

GLENDORA PLAZA

630 SOUTH GRAND AVENUE | GLENDORA | CA 91740



**WELCOME TO
GLENDORA PLAZA**

LEASE RATE & AVAILABILITY

- Lease Rate: \$4.00 PSF + \$0.70 PSF NNN charges with equipment OBO
- In-Line Store - ±1,183 SQ. FT. - (Former Fixturized Burger Grill QSR)
- Built-Out QSR Improvements w/±12' Hood, Walk-In Cooler & Greasetrap

PROPERTY HIGHLIGHTS

- This 5 year old center is a 13 unit, single level, retail center that caters to a blend of lifestyle, indoor/outdoor dining & shopping
- The Center is located on Grand Ave. just south of the signalized corner of Rte 66 & Grand Ave. and just north of the 210 Freeway on one of Glendora's prime north/south thoroughfares
- Amazing visibility, curb side appeal & storefront signage

- 461 ft. of frontage on Grand Ave. & 189 ft. on Frontage on Colorado
- Superior Class A Construction. Striking aesthetic & functionality
- 7 + per/1000 Parking Ratio
- Excellent Accessibility with 3 entry points on Grand Ave. & 2 on Colorado Ave.
- Green & Eco-Friendly Features: Interior LEG lights fixtures & artificial grass
- Every unit has its unique design with gives each Tenant the ability to stand out and provides strong brand identity
- Up to 25" Ceiling Heights

AREA TENANTS INCLUDE:



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Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.legendarycre.com

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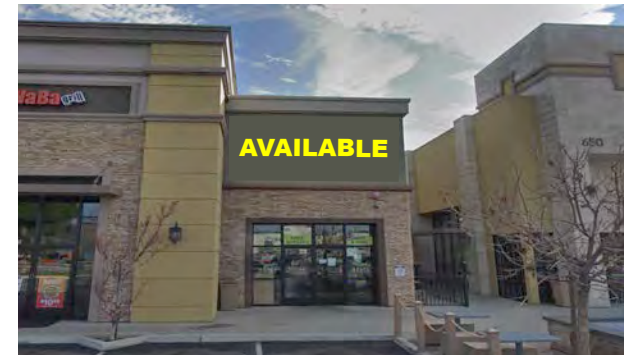


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PROPERTY SURROUNDINGS

- South Grand Avenue is the main north/south thoroughfare through Glendora with access off the I-210 Freeway.
- Glendora Plaza is located across the street from the New Grand + Alostia Center anchored by Sprouts Market, Marshalls, Coffee Bean and shadow-anchored by a One West Bank, Wells Fargo Bank and also across from a Los Angeles County Office building with over 700 employees.
- Within 1/4 mile radius from a Von's Market, Union Bank, Foothill Presbyterian Hospital, East Valley Medical, Azusa Pacific University and Citrus College (with over 21,000 students).
- Average household income is over \$85,306 within a 1-mile radius and \$98,138 in a 3-mile radius.
- Multi-Million Dollar Estate Homes can be found in the foothills of Glendora.



SUPERIOR CONSTRUCTION

- High ceiling 25 Feet + Height
- Patio/Seating areas
- Fire Sprinklers



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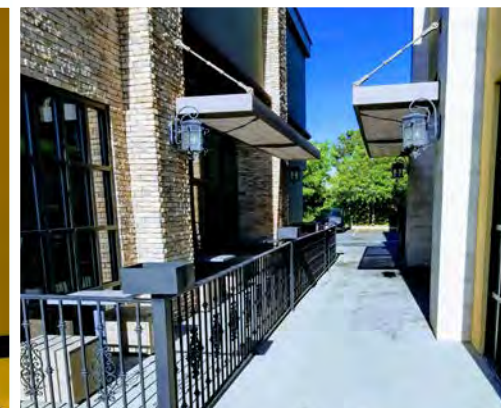
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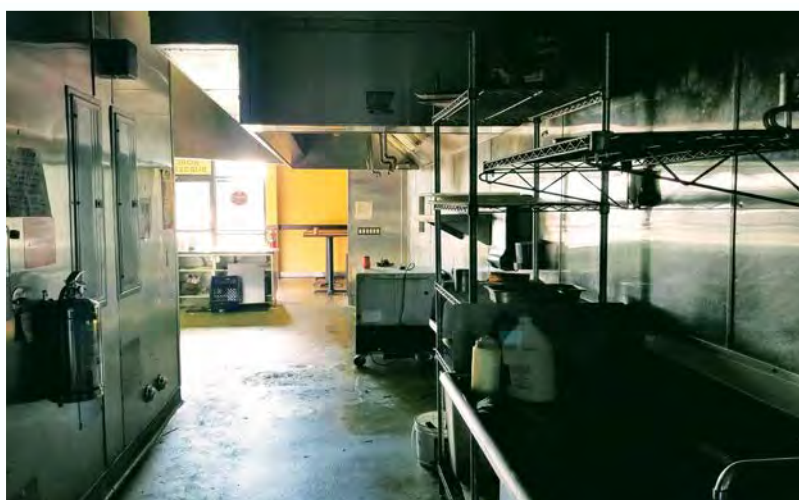
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Built-Out QSR Restaurant
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Walk-In Cooler

