

# FOR LEASE (NEW CONSTRUCTION WAREHOUSE)

±47,800 SF on ±3.14 Acres



1332 S LONE HILL AVE  
**GLENDORA, CALIFORNIA**

**CIRE** Partners  
COMMERCIAL INVESTMENT REAL ESTATE  
**NEWMARK**

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# GENERAL SUMMARY

## PROPERTY DETAILS

Address	1332 S Lone Hill Ave, Glendora, CA 91740
APN(s)	8642-021-002
Lot Size	±137,214 SF (±3.15 Acres)
Zoning	M-1A (Limited Manufacturing)
Traffic Counts	S Lone Hill Avenue: ±37,389 ADT W Gladstone Street: ±11,670 ADT Interstate 210: ±263,736 ADT SR State Route 57: ±151,929 ADT

## PROPOSED PLANS (SEE PAGES 4-8)

Construction	Type III-B
Building Area	±47,800 SF
Parking	±143 (2.99 per 1,000 SF)
FAR	35%
Building Height	35' To Highest Point of Roof
Grade Level Doors	Three (3) 12' x 14'
Dock High Position	Optional (Call Agents for Details)

# HIGHLIGHTS

## NEW HIGH-IMAGE WAREHOUSE

This brand-new, high-image, concrete tilt-up warehouse features a secured yard with full drive-around capability, a 30' minimum clear height, an advanced ESFR sprinkler system, 800 amps of 277/480V electrical service (expandable if needed), and a 135' truck court.

## EXCEPTIONAL RETAIL SYNERGY AT MAJOR RETAIL HUB

Within three blocks of approximately 2 million square feet of retail anchored by Costco, Walmart, Sam's Club, Home Depot, and 50+ other national and regional chain tenants, this location capitalizes on unparalleled consumer traffic and draw.

## STRATEGIC FREEWAY ACCESS

Immediate access to the I-210 and SR-57 junction ensures excellent visibility and accessibility, perfectly suited for businesses seeking a high-traffic location.

## SURROUNDED BY AMENITIES

Located directly across from the Glendora Marketplace power center and within walking distance of numerous dining, shopping, and recreational offerings, this site ensures unmatched convenience and a superior quality of life for both employees and customers.

## STRONG DEMOGRAPHIC BASE

Within a 3-mile radius, this area features approximately 107,999 residents, supported by an average household income of \$138,725, a median household income of \$106,607, and a wealth index of 135, reflecting a well-educated and affluent community.

