

2nd Generation Restaurant or Healthcare Space Available for Lease

1433 E. ROUTE 66

Suites A & B , Glendora, CA 91740



Property Details



Existing Pickup Counter



Virtually Staged Customer Dining Room



Asking Rent: \$3.38/SF + 0.65/SF NNN

Total Space Available: ±2,000 SF

Date Available: Immediately

Year Built: 1977

Parking: ±80

Traffic Counts: 33,125 CPD (at E Route 66)

Neighboring Tenants:

Oral Surgery Center

Oral Surgery Training Facility

Downtown Dental

Chiropractic, Anesthesia &

Pain Management Services

Crescendo Performing Arts Academy

Angel's Touch Salon



Motivated Ownership - Major
Capital Improvements with a
Monument Sign



Outstanding Traffic
Counts:
33,125 CPD
(at E Route 66)



Excellent Access
and Parking



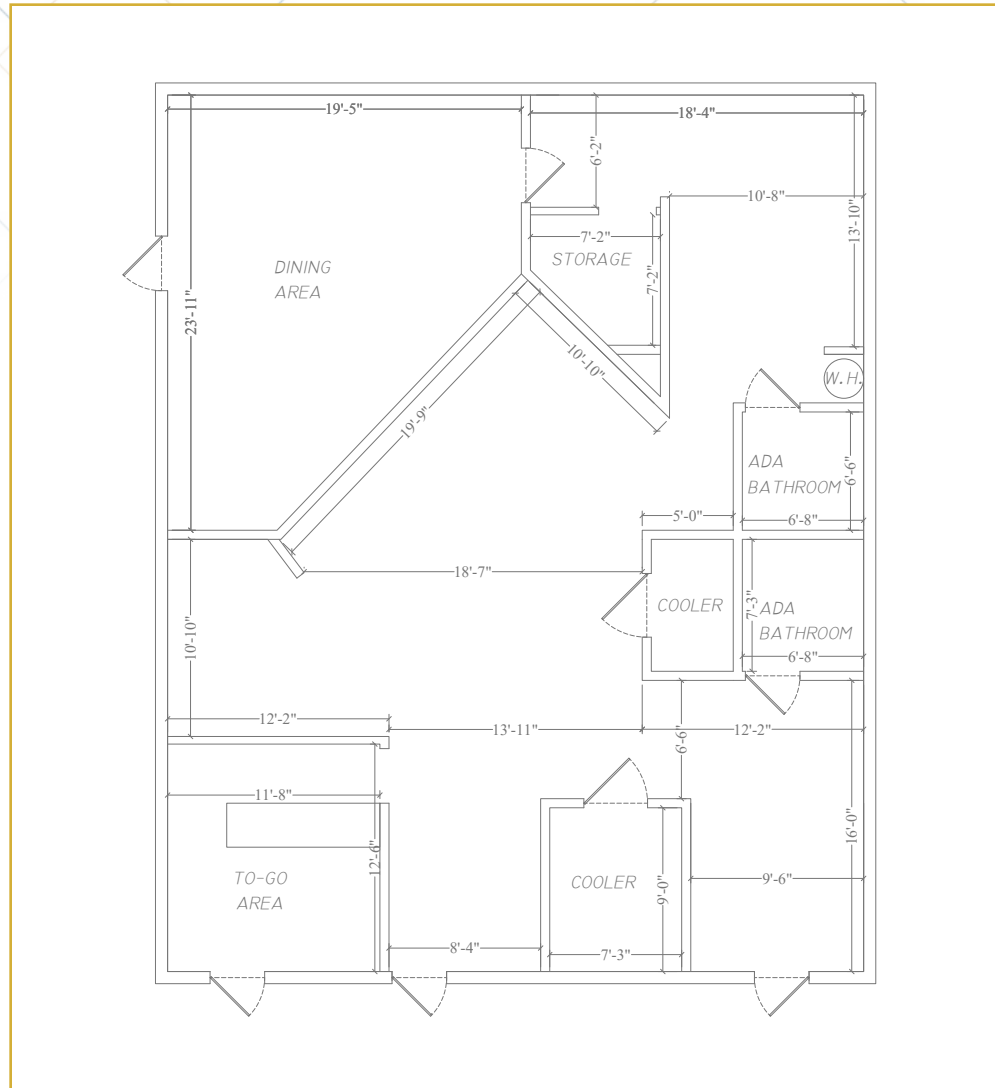
Highly Desirable
Demographics



Synergistic
Professional Center

Floor Plan

2nd Generation Restaurant (Also Suitable for Medical)



The *Neighborhood*

GLENDORA – “PRIDE OF THE FOOTHILLS”

Glendora is nestled at the base of the scenic San Gabriel Mountains, located near Pasadena, downtown Los Angeles, the Inland Empire and Orange County. Glendora was founded in 1887 as a small citrus-producing community, which lasted until the late 1950s, when agriculture gave way to large scale residential development. Incorporated in 1911, Glendora offers convenient access to major commercial, cultural, education and recreational areas in Southern California. It is known for its charming residential character and is surrounded by some of Southern California’s most scenic natural landscapes.

