

837 WEST ARROW HIGHWAY, GLENDORA, CA 91740

**POLARIS**  
**SPECIALTY RX**

Marcus & Millichap  
OVANESS-ROSTAMIAN GROUP



Arrow Hwy.

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**Marcus & Millichap**  
OVANESS-ROSTAMIAN GROUP



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## EXECUTIVE SUMMARY

# THE OFFERING

## PROPERTY DESCRIPTION

Property	Polaris Specialty Pharmacy
Property Address	837 West Arrow Highway
City, State, ZIP	Glendora, CA 91740
Total Building Size	9,600 SF
Total Land Size	33,563 SF (±0.77 AC)

## THE OFFERING

Current Cap Rate	6.25%
2027 ProForma Cap Rate	6.50%
Total Rental Income (GLA):	\$233,626

## LEASE SUMMARY

Property Type	Net-Leased Drug Store
Tenant	Polaris Specialty Pharmacy
Original Lease Term	3 Years
Lease Commencement	April 1, 2025
Lease Expiration	March 31, 2028
Lease Term Remaining	2 Years
Lease Type	NNN Fee Simple
Landlord Responsibilities	Building & Roof Structure
Tenant Responsibilities	Property Tax, Insurance & Maintenance
Rental Increase	4% Annual Rental Increases
Options to Renew	One (1) Year Options to Extend

 \$3,738,010



Arrow Hwy.

# INVESTMENT HIGHLIGHTS & OVERVIEW

- Single Tenant Net Leased Polaris Pharmacy – 2 Years Remaining – 4% Annual Increases – Ease of management limited landlord responsibilities
- Fully leased single-tenant investment occupied by Polaris Pharmacy Services, a nationally expanding healthcare operator expanding healthcare operator, is rapidly growing with more than 20 pharmacy locations nationwide.
- Freestanding  $\pm 9,600$  SF Flex R&D building situated on approximately  $\pm 0.77$  acres
- Flexible zoning and building configuration allow for multiple potential uses including healthcare, laboratory, office, flex industrial, R&D, and specialty commercial operations and ample 24 surface parking spaces with 24 parking spaces.
- Strategic San Gabriel Valley Location – Located along the Arrow Highway corridor with access to the I-10, SR-57, and I-210 freeways, the property benefits from strong connectivity throughout Los Angeles County and the Inland Empire.

The Ovaness-Rostamian Group is proud to present an opportunity to acquire a single-tenant, net-leased Polaris Pharmacy property located at 837 W Arrow Highway in Glendora, California. The asset is fully leased to Polaris Pharmacy Services, a nationally expanding healthcare operator with more than 20 locations across the United States, serving long-term care, specialty pharmacy, and post-acute healthcare sectors. The lease features approximately two years of remaining term and includes 4% annual rental increases, providing built-in income growth.

The property consists of a freestanding  $\pm 9,600$ -square-foot flex R&D building situated on approximately  $\pm 0.77$  acres, offering a functional and adaptable layout suited for a variety of commercial uses. The building configuration, combined with flexible zoning, supports a wide range of potential applications, including healthcare, laboratory, office, flex industrial, and specialty commercial operations. The site is further enhanced by ample on-site parking with 24 surface spaces, providing convenience for employees and visitors alike.

Strategically positioned within the San Gabriel Valley along the highly accessible Arrow Highway corridor, the property benefits from strong regional connectivity with convenient access to the I-10, SR-57, and I-210 freeways. This central location allows for efficient distribution and access throughout Los Angeles County and the Inland Empire, making it an attractive long-term investment within a growing and essential healthcare sector.