# ELEVATION RENDERINGS



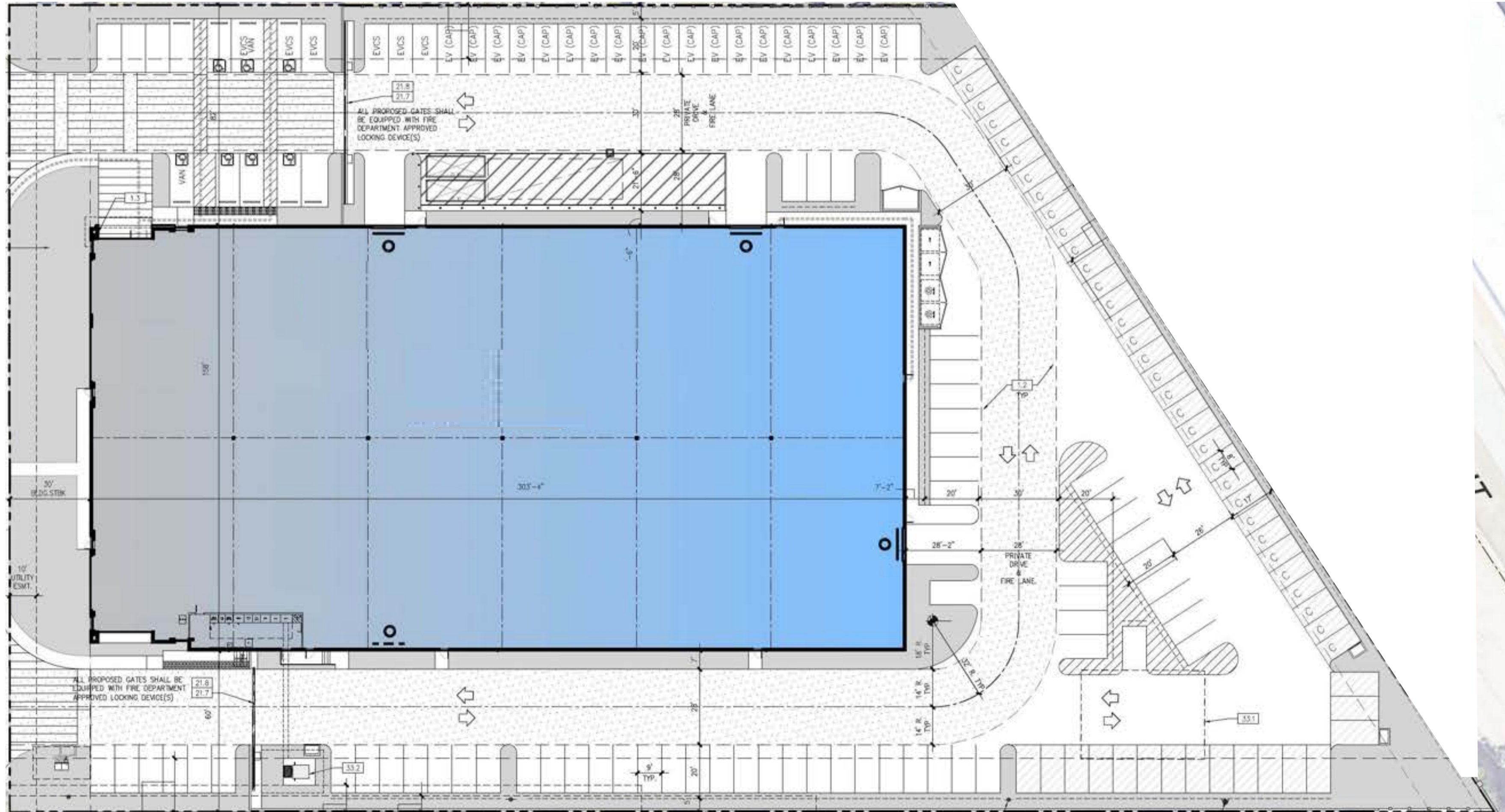
# ELEVATION RENDERINGS



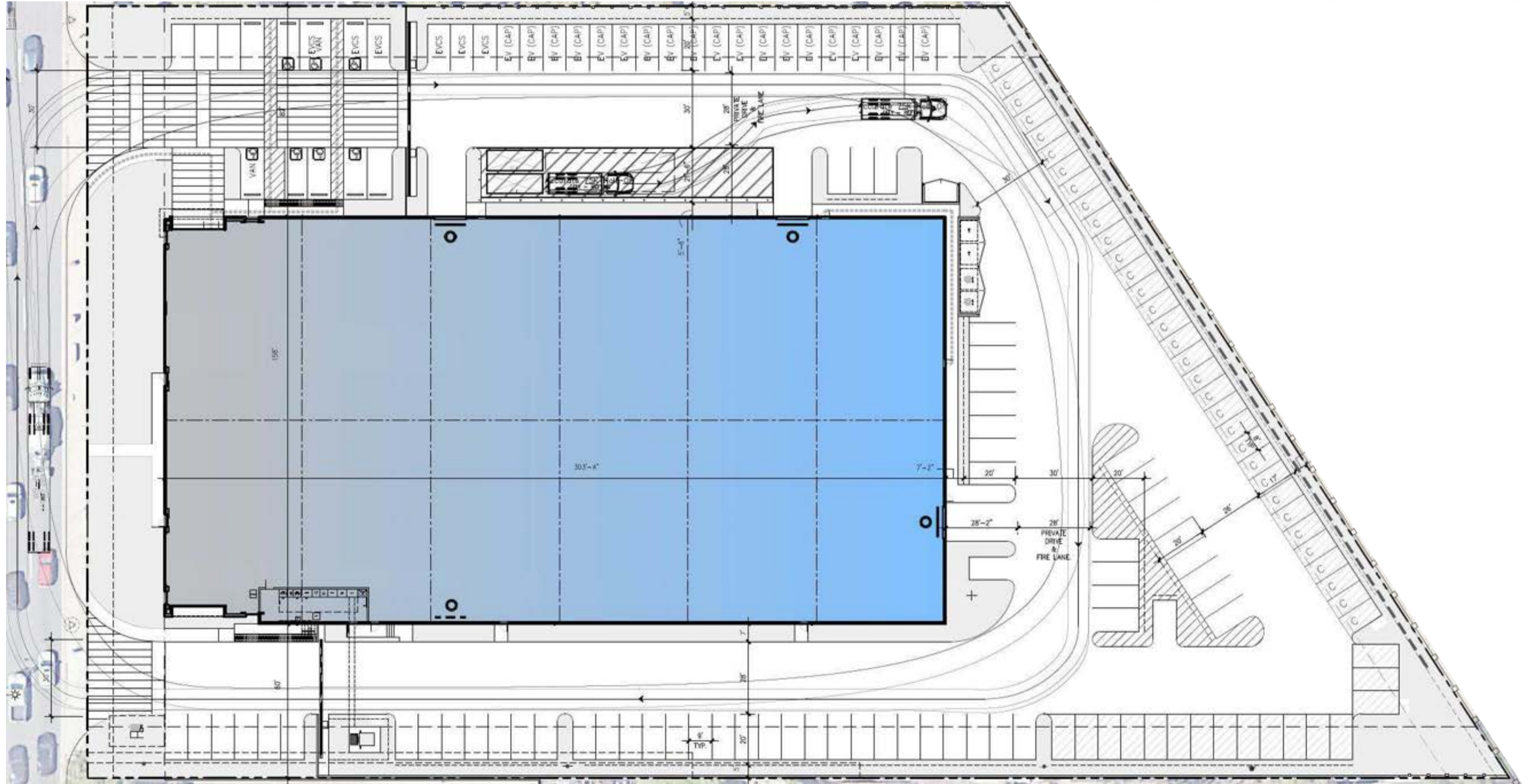
NOTE:  
PARAPETS ARE SHOWN TRANSPARENT WITH RED  
MECHANICAL UNITS TO ILLUSTRATE PARAPET SCREENING-  
TYPICAL FOR ALL VIEWS THIS SHEET



