

# PRIME GLENDORA STATER BROTHERS ANCHORED LOCATION - ROUTE 66 & LONE HILL FOR LEASE



**625 S. LONE HILL AVE  
GLENDORA, CA 91740**



**COMMERCIAL  
ASSET GROUP**

- JOIN NATIONAL AND REGIONAL TENANTS SUCH AS STATER BROTHERS, STARBUCKS, SEE'S CANDIES, DEL TACO, LEGEND CHICKEN, Foothill Bank, ENTERPRISE RENT-A-CAR, MATHNASIUM, AIM MAIL CENTER AND MORE
- SEEKING: RETAIL, MEDICAL, BANK, RESTAURANT
- FAÇADE REMODEL JUST FINISHED
- HIGH VISIBILITY AT A MAJOR SIGNALIZED GLENDORA INTERSECTION WITH EXCELLENT TRAFFIC COUNTS
- 1-MILE AVERAGE HOUSEHOLD INCOME: \$119,000
- AMPLE PARKING

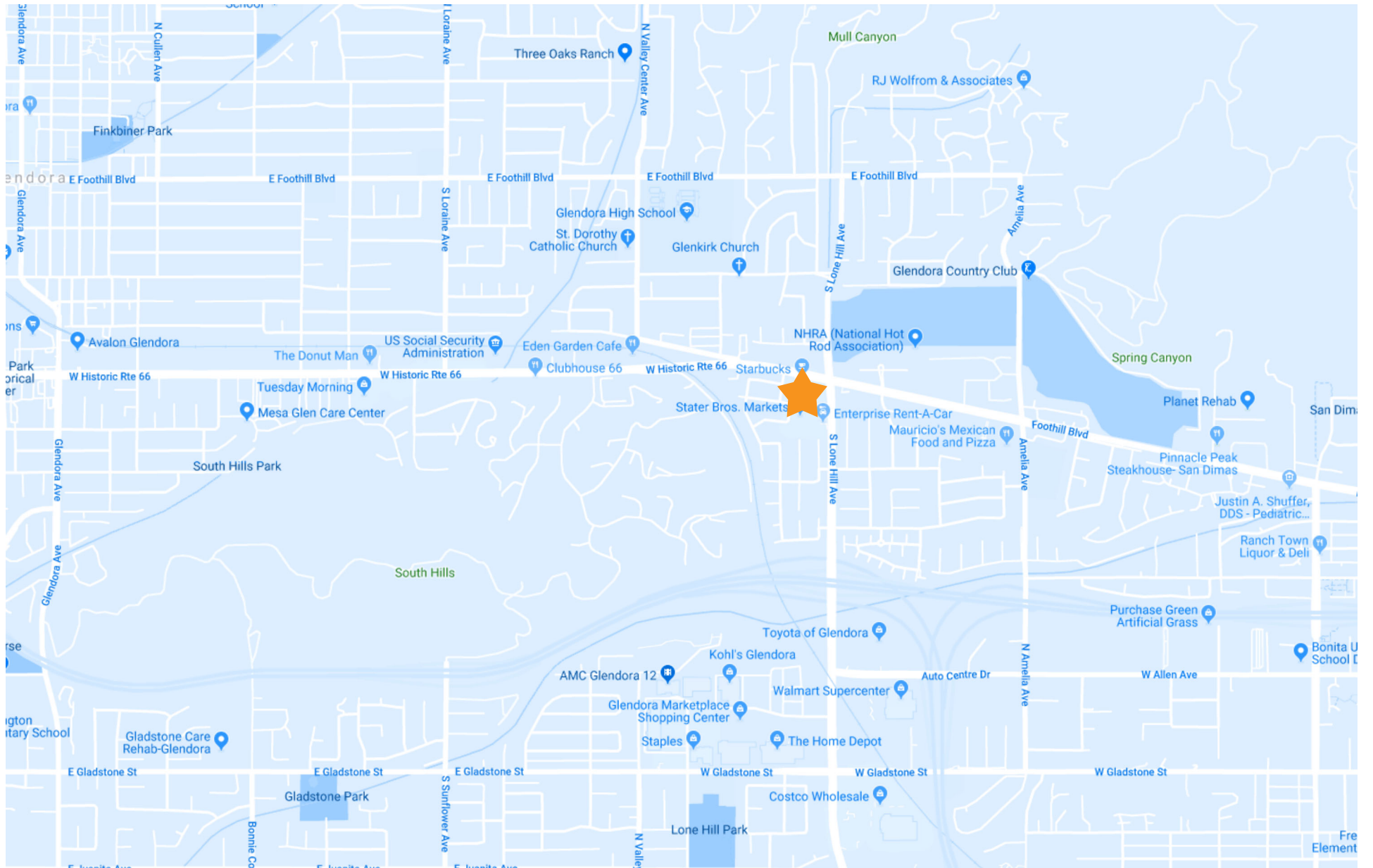
### SPACE SIZE

±4,566 SF

### TRAFFIC COUNT

36,000/DAY

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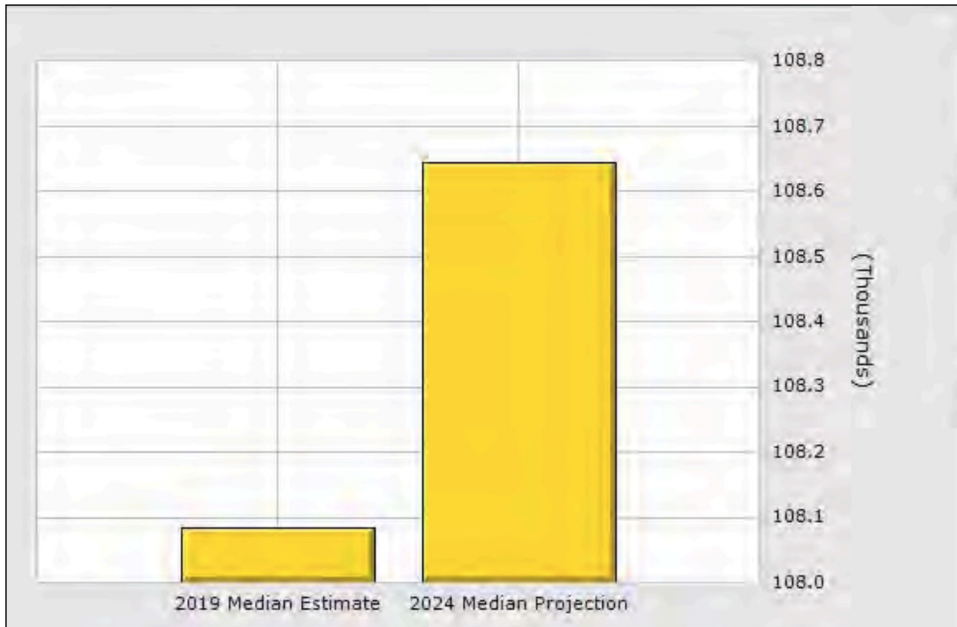
MAP



