



GLENDORA GATEWAY

857 West Route 66 Glendora, CA 91740

Barranca Ave

±43,291 CPD

±1,200 SF

±1,300 SF

Route 66

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PROGRESSIVE
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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:



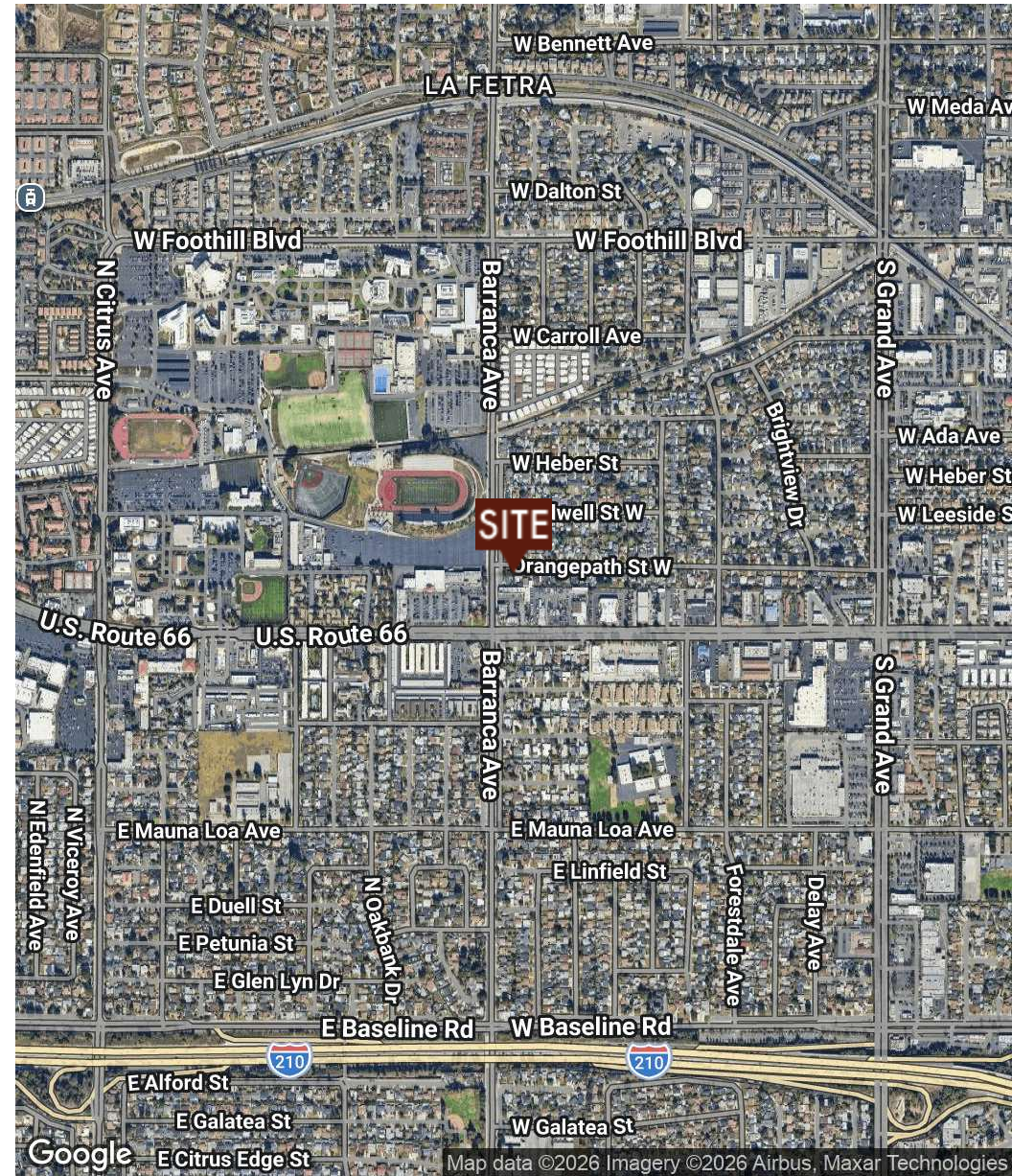
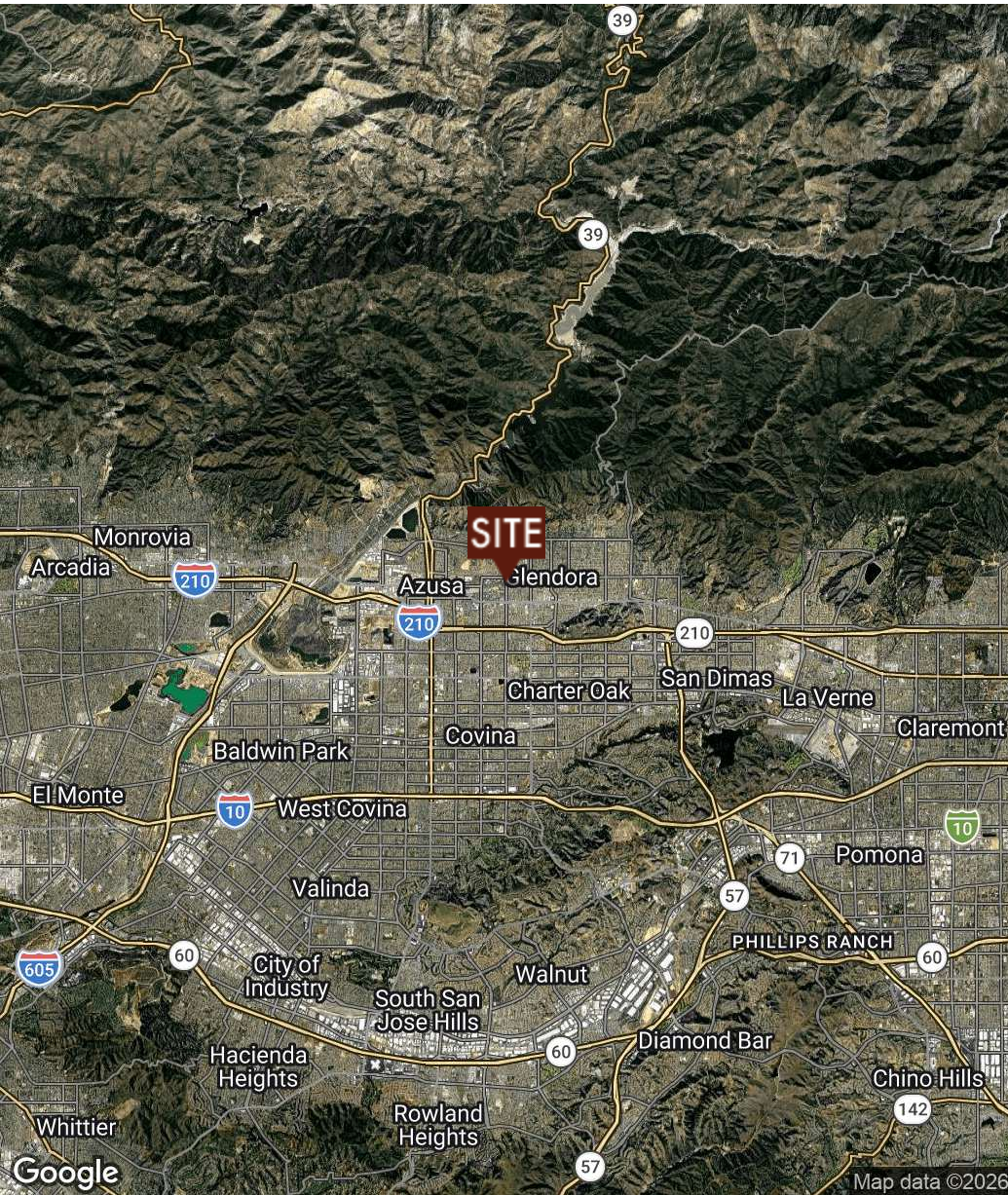
COMPLETED OVER

