

±1,224 SF 2ND GEN FOOD SPACE FOR LEASE

1034 W. Gladstone St., San Dimas, CA 91773

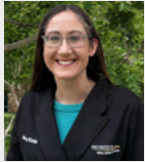


ROXY KLEIN

Senior VP, Retail Leasing & Sales
O: 909.576.4259 | C: 909.576.4259
roxy@progressiverep.com
DRE #01264392

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



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Senior VP, Retail Leasing & Sales
T 909.576.4259 | C 909.576.4259
roxy@progressiverep.com
CalDRE #01264392



9471 Haven Avenue Suite 110
Rancho Cucamonga, CA 91730

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Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

2,000+
SALES/LEASES

TOTAL SALES OVER

\$2B+

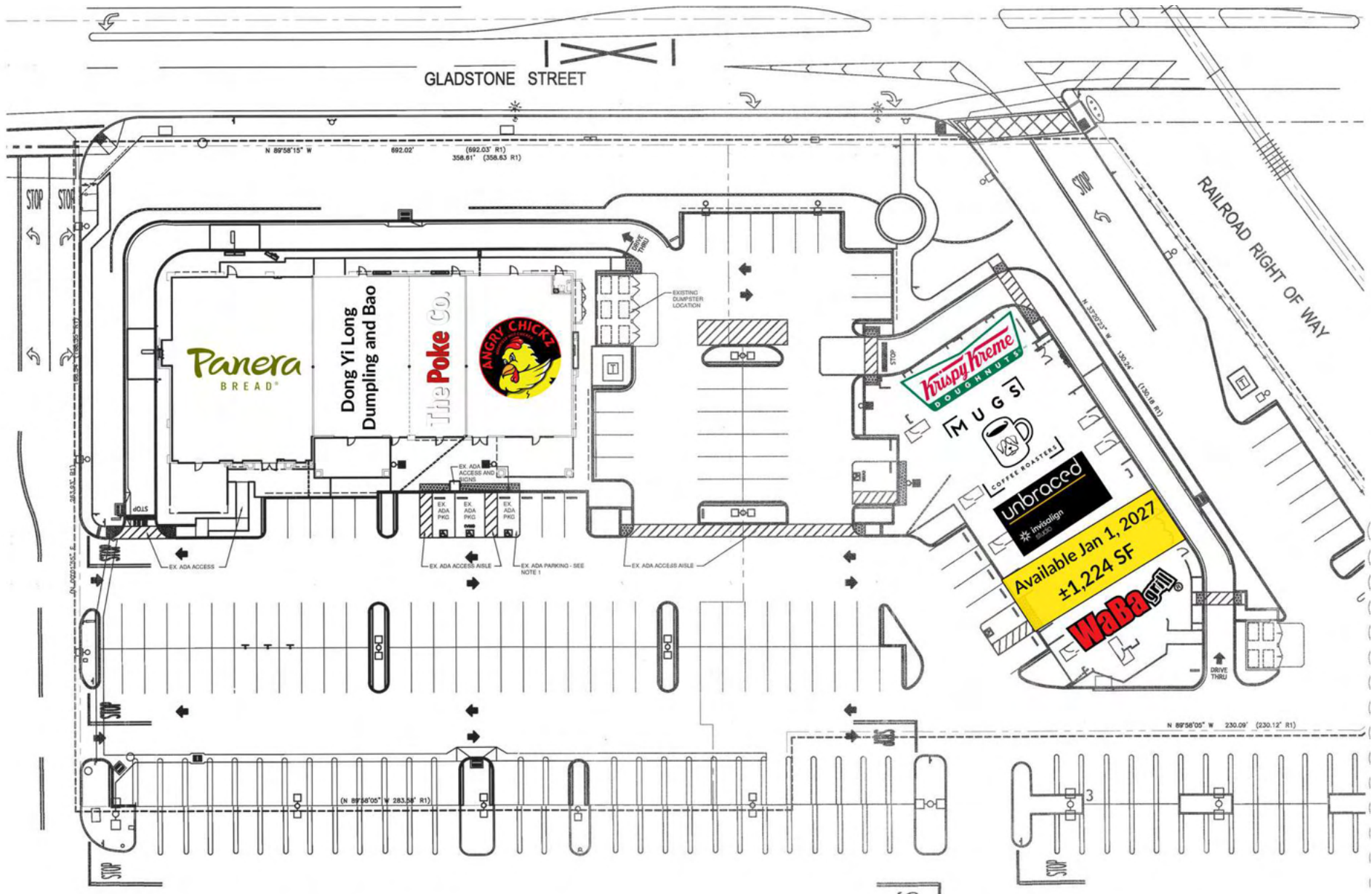
PROPERTY OVERVIEW



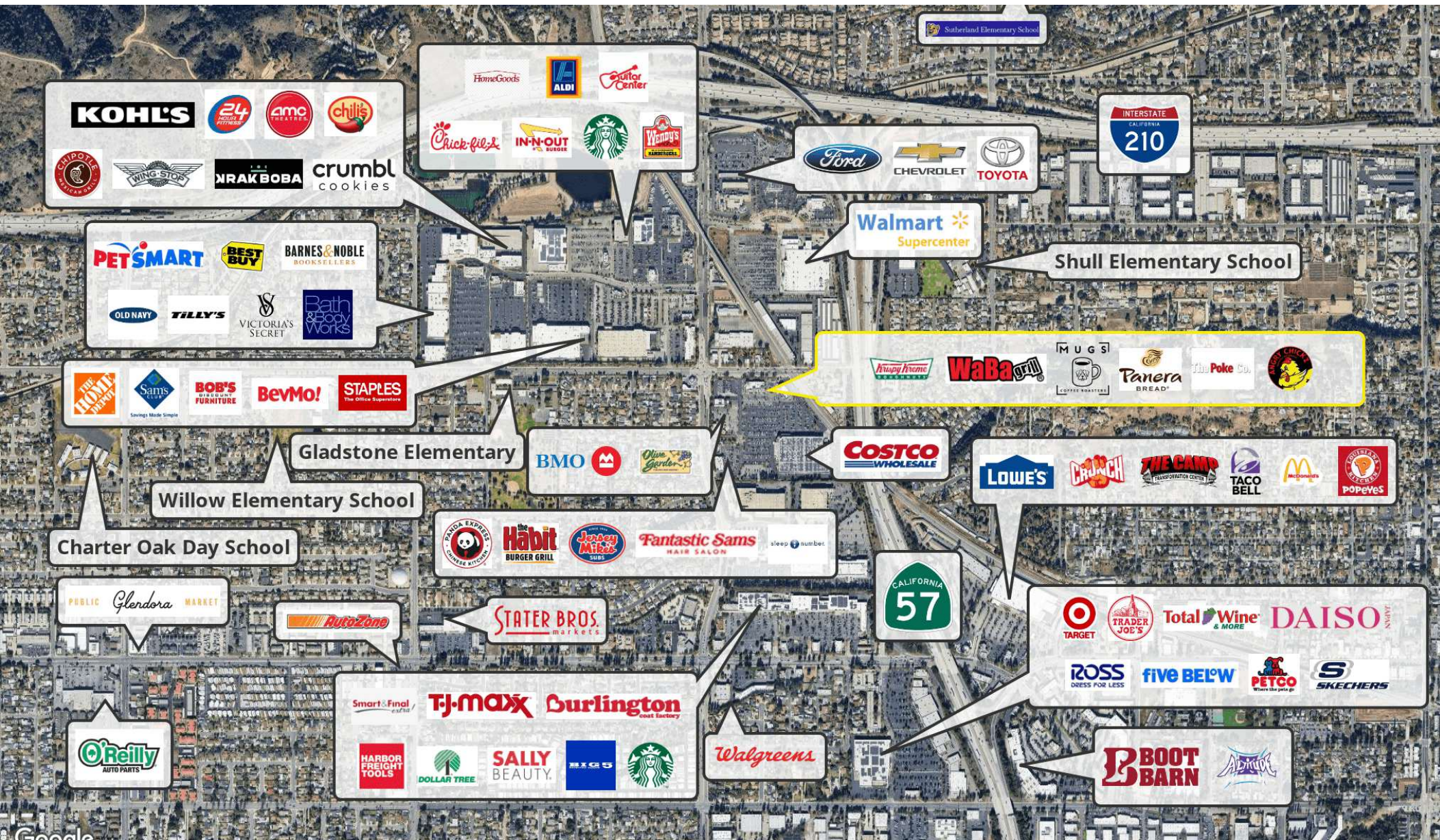
HIGHLIGHTS

- Anchored by a Costco that sees approximately 3M annual visitors nationwide per Placer.ai
- ±1,224 SF 2nd generation food space available for lease, built out as a juice bar and acai shop, with two walk-ins. Available January 1, 2027. Please don't disturb tenant.
- Exceptional food synergy co-tenants in the shopping center, including Panera Bread, Krispy Kreme, Waba Grill, The Habit, Panda Express, and Olive Garden.
- Excellent access and proximity to the 57 and 210 Freeways, with ±168,238 CPD on the 57 and ±263,219 CPD on the 210.
- Strong demographics with ±107,621 residents and an average household income of approximately \$148,496 within a 3 mile radius.
- Additional retail powerful traffic generators in very close proximity including Sam's Club, Home Depot, AMC, 24 Hour Fitness, and Walmart Supercenter.