02

## PROPERTY DESCRIPTION

# PROPERTY OVERVIEW

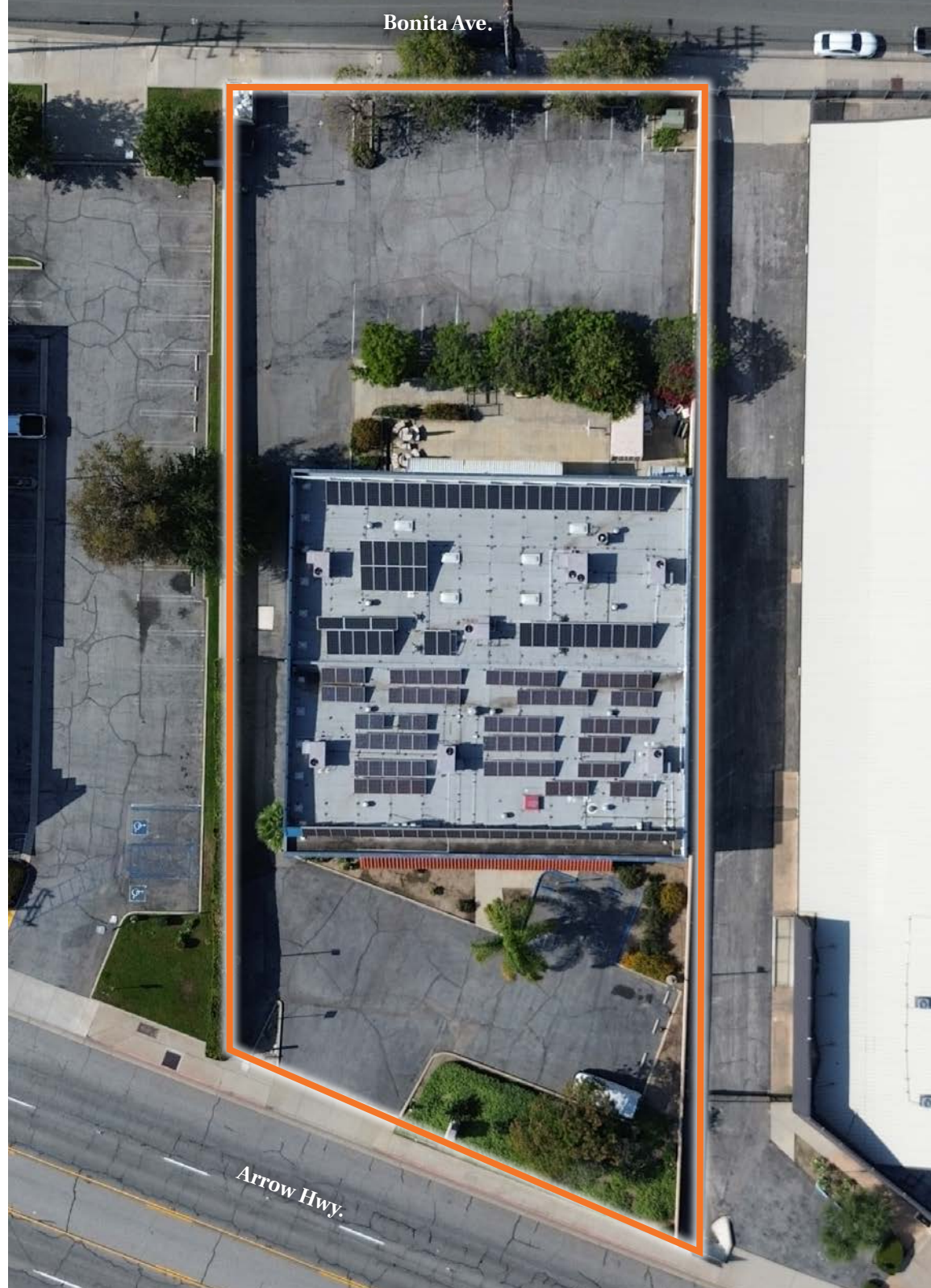
 **PARKING:**  
24 Spaces

 **ZONING:**  
CM

 **APN:**  
631-010-017

 **YEAR BUILT / RENOVATED:**  
1982 / 2012

 **ADDRESS:**  
837 WEST ARROW HIGHWAY,  
GLEN DORA, CA 91740







# TENANT PROFILE



## COMPANY OVERVIEW

Headquarters	Covina, California
Founded	2001
Website	<a href="http://www.polarisrx.com">www.polarisrx.com</a>
States	50
Specialty Pharmacy Locations	4
Pharmacy Locations	20
Facilities Serviced Nationwide	1,000+

## ABOUT POLARIS SPECIALTY PHARMACY

Polaris Specialty Pharmacy is a leading provider of long-term care pharmaceutical services, specializing in customized medication dispensing and clinical support for senior living communities, skilled nursing facilities, and assisted living operators across the United States. The company focuses on delivering tailored pharmacy solutions, including specialized packaging systems, medication management programs, and consulting services designed to improve patient outcomes while enhancing operational efficiency for healthcare providers.

