

RESTAURANT FOR LEASE

GLENDORA PLAZA

650 SOUTH GRAND AVENUE - UNIT 101 | GLENDORA | CA 91740



630 S. Grand Ave.



Former Restaurant
For Lease

LEASE RATE & AVAILABILITY:

- Lease Rate: \$4.00 PSF \ (\$3.50 PSF Year 1 Start Rate) + 0.70¢ NNN Charges
- Available In-Line Store - ±1,213 SQ. FT. - (Former Charley's Philly Steak QSR)
- Built-Out QSR Improvements w/±(2) - 6 Ft Hoods, Walk-In Cooler & Grease Trap
- Prime Location, Upscale Architecture, Aesthetics, & Store Front Signage

PROPERTY HIGHLIGHTS

- This 11 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

650 S. Grand Ave.

- Superior Class A Construction with 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

PROJECT & AREA TENANTS INCLUDE:



Armando Aguirre
Founder | Corporate Broker
License No. 01245842
213.926.5595
Armando.Aguirre@legendarycre.com



Sheretta Morris
Exe Manager | RE Leasing Specialist
License No. 01739452
213.842.2670
smorris@legendarycre.com

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

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GLENDORA
PLAZA



PROPERTY SURROUNDINGS

650 Grand Ave.

- 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, and Wells Fargo Bank. It is also across from a Los Angeles County Office building with over 700 employees.
- Within ¼ mile radius from Citrus College and Azusa Pacific University (with ±24,000 Students & Faculty) , Foothill Presbyterian Hospital, East Valley Hospital, Von's Market, & Union Bank.
- Average Household Income is over \$109,076 within 1 mile radius and \$116,464 in a 3-Mile Radius.
- Multi Million Dollar Estate Homes can be found in the foothills of Glendora approximatley 1-mile north of this center.



SUPERIOR CONSTRUCTION

- High Ceiling 25 Feet + Height
- Ventilation Ready (for Restaurant)
- Grease Trap (for Restaurant)
- Beautiful Outdoor Patio/Seating Area
- Fire Sprinklers



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Fryer & Food Warmer Area
(Equipment not included)



Sandwich Assembly Area
(Equipment not included)



Food Prep Area
(Equipment not included)



Menu Board & Order Area



Inside Seating Area
(Tables & Chairs not included)



Representative Photo of Walk-In Cooler

(Shelves not included)

(Walkin Cooler, Walkin in Freezer, Hoods, Counter & Exterior Grease Trap will remain).

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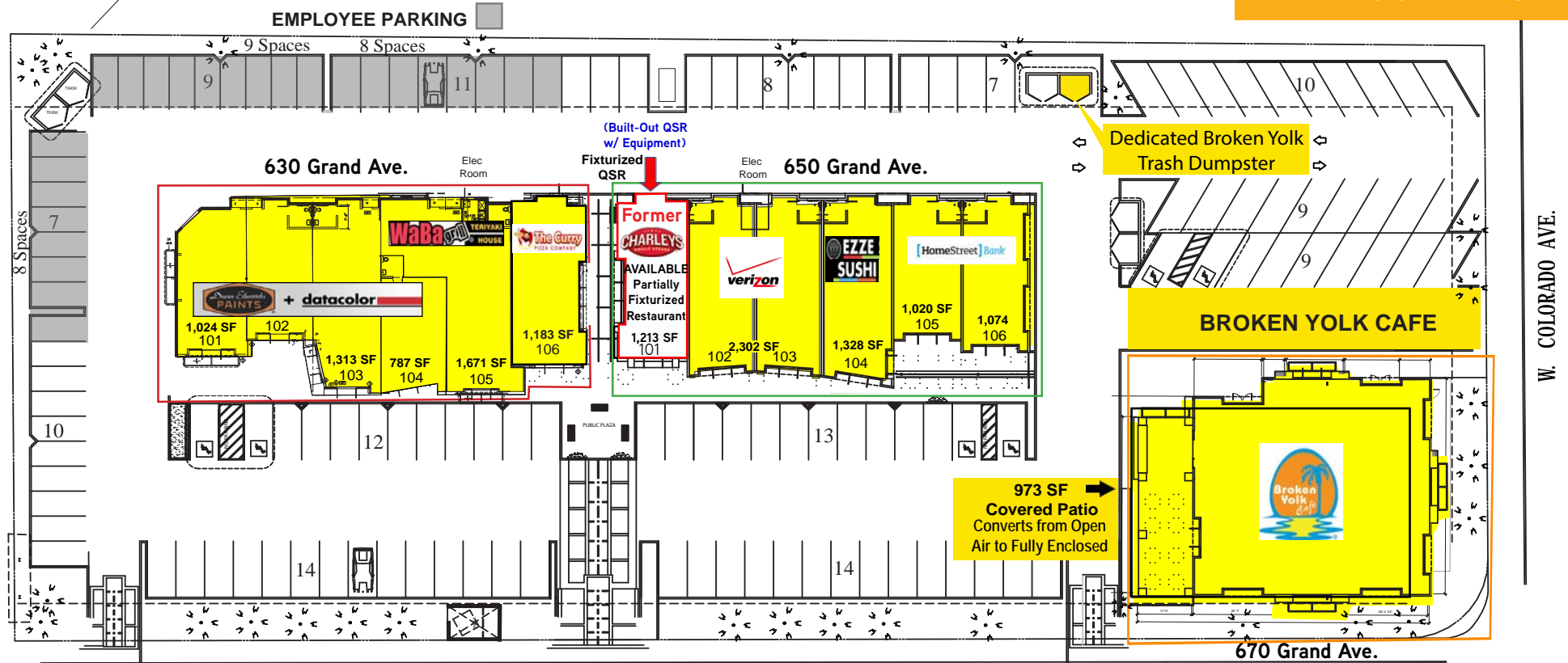
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PRIDE OF THE FOOTHILLS