2,000+
SALES/LEASES

TOTAL SALES OVER

\$2B+

REGIONAL AND LOCATION MAPS



PROPERTY INFORMATION



HIGHLIGHTS

- Positioned at the northeast corner of Barranca Ave and Historic Route 66, Glendora Gateway is located at a signalized intersection with $\pm 43,291$ cars per day.
- $\pm 1,300$ SF free-standing building with excellent street frontage on Route 66. Includes hood and walk-in cooler. Current tenant is month-to-month; please do not disturb.
- $\pm 1,200$ SF available for lease in vanilla shell condition.
- The surrounding area includes $\pm 154,388$ residents within a 3 mile radius and an average household income of \$132,975 within a 1 mile radius.
- The center is adjacent to Stater Bros. and home to strong national and regional tenants including Jersey Mike's, 7-Eleven, U.S. Army, Kut Haus, and Cosmo Prof.
- Within walking distance to Citrus College and near Azusa Pacific University, providing strong daytime traffic.

SITE PLAN



INTERIOR PHOTO | 857 W RTE 66, GLENDORA, CA | ±1,200 SF



ADDITIONAL PHOTOS



RETAILER AND SCHOOLS MAP



DEMOGRAPHICS

	1 mi	3 mi	5 mi
<u>POPULATION</u>			
2025 Total Population	23,463	154,388	278,242
2025 Median Age	35.0	38.1	39.4
2025 Total Households	7,115	49,686	90,991
2025 Average Household Size	2.9	3.0	3.0
<u>INCOME</u>			
2025 Average Household Income	\$132,975	\$132,557	\$135,691
2025 Median Household Income	\$106,024	\$104,294	\$105,962
2025 Per Capita Income	\$41,270	\$42,901	\$44,575
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	1,080	5,470	12,093
2025 Total Employees	10,006	46,781	111,407

