218 Glendora Ave
LA PUENTE, CA 91744

MEDICAL OFFICE BUILDING FOR SALE

DAVID CHEN, CCIM, MBA, MRED
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA

PROPERTY SUMMARY & HIGHLIGHTS

Asking Price:	$2,800,000
Price per SF:	$303.19
Total Building SF:	±9,235 SF
Lot SF:	±19,372 SF
Year Built:	1980
Zoning:	DBD
Parking Ratio:	24 spaces
APN:	8246-004-024

An excellent opportunity to acquire a freestanding professional/medical office building in the heart of La Puente. The approximately **9,235-square-foot, two-story building** sits on an approximately **0.44-acre lot** and offers a flexible configuration suitable for an owner-user, investor, or a variety of professional and medical office uses.

The property features **24 surface parking spaces**, prominent building signage and street exposure, multiple points of access, and a layout that can accommodate single- or multi-tenant occupancy. The existing improvements include reception and office areas, multiple restrooms, and flexible spaces that can be adapted to meet the needs of medical, dental, legal, accounting, insurance, real estate, or other professional users.

Strategically located near the **City of Industry, Hacienda Heights, and Rowland Heights**, the property provides convenient access to the greater San Gabriel Valley and is within close proximity to the **60 Freeway**, with connections to the 605 and 57 Freeways. The surrounding area offers a strong mix of businesses, restaurants, shopping, transportation, and other amenities.

With its freestanding identity, substantial parking, flexible floor plan, and central San Gabriel Valley location, **218 Glendora Avenue presents a compelling opportunity for an owner-user looking to establish a long-term business location or an investor seeking a versatile professional/medical office asset**.

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EXTERIOR PHOTOS

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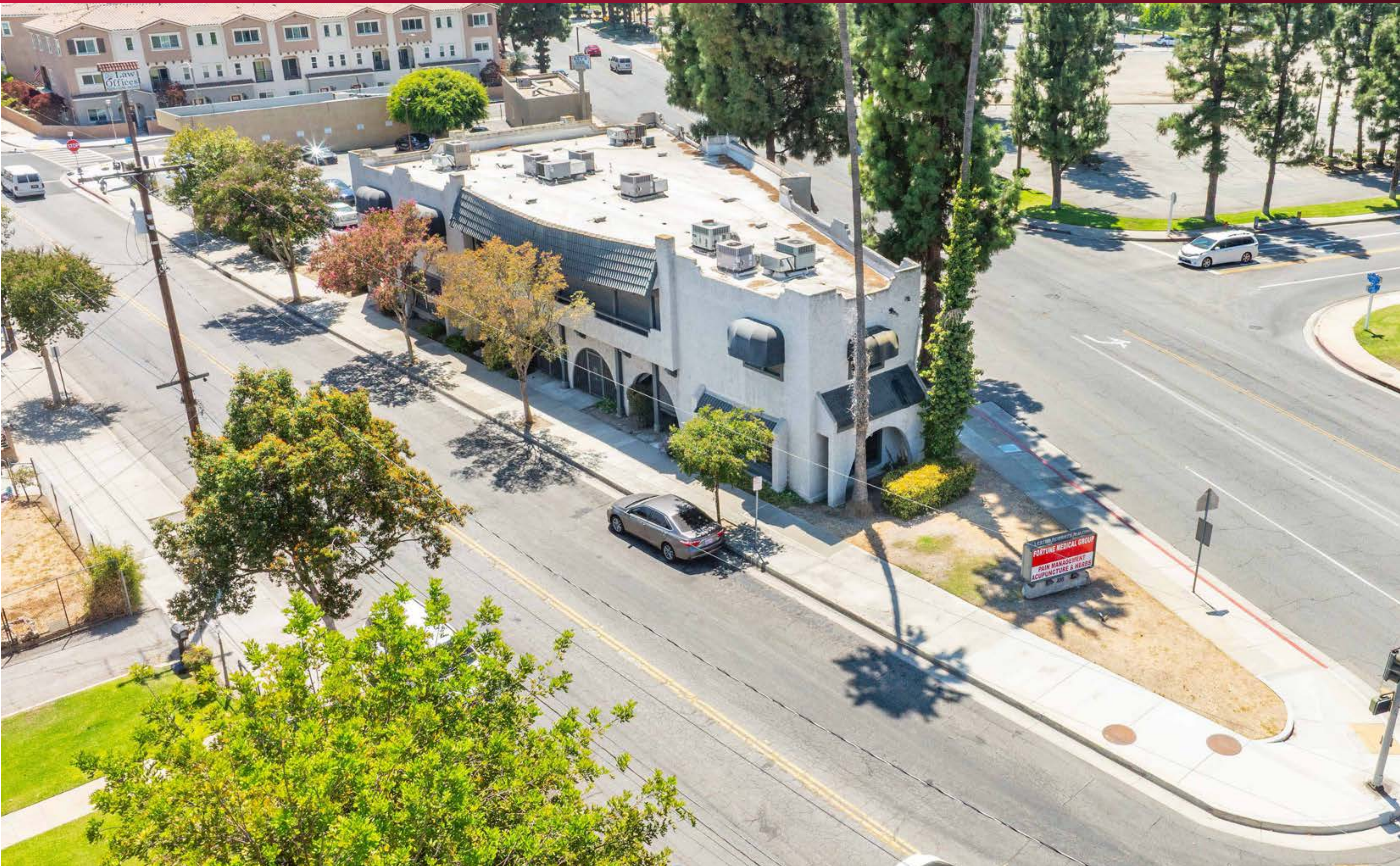