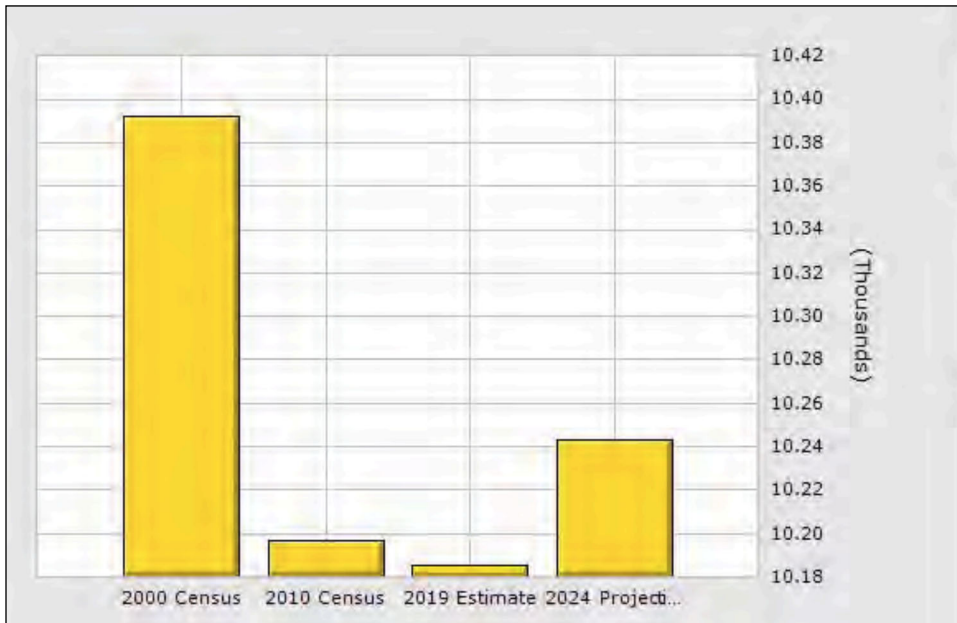
AERIAL



MORE PHOTOS

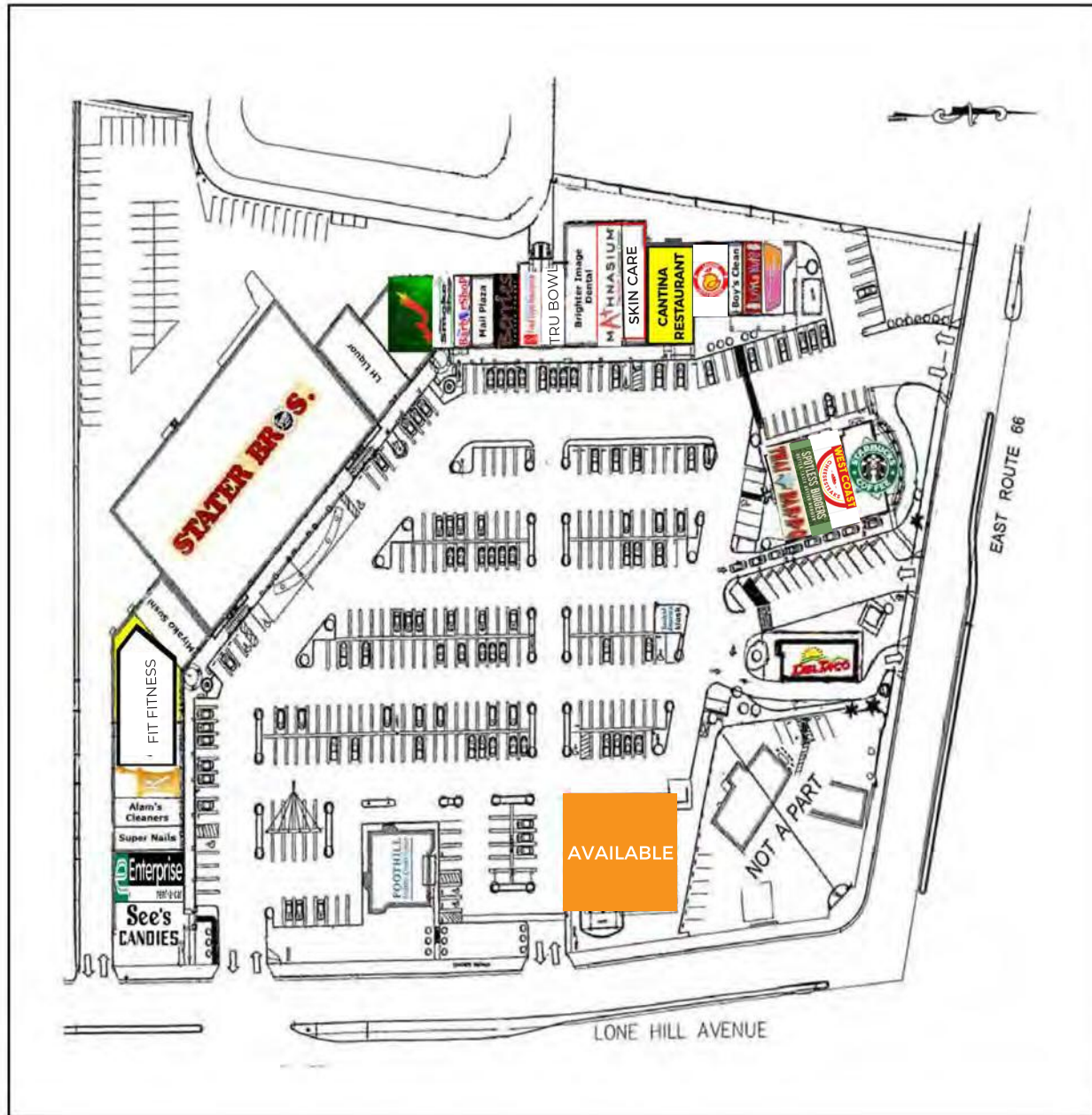


	1 Mile	2 Mile	3 Mile
<b>Population</b>			
2019 Total Population:	10,185	44,459	99,463
2024 Population:	10,243	44,581	100,463
Pop Growth 2019-2024:	0.57%	0.27%	1.01%
Average Age:	41.50	40.40	40.20
<b>Households</b>			
2019 Total Households:	3,443	15,141	34,575
HH Growth 2019-2024:	0.41%	0.03%	0.98%
Median Household Inc:	\$108,084	\$87,043	\$82,198
Avg Household Size:	2.90	2.90	2.80
2019 Avg HH Vehicles:	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value:	\$673,717	\$583,740	\$542,735
Median Year Built:	1966	1967	1969



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# DEMOGRAPHICS



# SITE PLAN



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