SITE PLAN



RETAILER AND TRAFFIC GENERATOR MAP



INTERIOR PHOTOS



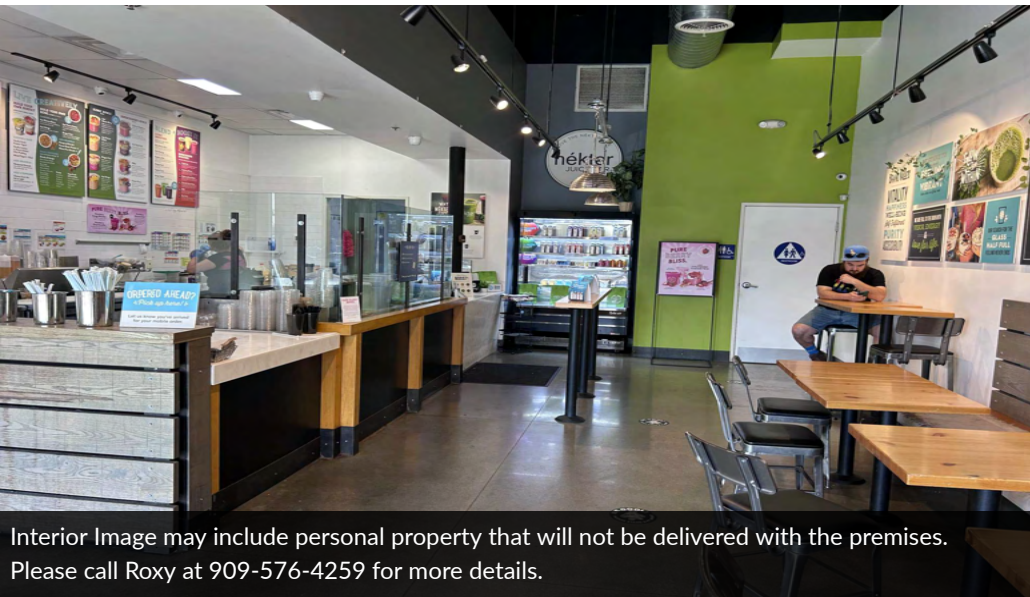
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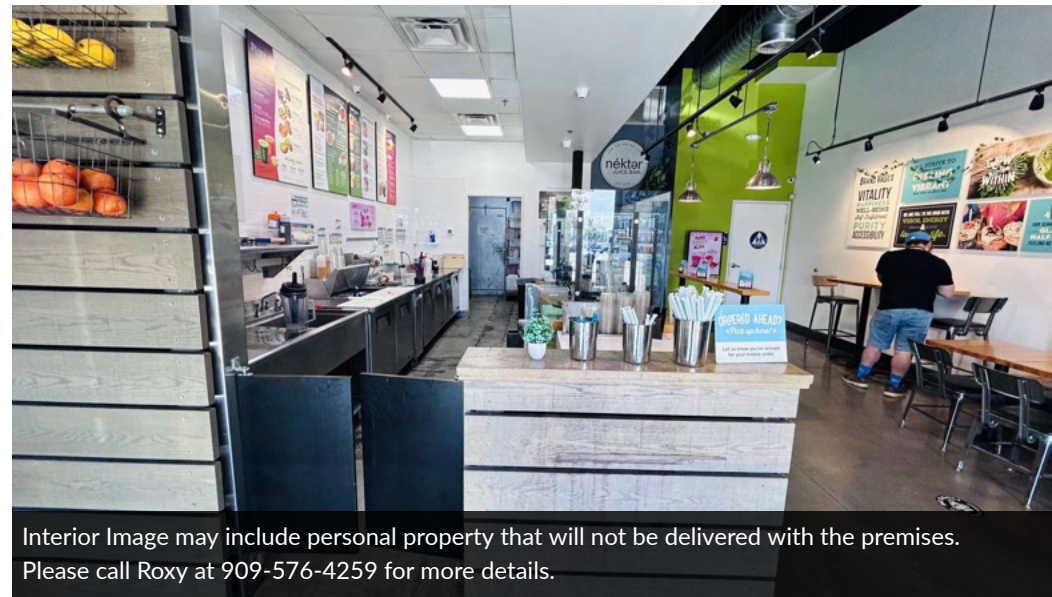
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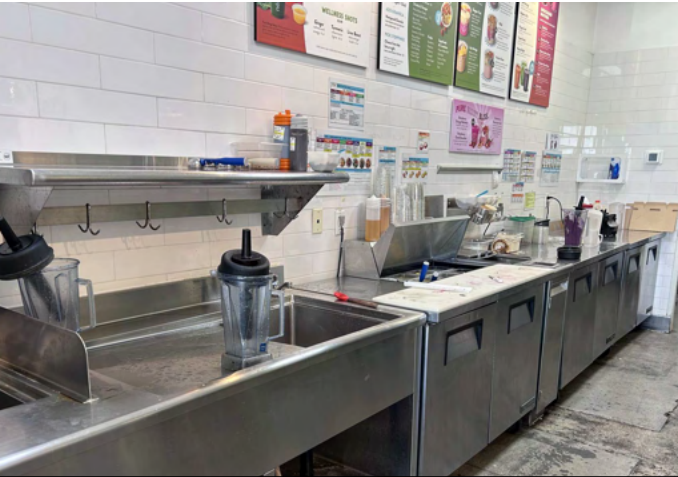