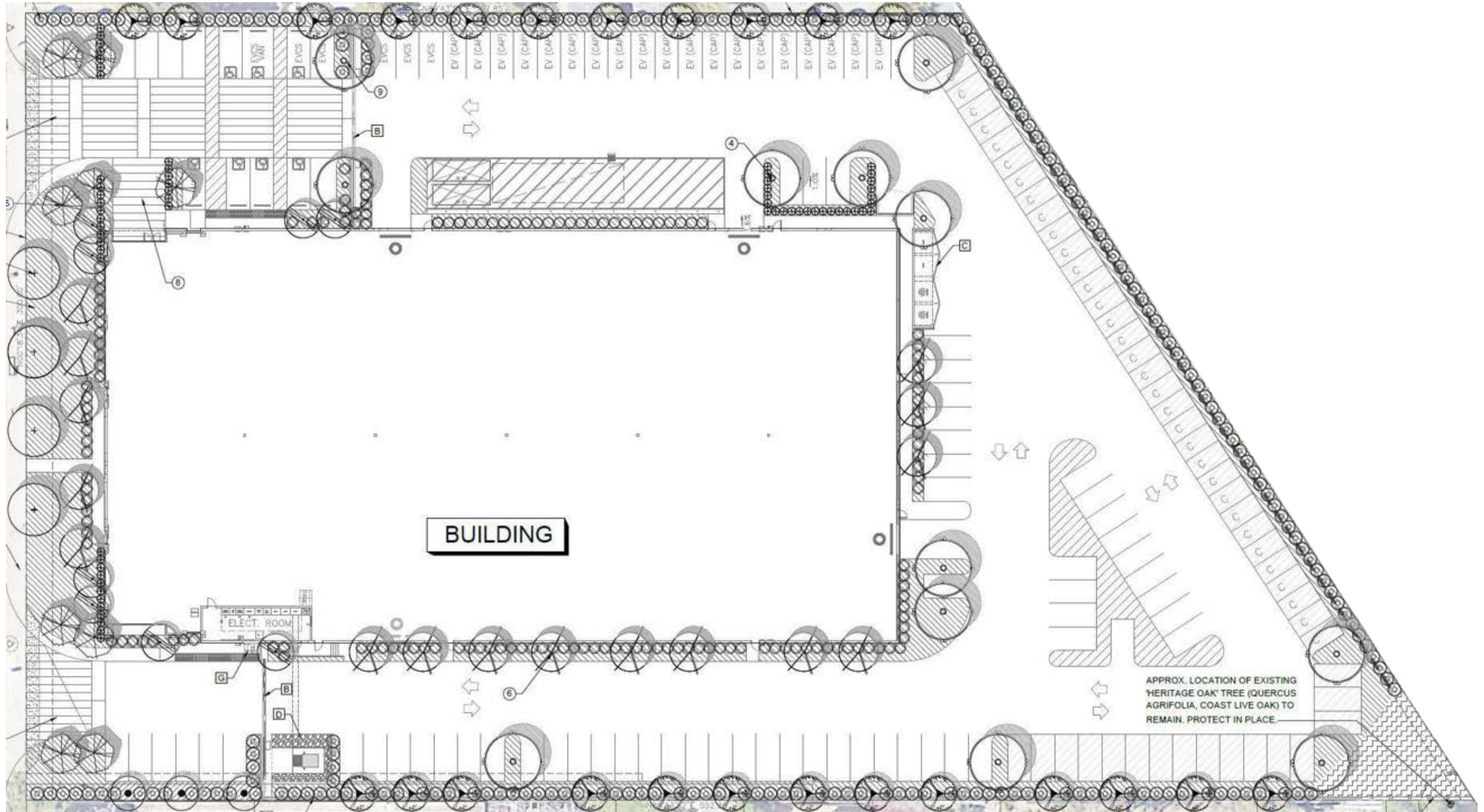
# PROPOSED SITE & PARKING PLAN



# TRUCK MANEUVERING PLAN



# CONCEPTUAL LANDSCAPE PLAN



# SITE MAP

**S Lone Hill Ave ±37,162 ADT**

Zone: M1-A Limited Manufacturing  
(Car Wash - Built in 2023)

N89°43'52"E | 357.85'

N00°18'34"W | 300.00'

Zone: M1-A Limited Manufacturing

N33°15'39"W | 357.68'

N89°43'52"E | 552.38'

Zone: San Dimas Specific Plan No.24  
Refer to Civil for APN and Owner information  
for adjacent properties at South Property line

**W Gladstone St ±11,462 ADT**

# AERIAL PHOTO



**DIAMOND RIDGE MARKETPLACE**  
±337,000 SF | 4.5M ANNUAL VISITS | TOP 6%

**BEST BUY** **BARNES & NOBLE** **Bath & Body Works** **24** **chili's** **BOB'S DISCOUNT FURNITURE**  
**BevMo!** **PET SMART** **STAPLES** **crumbl cookies**  
**Ono Hawaiian BBQ** **VICTORIA'S SECRET** **T-Mobile** **amc**  
**TILLYS** **OLD NAVY** **HANDEL'S**

**GLENDORA MARKETPLACE**  
±905,500 SF | 4.6M ANNUAL VISITS | TOP 6%

**KOHL'S** **HomeGoods**  
**ULTA** **IN-N-OUT BURGER** **ALDI**  
**Cane's** **Guitar Center** **Hyundai**

**210** ±263,736 ADT

**sam's club**

**HOME DEPOT**  
±123,100 SF  
1.3M ANNUAL VISITS  
TOP 7%

**Starbucks**

**Blaze Pizza**

**Ontro MATTRESS**

**GameStop**

**BLAZE PIZZA**

**LYTEbite**  
CLEAN EATS & MEAL PREP

**verizon**

**S Lone Hill Ave** ±37,162 ADT

**FAST 5 EXPRESS CAR WASH**  
Built in 2023

**CALIBER**

**SUBJECT PROPERTY**

**COSTCO WHOLESALE GAS**

**W Gladstone St** ±11,462 ADT

**Panera**

**FIVE GUYS**  
BURGERS and FRIES

**The Poke Co.**

Gold Line: Glendora to Pomona  
±\$1.6 Billion Cost  
Under Construction (~Q1 2025 Completion)

