

TURN-KEY RESTAURANT  
pad spaces for lease in  
Glendora power center  
that includes a Home  
Depot, Sam's Club,  
Kohl's, and an In-N-Out



FOR LEASE

2ND GENERATION RESTAURANT SPACES WITH PATIOS

**NWC of S. Lone Hill Ave. + Gladstone St. – Glendora**

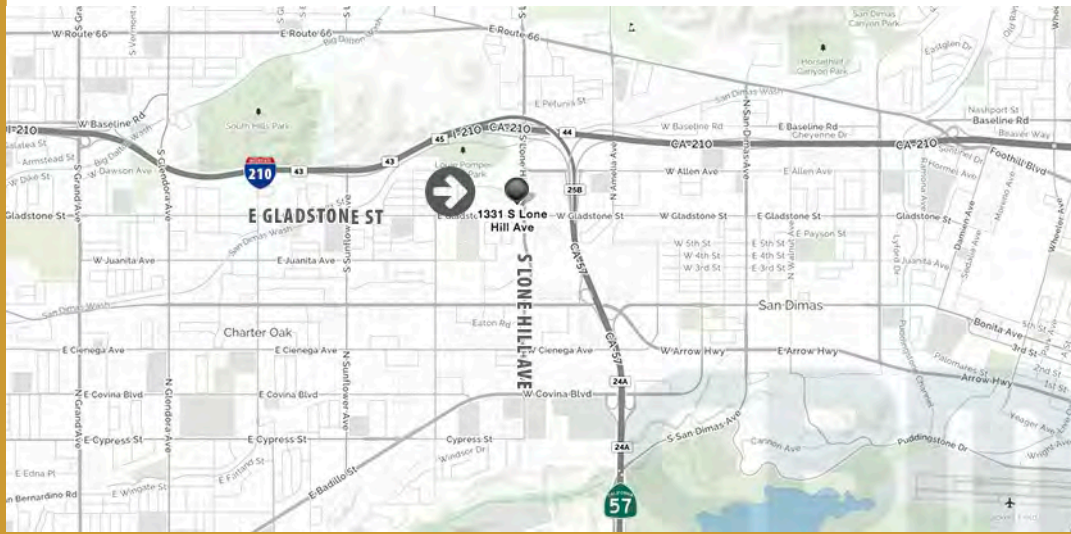
**FEATURES...**

- ± 2,100 sq ft END CAP restaurant available
- ± 1,440 sq ft INLINE restaurant available
- Both restaurants have patios
- S. Lone Hill monument signage available
- Ample parking: 100 spaces (4.54/1k SF)
- Great visibility and access
- Experienced and diligent family-owned and managed center
- Recently signed lease with America's Best Contacts & Eyeglasses

**AREA AMENITIES...**

- In a 800,000 sq ft Glendora power center
- Strong area demographics: 1-mile average HH income: \$97,000
- Easy access to the 210 & 57 freeways
- Signalized intersection
- Traffic counts: 62k+ CPD
- The primary retail hub of the trade area

**1331 S. LONE HILL AVENUE – GLENDORA, CA 91773**



**CONTACT...**

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**MORE INFO...**  
▶ visit [cbm1.com](http://cbm1.com)

The information contained herein has been obtained from the Owner of the property and/or other sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. CBM is performing acts that require a real estate license: CA Real Estate Brokers License # 00982859.

# Aerial



## Photos



# Site Plan



GLADSTONE

**CBM**  
CENTERS  
BUSINESS  
MANAGEMENT  
**FOR LEASE**

10200 W

# Demographics

## Demographic Snapshot Comparison Report for My Site, 1331 S Lone Hill Ave, Glendora, CA, 91740:

	1 mile(s)	3 mile(s)	5 mile(s)
<b>Population: 2014B</b>			
Total Population	14,831	111,983	285,444
Female Population	52.62%	52.07%	51.48%
Male Population	47.38%	47.93%	48.52%
Population Density	4,720	3,960	3,634
Population Median Age	42.5	41.2	36.2
Employed Civilian Population 16+	6,702	49,692	121,064
% White Collar	67.3%	67.1%	62.2%
% Blue Collar	32.7%	32.9%	37.8%
Total Employees	9,008	41,173	91,084
Total Establishments*	696	4,323	9,428
Population Growth 2000-2010	-7.67%	0.87%	0.79%
Population Growth 2014B-2019	4.75%	1.30%	0.96%
<b>Income: 2014B</b>			
Average Household Income	\$96,622	\$95,540	\$86,206
Median Household Income	\$72,980	\$71,886	\$64,061
Per Capita Income	\$33,523	\$33,571	\$27,941
Avg Income Growth 2000-2010	41.06%	32.73%	30.43%
Avg Income Growth 2014B-2019	14.24%	14.64%	15.01%
<b>Households: 2014B</b>			
Households	5,113	39,015	90,601
Average Household Size	2.85	2.83	3.04
Hhld Growth 2000-2010	-4.65%	2.75%	0.33%
Hhld Growth 2014B-2019	5.68%	1.63%	1.16%
<b>Housing Units: 2014B</b>			
Occupied Units	5,113	39,015	90,601
% Occupied Units	99.34%	99.31%	98.82%
% Vacant Housing Units	0.66%	0.69%	1.18%
Owner Occ Housing Growth 2000-2010	-5.71%	0.78%	-0.66%
Owner Occ Housing Growth 2000-2019	2.44%	4.18%	2.03%
Owner Occ Housing Growth 2014B-2019	5.80%	1.50%	1.01%
Occ Housing Growth 2000-2010	-4.65%	2.75%	0.33%
Occ Housing Growth 2010-2019	8.84%	4.68%	4.48%
Occ Housing Growth 2014B-2019	5.68%	1.63%	1.16%
<b>Race and Ethnicity: 2014B</b>			
% American Indian or Alaska Native Population	0.71%	0.78%	0.97%
% Asian Population	9.00%	9.75%	10.37%
% Black Population	1.96%	2.84%	3.80%
% Hawaiian or Pacific Islander Population	0.16%	0.16%	0.17%
% Multirace Population	5.15%	5.12%	4.96%
% Other Race Population	9.62%	11.37%	17.30%
% White Population	73.40%	70.00%	62.44%
% Hispanic Population	35.57%	36.82%	48.82%
% Non Hispanic Population	64.43%	63.18%	51.18%