

2025 E FINANCIAL WAY

Glendora, CA 91741



FOR SALE OR LEASE

**Owner/User Opportunity: Three-story office building
totaling 66K SF on 2.26 acres**

[CLICK HERE FOR VIDEO](#)



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Offering Procedure

The Registered Potential Purchaser acknowledges that the Property has been offered for sale, subject to withdrawal from the market, change in offering price, prior sale or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective Purchaser or for any other reason, whatsoever, without notice.

The Registered Potential Purchaser acknowledges that the Property is being offered without regard to race, creed, sex, religion, or national origin. Owner is an intended third-party beneficiary of the terms of this Agreement. Colliers International Greater Los Angeles, Inc. has been retained as exclusive Sales agents by Owner of 2025 E. Financial Way, in the city of Glendora, California. Registered Prospective Purchasers and their brokers (if any) will be bound by the terms of the executed Confidentiality Agreement, which were agreed to prior to the distribution of this information and the Disclaimer contained herein.

Since the ability to close the transaction according to the terms of the purchase will be of paramount importance to Owner, inclusion of Prospective Purchaser's past property acquisition history, and financial statements identifying the source of funds for the Property's purchase, would greatly aid the Owner in evaluating the Prospective Purchaser's offer.

Owner will select the Prospective Purchaser it deems most qualified and Prospective Purchaser will immediately be provided a draft Purchase and Sale Agreement for its review and execution.



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Executive Summary

Colliers Greater Los Angeles is pleased to present for sale 2025 E. Financial Way — a rare opportunity to purchase a well-located, three-story office building with golf course views in the Glendora submarket of Los Angeles County. Retained by the seller as exclusive advisors, Colliers is offering an investor the perfect building for an Owner/User with record-level rental rates and a secondary lease income from two roof top leases.

Situated on ±2.26 acres, the subject property offers ample parking with availability for surface, structured and subterranean options. Currently occupied by CalPortland, the building can be delivered vacant, or the Seller can lease back a portion of the building short term.

Investment Highlights

- Rare headquarters building perfect for Owner/ User
- 227 Total Parking Spaces on Surface, Structure, and Secured Underground with Direct Elevator Access
- Additional \$42K per year income from Verizon and AT&T roof-top leases
- Seller Leaseback Option Available
- San Gabriel Valley submarket continues to have strong market fundamentals and low supply
- Direct freeway access via S. Lone Hill Avenue
- Northern views of San Gabriel Mountains and Glendora Country Club
- Close to area retail and restaurants
- Convenient access to the 210 & 57 Freeways



Property Overview

Property Owner	CalPortland Company
Property Type	Office
Building SF	±66,000 SF
Land SF	98,553 SF (2.26 Acres)
Parking	227 total (68 surface stalls, 115 stalls in parking structure, and 44 stalls in secured, underground parking garage)
Year Built	1986
# of Floors	3
Typical Floor Plate	22,000 SF
Elevators	2
Tenancy	Multi
Building Height	33'
Zoning	GDC_RT66SP