The city covers approximately 19.6 square miles and has a population of about 52,619 residents that enjoy Glendora’s highly rated public and private schools, lush parks, comprehensive community services and one of the lowest crime rates in the nations. From tree lined neighborhood streets and quaint downtown Village shops to modern architecture of the Financial Way business center, Glendora is a haven from the fast pace of the Los Angeles metropolitan area.



Glendora is conveniently located where the Foothill (I-210) Freeway and the Orange (SR-57) Freeway meet. Its strategic location makes it a convenient home for both residents and businesses. Glendora is served by Foothill Transit and will be connected to the LA Metro system via the Gold Line in 2025 with its own Glendora Station, connecting to key locations throughout Los Angeles County. The closest major airports are Ontario International Airport, roughly 30 minutes away, and Los Angeles International Airport (LAX), about an hour’s drive.

As of 2023, Glendora houses approximately 52,619 residents in 18,196 households, with about 18,727 housing units. The median age in Glendora is 42.2. The community is diverse, with a rich history and a mix of cultures. Glendora is especially known for its excellent school districts and is often recognized for its high-quality educational institutions. The city showcases a blend of various cultures and backgrounds, contributing to its unique character. The city of Glendora, with its small-town charm, safety record, excellent schools, and quality healthcare facilities, attracts both businesses and residents. Overall, Glendora’s picturesque environment, combined with its family-friendly neighborhoods and business-friendly atmosphere, makes it a desirable location in the Los Angeles area.



1433 E. Route 66

Foothill Plaza

- Starbucks
- CVS pharmacy
- VONS
- UPS
- Subway
- Round Table Pizza
- Little Gyris

College Center Shopping Center

- Stater Bros
- Marie Callender's
- Little Caesars
- TRU
- Superfood Bar
- Ramen Naruto
- Hoots Wings

Downtown Glendora Village

- Bank of America
- Glendora Police Department
- Just Deals
- LUXE Salon
- NELSON'S
- PEACHES + CREAM SPA
- Glendora Post Office
- LUCA BELLA FINE FOODS
- Ed's Place
- Diplomat

Lone Hill Shopping Center

- Bank of America
- Starbucks
- WELLS FARGO
- Shell
- TRU
- STATER BROS

University Promenade

- IN-N-OUT
- Yogurtland
- McDonald's
- Popeyes
- TRU

76

ACE
The helpful place.

- PAPA JOHN'S
- AutoZone
- Starbucks
- BICYCLE CENTRAL
- FANTASTIC SAMS

Diamond Ridge & Glendora Marketplace

- Ulta Beauty
- Staples
- Tillys
- PETSMART
- Staples
- Tillys
- PETSMART
- Old Navy
- Verizon
- Petsmart
- Barnes & Noble
- Bath & Body Works
- Best Buy
- Chick-fil-ee
- Starbucks
- GameStop
- Coco's
- Kohl's
- HomeGoods
- 5 Star Wash
- crumbl

Glendora Promenade

- Papa
- Habibi's Hot Chicken
- Osuna's Mexican Grill
- APPLIANCES-TV

Glendora Village Civic Center

- Taco Girl
- ARCO
- Red Lantern
- Hana Haru Japanese
- Yard Sale Store

Grand and Alost Center

- Sprouts Farmers Market
- First Citizens Bank
- Marshall's
- Alohaus Poke Bar
- WELLS FARGO
- OrangeTheory
- THE COFFEE BEAN & TEA LEAF
- AMERICAN TIRE DEPOT
- MATTRESS FIRM
- Sherwin-Williams

San Dimas Plaza

- Harbor Freight
- Starbucks
- CHASE
- Subway
- IHOP
- BIG B
- DOLLAR TREE
- TJ-MAXX
- Durlington

COSTCO WHOLESALE

- Olive Garden
- Panera

San Dimas Marketplace

- Target
- petco
- electrify america
- TRADER JOE'S
- Total Wine & MORE
- Phenix
- Party City
- SKECHERS
- Daiso