# AERIAL PHOTO - NORTHEAST



±263,736 ADT



GLENDORA MARKETPLACE  
±905,500 SF | 4.6M ANNUAL VISITS | TOP 6%



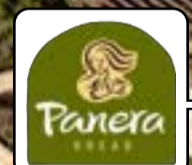
Gold Line: Glendora to Pomona  
±\$1.6 Billion Cost  
Under Construction (~Q1 2025 Completion)

**SUBJECT PROPERTY**

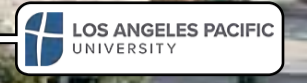
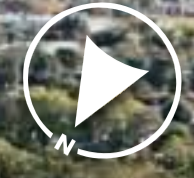
S Lone Hill Ave ±37,162 ADT



W Gladstone St ±11,462 ADT



# AERIAL PHOTO - SOUTHEAST



±151,929 ADT

Gold Line: Glendora to Pomona  
±\$1.6 Billion Cost  
Under Construction (~Q1 2025 Completion)

W Gladstone St ±11,462 ADT

**SUBJECT  
PROPERTY**



S Lone Hill Ave ±37,162 ADT



# MARKET AERIAL - NORTHWESTERLY



**DIAMOND RIDGE MARKETPLACE**  
±337,000 SF | 4.5M ANNUAL VISITS | TOP 6%

**BEST BUY** **BARNES & NOBLE** **Bath & Body Works** **24 Hour Fitness** **chili's** **BOB'S DISCOUNT FURNITURE**

**BevMo!** **PET SMART** **STAPLES** **crumbl cookies**

**Ono Hawaiian BBQ** **VICTORIA'S SECRET** **T Mobile** **AMC**

**TILLYS** **OLD NAVY** **HANDDEL'S**

**GLENDORA MARKETPLACE**  
±905,500 SF | 4.6M ANNUAL VISITS | TOP 6%

**KOHL'S** **HomeGoods**

**ULTA** **IN-N-OUT BURGER** **ALDI**

**Cane's** **Guitar Center**

**sam's club**

**Starbucks**

**Home Depot** ±123,100 SF  
1.3M ANNUAL VISITS  
TOP 7%

**On the Border MATTRESS** **LYTEbite** **BLAZE PIZZA** **GameStop**

**verizon**

**FAST 5 EXPRESS**  
Built in 2023

**SUBJECT PROPERTY**

**CALIBER**

**Walmart**

**BMO**

**COSTCO GAS**

**HGFx**

**ExtraSpace Storage**

**S Lone Hill Ave ±37,162 ADT**

**W Gladstone St ±11,462 ADT**

**±263,736 ADT**

**Gold Line: Glendora to Pamona**  
±\$1.6 Billion Cost  
Under Construction (~Q1 2025 Completion)

**±151,929 ADT**

**Jonny Mitz** **the Habit BURGER GRILL** **sleep number**

**Cafe Rio** **FIVE GUYS** **The Poke Co.**

**Wala** **nektar** **Araya Araya**

**Olive Garden**

**COSTCO WHOLESALE**

**LOS ANGELES PACIFIC UNIVERSITY**

**UNAC/UHCP**

# MARKET AERIAL - SOUTHEASTERLY



210 ±263,736 ADT

Gold Line: Glendora to Pomona  
±\$1.6 Billion Cost  
Under Construction (~Q1 2025 Completion)