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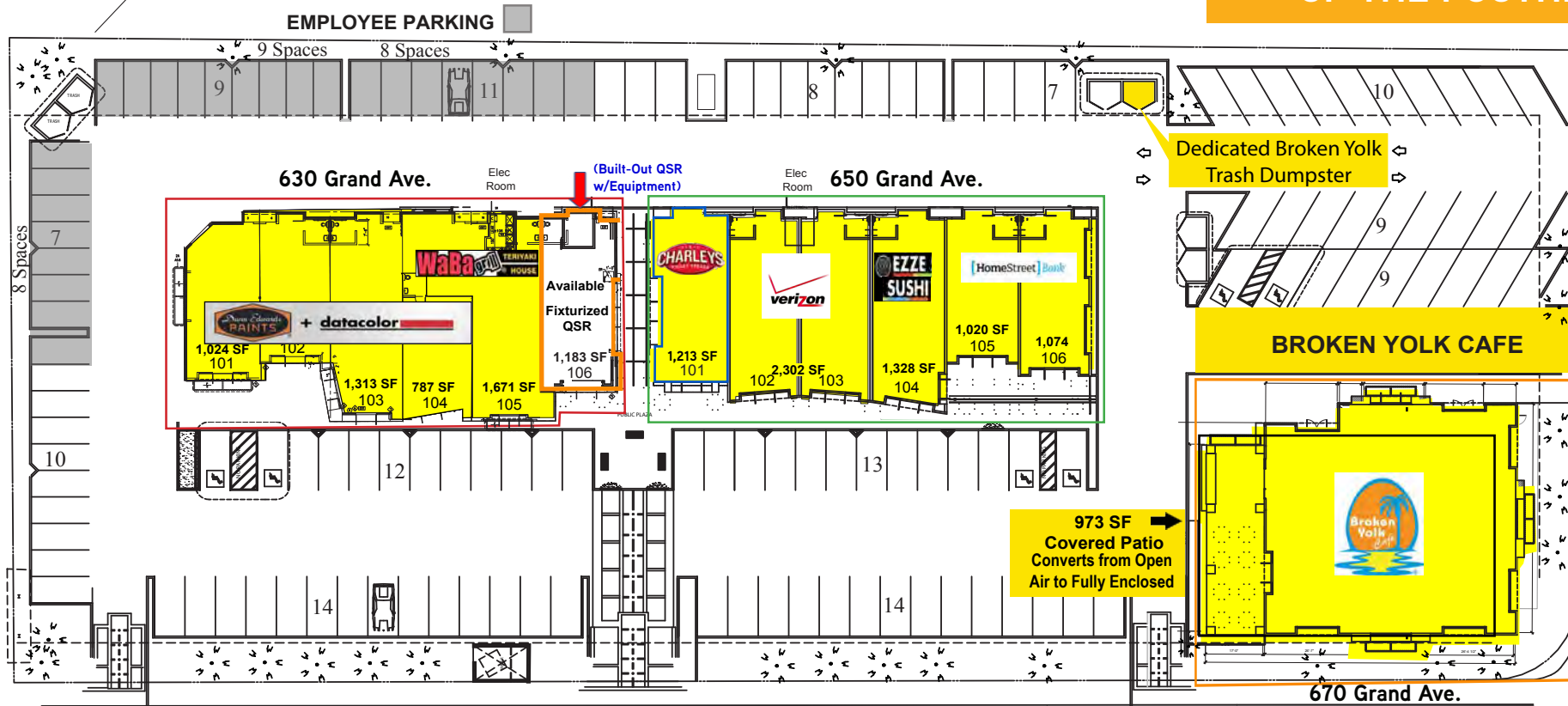
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PRIDE OF THE FOOTHILLS



Parking Ratio:
133 Spaces provided - 7+ / per 1,000 sf

GRAND AVE.

