



New Listing

2ND GENERATION RESTAURANT IN GLENDORA POWER CENTER

JOIN NEWLY OPENED BLAZE PIZZA & NEWLY SIGNED FATBURGER

1331 S. Lone Hill Avenue
Glendora, CA 91773

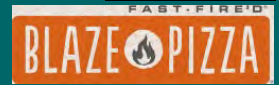
(NWC of S. Lone Hill Ave. & W. Gladstone)

FEATURES

- 1,440 SF Fixturized Restaurant Space Available
- 2,000 SF Retail Available—2019
- Join Newly Opened Blaze Pizza & Newly Signed Fatburger
- S. Lone Hill Blvd. Monument Signage Available
- Ample Parking—100 spaces = 4.54/1k SF
- Great Visibility and Access
- Experienced and Diligent Family-Owned and Managed Center

AREA STRENGTHS

- Located in Prime Glendora Power Center with Home Depot, In N Out, Sam's Club & Kohl's & Countless More
- Affluent Area Demographics—Avg. HH Income \$105+ within 1 mile
- Easy Access to 210 & 57 FWYS
- Signalized Intersection
- Traffic Counts 62k+
- In the Center of Primary Retail Hub of Trade Area
- Major Signalized Intersection



CONTACT...

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Aerial



Photos



Site Plan



GLADSTONE

102 W I-17

Future Availability

Demographics

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2017A			
Total Population	15,060	113,822	292,418
Female Population	52.72%	52.15%	51.56%
Male Population	47.28%	47.85%	48.44%
Population Density	4,793	4,025	3,723
Population Median Age	44.2	42.7	37.6
Employed Civilian Population 16+	7,204	53,456	132,002
% White Collar	67.6%	67.3%	62.1%
% Blue Collar	32.4%	32.7%	37.9%
Total Q2 2017 Employees	9,954	42,648	104,417
Total Q2 2017 Establishments*	728	4,534	9,944
Population Growth 2000-2010	-7.67%	0.87%	0.79%
Population Growth 2017A-2022	5.40%	1.04%	0.01%
Income: 2017A			
Average Household Income	\$105,159	\$102,308	\$92,116
Median Household Income	\$77,695	\$76,149	\$68,474
Per Capita Income	\$36,339	\$35,835	\$29,705
Avg Income Growth 2000-2010	41.06%	32.73%	30.43%
Avg Income Growth 2017A-2022	12.67%	12.99%	13.16%
Households: 2017A			
Households	5,174	39,550	92,468
Average Household Size	2.85	2.83	3.03
Hhld Growth 2000-2010	-4.65%	2.75%	0.33%
Hhld Growth 2017A-2022	6.78%	2.01%	1.35%
Housing Units: 2017A			
Occupied Units	5,174	39,550	92,468
% Occupied Units	99.10%	99.10%	98.60%
% Vacant Housing Units	0.90%	0.90%	1.40%
Owner Occ Housing Growth 2000-2010	-5.71%	0.78%	-0.66%
Owner Occ Housing Growth 2000-2022	3.77%	4.57%	2.90%
Owner Occ Housing Growth 2017A-2022	6.92%	1.84%	1.16%
Occ Housing Growth 2000-2010	-4.65%	2.75%	0.33%
Occ Housing Growth 2010-2022	11.28%	6.50%	6.82%
Occ Housing Growth 2017A-2022	6.78%	2.01%	1.35%
Race and Ethnicity: 2017A			
% American Indian or Alaska Native Population	0.70%	0.77%	0.94%
% Asian Population	9.52%	10.25%	10.85%
% Black Population	1.96%	2.82%	3.73%
% Hawaiian or Pacific Islander Population	0.16%	0.16%	0.17%
% Multirace Population	5.34%	5.28%	5.12%
% Other Race Population	9.70%	11.42%	17.32%
% White Population	72.62%	69.30%	61.87%
% Hispanic Population	35.94%	37.12%	49.01%
% Non Hispanic Population	64.06%	62.88%	50.99%