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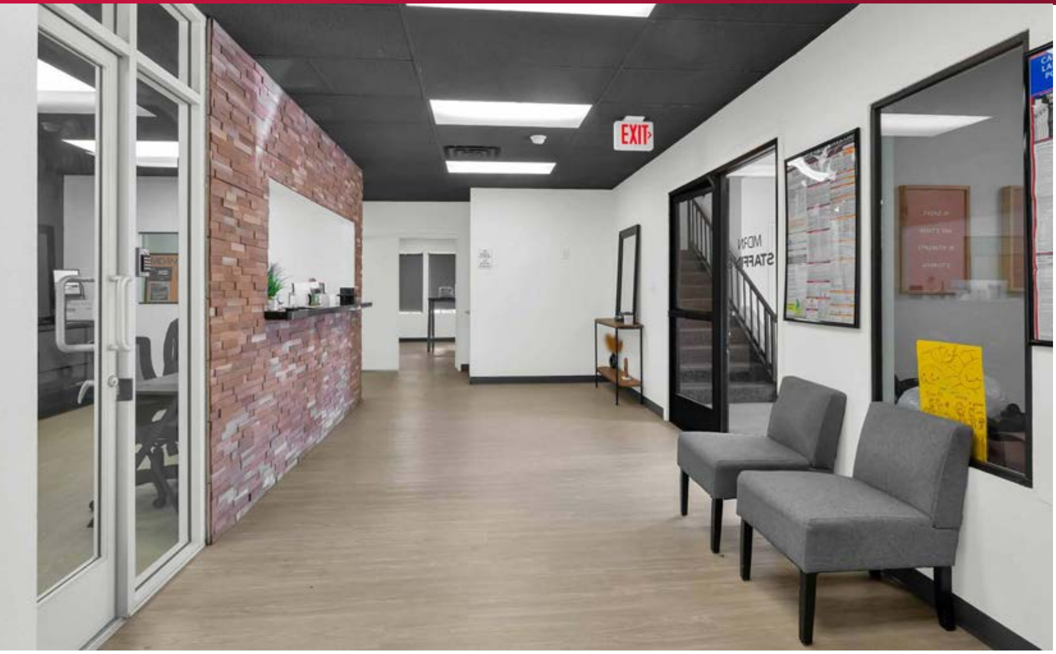
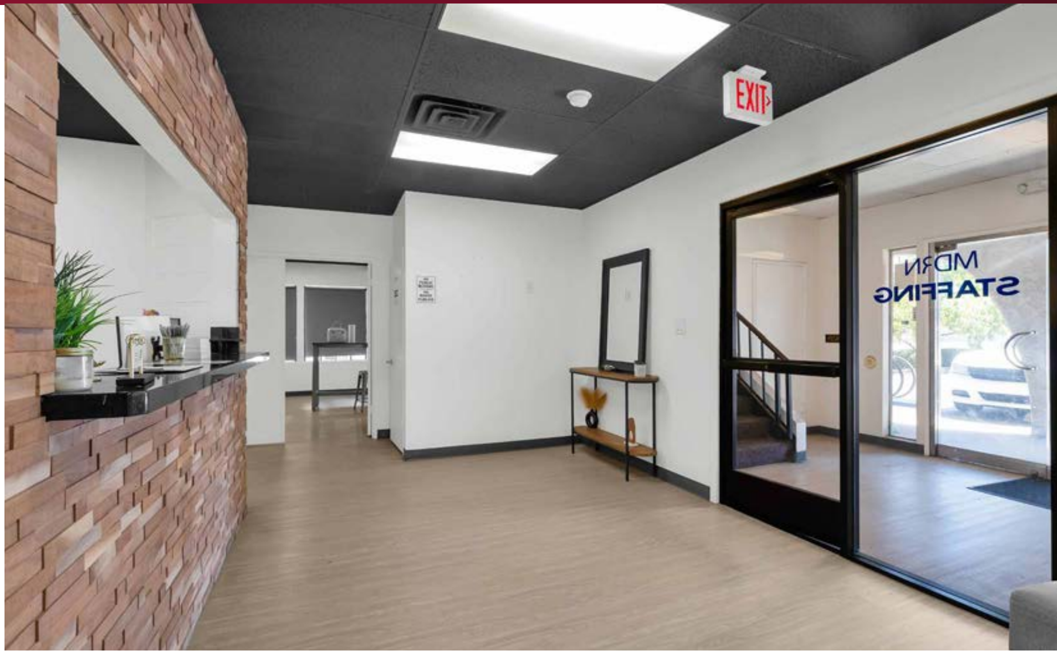
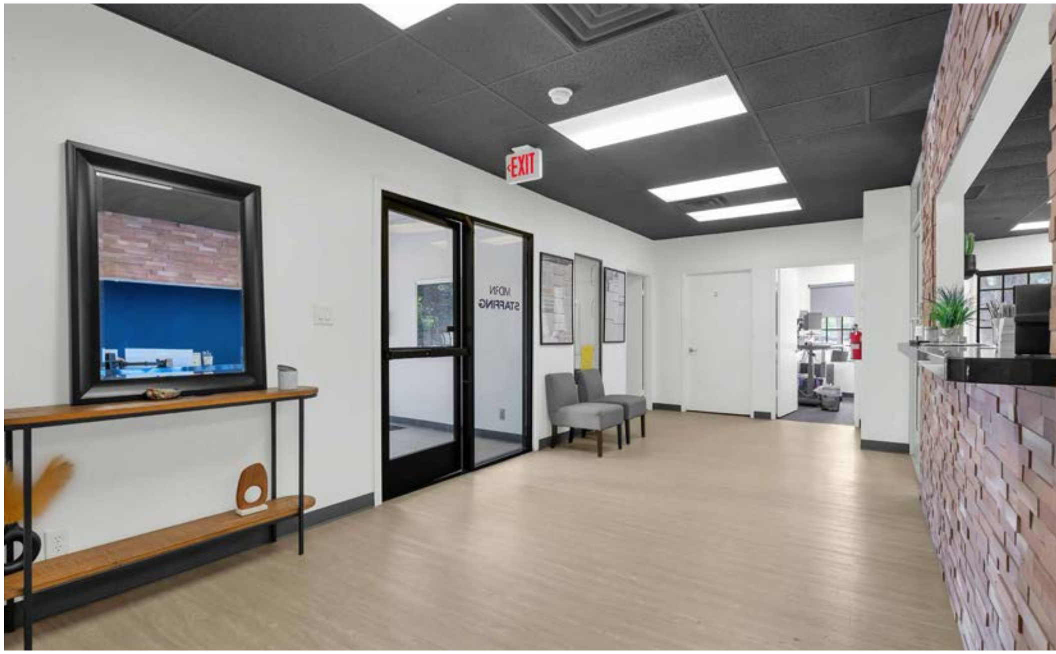
INTERIOR PHOTOS | FIRST FLOOR







