

1317
S Lone Hill Ave

For Lease

YOUR NAME
HERE



**Turnkey Restaurant
Prime for Retail or Banking Conversion**

THE OFFERING



1317 S Lone Hill Avenue, is a second generation restaurant opportunity located in Glendora, known as the “Pride of the Foothills.”

This offering is a second generation restaurant opportunity along one of Glendora’s most active commercial corridors. The available space of **±3,604 SF** consists of a **±2,604 square-foot, ground-level,, interior space, and a ±400 square-foot, covered patio**, situated on a **±37,070 square-foot parcel** with approximately 231 feet of frontage along Lone Hill Avenue (37,389 CPD at Lone Hill Ave & Auto Center Dr).

Constructed in **2002**, the property includes 49 standard parking spaces and 4 ADA stalls, with a parking ratio of 8.68 spaces per 1,000 square feet. The **space has** .

The existing improvements reflect a second-generation bakery and restaurant setup, with key infrastructure including dining booths, walk-in refrigeration and freezer units, commercial hood systems, in-line floor drains, and a dedicated wash room. The back-of-house area includes a full kitchen, while the front-of-house features a service line with a plating counter, drink station, refrigerated bakery display, and breakfast bar with beverage taps. These elements may reduce buildout costs and support a streamlined path to occupancy for food-service or similarly configured retail users.



Zoned within Glendora’s Commercial Plan, the site supports a range of retail and service uses that align with the City’s goals for business development and community compatibility. The property is positioned near Louie Pompei Sports Park and offers direct access to the Foothill (I-210) and Santa Ana (SR-57) Freeways, providing strong regional connectivity to greater Los Angeles, Pasadena, Ontario, Claremont, and Orange County.

1317 S Lone Hill Avenue is located within a synergistic retail area within the Glendora Marketplace, and adjacent to the Diamond Ridge, Walmart, and Costco Centers. Surrounded by high-traffic co-tenants (Home Depot, HomeGoods, Sam’s Club, Ulta, Kohl’s, Raising Cane’s, In-N-Out, Chick-fil-A, Wendy’s, Starbucks, Aldi, and more), the property presents a strategic retail acquisition opportunity in an established trade area.

PROPERTY DESCRIPTION

THE OFFERING

LISTING PRICE	\$4.75/SF + NNN
ESTIMATED NETS	\$1.10/SF
AVAILABILITY	Immediate

PROPERTY SPECIFICATIONS

PROPERTY ADDRESS	1317 S. Lone Hill Ave. Glendora, CA 91740
ZONING	Glendora Commercial Specific Plan
APN	8642-020-053
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1
COMMON AREA PARKING	49
ADA PARKING STALLS	4
PARKING RATIO	8.68/1000 SF
YEAR BUILT	2002
AVAILABLE SF	3,004 SF
FRONTAGE	231 Feet
LOT SF	37,084 SF
LOT AC	0.85 Ac

You are solely responsible for independently verifying the information in this Offering Memorandum. Any reliance on it is solely at your own risk.