With a strong emphasis on technology and personalized care, Polaris integrates advanced dispensing systems and clinical oversight to ensure accuracy, compliance, and timely delivery of medications. Its experienced team of pharmacists and healthcare professionals works closely with facility staff to support regulatory requirements and optimize resident care. Polaris Specialty Pharmacy continues to expand its footprint nationally, establishing itself as a trusted partner in the long-term care and specialty pharmacy sectors.



263,219  
CARS PER DAY

**AZUSA PACIFIC UNIVERSITY**  
7,120 Students

**CITRUS COLLEGE**  
10,429 Students

**GLENDORA HIGH SCHOOL**  
2,270 Students

ALDI THE HOME DEPOT Sams Club BEST BUY Staples BevMo! BARNES & NOBLE BOB'S DISCOUNT FURNITURE PET SMART HomeGoods OLD NAVY KOHL'S



17,469  
CARS PER DAY

**GLENDORA HOSPITAL**  
63 Beds

**LIFE PACIFIC UNIVERSITY**  
742 Students

**Walmart**

Foothill Fwy.

**SUBJECT POLARIS SPECIALTY RX**

**Azusa High School**  
1,729 Students

**Sierra High School**  
400 Students

28,114  
CARS PER DAY

**McDonald's**

**CVS pharmacy**

**COSTCO WHOLESALE**  
Habit Burger Grill Olive Garden Panera

**LOWE'S**

27,156  
CARS PER DAY

Arrow Hwy.

Arrow Hwy.

El Super ROSS Dress for Less SALLY & Pollo Locos CAMPERO

**Walmart**

LOWE'S ALDI TACO BELL OUTBACK COLD STONE

**HARBOR FREIGHT**

**7-Eleven**

O'Reilly Shell

**HARBOR FREIGHT & Smart Final.**

**San Dimas High School**  
1,235 Students

**Northview High School**  
1,264 Students

CVS pharmacy & Smart Final. dd's CHARLEYS DISCOUNTS & Pollo Locos

STATER BROS. markets DOLLAR TREE KFC

Grand Ave.

**Charter Oak High School**  
1,299 Students

**LIFE PACIFIC UNIVERSITY**  
742 Students

**Kindred Hospitals**  
76 Beds

**EmanateHealth.**  
193 Beds

TARGET Ashley HOME STORE CVS pharmacy DICK'S SPORTING GOODS SPROUTS FARMERS MARKET HOBBY LOBBY ROSS Dress for Less Marshalls Burlington Office DEPOT PET SMART FIVE BELOW SALLY BEAUTY

12,629  
CARS PER DAY

**Sierra High School**  
400 Students

**San Dimas Community Hospital**  
101 Beds

57

**STATER BROS. markets**

**COVINA**  
Covina High School  
1,080 Students

**IKEA**

224,460  
CARS PER DAY

197,730  
CARS PER DAY



San Bernardino Fwy.



**Cal Poly Pomona**  
29,442 Students

BEST BUY JCPenney SEPHORA macy's AÉROPOSTALE Bath & Body Works NORDSTROM RACK

**West Covina High School**  
1,811 Students

**SHHS**  
South Hills High School  
1,650 Students

Barranca Ave.



Walmart  ExtraSpace Storage

CHARLEY'S  CHEVROLET  FORD

sam's club  KOHL'S

THE HOME DEPOT  BARNES & NOBLE  HomeGoods®

Bath & Body Works  Chick-fil-A  Wendy's

SEPHORA  BEST BUY  OLD NAVY  PETSMART

COSTCO WHOLESALE  Krispy Kreme

PIZZA TERESA  Olive Garden  Panera BREAD®

Habit Burger Grill  Habit BURGER GRILL

Smart & Final.  Starbucks

HARBOR FREIGHT  JD

QUALITY TOOLS LOWEST PRICES

Burlington  7-ELEVEN

T.J. MAXX

target  CVS pharmacy®  ROSS DRESS FOR LESS®

AT&T  five BELOW

Total Wine & MORE  TRADER JOE'S petco

CVS pharmacy®

Shell  jiffylube®

O'Reilly

TACO BELL

McDonald's

7-ELEVEN  Arborea

American Food

DEED WITH VALUE  THRIFT STORE

12,629  CARS PER DAY

 Golden Dragon Chinese 金龍

LESLIE'S

IN-N-OUT

BR  BARKIN TOBBITY

Grand Ave.