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ADDITIONAL INTERIOR PHOTOS



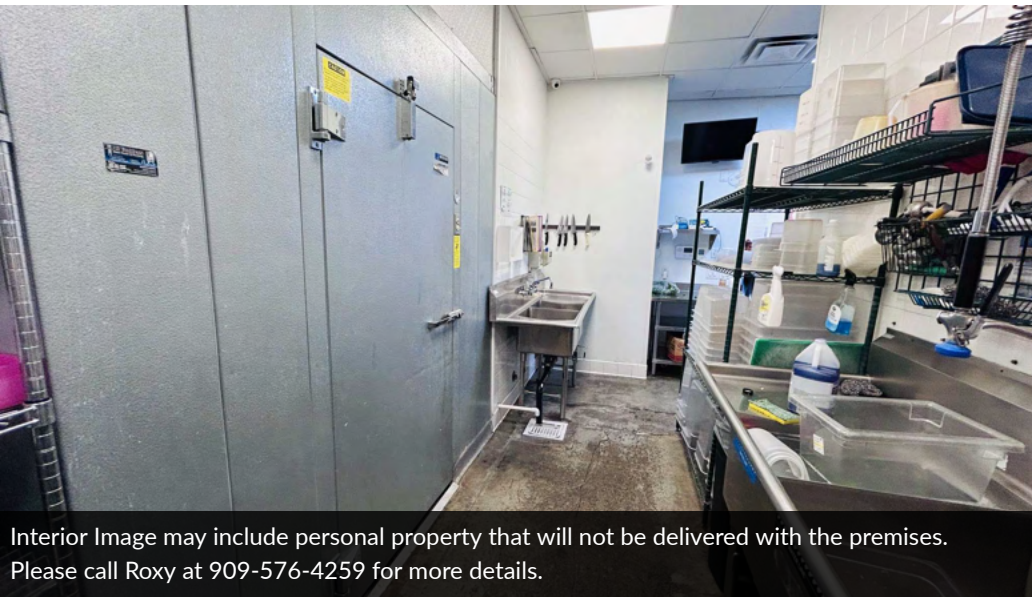
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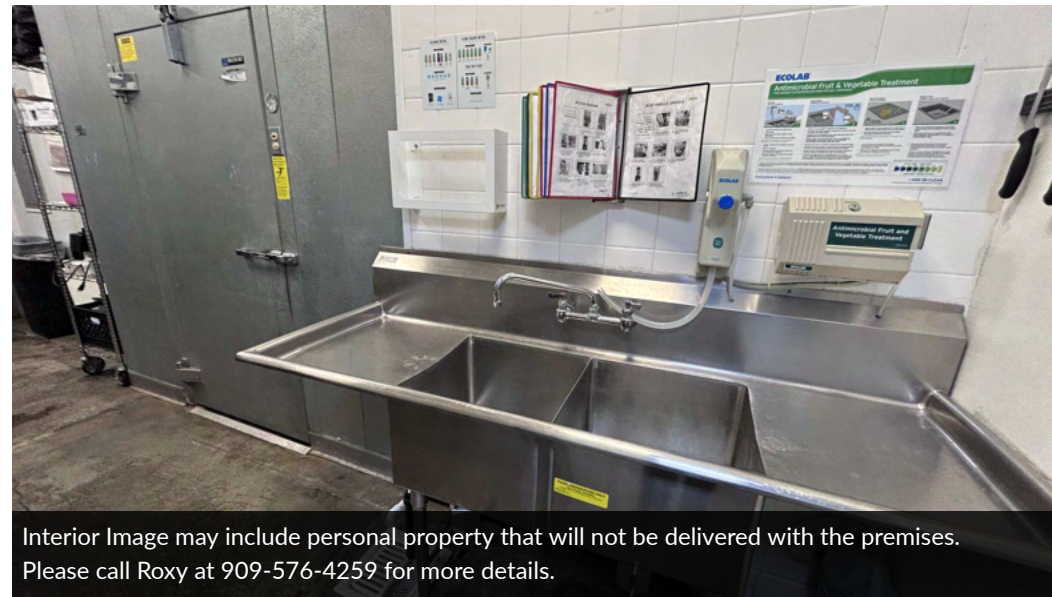
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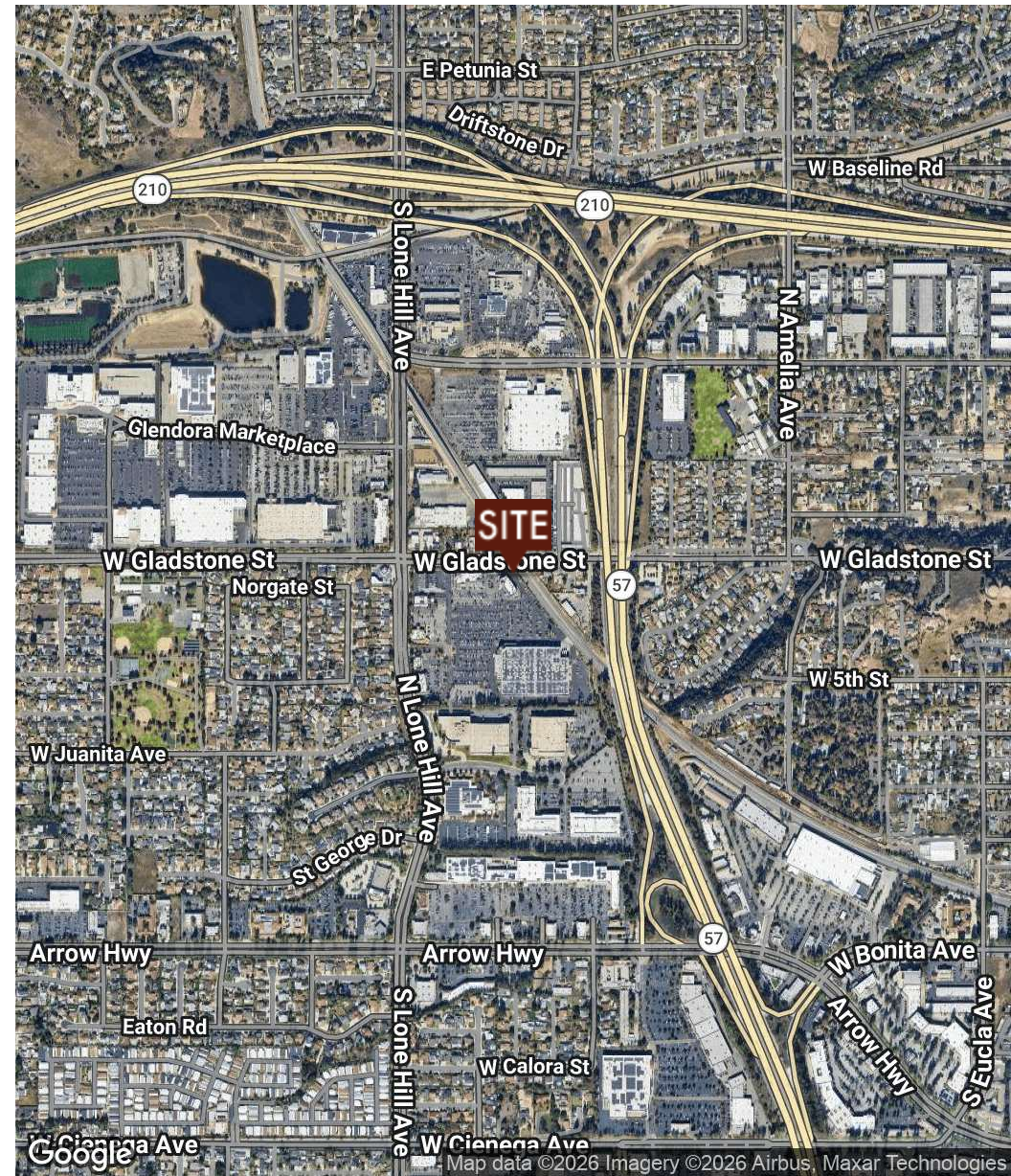