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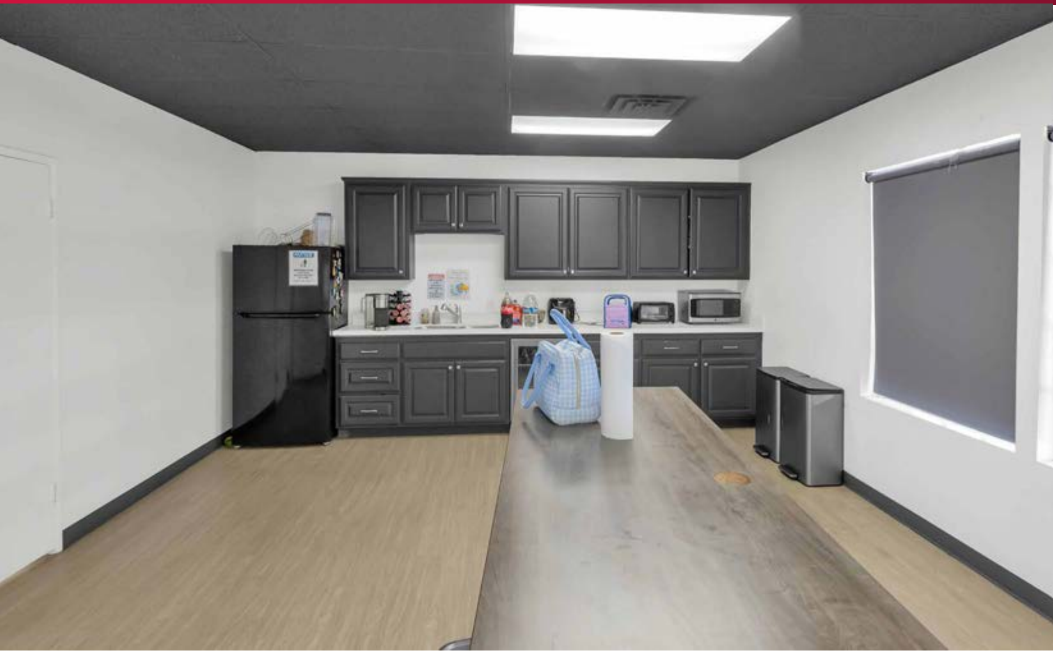
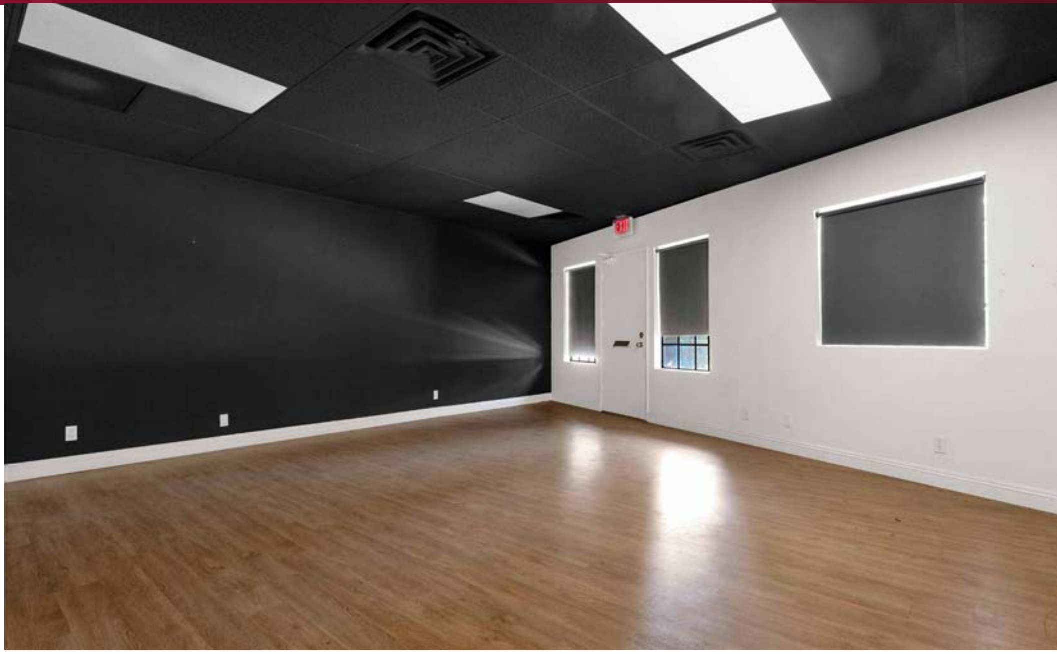
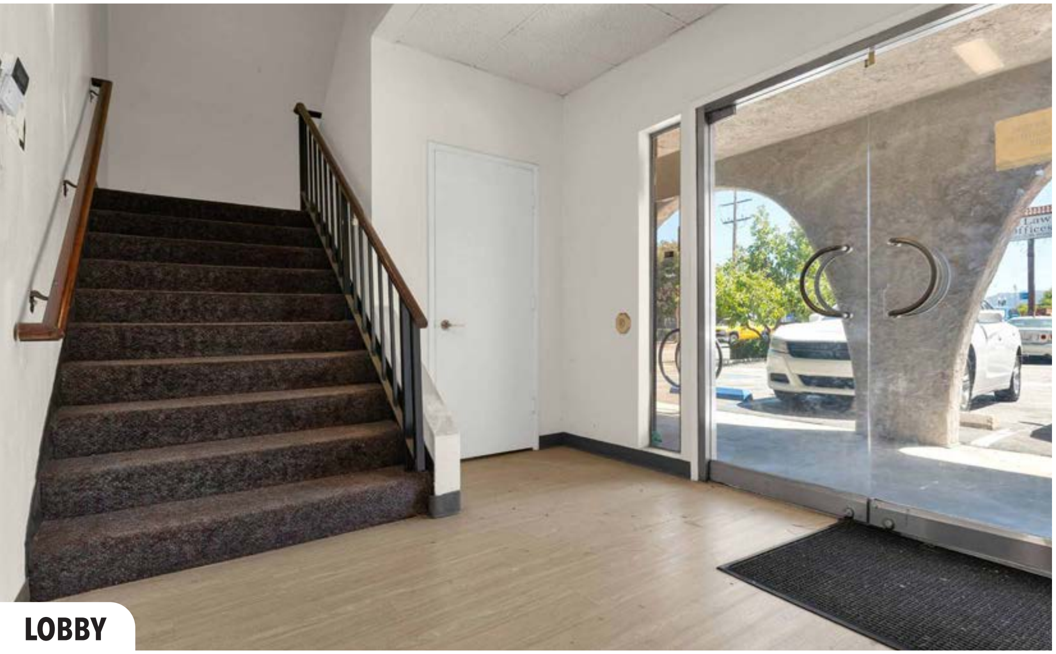
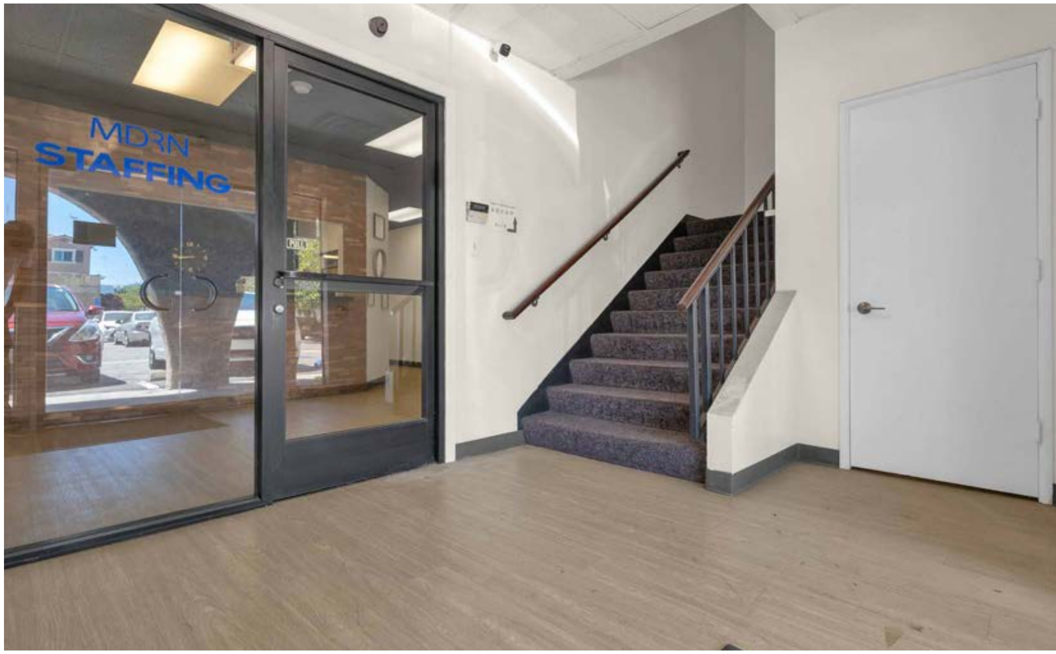