AIRROW HWY.

SUBJECT

POLA RX  SPECIALTY

Bonita Ave.

28,114  CARS PER DAY



**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES

**LOWE'S** **AMC THEATRES**

**ALDI** **COLD STONE** **OUTBACK STEAKHOUSE** **TACO BELL**

**ROSS** **SALLY BEAUTY**  
DRESS FOR LESS

**El Super** **Pollo Loco**

**Walgreens**

**THE HOME DEPOT** **STARBUCKS** **WELLS FARGO**

**Walmart** **five BELOW**

**FAMILY DOLLAR** **OVALART SUPERMARKETS**

**SKECHERS** **DOLLAR TREE**

**Jack in the box** **Dutch Bros**

**McDonald's**

**BERT'S**

**7 ELEVEN**

**Outlet**

**STARBUCKS**

**IN-N-OUT**

**McDonald's**

**SUPERIOR GROCERS**

**Auto Zone** **WING-STOP** **SHELL**

**STARBUCKS** **THE SALVATION ARMY**

**28,114**  
CARS PER DAY

**28,114**  
CARS PER DAY

**CVS pharmacy**

**SUBJECT**  
**POLARIS SPECIALTY RX**

**Barranca Ave.**

**Arrow Hwy.**

**Bonita Ave.**

**NAPA**



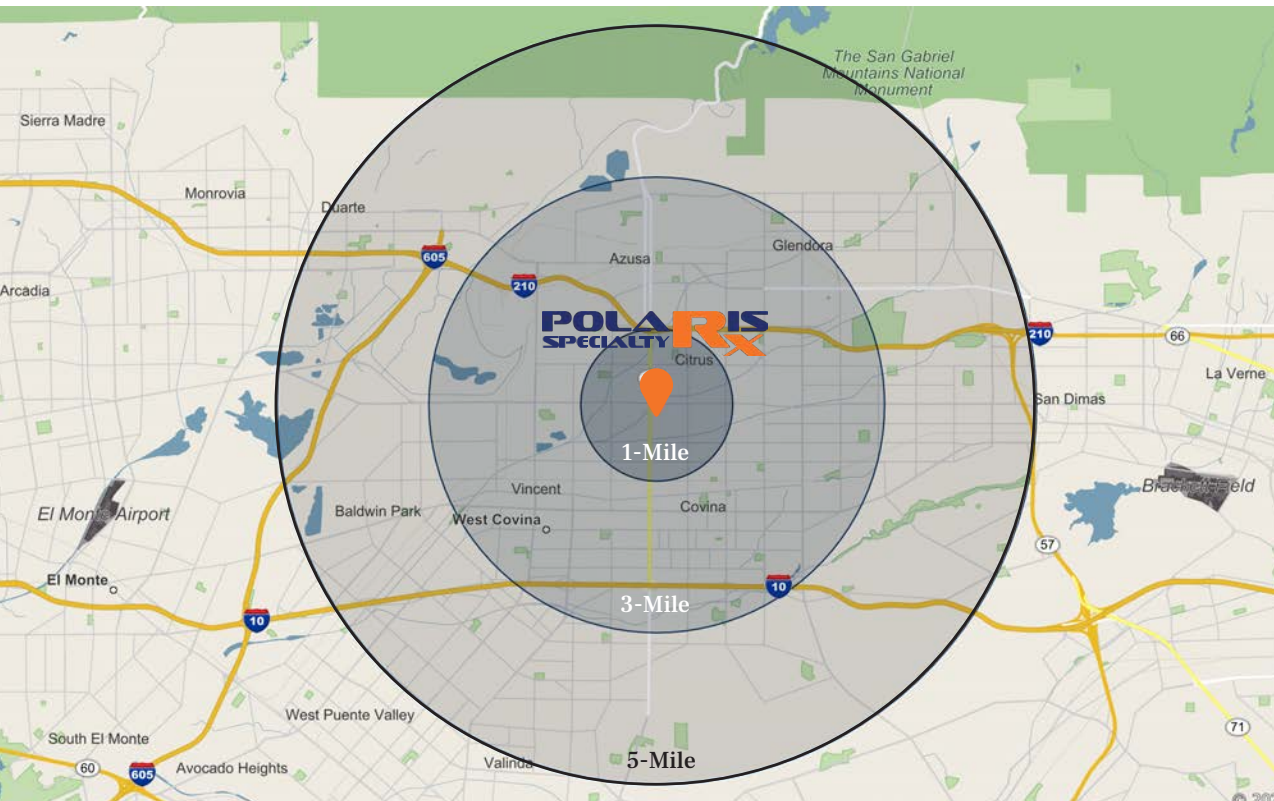


03

## LOCATION & MARKET OVERVIEW

# GLENDORA, CALIFORNIA

Glendora, California is a well-located San Gabriel Valley community known for its charm, strong demographics, and foothill setting at the base of the San Gabriel Mountains. Often referred to as the “Pride of the Foothills,” the city offers a blend of suburban appeal and convenient access, with close proximity to Interstate 210 providing direct connectivity to Los Angeles, Pasadena, and the Inland Empire. Glendora features a vibrant downtown village, highly regarded schools, well-maintained neighborhoods, and an active local economy, making it an attractive location for residents, businesses, and long-term investment alike.



## CITY HIGHLIGHTS

WITHIN A 5-MILE RADIUS



**393,293**

2025 POPULATION



**\$118,331**

2025 AVERAGE HOUSEHOLD INCOME



**\$89,246**

TOTAL AVERAGE HOUSEHOLD  
RETAIL EXPENDITURE



**± 40 Minute Drive**

LOS ANGELES, CA

PALM SPRINGS

**90**  
MILES

LOS ANGELES

**35**  
MILES

SAN DIEGO

**118**  
MILES

FRESNO

**240**  
MILES

SAN FRANCISCO

**385**  
MILES

SACRAMENTO

**415**  
MILES

# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	30,712	186,933	396,774
<b>2025 Estimate</b>			
Total Population	30,566	184,917	393,293
<b>2020 Census</b>			
Total Population	32,390	188,744	403,819