SHULL  
ELEMENTARY  
±630 STUDENTS

57 ±151,929 ADT



Walmart

ExtraSpace  
Storage

LOS ANGELES PACIFIC  
UNIVERSITY

FAST 5 EXPRESS  
Built in 2023

SUBJECT  
PROPERTY

Chevron

Collins Aerospace  
An RTX Business



DODGE CHRYSLER  
Jeep RAM

Ford

CALIBER

Starbucks

S Lone Hill Ave ±37,162 ADT

UNAC/UHCP



Home Depot  
±123,100 SF  
1.3M ANNUAL VISITS  
TOP 7%



GLENDORA MARKETPLACE  
±905,500 SF | 4.6M ANNUAL VISITS | TOP 6%  
**KOHL'S HomeGoods**  
ULTA, IN-N-OUT BURGER, ALDI, Cane's, Guitar Center, Hyundai

sam's club

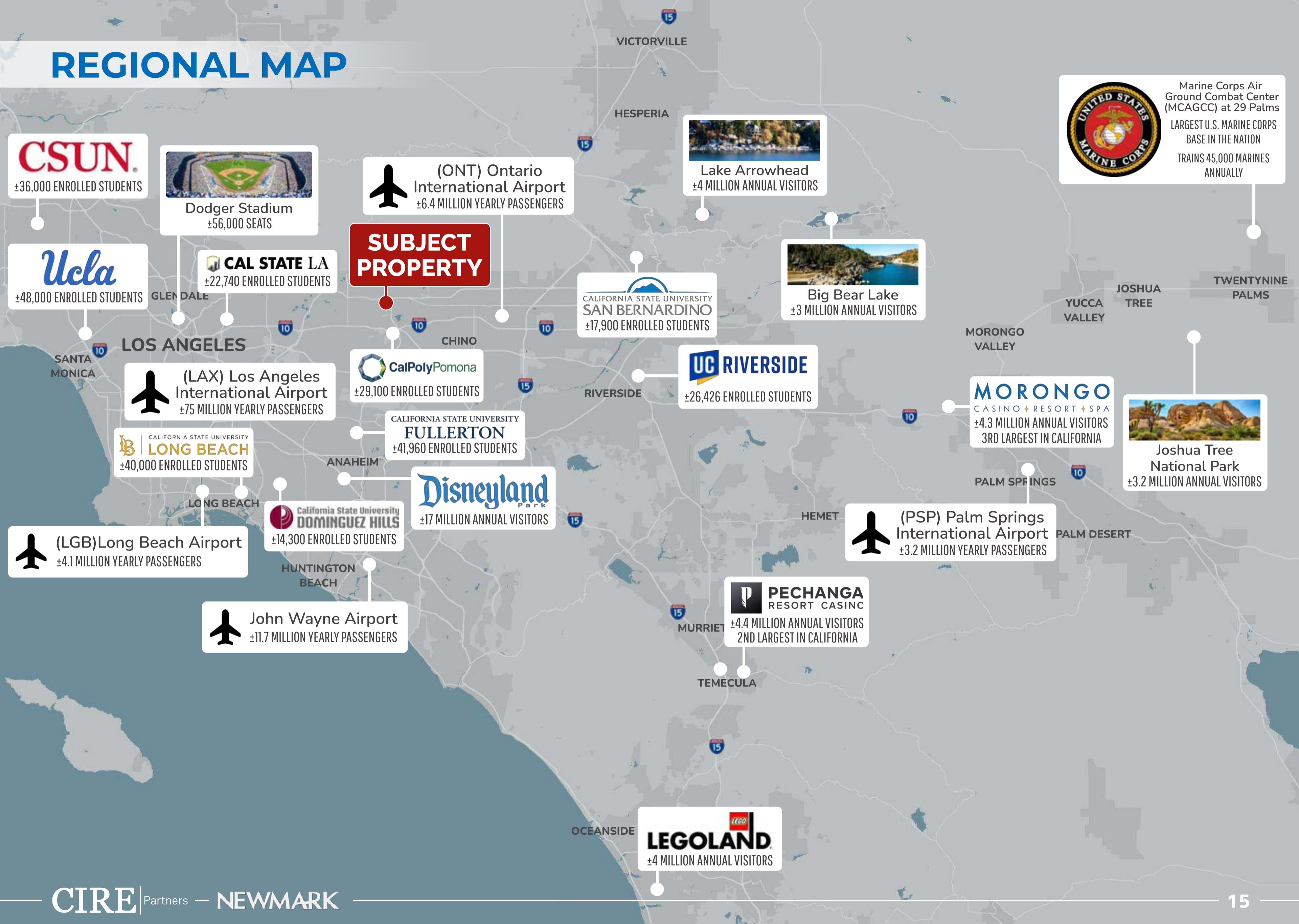
W Gladstone St ±11,462 ADT

GLADSTONE  
ELEMENTARY  
±515 STUDENTS

LOUIE POMPEI  
MEMORIAL  
SPORTS PARK

DIAMOND RIDGE MARKETPLACE  
±337,000 SF | 4.5M ANNUAL VISITS | TOP 6%  
BEST BUY, BARNES & NOBLE, Bath & Body Works, 24 Hour Fitness, chili's, BOB'S DISCOUNT FURNITURE, BevMo!, PET SMART, STAPLES, crumbl cookies, Ono Hawaiian BBQ, VICTORIA'S SECRET, T Mobile, amc, TILLYS, OLD NAVY, HANDEL'S

# REGIONAL MAP



# DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2024)	11,625	107,999	282,637
Projected Population (2029)	11,259	104,732	276,943
Median Age (2024)	44.0	42.8	39.8

Income	1 Mile	3 Miles	5 Miles
Median Household Income (2024)	\$106,916	\$106,607	\$98,291
Projected Median Household Income (2029)	\$121,141	\$123,157	\$112,435
Projected Annual Growth (2024-2029)	2.53%	2.93%	2.73%
Average Household Income (2024)	\$135,427	\$138,725	\$129,074
Projected Average Household Income (2029)	\$158,526	\$162,667	\$151,220
Projected Annual Growth (2024-2029)	3.20%	3.24%	3.22%
Wealth Index (2024)	134	135	120

Households	1 Mile	3 Miles	5 Miles
Households (2024)	4,191	38,465	93,740
Projected Households (2029)	4,175	38,323	94,391
Average Household Size (2024)	2.27	2.55	2.66

## GLENDORA, CA



**5.5%**  
**Greatest Gen**  
 Born in 1945/Earlier



**21.1%**  
**Baby Boomer**  
 Born in 1946 to 1964



**21.4%**  
**Generation X**  
 Born in 1965 to 1980



**22.6%**  
**Millennial**  
 Born in 1981 to 1998



**21.9%**  
**Generation Z**  
 Born in 1999 to 2016



**7.5%**  
**Alpha**  
 Born in 2017 to Present

