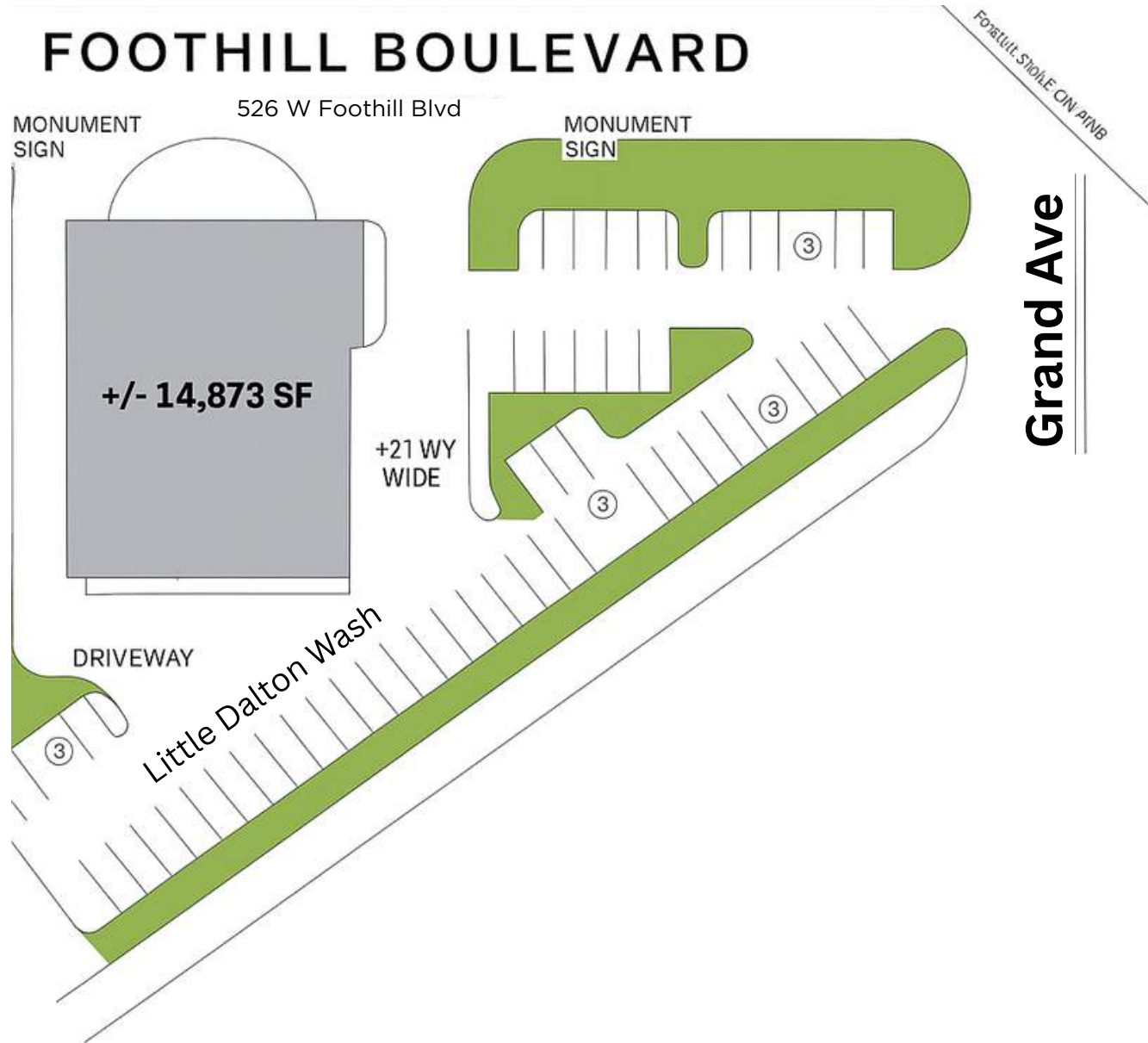
Ground Level Door and Back Lot



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# SITE PLAN

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**+/- 1.78 Acre Lot**



## Zoning and Use:

### Current Zone: Commercial Manufacturing

#### Permitted Uses

- Apparel & accessories sales
- Appliance sales & services
- Art stores / Artist studios
- Audio/video equipment sales
- Bakeries (retail) P Barber /
- Beauty shops
- Beauty/health spas
- Bicycle sales/rental/service
- Blueprinting
- Book sales
- Candy/confectioneries sales
- Catering services
- City facilities
- Convenience stores
- Dental/Medical clinics
- Department stores
- Dry cleaning (pickup only)
- Financial services
- Florists / Gift / Furniture sales
- Food sales
- Furniture repair & upholstery
- Health clinics
- Janitorial services & supplies
- Laboratories
- Landscaping services (no outdoor storage)
- Laundry (self-service)
- Libraries (public)
- Machine shops
- Markets / Pharmacies
- Museums (public) Music / Book / Pet / Sporting goods sales
- Offices
- Outdoor display of goods
- Parks and recreational (public)
- Pet supply sales
- Photography stores & studios
- Plumbing/AC/Electrical svc (Postal / Mail service)
- Printing / Publishing
- Public buildings/utilities
- Shoe repair
- Tailors
- Travel agencies
- Video sales and rental Welding
- Window/Glass/Door svc (no outdoor storage)
- Home occupations

#### Uses that require a CUP

- Alcohol, Off Sales
- Arcade
- Beer and Wine Sales
- Body Art/Tattoos
- Clubs and similar group uses
- Dancing
- Day Care Services
- Drive Thru Business
- Entertainment
- Equipment Rental Yard
- Gym
- Hazardous Materials
- Hotels
- Lodges and similar uses
- Massage Therapy within Spa.
- Pawn Shop
- Recreational Facilities
- Schools
- Service Stations
- Spas
- Swap Meets Indoor
- Wood Products Manufacturing



526 W FOOTHILL BLVD

## ADDITIONAL PHOTOS

+/-14,873 Bldg  
+/- 1.78 Acre Lot



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GLEN DORA, CA 91741

**ZONING:** GDCM

**APN:** 8634-011-058

**PROPERTY USE:** RETAIL STORES

**CONTACT:**

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