1317 S LONE HILL AVE

LOCAL RETAIL MAP



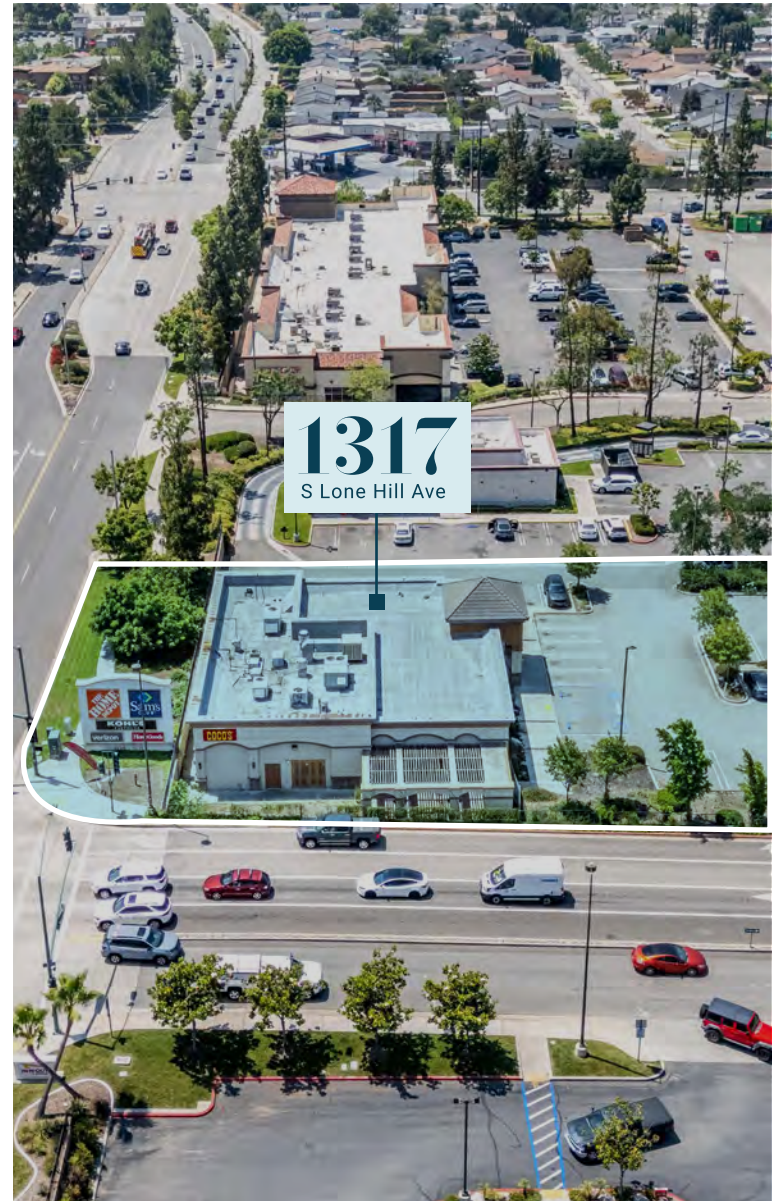
1317 S LONE HILL AVE

REGIONAL AMENITIES MAP



1317 S LONE HILL AVE

REGIONAL METRO MAP



1317 S LONE HILL AVE

LOCATION OVERVIEW

GLENDORA – “PRIDE OF THE FOOTHILLS”

Glendora is nestled at the base of the scenic San Gabriel Mountains, located near Pasadena, downtown Los Angeles, the Inland Empire and Orange County. Glendora was founded in 1887 as a small citrus-producing community, which lasted until the late 1950s, when agriculture gave way to large scale residential development. Incorporated in 1911, Glendora offers convenient access to major commercial, cultural, education and recreational areas in Southern California. It is known for its charming residential character and is surrounded by some of

Southern California's most scenic natural landscapes. The city covers approximately 19.6 square miles and has a population of about 52,619 residents that enjoy Glendora's highly rated public and private schools, lush parks, comprehensive community services and one of the lowest crime rates in the nations. From tree lined neighborhood streets and quaint downtown Vilalge shops to modern architecture of the Financial Way business center, Glendora is a haven from the fast pace of the Los Angeles metropolitan area.

Glendora is conveniently located where the Foothill (I-210) Freeway and the Orange (SR-57) Freeway meet. Its strategic location makes it a convenient home for both residents and businesses. Glendora is served by Foothill Transit and will be connected to the LA Metro system via the A Line (formerly Gold Line) in 2025 with it's own Glendora Station, connecting to key locations throughout Los Angeles County. The closest major airports are Ontario International Airport, roughly 30 minutes away, and Los Angeles International Airport (LAX), about an hour's drive.



As of 2025, Glendora houses approximately 52,619 residents in 18,637 households, with about 18,727 housing units. The median age in Glendora is 42.2. The community is diverse, with a rich history and a mix of cultures. Glendora is especially known for its excellent school districts and is often recognized for its high-quality educational institutions. The city showcases a blend of various cultures and backgrounds, contributing to its unique character. The city of Glendora, with its small-town charm, safety record, excellent schools, and quality healthcare facilities, attracts both businesses and residents. Overall, Glendora's picturesque environment, combined with its family-friendly neighborhoods and business-friendly atmosphere, makes it a desirable location in the Los Angeles area.



1317 S LONE HILL AVE

GLENDORA DEMOGRAPHICS



Population
52,619



Median Age
42.2



Average Household Income
\$106,315



4-Year degree or higher
41% of Population

Graduate or
Professional Degree
15% of Population

1317 S LONE HILL AVE



EMPLOYMENT TRENDS

EMPLOYMENT IN GLENDORA GREW FROM 24,500 EMPLOYEES IN 2020 TO 25,000 IN 2021.

The most common
employment sectors are

- Health Care & Social Assistance (3,860)
- Educational Services (3,009)
- Retail Trade (2,825)

MAJOR EMPLOYERS	EMPLOYEES
Citrus Community College District	805
Glendora Unified School District	743
Glendora Community Hospital	291
Foothill Presbyterian Hospital	580
County Of Los Angeles- DCFS	540
Ormco Corporation	270

GLENDORA DEMOGRAPHICS



TRANSPORTATION



AIR

Los Angeles International Airport: 47 miles west
Ontario International Airport: 22 miles east
Long Beach Airport: 47 miles south
Burbank Airport: 35 miles west



RAIL

Metrolink San Bernardino Line (Covina Station accessible by way of Glendora Metrolink Shuttle or Foothill Transit)
Metro A Line (APU/Citrus Station accessible by the way of Glendora A Line Shuttle or Foothill Transit)
Amtrak- National Passenger Railroad (out of LA Union Station 28 miles west).



TRUCK

Approximately 50 carriers with major freight terminals in Los Angeles.



BUS

Foothill Transit for San Gabriel Valley service and the Glendora Mini Bus for service within the City and other designated destinations. Senior/Disabled: Glendora Mini-Bus Dial-A-Ride for local service; Access Services for countywide service.