<b>2010 Census</b>			
Total Population	32,419	180,359	393,331
<b>Daytime Population</b>			
2025 Estimate	18,491	168,628	356,814
<b>HOUSEHOLDS</b>			
	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Households	9,122	59,475	126,303
<b>2025 Estimate</b>			
Total Households	9,043	58,673	124,741
Average (Mean) Household Size	3.5	3.2	3.2
<b>2010 Census</b>			
Total Households	8,907	57,197	121,884
<b>2010 Census</b>			
Total Households	8,329	52,477	114,354
<b>Occupied Units</b>			
2030 Projection	9,334	61,391	130,315
2025 Estimate	9,255	60,562	128,701
<b>HOUSEHOLDS BY INCOME</b>			
	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$150,000 or More	16.7%	21.2%	24.9%
\$100,000-\$149,999	21.4%	21.8%	21.8%
\$75,000-\$99,999	18.9%	15.8%	14.8%
\$50,000-\$74,999	17.9%	15.2%	14.0%
\$35,000-\$49,999	9.6%	9.0%	8.2%
Under \$35,000	15.5%	16.9%	16.4%
Average Household Income	\$99,078	\$110,096	\$118,034
Median Household Income	\$83,655	\$90,520	\$97,581
Per Capita Income	\$29,400	\$35,208	\$37,832

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$87,370	\$87,775	\$89,245
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$33,706	\$34,097	\$34,712
Transportation	\$14,561	\$14,489	\$14,595
Food	\$12,795	\$12,726	\$12,846
Personal Insurance and Pensions	\$11,549	\$11,552	\$11,715
Entertainment	\$3,996	\$4,011	\$4,085
Apparel	\$2,669	\$2,700	\$2,720
Cash Contributions	\$2,546	\$2,560	\$2,719
Education	\$1,721	\$1,734	\$1,782
Personal Care Products and Services	\$1,202	\$1,208	\$1,233
Alcoholic Beverages	\$747	\$763	\$788
<b>POPULATION PROFILE</b>			
	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2025 Estimate Total Population	30,566	184,917	393,293
Under 20	25.2%	24.2%	23.1%
20 to 34 Years	22.7%	21.9%	20.6%
35 to 39 Years	7.0%	6.9%	6.5%
40 to 49 Years	13.1%	13.1%	12.8%
50 to 64 Years	19.1%	19.4%	20.2%
Age 65+	12.9%	14.6%	16.8%
Median Age	36.0	38.0	40.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	20,734	126,788	275,897
Elementary (0-8)	12.8%	9.9%	9.8%
Some High School (9-11)	9.7%	8.0%	7.5%
High School Graduate (12)	28.9%	26.9%	26.0%
Some College (13-15)	21.1%	21.8%	21.1%
Associate Degree Only	8.3%	8.4%	8.4%
Bachelor's Degree Only	14.1%	16.8%	18.3%
Graduate Degree	5.2%	8.2%	8.9%