LOBBY



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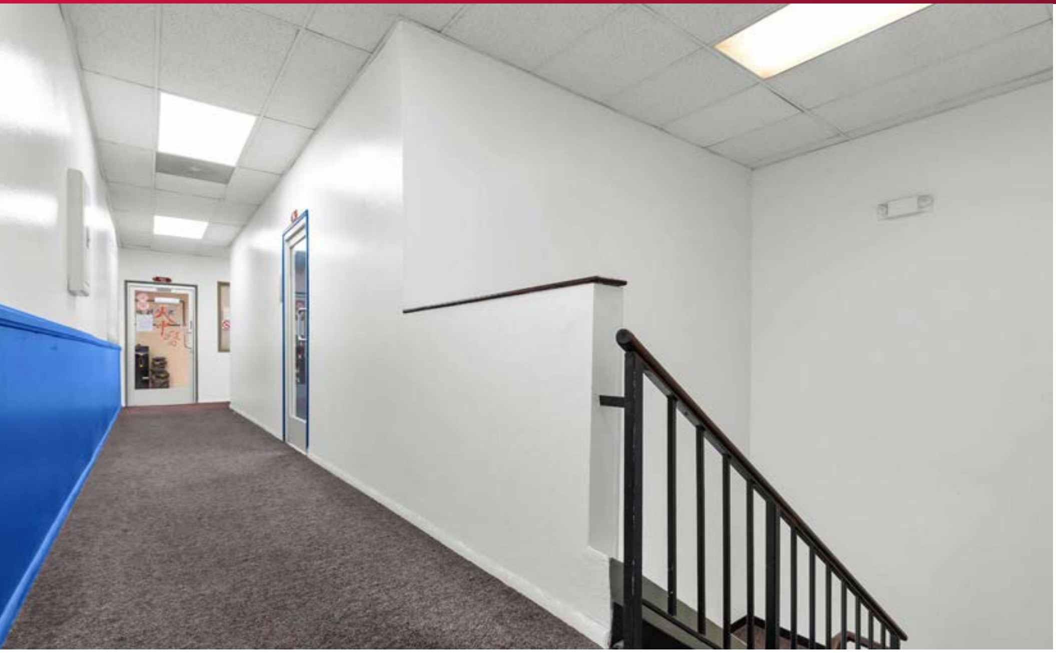