CVS pharmacy
SUPERIOR GROCERS

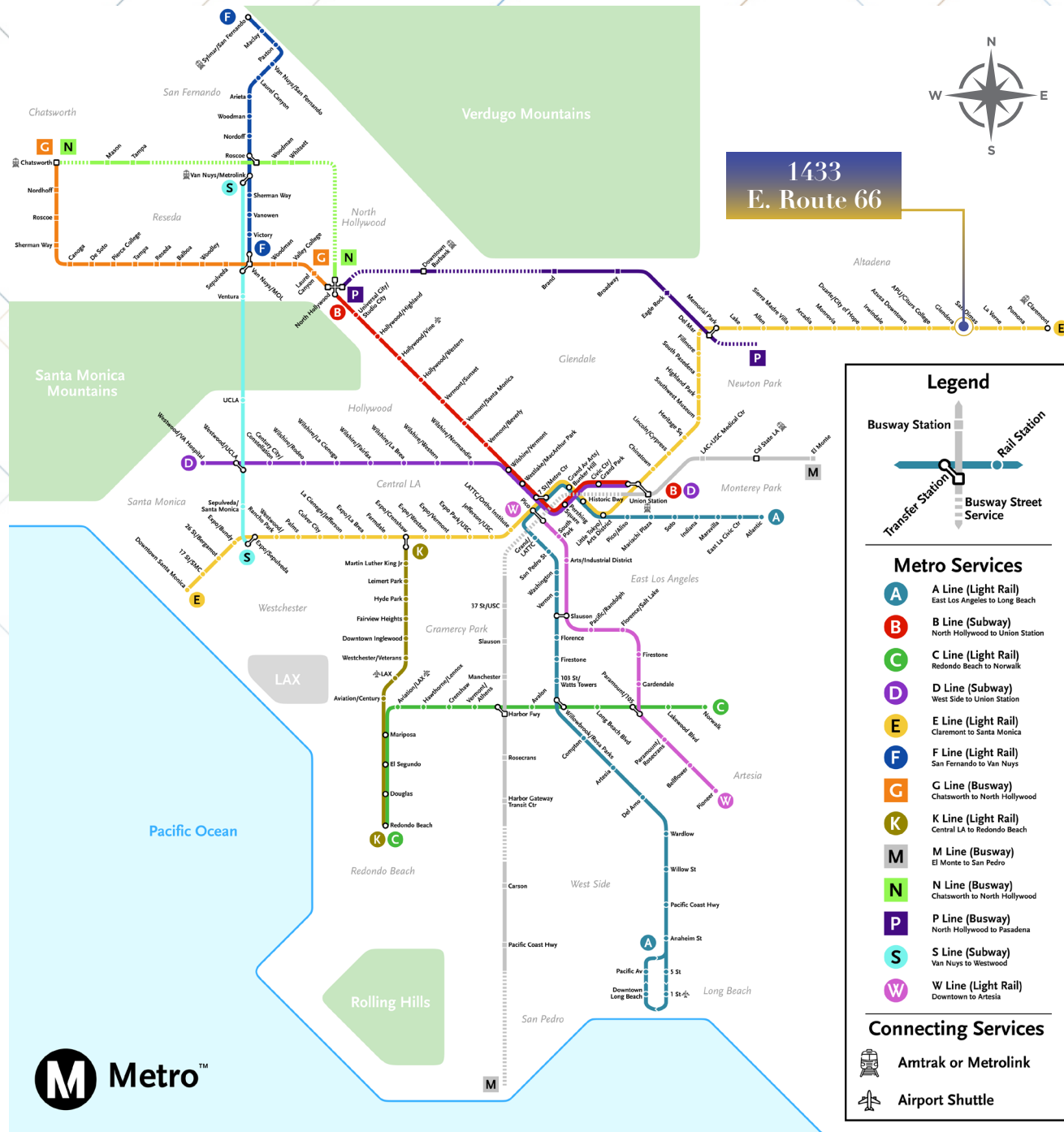
Mother's
NUTRITIONAL CENTER

Local Retail Map

Regional Amenities Map



Regional Metro Map



Glendora *Demographics*



Population
52,619



Median Age
42.2



Average Household
Income
\$106,315



41% of Population
4-Year degree or higher
15% of Population
Graduate or Professional Degree

Employment Trends

Employment in Glendora grew from 24,500 employees in 2020 to 25,000 in 2021.

The most common employment sectors are:

- Health Care & Social Assistance (3,860)
- Educational Services (3,009)
- Retail Trade (2,825)



MAJOR EMPLOYERS

EMPLOYEES

Azusa Pacific University	3,825
Citrus College	1,500
Glendora Unified School District	743
Emanate Health Foothill Presbyterian Hospital	580
County of Los Angeles – DCFS	550
City of Glendora	313
National Hot Rod Association	296

TRANSPORTATION



AIR: Los Angeles International Airport: 47 miles west; Ontario International Airport: 22 miles east. Long Beach Airport: 47 miles south; Burbank Airport: 35 miles west.