Walk Score

47

Transit Score

32

Bike Score

42

Listing Price

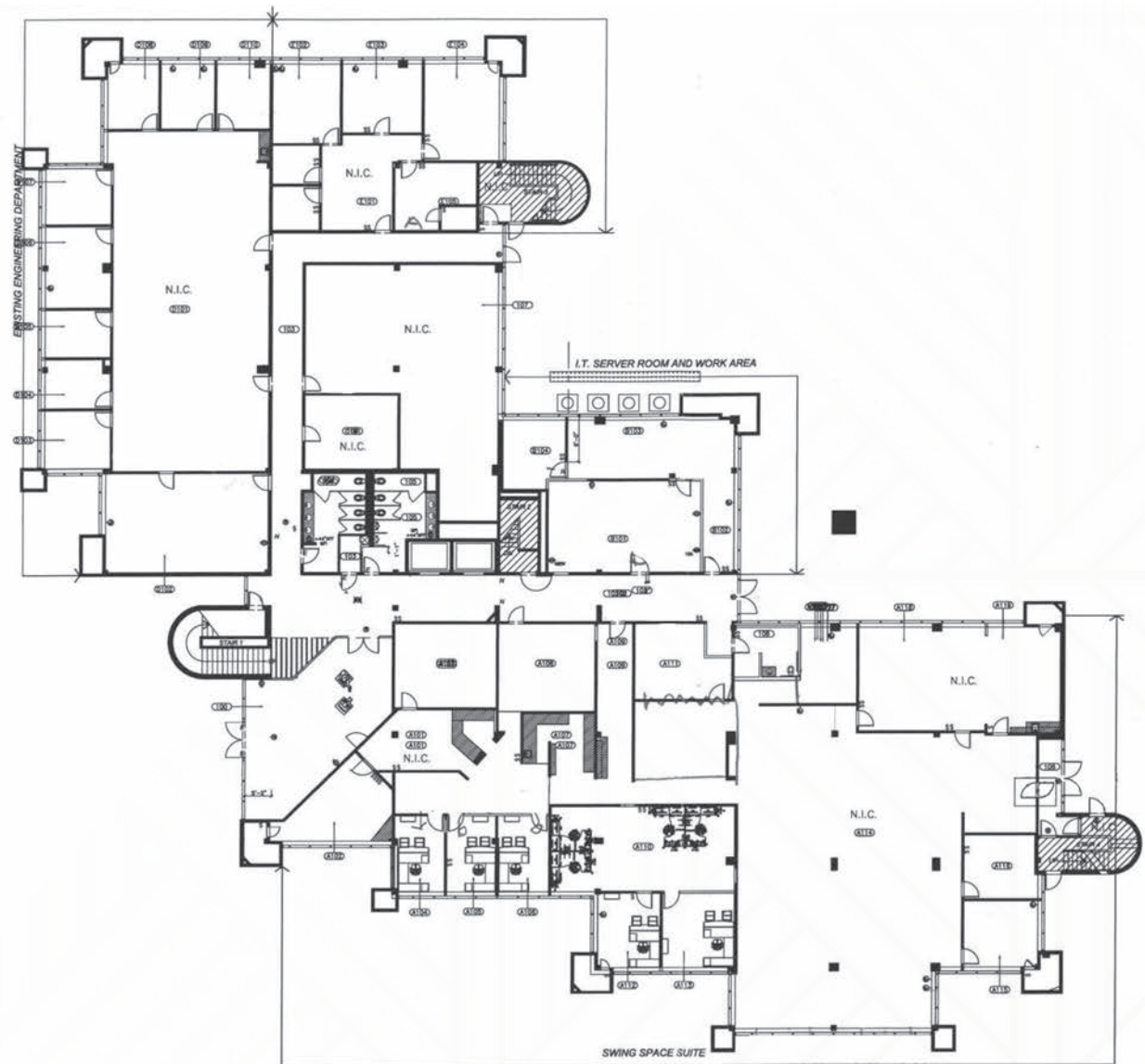
\$12,000,000





Floor Plans

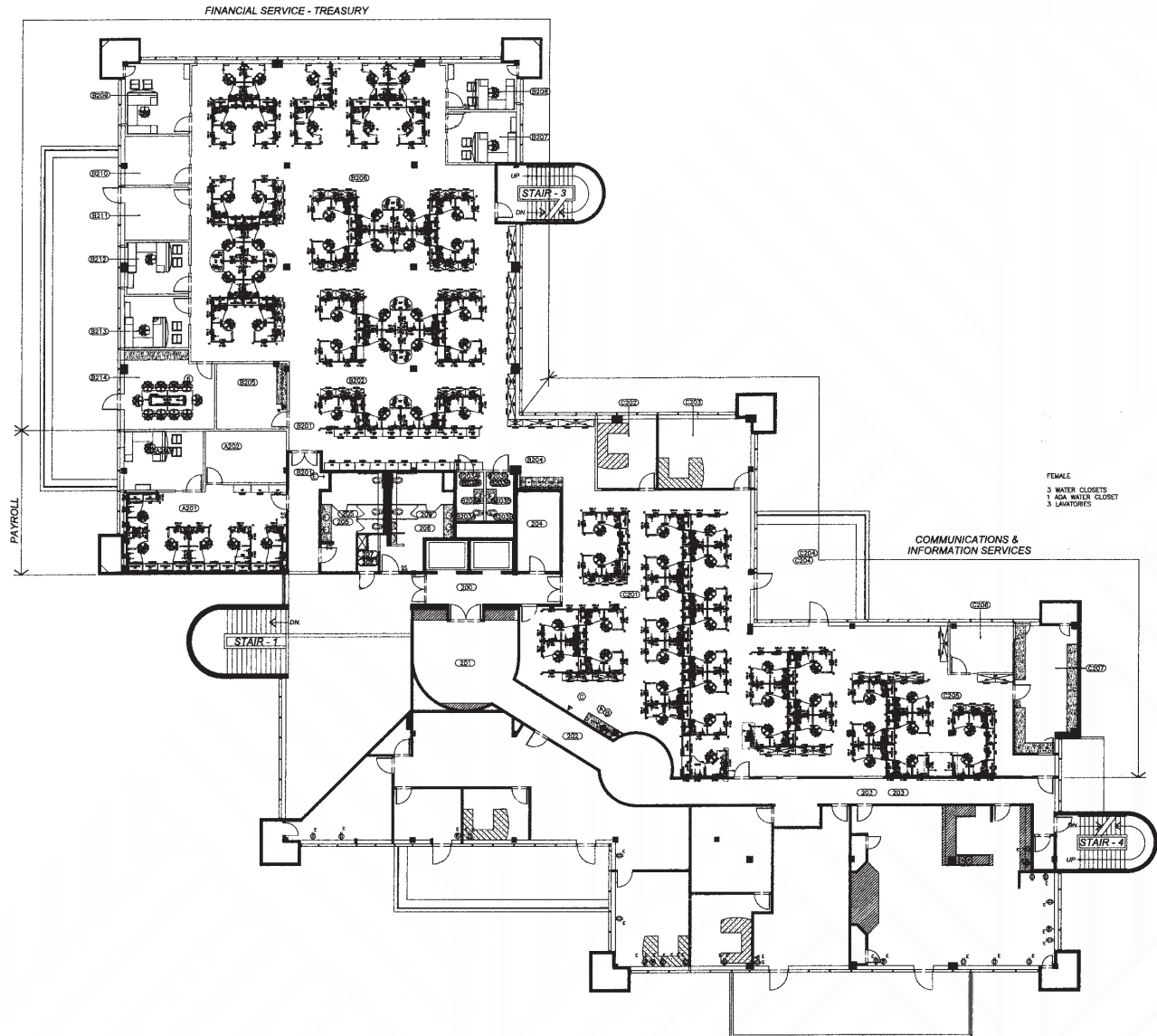
1st Floor





Floor Plans

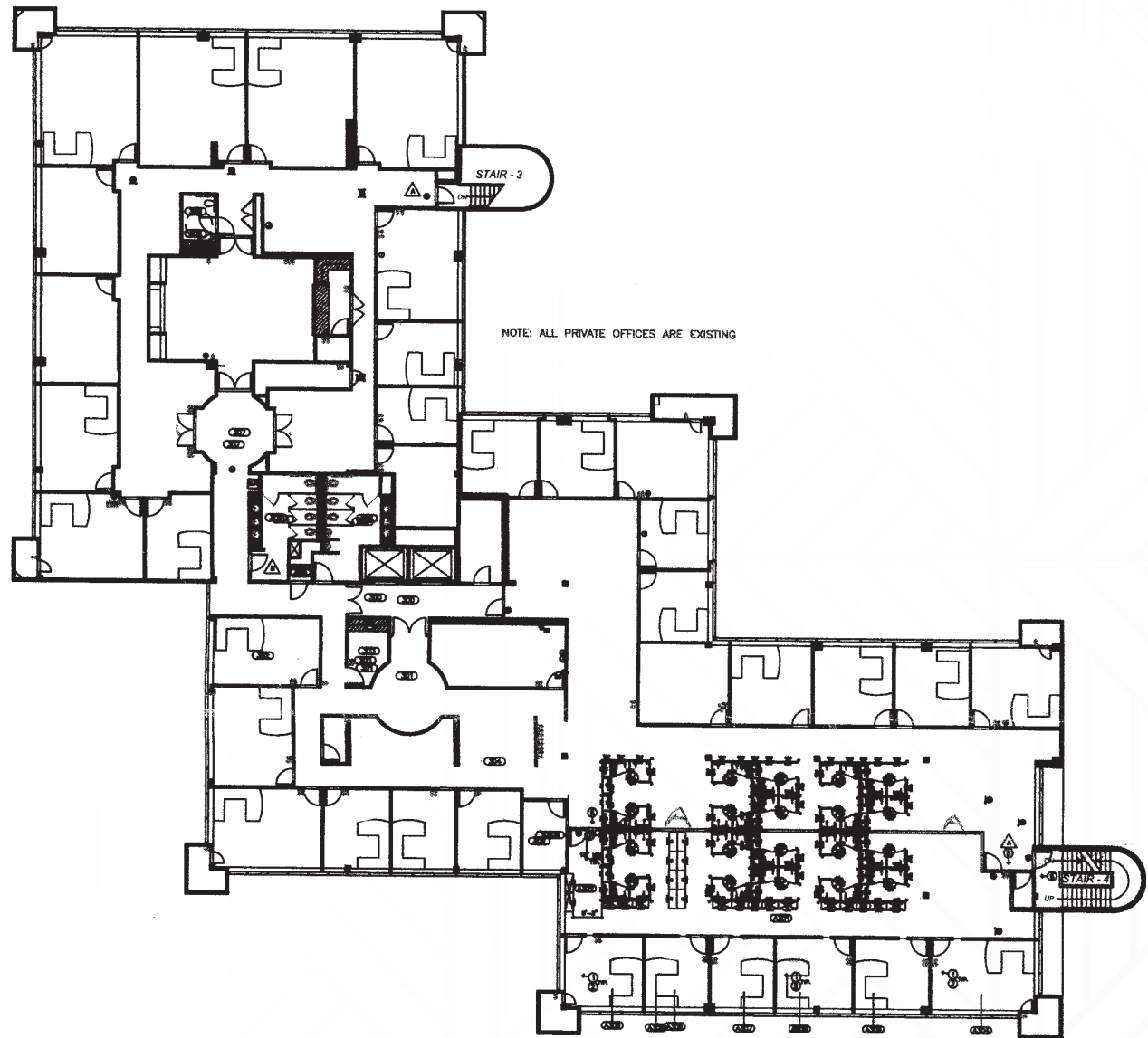
2nd Floor





Floor Plans

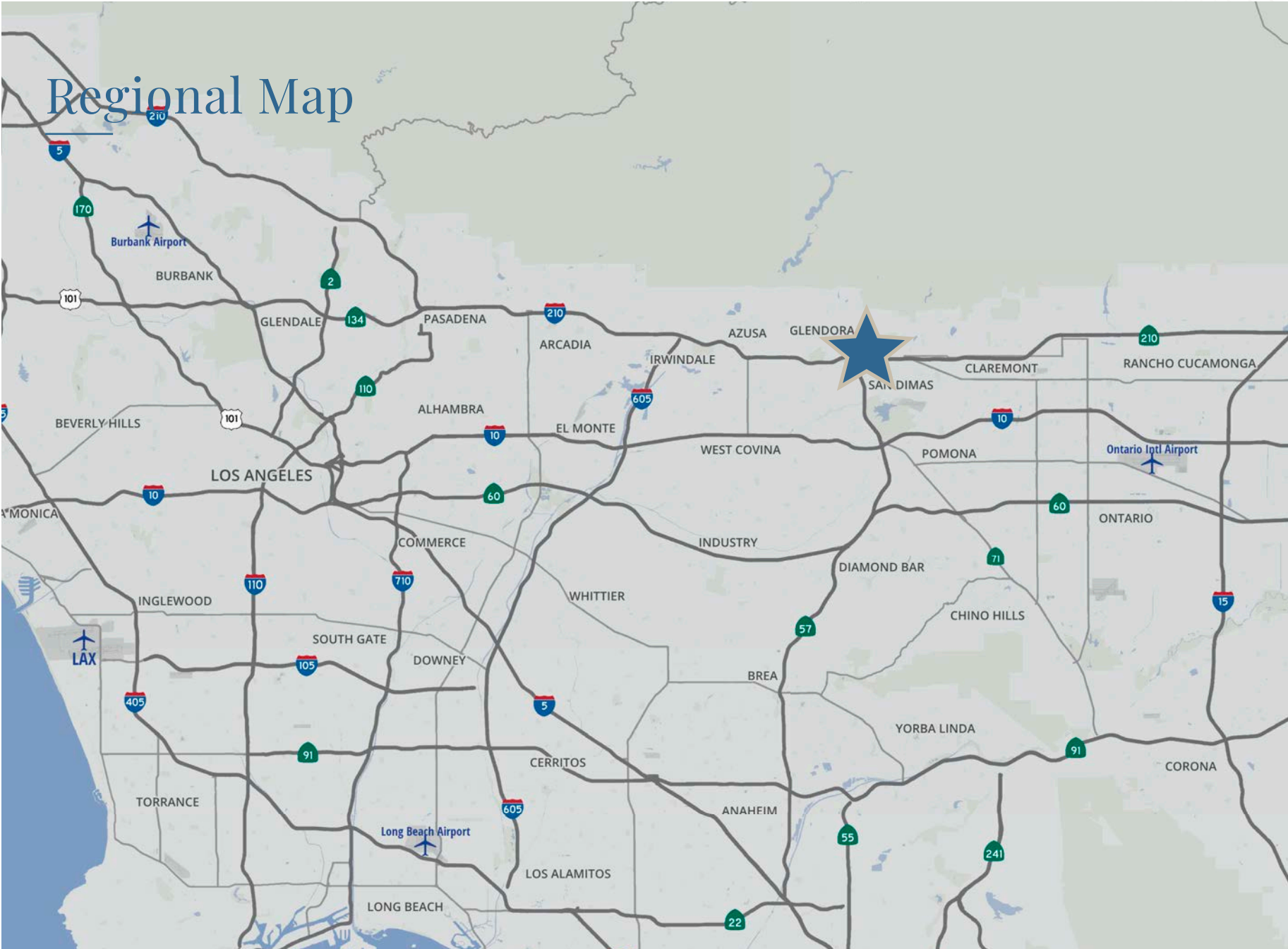
3rd Floor



Amenities Map

- | SHOPPING | RECREATION | HOSPITALS | COLLEGES |
|------------------------------|-----------------------------------|--|-----------------------------------|
| 1. Lone Hill Shopping Center | 1. AMC Glendora | 1. Casa Colina Hospital | 1. Azusa Pacific University |
| 2. Glendora Village | 2. Frank G. Bonelli Regional Park | 2. Emanate Health Foothill Presbyterian Hospital | 2. Cal Poly Pomona |
| 3. Glendora Marketplace | 3. Glendora Country Club | 3. Glendora Community Hospital | 3. Citrus College |
