

Glendora Promenade

1301 – 1321 S. GRAND AVE
GLENDDORA, CA 91740



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I EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

Glendora Promenade is a high-quality, newly-renovated neighborhood shopping center conveniently located in the heart of the San Gabriel Valley at the foot of the San Gabriel Mountains. The shopping center comprises 83,787 square feet in three buildings of approximately seven acres of land. The property enjoys excellent frontage on S. Grand Avenue, one of the region's busiest north/south thoroughfares that is exposed to 44,000 vehicles daily."

Originally built in 1986 and renovated in 2009, Glendora Promenade features a prime location at a heavily trafficked intersection, monument signage, concrete parking and elevator-served second level office space. Subway, Flame Broiler, Kiddie Academy, Time Warner, and Healthcare Partners are just a few of the tenants situated on the property. Other tenants use the space for medical and dental offices, pharmacy, education centers, fast food, retail, salons, and office uses.



Property Highlights

- Close Proximity & exposure to the I-210 (Foothill) Freeway, Located at the intersection of Grand Ave & Gladstone.
- Diverse Tenant mix including Retail, Restaurant, Education, Medical, and office space.
- Excellent Parking
- Wonderful Street Exposure



PROPERTY PHOTOS

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Glendora Promenade
1301-1397 S. Grand Ave Glendora



AERIAL

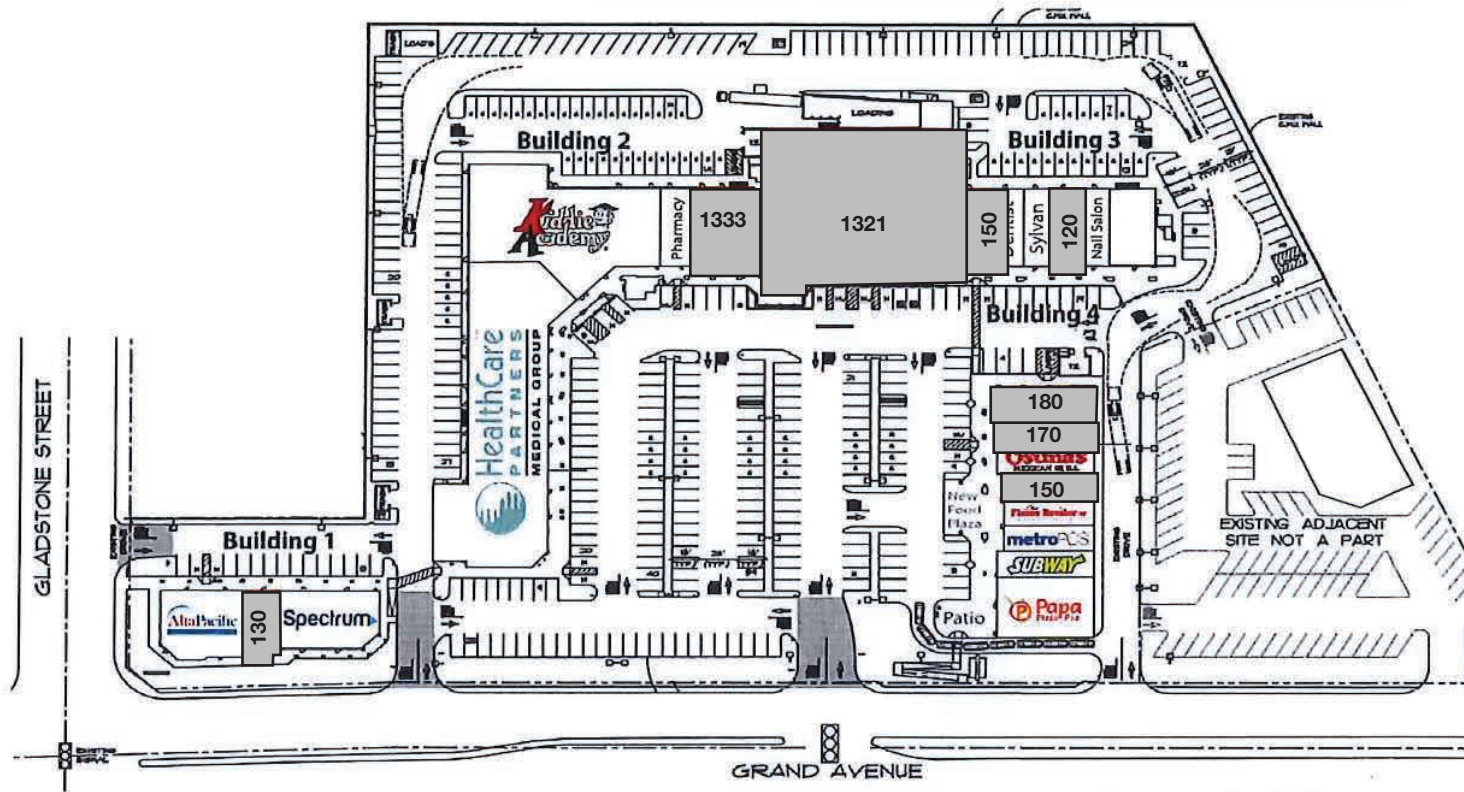
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Glendora Promenade
1301-1397 S. Grand Ave Glendora