 Available Leased Pending



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SCENIC
ROUTE 66

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2022 Population:	20,909	157,936	274,841
Median Household Income:	\$88,920	\$91,512	\$94,212
Average Household Income:	\$109,076	\$116,464	\$119,306

TRAFFIC COUNT 2022 (Adj)
Grand Ave / Route 66 72,600 CPD
210 Freeway & Glendora Ave 289,000 CPD

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Grand + Alost Center



Marshalls



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AERIAL OVERVIEW



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AVAILABLE

CHARLEYS
PHILLY STEAKS

WINGS • PHILLY STEAKS

650



POTENTIAL RESTAURANT EQUIPMENT LIST

(Tenant to Verify)

- Walk in Cooler
- Walk in Freezer
- (2) Hoods
- Make up Air Unit
- (6) Ton A/C Unit
- Grease interceptor (Outside)
- Water Heater
- (3) Compartment Sink, Prep Sink, and (2) Hand Sink
- Soda Station / Ice Maker Service Area
- Camera system, speakers and TV Connection

SUPERIOR CONSTRUCTION

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Demographic and Income Comparison Profile

650 S Grand Ave, Glendora, California, 91740
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.12690
Longitude: -117.87251

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	20,909	157,936	274,841
Households	6,522	48,191	85,924
Families	4,677	36,805	65,437
Average Household Size	2.94	3.19	3.14
Owner Occupied Housing Units	3,867	31,511	57,003
Renter Occupied Housing Units	2,655	16,680	28,919
Median Age	32.9	34.6	35.8
Census 2020 Summary			
Population	23,256	164,788	287,360
Households	7,304	51,949	92,179
Average Household Size	2.89	3.09	3.06
2022 Summary			
Population	23,355	164,670	286,245
Households	7,318	51,953	91,907
Families	5,216	39,416	69,673
Average Household Size	2.90	3.09	3.06
Owner Occupied Housing Units	4,088	32,719	59,786
Renter Occupied Housing Units	3,230	19,235	32,120
Median Age	34.6	36.5	37.6
Median Household Income	\$88,920	\$91,512	\$94,212
Average Household Income	\$109,076	\$116,464	\$119,306
2027 Summary			
Population	22,948	161,526	279,599
Households	7,202	51,097	90,014
Families	5,140	38,793	68,306
Average Household Size	2.89	3.08	3.05
Owner Occupied Housing Units	4,062	32,353	58,831
Renter Occupied Housing Units	3,140	18,745	31,184
Median Age	36.2	38.0	38.9
Median Household Income	\$105,550	\$106,560	\$108,077
Average Household Income	\$133,927	\$139,851	\$142,641
Trends: 2022-2027 Annual Rate			
Population	-0.35%	-0.38%	-0.47%
Households	-0.32%	-0.33%	-0.42%
Families	-0.29%	-0.32%	-0.40%
Owner Households	-0.13%	-0.22%	-0.32%
Median Household Income	3.49%	3.09%	2.78%

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2022 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	425	5.8%	2,566	4.9%	4,462	4.9%
\$15,000 - \$24,999	300	4.1%	2,408	4.6%	4,293	4.7%
\$25,000 - \$34,999	403	5.5%	3,019	5.8%	4,741	5.2%
\$35,000 - \$49,999	637	8.7%	4,720	9.1%	7,798	8.5%
\$50,000 - \$74,999	1,189	16.2%	8,201	15.8%	14,450	15.7%
\$75,000 - \$99,999	1,123	15.3%	7,044	13.6%	12,557	13.7%
\$100,000 - \$149,999	1,817	24.8%	12,216	23.5%	21,676	23.6%
\$150,000 - \$199,999	830	11.3%	6,273	12.1%	11,577	12.6%
\$200,000+	593	8.1%	5,505	10.6%	10,352	11.3%
Median Household Income	\$88,920		\$91,512		\$94,212	
Average Household Income	\$109,076		\$116,464		\$119,306	
Per Capita Income	\$34,587		\$36,830		\$38,285	

2027 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	281	3.9%	1,685	3.3%	2,890	3.2%
\$15,000 - \$24,999	170	2.4%	1,457	2.9%	2,484	2.8%
\$25,000 - \$34,999	183	2.5%	1,749	3.4%	2,717	3.0%
\$35,000 - \$49,999	328	4.6%	3,149	6.2%	5,080	5.6%
\$50,000 - \$74,999	1,031	14.3%	7,461	14.6%	13,224	14.7%
\$75,000 - \$99,999	1,240	17.2%	7,425	14.5%	13,196	14.7%
\$100,000 - \$149,999	2,057	28.6%	13,071	25.6%	22,562	25.1%
\$150,000 - \$199,999	1,071	14.9%	7,822	15.3%	14,437	16.0%
\$200,000+	841	11.7%	7,278	14.2%	13,425	14.9%
Median Household Income	\$105,550		\$106,560		\$108,077	
Average Household Income	\$133,927		\$139,851		\$142,641	
Per Capita Income	\$42,521		\$44,329		\$45,889	

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