| 4. San Dimas Plaza | 4. Marshall Canyon Golf Course | 4. Pomona Valley Hospital Medical Center | 4. Claremont Colleges |
| 5. San Dimas Marketplace | 5. Mountain Meadows Golf Course | 5. San Dimas Community Hospital | 5. Los Angeles Pacific University |
| 6. Pacific Plaza | 6. San Dimas Canyon Golf Course | | |
| 7. The Commons at La Verne | 7. Via Verde Country Club | | |





San Gabriel Valley Market Overview

A Valley of Connection

The San Gabriel Valley provides residents with a unique opportunity to experience the best of all the West Coast has to offer. Travel throughout the valley is made incredibly easy with several major freeways and convenient rail services that stop in almost every city. The I-210 freeway cuts across the foothill communities of the valley, connecting the San Fernando Valley to the west and San Bernardino to the east. I-10 and CA-60 run through the middle of the valley between Downtown Los Angeles and the Inland Empire. I-605 and CA-57 run north to south, linking Long Beach and Orange County.

Further west, CA-110 links Downtown Los Angeles to Pasadena. These freeways allow for access to major landmarks in the area, including Los Angeles Airport (LAX Int'l), Ontario Airport, and many others. Rail services like Metrolink and the Metro Gold Line offer residents ease of transportation to all of San Gabriel Valley's major attractions.

Higher education institutions are abundant in this area, with Cal Poly Pomona, Azusa Pacific University, Claremont Colleges, Pasadena City College, and Citrus College all within the San Gabriel Valley limits. Almost 30% of the population has completed four years of college or higher, giving the San Gabriel Valley a pool of opportunistic employees to choose from in various industries.



36
Median Age



940,874
Residents



30%
Completed Four Years
of College or Higher



\$91,083
Median Income



Glendora Market Overview

The Pride of The Foothills

Glendora is a quaint city located within the parameters of San Gabriel Valley in eastern Los Angeles County. Known as the “Pride of the Foothills,” Glendora sits directly north of the cascading San Gabriel Mountains, with Azusa and the unincorporated community of Citrus to the west and San Dimas to the east and south. As of 2022, Glendora’s population was estimated at over 52,200 residents, solidifying its reputation as a “small city within a large city.” The total population of Glendora has increased by 3.7% since 2010, and families continue to migrate into the area because of its convenient location, high-ranking school districts, access to executive housing, and attractive downtown area.

