





Property Highlights

- Prime endcap space ideal for food uses available
- Outdoor patio seating
- Highly competitive Sprouts & Marshall's Anchored Center
- High traffic counts at Grand Avenue & Route 66 – ~50,500 CPD (Source: Sites USA, 2026)
- Close proximity to Citrus College & Azusa Pacific University East Campus, which together represent a combined 24,400 students and faculty
- Adjacent to The Gables on 66 project - a relatively new development including 106 town homes, 20 single family homes and 2,000 SF of retail
- Signage opportunity on W. Route 66



Co-tenants & Neighbors

SPROUTS
FARMERS MARKET

Marshall's

ACE
The helpful place.

LA FITNESS

VONS

Walgreens

CVS

Albertsons

Location Information

- Positioned along major corridors like Route 66 and near the 210 Freeway,
- Glendora draws customers from surrounding communities expanding the potential service area beyond the immediate city.
- The city's stable residential base of families and professionals creates demand for regular dining and specialty retail services.
- Glendora's upscale suburban character supports higher service pricing compared to more saturated urban markets,
- Quality-focused Sprouts anchor tenant attracts customers willing to invest in premium services.



254,696

Daytime Population
5 mile radius

1 mile radius

25.9%

Population 10-24 Years

\$128,891

Average Household Income

\$792,702

Average Home Value

2.85

Average Household Size

22.9%

Bachelor's Degree

14%

Graduate's Degree



~7,200

students & faculty

CitrusCollege

~17,200

students & faculty

(Sources: CitrusCollege.edu, 2026 & APU.edu, 2026)



Total Population

1 mile

22,851

3 miles

160,154

5 miles

279,276

*Strength of
retail sales
in trade area*

3 mile radius



Apparel & Services

\$140,727,726

Education & Services

\$106,110,546

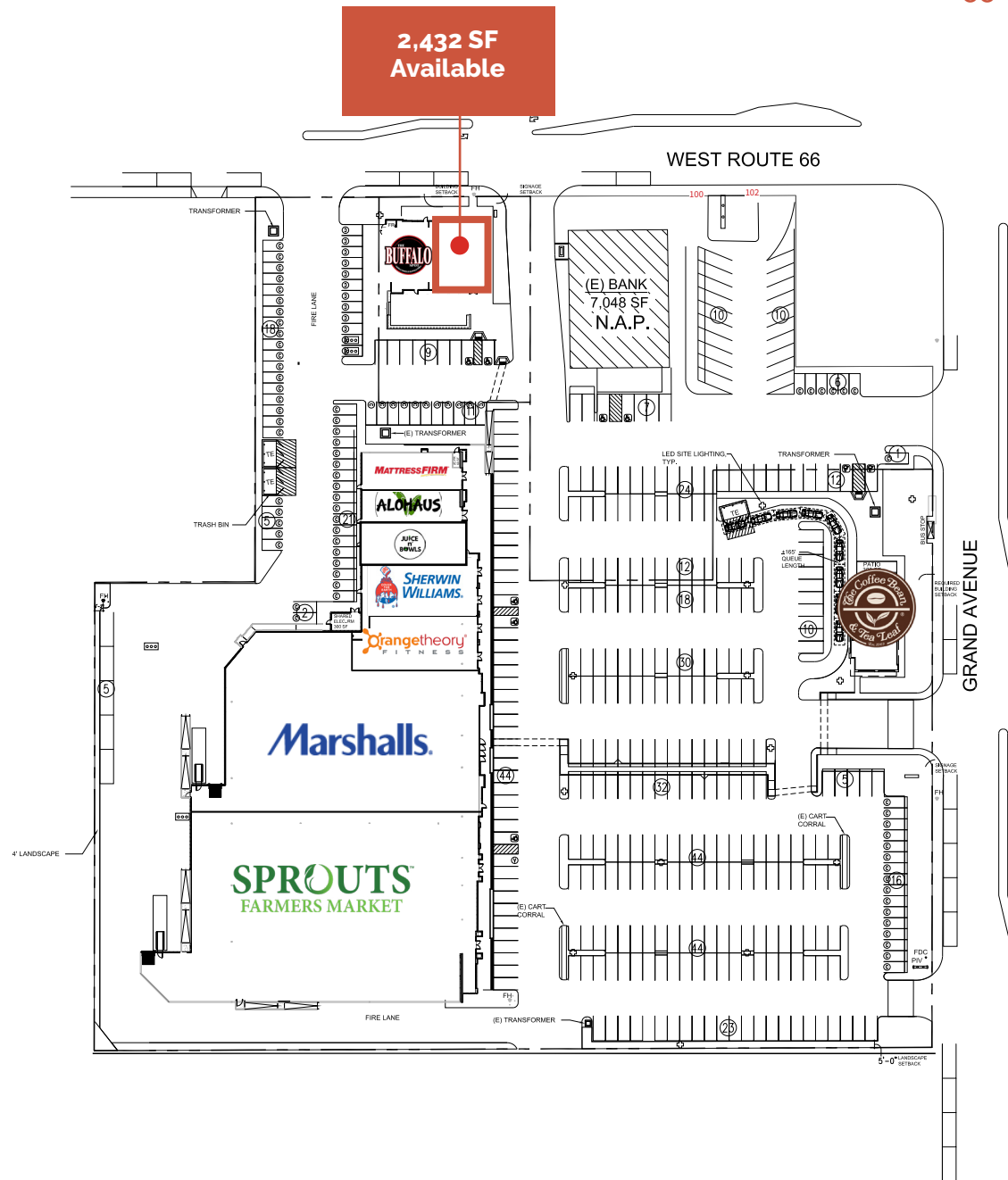
Personal Care & Services

\$60,658,923

Source: Esri, 2026

Site Plan

655 S GRAND AVE., GLENDORA, CA



Area Map



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