

# AVAILABLE GROUND LEASE

1308 Lone Hill Avenue  
Glendora, CA 91740

## FEATURES

- 14,136 SF located at the primary entrance to the Glendora Marketplace. Lone Hill Ave & Glendora Marketplace Dr.
- Nearby Co-Tenants include: Costco, Home Goods, Home Depot, Sam's Club, Walmart, AMC, Best Buy, Barnes & Noble, Pet Smart, Bed Bath & Beyond, etc.
- Property has easy access off the 210 and 57 freeways

## TRAFFIC COUNTS

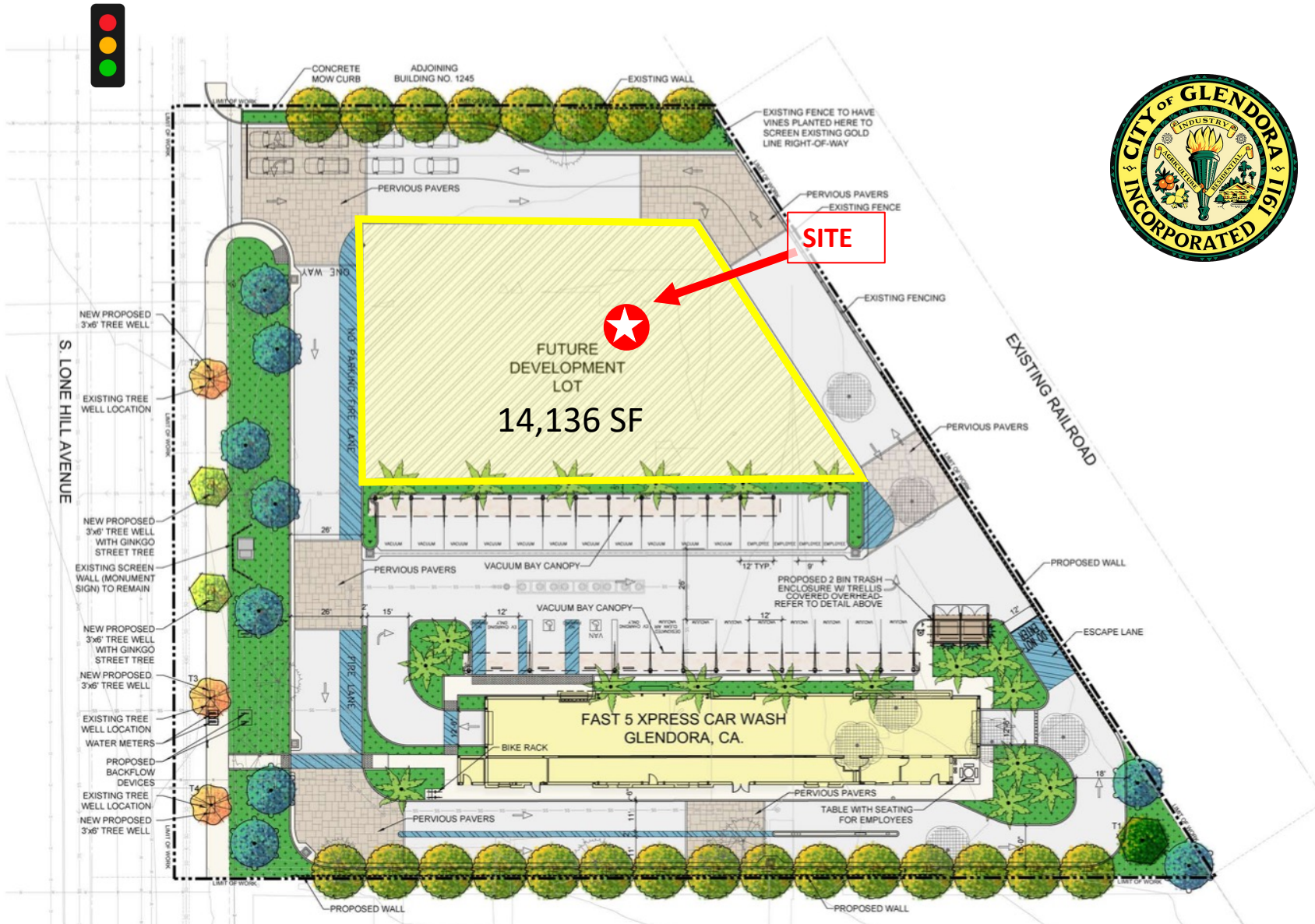
210 FOOTHILL FWY	257,000 ADT
57 FWY	148,000 ADT
LONE HILL AVENUE	37,389 ADT
W. GLADSTONE STREET	11,670 ADT