# MARKET OVERVIEW

## Glendora, CA

Situated at the foot of the picturesque San Gabriel Mountains and just 27 miles from downtown Los Angeles, Glendora, California, is a city that offers the perfect blend of accessibility, growth, and prosperity. Conveniently situated at the junction of the 210 and 57 freeways, Glendora offers unparalleled access to major commercial, cultural, educational, and recreational areas in Southern California.

Founded in 1887 and transforming from a humble citrus-producing community to a thriving residential hub, Glendora now serves as home to over 50,000 residents. The city boasts one of the lowest crime rates in Los Angeles County, offering a safe and nurturing environment for both businesses and residents.

Glendora's business community is as diverse as its residential demographic. From the personalized service offered by owner-operated retail stores in the Downtown Village to the corporate headquarters of major U.S. and international firms such as Rain Bird Sprinkler Manufacturing Company and the National Hot Rod Association, Glendora is a powerhouse of economic activity.

The city is renowned for its attractive residential communities, ranging from charming turn-of-the-century cottages to prestigious executive hillside estates. Glendora's commitment to quality education, both public and private, shines through in its impressive State testing results, with Glendora High School students scoring 20% higher than the State average. With about 96% of its graduates proceeding to higher education, businesses benefit from a well-educated local workforce.

Glendora offers a delightful reprieve from the hectic pace of the Los Angeles metropolitan area, without compromising on its vibrant economic activities. The city is indeed the "Pride of the Foothills," welcoming businesses and residents alike to grow and prosper in its welcoming folds.



- The property offers excellent access to major freeways, including I-210 and State Route-57
- The city's median household income is \$112,176, higher than the California average
- Around 69.2% of Glendora's housing units are owner-occupied, showing a strong homeowner base
- Educational attainment is high, with over 37% of adults holding a bachelor's degree or higher





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