

# AVAILABLE GROUND LEASE

1308 Lone Hill Avenue  
Glendora, CA 91740

## FEATURES

- 14,136 SF located at the primary entrance to the Glendora Marketplace. Lone Hill Ave & Glendora Marketplace Dr.
- Nearby Co-Tenants include: Costco, Home Goods, Home Depot, Sam's Club, Walmart, AMC, Best Buy, Barnes & Noble, Pet Smart, Bed Bath & Beyond, etc.
- Property has easy access off the 210 and 57 freeways

## TRAFFIC COUNTS

210 FOOTHILL FWY	257,000 ADT
57 FWY	148,000 ADT
LONE HILL AVENUE	37,389 ADT
W. GLADSTONE STREET	11,670 ADT

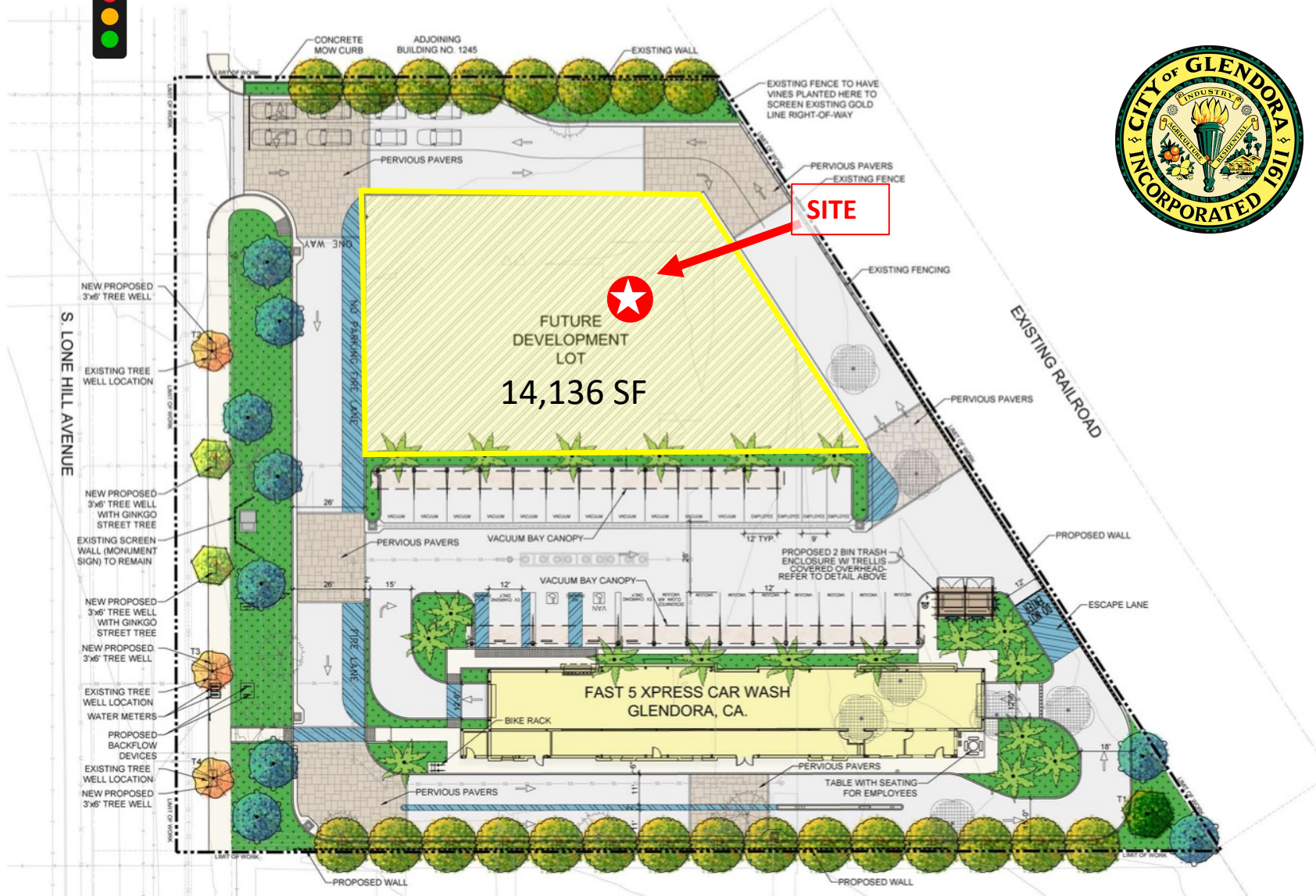
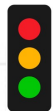
## DEMOGRAPHICS (2022)