## DEMOGRAPHICS (2022)

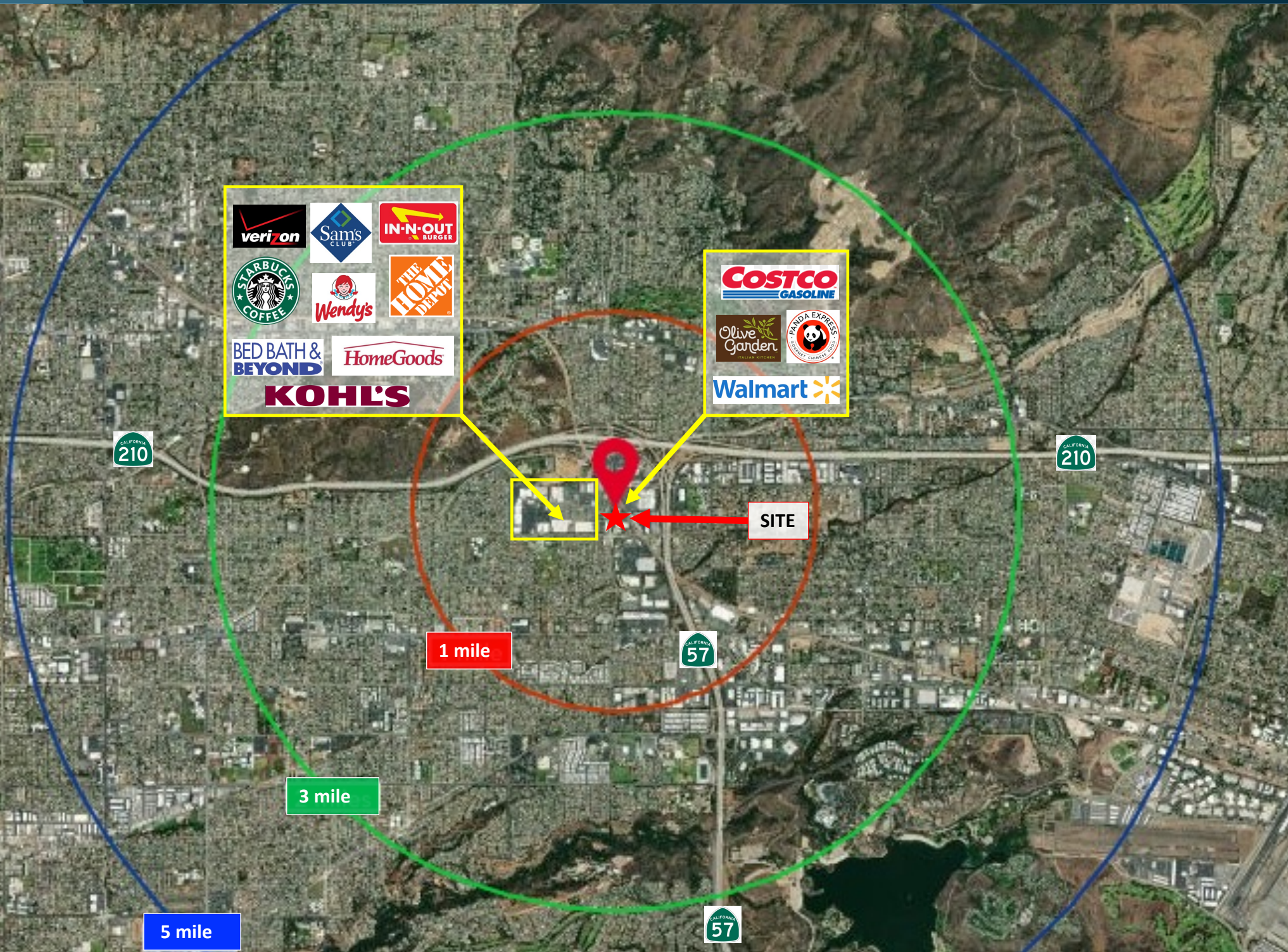
	<u>1 MILE</u>	<u>2 MILE</u>	<u>3 MILE</u>
Estimated Population	12,105	56,581	111,903
Med-HH Income	\$126,808.	\$117,056.	\$115,720.
Median Age	43.9	43.9	43.9
Total Employees	10,705	25,075	42,588

Source Demographics: esri 2022





# Fast Food/Retail Map



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