# LOS ANGELES OVERVIEW

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County. The area is home to nearly 10 million residents. The city of Los Angeles accounts for nearly 3.9 million people, and the Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.



## METRO HIGHLIGHTS

### ECONOMIC CENTER

Los Angeles is the entertainment capital of the world, as well as a leading international trade and manufacturing center.

### PROMINENT PORT ACTIVITY

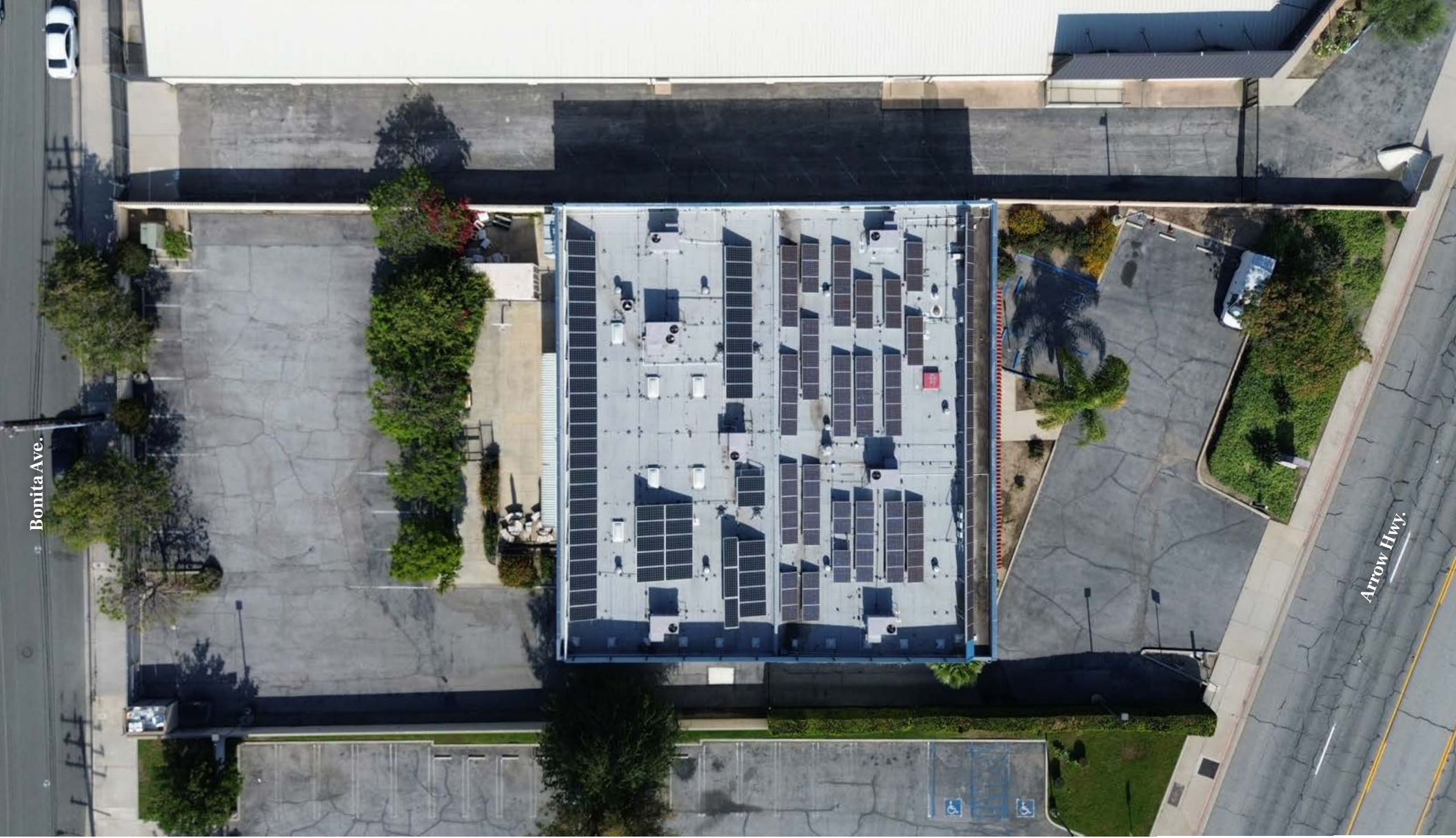
The Port of Los Angeles and the Port of Long Beach are the largest and busiest ports in the nation, making the metro a key link in the international supply chain.