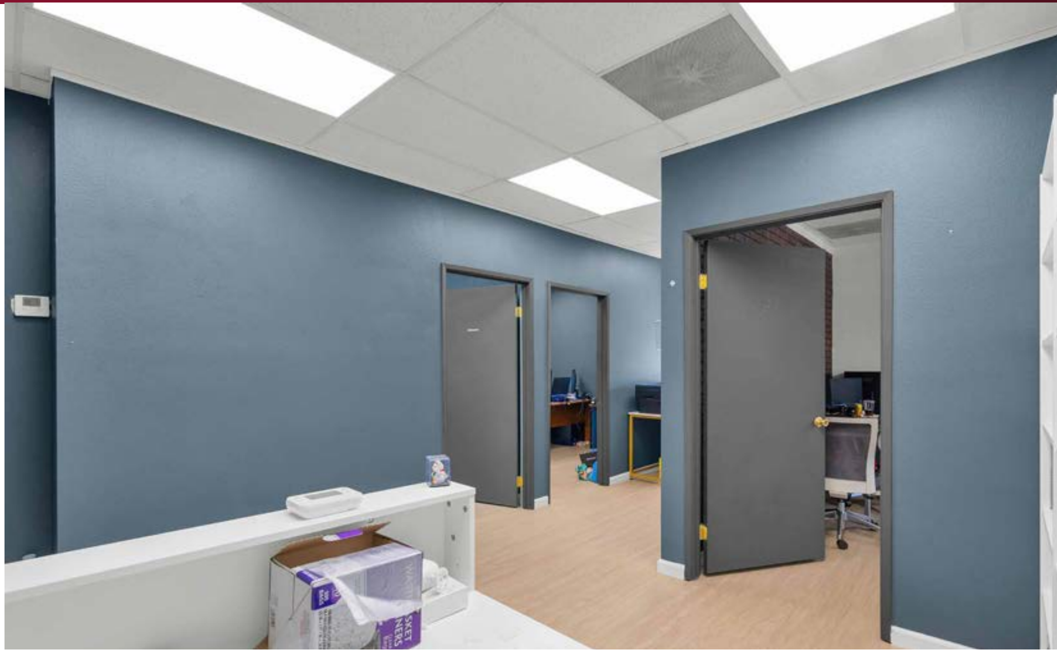

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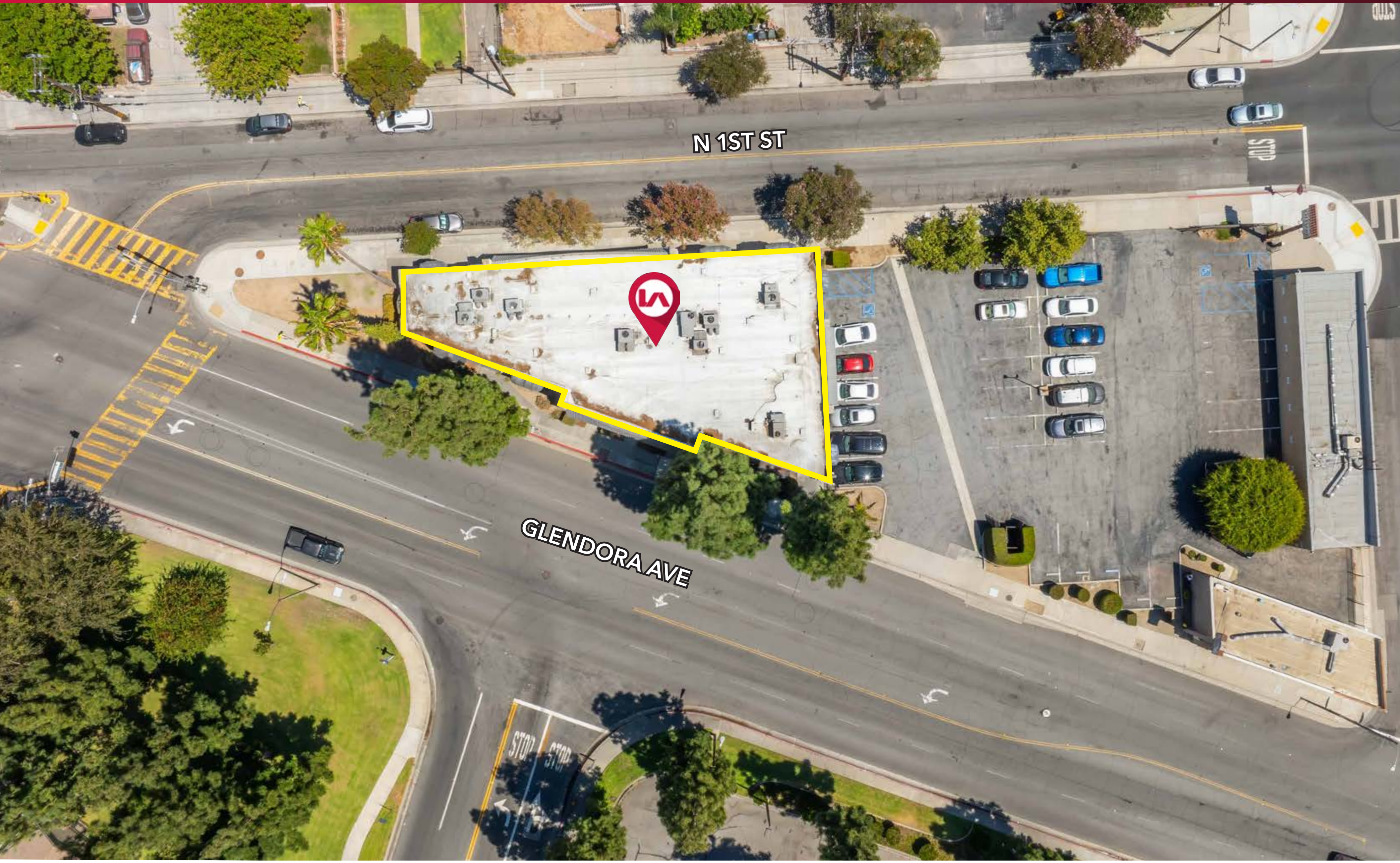

