

# For Lease Glendora Shopping Center

103-155 West Route 66  
Glendora, CA 91740



Glendora Metro Station

1,655 SF  
AVAILABLE

ROUTE 66

20,670 CPD

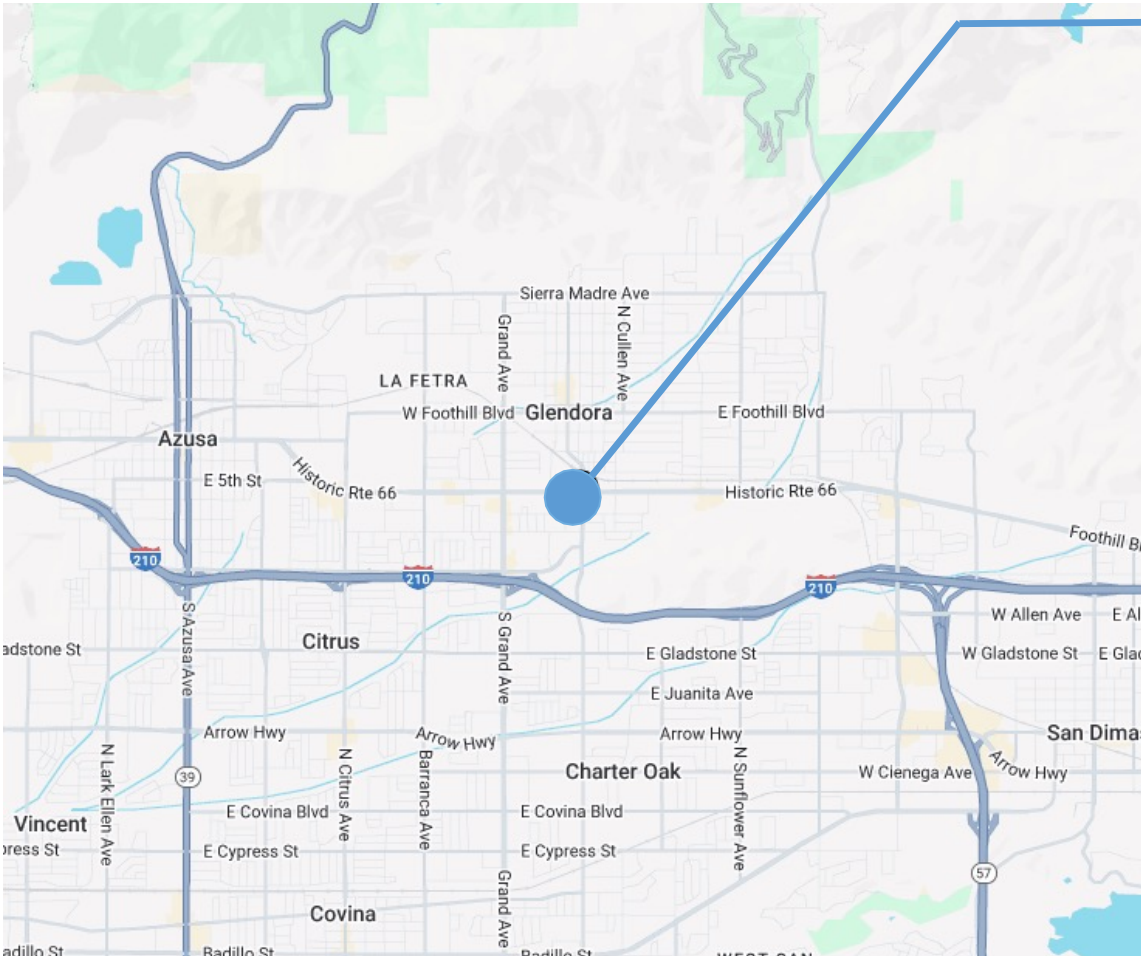
GLENDORA AVENUE 17,270 CPD

Glendora Metro Station

Perform Properties

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## Property Highlights:

