# City of Glendora

## **OPPORTUNITY SITES**

A great place to live, work and play!

For more information on the business and development opportunities in the City of Glendora, please contact:

**Chris Jeffers** 

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**Economic Development Specialist** (626) 914-8292

vescalante@ci.glendora.ca.us

Jeff Kugel

**Director of Planning** (626) 914-8214

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**City of Glendora** 116 E Foothill Blvd. Glendora, CA 91741

www.ci.glendora.ca.us

\*Source: Nielsen Co., 2013 Est.



#### Glendora Plaza, 630 S. Grand Ave.

787 SF Retail & 1,239 - 6,076 SF Retail / Restaurant

- Liquor License Available
- Quick Access to 210 Freeway
- Avg. HH Income over \$75,000 w/in 1 mile.
- High Day Time Population, w/in a ¼ mile from Citrus College, Azusa Pacific University, multiple office buildings and several shopping centers.
- Co-Tenants include Dunn-Edwards Paints, Verizon, Simplicity Bank and WaBa Grill.

#### **For Lease**

Contact: Armando Aguirre, Colliers Int. 213.532.3272 Steve McDonald, Studley 213.553.3864



#### Glendora Promenade, 1311 S. Grand Ave.

790 – 2,786 Sq. Ft. Retail / Office Available

- Class A Neighborhood Retail Center
- Quick Access to 210 Freeway
- Avg. HH Income >\$70,000 w/in 5 min Drive Time\*
- Population >77,000 within 5 min Drive Time\*
- Adjacent to AAA Automobile Club
- Co-Tenants include Time Warner, Kiddie Academy, Subway, and Flame Broiler.

#### For Lease

Contact: The Abbey Company 626.963.5605



#### 1031 E. Route 66

1,888 Sq. Ft. Freestanding Restaurant with Patio

- Great Exposure, located on Route 66
- **Prominent Signage**
- **Strong Traffic Counts**
- Avg. HH Income >\$85,000 w/in 3 Miles\*
- Population >113,000 within 3 Miles\*

### **For Lease**

Contact:

Mark Baziak 949.724.5551 **Colliers International** 



Glendora MarketPlace, 1305 S. Lone Hill Ave.

1,500-1,890 Sq. Ft. Retail Available

Glendora Marketplace is 450,000 Sq. Ft. and is anchored by Home Depot, Sam's Club and Kohls. The center is a mix of retail, dining and entertainment. The center is located off the 210 and 57 Freeways.



1770 S. Barranca Ave.

20,800 Sq. Ft. Neighborhood Center

The property sits on over 99,000sqft. of land and is comprised of one single-tenant anchor building (14,800 sq.ft.) and one multi-tenant building (6,000sq.ft.). CVS store now "dark", and CVS has offered a generous lease buy-out creating a great opportunity for owner user or investor with tenant intow to buy center and take advantage of lease buyout monies.

## For Sale or Lease

Contact: **Thomas Mitchell** 909.268.5125 **Realty Asset Services** 



## Lonehill Ave & Gladstone St.

7,000 Sq. Ft. Pad & 3,280 Office Available

The Diamond Ridge Center is a 355,000 sq. ft. regional shopping center adjacent to the 450,000 sq.ft. MarketPlace. Tenants in the immediate area include Home Depot, Kohl's, Staples, Sam's Club and many more. Outstanding identity with quick access to the 210 and 57 Freeways.

## For Lease

Contact:

Steve McDonald 213.553.3864

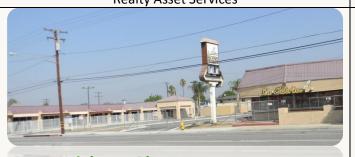
Studley



Jason Ehrenpreis

**CBM** 

310.575.1517



Arrow Highway Plaza, 531-559 Arrow Hwy.

1,200–11,232 Sq. Ft. Office / Retail / Rest. Available

Neighborhood Shopping Center includes three freestanding buildings, previously a daycare center and restaurant.

- **High Visibility**
- Good ingress and egress
- Considerable parking
- **Excellent frontage**

## For Lease

Contact:

Torrey Pacific Group 949.273.1400



**Neighborhood Shopping Center** 

- Anchored by Vons, CVS Pharmacy and Citibank
- **High Visibility**
- Good ingress and egress
- Considerable parking **Excellent frontage**
- End cap space

## For Lease

Contact:

Business Properties Management Co. 949.474.8900



**Neighborhood Shopping Center** 

- Anchored by Vons, CVS Pharmacy and Wells Fargo
- Daytime Population >100,000 w/in 3 miles
- Avg. HH Income >\$80,000/year
- Considerable parking
- **Excellent frontage**
- Close to Azusa Pacific University, Citrus College, two hospitals, and several office buildings.

For Lease Contact:

Torrey Pacific Group 949.273.1400



Route 66 Promenade, 1804 E Route 66

1,200 - 4,500 Sq. Ft. Retail Available

#### **Neighborhood Shopping Center** Anchored by Stater Bros.

- Recent exterior façade improvement Signalized Intersection
- High Traffic, High Visibility
- 3 Mile Population 102,000 1 Mile Radius Avg. HH Income: \$104,000.

## For Lease

Contact:

Alex Shabani 310.575.1517

**CBM** 

Anchored by Albertsons and ACE Hardware 106,535 Total Square Footage Signalized Intersection

development within a ¼ mile.

**Neighborhood Shopping Center** 

Population greater than 250,000 w/in 5 miles\* Avg. HH Income greater than \$75,000 w/in 1-5 miles\*

Approximately 300 new housing units under

For Lease Contact:

Steve Erhard 425.273.0952 ROIC

Glendora Shopping Center, 103-105 W Route 66

1,655 – 1,860 Sq. Ft. Office / Retail Available



Mayflower Center, 940 S. Grand Ave. 2,700 – 5,500 Sq. Ft. Retail Available

**Neighborhood Shopping Center** 

- Anchored by Sports Chalet, Bicycle Central & Radio Shack
- Located immediately off the 210 Frwy at Grand.
  - Signalized Intersection
  - 3 Mile Population 166,801
  - 3 Mile Radius Avg. HH Income: \$77,411

For Lease

Armando Aguirre Contact:

213.532.3272 Colliers Int.