SITE PLAN

Glendora Promenade
1301-1397 S. Grand Ave Glendora



Available Spaces

Suite Type	Suite #	Suite Size	Price/SF
Retail/Restaurant	1311-130	1,215	\$2.00-\$2.50
Retail/Restaurant	1311-150	1,215	\$2.00-\$2.50
Retail/Restaurant	1311-170	1,277	\$2.00-\$2.50
Retail/Restaurant	1311-180	1,380	\$2.00-\$2.50
Retail/Medical	1315-150	1,500	\$2.00-\$2.50
Big Box Retail	1321	13,929	\$2.00-\$2.50
Retail/Medical	1333	2,786	\$2.00-\$2.50
Retail/Medical	1395-130	1,263	\$2.00-\$2.50
Office	650-986	\$1.00-\$1.80	

NNN Estimating At \$.35 Cents A Square Foot Per Month



II AREA MARKET

RETAIL MAP

Glendora Promenade
1301-1397 S. Grand Ave Glendora



CITY OVERVIEW

Glendora City

Los Angeles County, CA

Glendora lies at the foothills of the San Gabriel Mountains in eastern Los Angeles County. Residents appreciate its small-town atmosphere combined with proximity to Downtown Los Angeles, which is approximately 23 miles to its west. The downtown area known as Glendora Village serves as a retail and entertainment hub. Glendora's downtown area is one of the best in the San Gabriel Valley. The city's small-town atmosphere combined with safe streets, plenty of housing and a consistently high-ranking school district, has made the city an attractive choice for families.

This affluent community consists of about 58,645 households with an average annual income of \$92,667 within a 3 mile radius. The city expects to add 425 households by 2023 and incomes to rise 4.4% to \$139,098 over the same period. Daytime demographics provide ample foot traffic for area retailers with an average population of 36,084 individuals aged 16+.

Annual Household Expenditures	\$1.42B
Annual Household Retail Expenditures	\$673M
Monthly Household Expenditures	\$6,473
Monthly Retail Expenditures	\$3,060
Total Businesses	2,162
Total Employees	19,087



DEMOGRAPHIC

Glendora Promenade
1301-1397 S. Grand Ave Glendora

Population

	1 Mile	3 miles	5 Miles
2018 Estimated Population	23,864	187,499	313,218

Households

	1 Mile	3 miles	5 Miles
2018 Estimated Households	7,351	58,645	98,399

Income

	1 Mile	3 miles	5 Miles
2018 Est. Average Household Income	\$86,352	\$92,667	\$100,662
2018 Est. Median Household Income	\$73,228	\$76,664	\$81,704
Retail Dollar Expenditure	\$227 M	\$1.88 B	\$3.32 B

Business

	1 Mile	3 miles	5 Miles
2018 Est. Total Businesses	626	6,569	11,249
2018 Est. Total Employees	5,831	60,996	112,402



Total Population
187,391
& Of Employees
151,193

Within
3-Miles
(2018-2023)