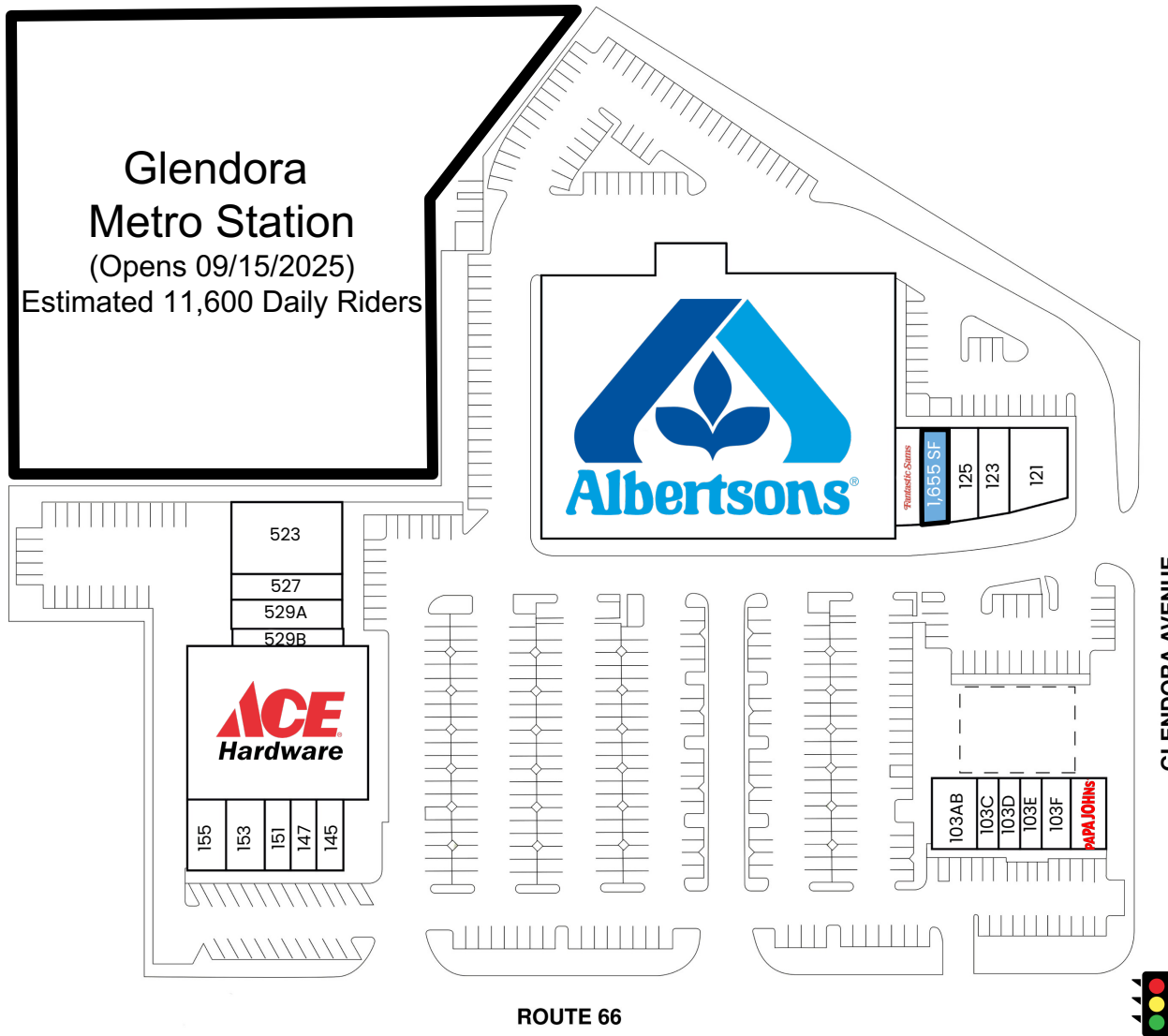
- Located one mile north of I-210, with easy access to I-605 and SR-57
- Positioned along historic Route 66 about 1 mile east of Azusa Pacific University, with 7,133 students and 1,575 employees
- Project immediately adjacent to Metro A-Line Extension with estimated 11,600 daily riders
- Glendora Station Area Vision Plan being reviewed by City Council allows for increase in housing density for properties within ½ mile of the new MTA station. Potential for 1,300 residential units within the plan area.

## Demographics:

2025 Estimates	1 MILE	3 MILE	5 MILE
Population	20,163	146,763	262,434
Daytime Population	10,161	75,177	135,400
AHH Income	\$133,263	\$135,868	\$135,733

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Suite	Tenant	GLA (SF)
125A	AVAILABLE	1,655
133	ALBERTSONS	57,560
531	ACE HARDWARE	16800
523	CALVACHE FAMILY DAY CARE	4,590
121	BICYCLE SHOP	2,608
529A	STAY AND PLAY	1,910
123	UNTHAI MY KNOTS	1,860
103AB	BONNE VIE	1,833
527	GLENDORA PET SPAW	1,700
155	CHIC DAY SPA	1,650
153	THE LAIR JIU JITSU	1,650
125	ALQUIROS FAMILY DENTISTRY	1,650
103G	PAPA JOHN'S PIZZA	1,600
103F	SAN TRAM DENTISTRY	1,248
127	FANTASTIC SAMS	1,213
151	YOXIE TEA TIME	1,100
147	ONE STOP MAIL CENTER	1,100
145	LADY'S DONUTS	1,100
529B	HOMEWORK BUDDY	980
103E	U LASHES	916
103D	HANNA NAILS & SPA	906
103C	H&R BLOCK	906

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Perform Properties

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