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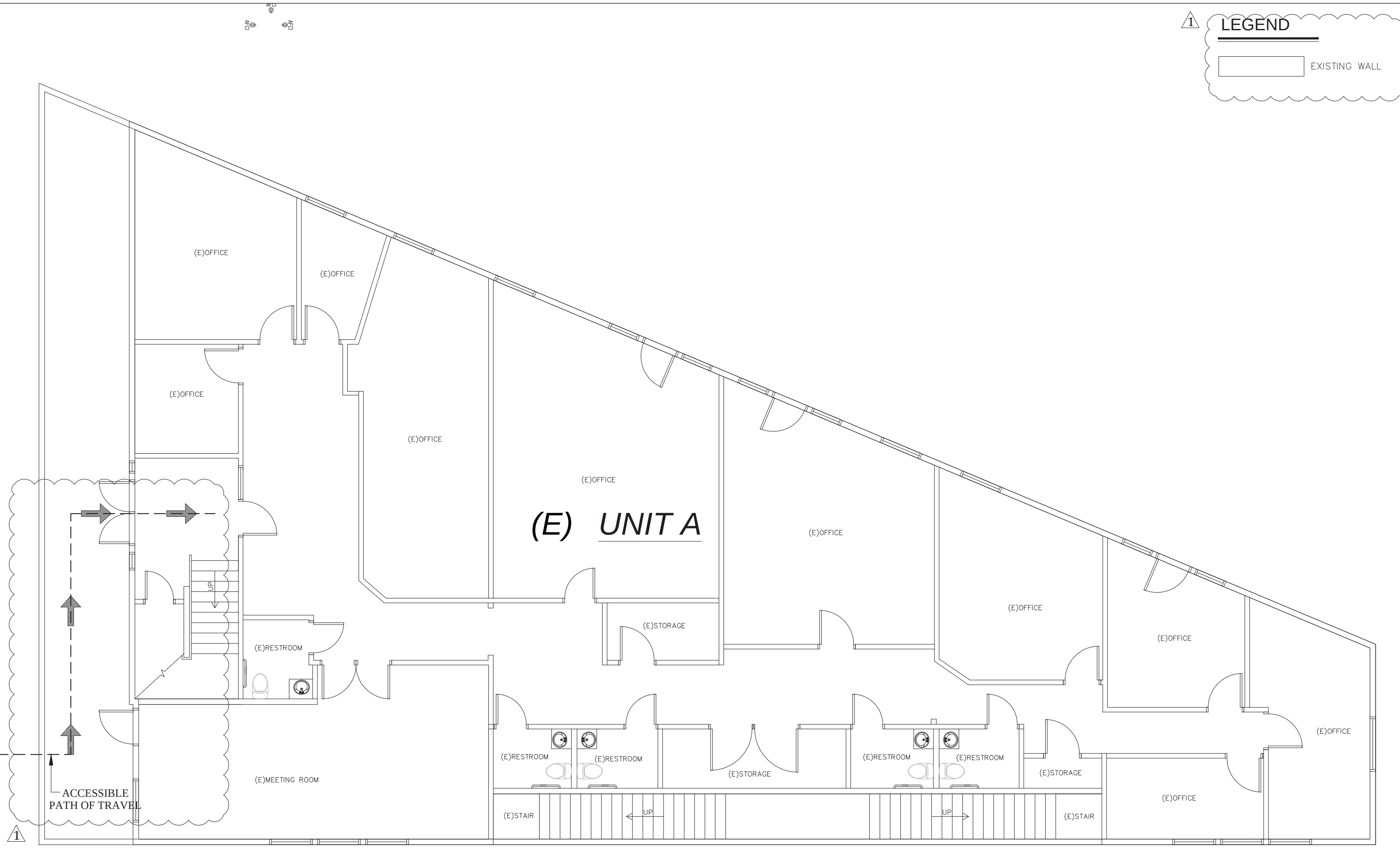