Available Leased Pending

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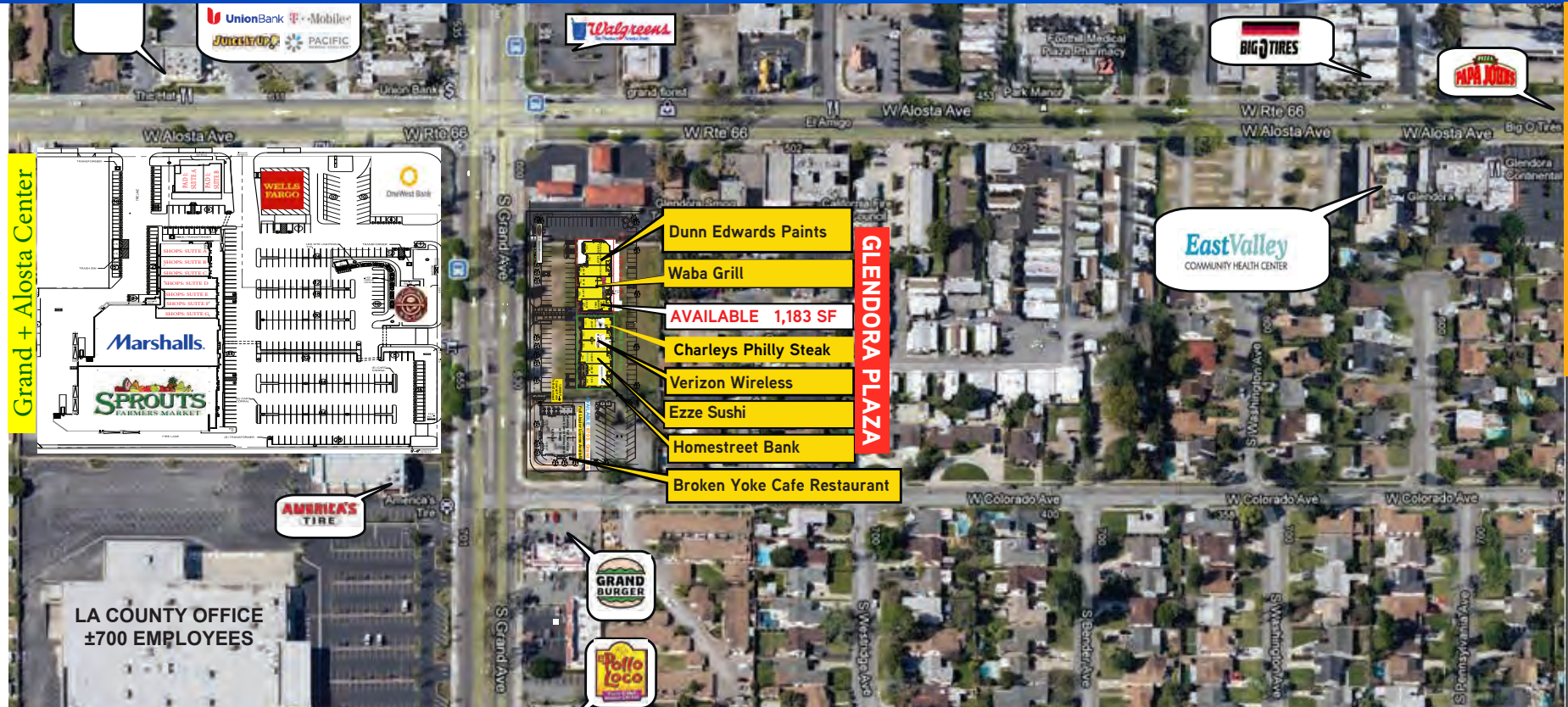
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DEMOGRAPHICS

	1-MILE	2-MILE	3-MILE
2019 Population:	23,318	145,238	124,522
Avg. Household Income:	\$85,306	\$98,138	\$103,916

TRAFFIC COUNTS

Grand Ave. & Route 66	±60,000 CPD
S. Grand Ave. & Colorado Ave.	±35,079 CPD
S. Grand Ave. & Baseline Rd.	±40,479 CPD

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AERIAL OVERVIEW



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Executive Summary

630 S Grand Ave, Glendora, California, 91740
Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 34.12700
Longitude: -117.87255