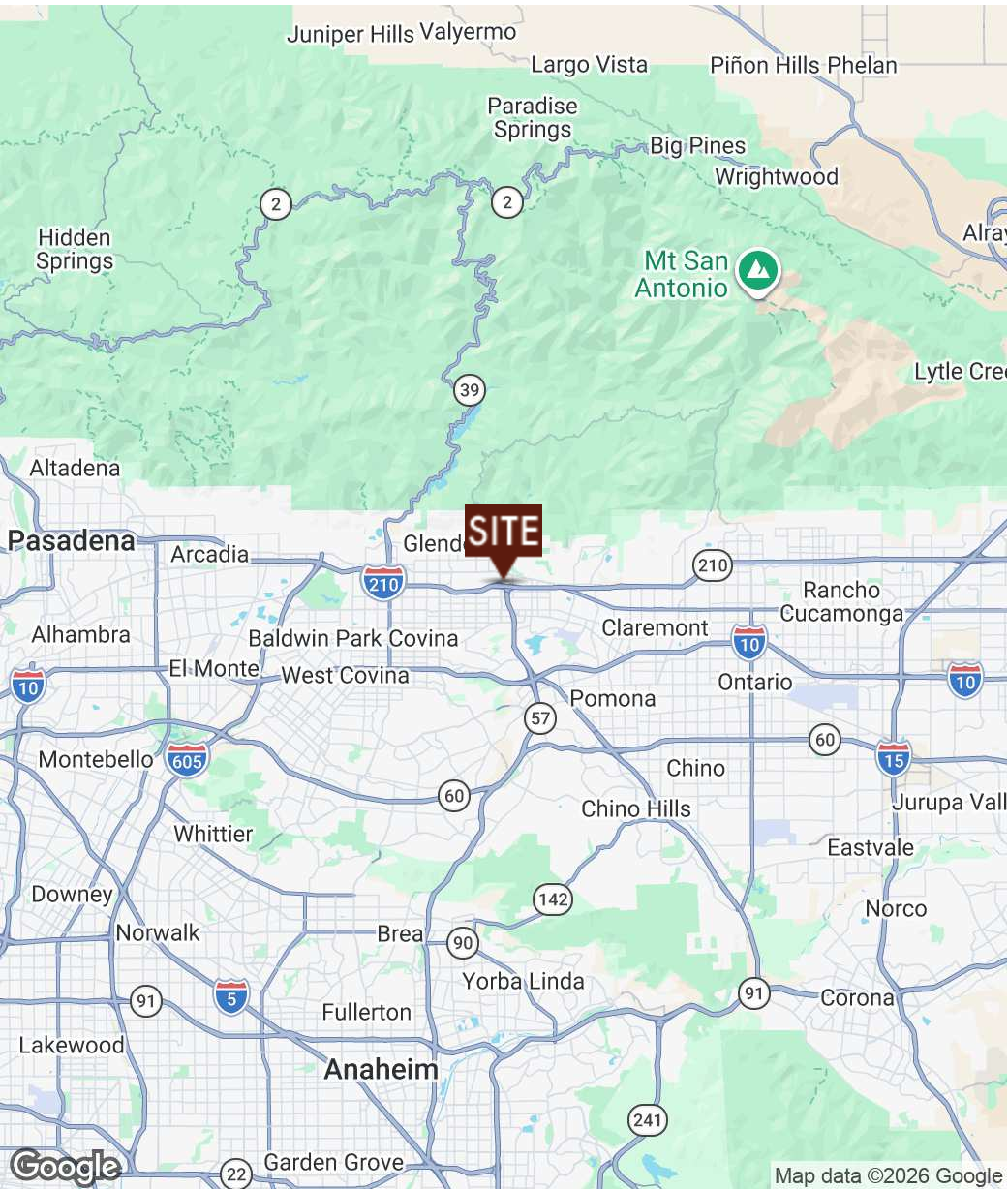


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ADDITIONAL SHOPPING CENTER IMAGES



LOCATION MAPS



DEMOGRAPHICS

	1 mi	3 mi	5 mi
<u>POPULATION</u>			
2025 Total Population	13,141	107,621	280,508
2025 Median Age	43.0	42.7	39.8
2025 Total Households	4,733	38,249	92,619
2025 Average Household Size	4,733	38,249	92,619

<u>INCOME</u>			
2025 Average Household Income	\$133,009	\$148,496	\$137,610
2025 Median Household Income	\$100,317	\$114,655	\$107,568
2025 Per Capita Income	\$48,027	\$52,919	\$45,732

<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	869	5,236	11,960
2025 Total Employees	10,555	43,942	105,226