### JOB AND POPULATION GROWTH

A desirable climate, proximity to the ocean and recreational opportunities lure companies and residents to the metro.

## ECONOMY

- The motion picture/entertainment industry is one of the most high-profile sectors of the economy. The resolution of strikes by Hollywood last year should aid hiring in the segment moving forward.
- The gross metropolitan product is expected to grow at a pace faster than the United States rate this year.
- Ten Fortune 500 companies are headquartered in the metro, including Walt Disney, Molina Healthcare, Edison International, Reliance Steel & Aluminum, Live Nation, Avery Dennison and Skechers USA.
- A sizable aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
- Employers across a variety of industries employed approximately 4.565 million individuals at the onset of 2024, a record count.
- The metro's two ports make the area a hub in the domestic supply chain, fueling demand for warehouse and distribution space throughout the county.



Bonita Ave.

Arrow Hwy.

# 04

## FINANCIAL ANALYSIS

# PRICING & RENT ROLL

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## PRICING SUMMARY

<b>Price:</b>	<b>\$3,738,010</b>		
Down Payment:	\$1,495,204	40% Down Payment	
Current Cap Rate:	6.25%	Current Cash on Cash:	4.54%
ProForma Cap Rate:	6.50%	Proforma Cash on Cash:	5.17%
Year Built/Renovated:	1982/2012		
Total Building Size:	9,600		
Price Per Square Foot:	\$389	Parking:	24
Lot Size (SF):	33,563	Land Price PSF:	\$111

## FINANCING

<u>Proposed Financing</u>	
Loan Balance:	\$2,242,806
LTV:	60%
Term:	5
Rate:	6.25%
Amortization:	30
Maturity Date:	Jun-2031
Yearly Payment:	\$165,712

## FINANCIAL SUMMARY

	<u>Current</u>		<u>2027 ProForma</u>	
Total Rental Income (GLA):	\$233,626		\$242,971	
Expense Reimbursements:	Tenant	NNN	Tenant	NNN
Total Gross Revenue:	\$233,626		\$242,971	
Operating Expenses:	\$79,252		\$0	
<b>Net Operating Income (NOI):</b>	<b>\$233,626</b>	<b>6.25%</b>	<b>\$242,971</b>	<b>6.50%</b>
First Trust Deed/Mortgage:	\$165,712		\$165,712	
Pre-Tax Cash Flow:	\$67,914	4.54%	\$77,259	5.17%
Interest Payment:	\$139,431		\$137,741	
Principle Payment:	\$26,281		\$27,972	
Total Return:	\$94,195	6.30%	\$193,684	12.95%

## ESTIMATED EXPENSES

Property Tax:	Tenant
Insurance:	Tenant
Maintenance:	Tenant
Total Expenses:	\$79,252
Expenses PSF (GLA):	\$0.69

## POLARIS PHARMACY-RENT ROLL

*Absolute NNN Fee Simple Lease with Polaris Pharmacy*

**2 Years Remaining on Term**

**4% Annual Rental Increases**

	Start	End	Annual Rent	Rent PSF / Yr	Monthly Rent PSF	Rent PSF / Mo	Increases	Options
Year 1	4/1/2025	4/1/2026	\$224,640	\$23.40	\$18,720.00	\$1.95	4% / Yr	1-1 yrs. @ 4% Increase
Current	4/1/2026	4/1/2027	\$233,626	\$24.34	\$19,468.80	\$2.03		
Year 3	4/1/2027	3/31/2028	\$242,971	\$25.31	\$20,247.55	\$2.11		

# EXCLUSIVELY LISTED BY

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OVANESS-ROSTAMIAN GROUP

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