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2000 Population	20,866	133,573	116,204
2010 Population	21,310	136,682	117,718
2019 Population	23,318	145,235	124,522
2024 Population	24,258	148,555	127,032
2000-2010 Annual Rate	0.21%	0.23%	0.13%
2010-2019 Annual Rate	0.98%	0.66%	0.61%
2019-2024 Annual Rate	0.79%	0.45%	0.40%
2019 Male Population	48.4%	48.9%	48.4%
2019 Female Population	51.6%	51.1%	51.6%
2019 Median Age	34.7	35.9	38.8

In the identified area, the current year population is 124,522. In 2010, the Census count in the area was 117,718. The rate of change since 2010 was 0.61% annually. The five-year projection for the population in the area is 127,032 representing a change of 0.40% annually from 2019 to 2024. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 34.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	65.9%	60.9%	56.8%
2019 Black Alone	2.6%	2.7%	3.5%
2019 American Indian/Alaska Native Alone	1.1%	0.9%	0.9%
2019 Asian Alone	9.5%	10.1%	14.7%
2019 Pacific Islander Alone	0.1%	0.1%	0.2%
2019 Other Race	15.0%	20.2%	18.9%
2019 Two or More Races	5.8%	5.1%	4.9%
2019 Hispanic Origin (Any Race)	43.3%	55.9%	51.6%

Persons of Hispanic origin represent 51.6% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 82.7 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	76	111	126
2000 Households	6,751	40,931	37,348
2010 Households	6,697	41,514	37,890
2019 Total Households	7,311	43,750	39,652
2024 Total Households	7,580	44,579	40,242
2000-2010 Annual Rate	-0.08%	0.14%	0.14%
2010-2019 Annual Rate	0.95%	0.57%	0.49%
2019-2024 Annual Rate	0.73%	0.38%	0.30%
2019 Average Household Size	2.97	3.26	3.11

The household count in this area has changed from 37,890 in 2010 to 39,652 in the current year, a change of 0.49% annually. The five-year projection of households is 40,242, a change of 0.30% annually from the current year total. Average household size is currently 3.11, compared to 3.08 in the year 2010. The number of families in the current year is 30,236 in the specified area.

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Mortgage Income			
2019 Percent of Income for Mortgage	38.0%	34.7%	34.4%
Median Household Income			
2019 Median Household Income	\$68,521	\$77,838	\$83,334
2024 Median Household Income	\$81,195	\$91,016	\$99,509
2019-2024 Annual Rate	3.45%	3.18%	3.61%
Average Household Income			
2019 Average Household Income	\$85,306	\$98,138	\$103,916
2024 Average Household Income	\$102,129	\$115,937	\$123,100
2019-2024 Annual Rate	3.67%	3.39%	3.45%
Per Capita Income			
2019 Per Capita Income	\$27,438	\$29,546	\$33,089
2024 Per Capita Income	\$32,827	\$34,746	\$38,994
2019-2024 Annual Rate	3.65%	3.30%	3.34%

Households by Income
Current median household income is \$83,334 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$99,509 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$103,916 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$123,100 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$33,089 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$38,994 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	64	70	71
2000 Total Housing Units	6,924	41,892	38,258
2000 Owner Occupied Housing Units	3,857	27,206	25,851
2000 Renter Occupied Housing Units	2,893	13,725	11,496
2000 Vacant Housing Units	174	961	911
2010 Total Housing Units	7,021	43,052	39,465
2010 Owner Occupied Housing Units	3,873	27,600	25,779
2010 Renter Occupied Housing Units	2,824	13,914	12,111
2010 Vacant Housing Units	324	1,538	1,575
2019 Total Housing Units	7,742	45,247	41,146
2019 Owner Occupied Housing Units	4,091	28,793	26,067
2019 Renter Occupied Housing Units	3,220	14,957	13,585
2019 Vacant Housing Units	431	1,497	1,494
2024 Total Housing Units	8,034	46,069	41,724
2024 Owner Occupied Housing Units	4,283	29,668	26,617
2024 Renter Occupied Housing Units	3,297	14,912	13,625
2024 Vacant Housing Units	454	1,490	1,482

Currently, 63.4% of the 41,146 housing units in the area are owner occupied; 33.0%, renter occupied; and 3.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 39,465 housing units in the area - 65.3% owner occupied, 30.7% renter occupied, and 4.0% vacant. The annual rate of change in housing units since 2010 is 1.87%. Median home value in the area is \$586,707, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.29% annually to \$625,621.

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