RAIL: Metrolink San Bernardino Line (Covina Station accessible by way of Glendora Metrolink Shuttle or Foothill Transit) Metro Gold Line (APU/Citrus Station accessible by the way of Glendora Gold Line Shuttle or Foothill Transit) Amtrak- National Passenger Railroad (out of LA Union Station 28 miles west).



TRUCK: Approximately 50 carriers with major freight terminals in Los Angeles.



BUS: Foothill Transit for San Gabriel Valley service and the Glendora Mini Bus for service within the City and other designated destinations.

Senior/Disabled: Glendora Mini-Bus Dial-A-Ride for local service; Access Services for county-wide service.



SHIPPING: Long Beach Harbor: 34 miles southwest; Los Angeles Harbor: 40 miles southwest.



MAJOR SHOPPING FACILITIES

DOWNTOWN VILLAGE

(North Glendora Ave.)

ROUTE 66 & GRAND AVENUE CORRIDOR

WAL-MART

(Auto Centre Drive)

GLENDORA AUTO CENTRE

(Auto Centre Drive/Lone Hill Ave.)

GLENDORA MARKETPLACE & DIAMOND RIDGE

(Lone Hill Ave./Gladstone Street)



Zoning Allowances

PERMITTED USES

- Beauty/Health Spa
- Government Enterprises (Local, State, or Federal)
- Laboratories
- Massage Therapy in Conjunction with a Medical Office or Clinic
- Medical, Services, Clinics
- Medical Services, Laboratories
- Offices, Professional
- Personal Services, General
- Pharmaceutical Manufacturing
- Pharmacies/Drug Stores
- Research and Development
- Schools, Specialized Education and Training - Less than 50 Students
- Veterinarian Clinics and Animal Hospitals
- Accessory Retail Uses
- Alternative Fuels and Recharging Facilities
- Antique Store
- Art, Antiques, Collectives and Gifts
- ATM's
- Bakeries, Retail
- Banks and Financial Services
- Book Stores
- Broadcast and Recording Studios
- Building Material Stores/Yards
- Business Support Services, Secretarial and Administrative
- Candy Stores
- Catering Businesses, only when Ancillary to Restaurant
- Check Cashing
- Clothing Products
- Community/Recreational Center
- Cosmetics
- Electronics and Equipment Manufacturing
- Florist
- Foam/Plastics Fabrication
- Food and Beverage Product Manufacturing
- Furniture, Furnishings and Equipment Stores
- Furniture/Cabinet Shops
- Garden Centers/Plant Nurseries
- Glass Products
- Handicraft Industries, Small Scale Assembly (Pre-Manufactured)
- Laundromats, Self-Service and Dry Cleaning, Drop-Off Only
- Libraries/Museums, Public
- Marine Sales, Indoor
- Meat Markets or Delicatessens
- Metal Products or Fabrication
- Motor Vehicle Leasing, No On-Site Storage
- Motor Vehicle Parts and Supplies Sales
- Music Stores
- Outdoor Active Activities (Walk-Up Windows)
- Paper Products
- Pet Stores
- Photocopy/Printing/Desktop Facilities
- Photography Studio/Supply Shop
- Printing and Publishing
- Printing/Photo Developing/Printing Shops
- Propane/Liquid Fuel (Storage and Sales)
- Recycling Facilities - Reverse Vending Machines
- Recycling Facilities - Small Collection Facility
- Repair and Maintenance, Consumer Products
- Secondhand Store
- Structural Clay and Pottery Products
- Textile Products

MINOR CONDITIONAL USE PERMIT

- Commercial Day Care Centers
- Community/Cultural Centers
- Health/Fitness Centers
- Motor Vehicle Leasing
- Motor Vehicle Window Tinting
- Public Works Maintenance Facilities and Storage Yards
- Public Utility Service Yards
- Schools, Specialized Education and Training - More than 50 Students

CONDITIONAL USE PERMIT

- Places of Worship
- Universities/Colleges, Private
- Automated Car Washing
- Car Wash, Full and Self Service
- Contractor's Equipment Yards
- Dancing and/or Entertainment
- Equipment Rental Establishments
- Hazardous Material Storage
- Hotels/Motels
- Liquor Sales
- Massage Therapy in Conjunction with Beauty/Health Spa or Gym
- Motor Vehicle Repair and Maintenance
- Motor Vehicle Sales (New and/or Used), with Service Facilities
- Pharmacies/Drug Stores, with Drive-Thru Service
- Restaurants, Fast Food, with Drive-Thru Service
- Service Stations
- Storage (Mini, Personal, and Self-Storage) Facilities

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