	1 MILE	2 MILE	3 MILE
Estimated Population	12,105	56,581	111,903
Med-HH Income	\$126,808.	\$117,056.	\$115,720.
Median Age	43.9	43.9	43.9
Total Employees	10,705	25,075	42,588

Source Demographics: esri 2022







14,136 SF

SITE

FUTURE DEVELOPMENT LOT

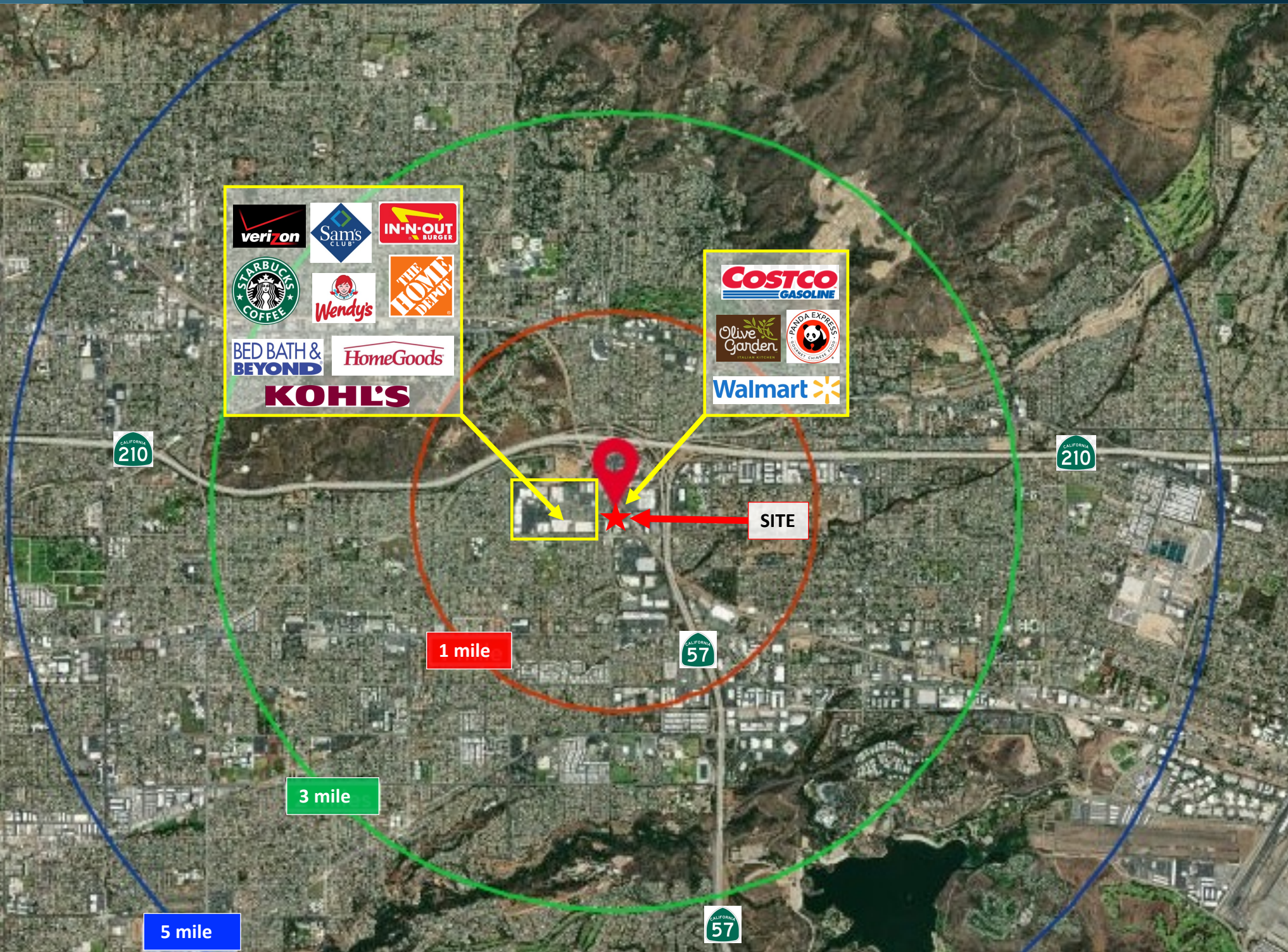
FAST 5 XPRESS CAR WASH  
GLENDORA, CA.

S. LONE HILL AVENUE

EXISTING RAILROAD



# Fast Food/Retail Map





# Disclaimer

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