Voted as one of the friendliest downtowns in San Gabriel Valley for the last eight years, Glendora Village is a local oasis. The downtown area offers dozens of restaurants, cafes, shops, and boutiques and endless opportunities for nightlife fun or daytime community events. The suburban feel, low crime rate, and consistently high-ranking school systems attract more families and young adults each year. The easy access to mountain trails and year-round sunshine help to solidify Glendora as the perfect city to experience the liveliness of Los Angeles while remaining close to the outdoors.

Where Education Meets Convenience

Glendora’s geography allows for easy transportation with neighboring cities. The 210 and 57 freeway interchange sits conveniently within Glendora, offering ease of access to the Glendale and Burbank areas, as well as Ontario and Orange County. Furthermore, these freeways allow access to major landmarks in the area, including Los Angeles International Airport and Ontario Airport. Transportation is easy in Glendora with the Metro’s Gold Line, Metrolink, and multiple convenient bus routes around the city.

Higher education institutions are abundant in the area, with Cal Poly Pomona, Azusa Pacific University, the Claremont Colleges, and Citrus College all within close proximity to Glendora. Almost half of the population has completed four years of college or higher, giving Glendora a pool of opportunistic employees to choose from in various industries.

Demographics:

Live



Major Roads _____

Less than 1 Mile
210 Freeway & 57 Freeway



Airports _____

34 min. / 16.5 miles
Ontario International Airport

62 min. / 45 miles
Los Angeles International Airport



City Centers _____

9 min. / 3 miles
Glendora Village



Education Centers _____

13 min. / 7.6 miles
Cal Poly Pomona

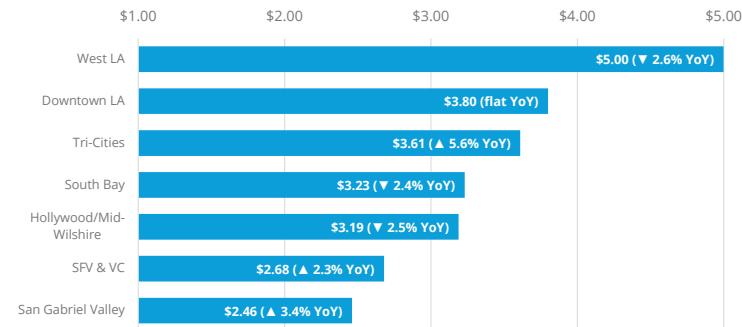
11 min. / 3.3 miles
Azusa Pacific University

16 min. / 8 miles
The Claremont Colleges

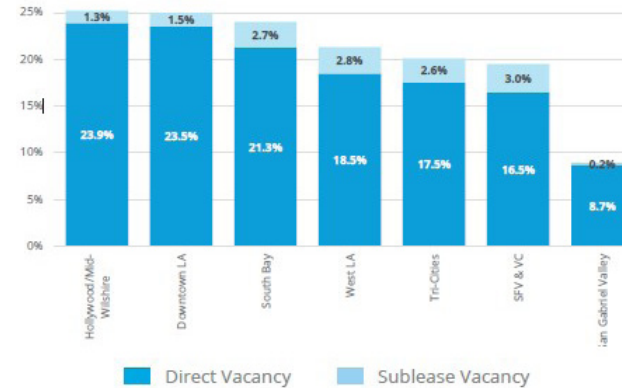
11 min. / 3.8 miles
Citrus College

An Energetic Submarket with Powerful Demographics

Average Asking Rate:



Market Graph:



San Gabriel Valley Office Market:

San Gabriel Valley office vacancy increased by 140 basis points to 9 in the fourth quarter. This was caused by negative net absorption in West San Gabriel Valley, where Blue Shield of California put over 91,000 SF for lease in this smaller office market of 3.7M SF. Rent growth is strong in West San Gabriel Valley, where the average rate is up 10.1% year over year. In San Gabriel Valley, the average asking rent continued to rise for the fifth consecutive quarter reaching a record high of \$2.46 PSF per month.

Glendora Office Market:

The office vacancy rate in Glendora dropped by 0.3% from 3.9% in 2021 to 3.6% in 2022. Office inventory totaled 384,716 SF at the end of 2022, and the average asking rent at \$2.24 PSF per month. This has been an increase in rent from \$1.79 that was reported in 2021.

The Future of Glendora

According to the City of Glendora's Economic Development Department, there are 11 development projects in Glendora's pipeline. This includes a mix of residential, mixed-use, and commercial projects. In the 2022, there were 84 new commercial tenants from various industries that moved into the Glendora market, amounting to 87,461 SF.





**For More
Information
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