EXISTING 1ST FLOOR PLAN

1 EXISTING 1ST FLOOR PLAN
SCALE 1/4" = 1'-0"

REVISION	BY
11/26/2025	

MLC CONSTRUCTION INC.
ARCHITECTURAL DESIGN & PERMIT DRAWINGS
& GENERAL CONTRACTING
MARVIN WANG, APPLICANT
17231 RAILROAD ST.
CITY OF INDUSTRY, CA 91748
(626)248-0599

APPLICANT
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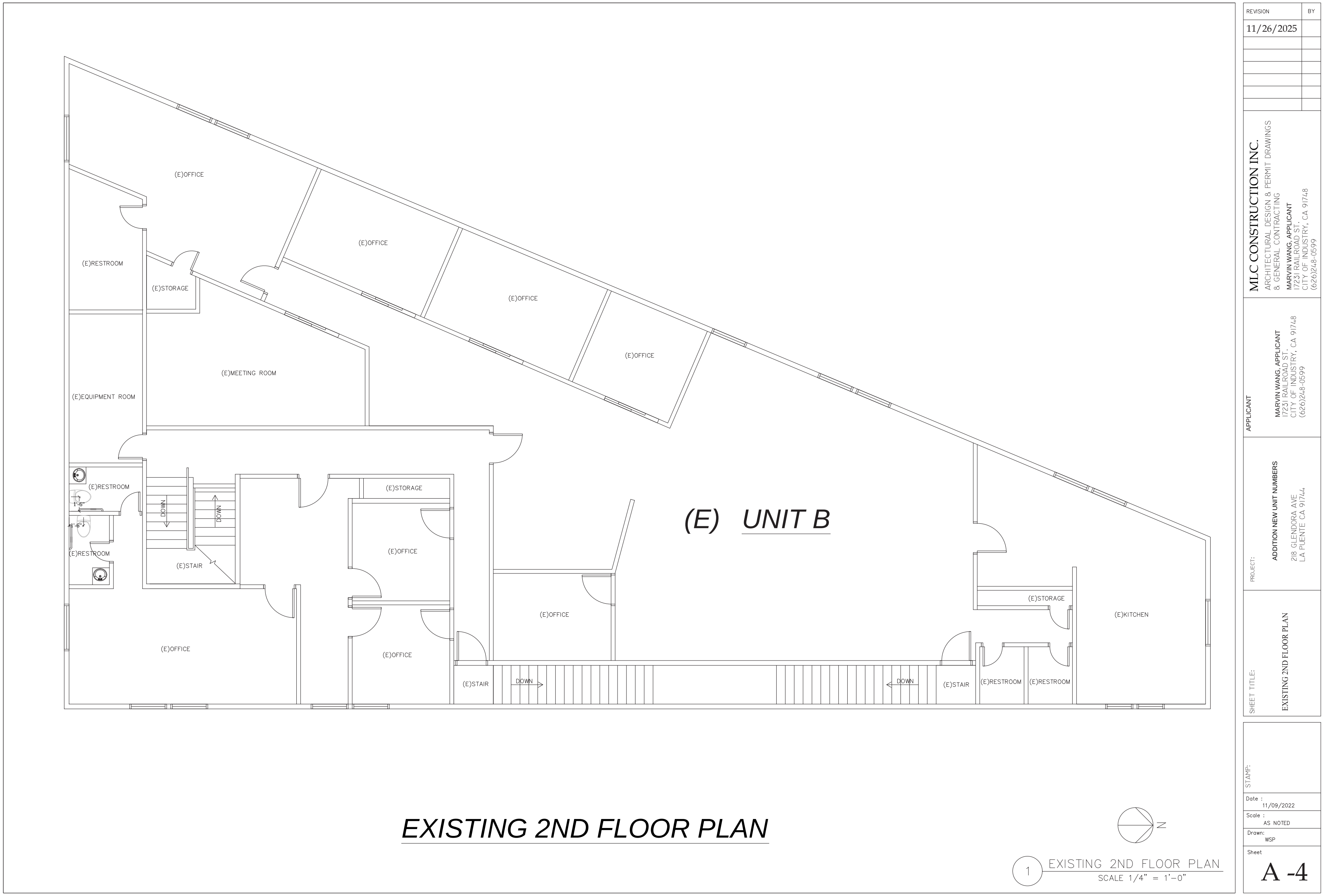
PROJECT:
ADDITION NEW UNIT NUMBERS
218 GLENDORA AVE
LA PUENTE CA 91744

SHEET TITLE:
EXISTING 1ST FLOOR PLAN

STAMP:

Date : 11/09/2022
Scale : AS NOTED
Drawn: WSP
Sheet A -2

FLOOR PLAN



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RENT ROLL

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Floor	Unit	Monthly Rent	Annual Rent	Lease Expiration
1st Floor	A	$6,010.00	$72,120.00	12/31/2026
2nd Floor	B	$2,800.00	$33,600.00	Month to Month
2nd Floor	C	$1,756.15	$21,073.80	9/4/2027
Total		**$10,566.15**	**$126,793.80**	

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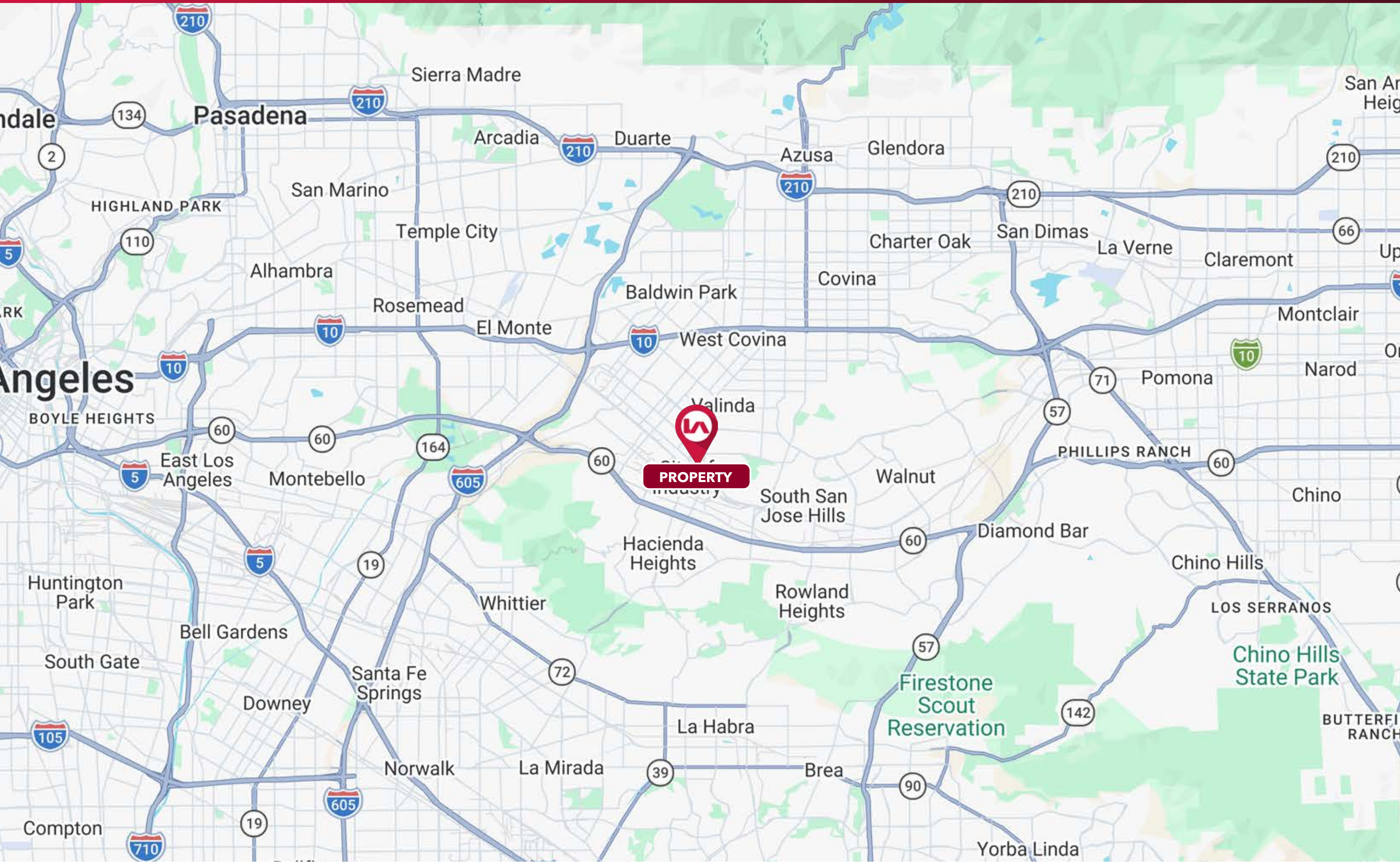

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DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2025 Population	15,193	168,617	402,015
Median age	39.2	40.2	40.2

HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILES
Total households	3,859	44,720	110,051
Total persons per HH	3.8	3.6	3.5
Average HH income	$117,871	$122,383	$118,449
Average house value	$702,816	$721,887	$739,512

POPULATION BY RACE	1 MILES	3 MILES	5 MILES
White	2,064	23,210	57,132
Black	189	2,624	6,811
American Indian/Alaskan Native	301	3,013	6,939
Asian	2,206	41,384	112,260
Hawaiian & Pacific Islander	11	249	517
Two or More Races	10,422	98,136	218,357
Hispanic Origin	12,122	113,066	251,838

*Demographic data derived from Co-Star 2026

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Lee & Associates hereby advises all prospective purchasers of Invesment property as follows:

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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