SHIPPING

Long Beach Harbor: 34 miles southwest
Los Angeles Harbor: 40 miles southwest

DIAMOND RIDGE MARKETPLACE



HISTORIC ROUTE 66 AT GRAND AVENUE



MAJOR SHOPPING FACILITIES

- Downtown Village (North Glendora Ave.)
- Route 66 & Grand Avenue Corridor
- Wal-Mart (Auto Centre Drive)
- Glendora Auto Centre (Auto Centre Drive/Lone Hill Ave.)
- Glendora Marketplace & Diamond Ridge (Lone Hill Ave/Gladstone Street)

GLENDORA'S GROWTH AND DEVELOPMENT

1950

The city of Glendora, initially rooted in citrus groves, experienced rapid expansion with the development of single-family residential areas. The community's growth remained modest until 1994 when the opening of Walmart, the largest big-box retail center in the area, marked a significant change.

2007

The adjacent Diamond Ridge commercial center was constructed, further enriching the area with additional big-box tenants, an AMC Cinema, and several restaurants. That same year, the city invested \$10 million in the complete reconstruction of the Louie Pompei Sports Park, formerly known as The Pit, featuring floodlit baseball and soccer fields

2023

More recently, the Glendora Planning Division has been reviewing a mixed-use district plan for the town center. This plan focuses on the area adjacent to the LA Metro A Line– Glendora Station, **which was completed in 2026.**

2000

The passage of "Measure D" ignited a surge of vitality, leading to the approval and development of the 50-acre Glendora Market Place. This site now hosts multiple big-box anchor tenants and Quick Service Restaurants.

2015

The city passed the Route 66 Corridor Specific Plan, outlining development potential along the city's east-west commercial artery.



PERMITTED USES

- Administrative and Professional Offices including: corporate headquarters, branch offices, data storage, financial records, auditing centers, architect's, lawyer's, doctor's, dentist's, insurance sales and claims offices, financial planners, accountant's offices.
- Agricultural Supplies and Services
- Animal Care Facility including: veterinarian, animal hospital and animal grooming salons.
- Automotive and Light Truck Repair including: general auto repair shops, brake and muffler shops, and car washes.
- Automotive Cleaning including: car washes, excluding self service washes, and automotive detailing.
- Automotive Rental Agencies
- Building Maintenance Services including: maintenance and custodial services, window-cleaning services, disinfecting and exterminating services, and janitorial services.
- Building Supplies and Sales
- Business Supply Retail and Services including: office supplies, stationary, office equipment retail sales, rental or repair, and office goods.
- Business Support Services including: multi-copy and blue-print services.
- Civic Administration including: management, administration, or clerical services performed by public, quasi-public, and utility agencies.
- Communication Service including: broadcasting, relay services via electronic and telephonic mechanisms, rooftop dishes for the business use
- Community Education including: educational services for adults provided by private institutions, vocational schools, and trade schools.
- Convenience Sales including: convenience markets, drug stores, beauty and barber shops, self-service laundries, and dry cleaning establishments.
- Cultural Facilities including public/private: museums and art galleries, libraries and observatories. Also included are facilities for the performing arts.
- Durable Goods Sales/Big Box Retail/Department Stores including: furniture, piano and organ, major appliance (e.g., refrigerator and carpet and flooring stores), "big box retail", and department stores.
- Eating and Drinking Establishments Activities typically including: restaurants, fast food facilities, drive-through services, candy and confectionaries shops, delicatessens, donut shops, and coffee sales.
- Financial Institutions including: banks, savings and loans, and credit unions.

PERMITTED USES

- Food and Beverage Sales including: markets, mini-markets, catering services, retail bakeries.
- General Retail including: drug stores, large-scale discount retailers, and department stores.
- Health Clubs and Spas including: health clubs, spas, beauty spas, tanning salons, gyms, racquet clubs, and tennis clubs.
- Nurseries including sales of: indoor and outdoor plants, seeds, pots and potting supplies, and growing supplies. Outdoor storage may be permitted.
- Personal Services and Sales including: beauty and barbershops, florist shops, photography studios, private postal service, travel agencies, tailors, shoe repairs, video sales and/or rental, apparel laundering, and dry cleaning agencies.
- Restaurant with Alcohol Sales On-Site (subject to required license, of alcoholic beverages for consumption on the premises)
- Specialized Retail including: stamps and coins, consumer electronics, hobbies and crafts, antiques, apparel and accessories, books and magazines, firearms, sporting good (sales and rental), pets and pet supply, photography and stationery sales.

SUBJECT TO DESIGN REVIEW

- Day Care Activities including: daytime temporary care of pre-school children and elementary school aged children, pre-schools and day care facilities.
- Drive-Through Sales and Services of food or beverages for off-site consumption and the provision of services including: drive-through restaurants, quick service food windows and service stations, pharmacies, remote tellers and ATM machines at financial institutions and photographic processing

SUBJECT TO CONDITIONAL USE PERMIT

- Alcohol Sales On-Site (Off Sale) including: sale of alcoholic beverages within convenience stores and mini-markets less than 5,000 SF.
- Automotive Service Station including: sales of petroleum products, incidental sale of replacement items, the performance of minor repairs, and washing automobiles/light trucks. All such uses shall be limited to the southeast intersection of Gladstone Street and Lone Hill Avenue.



1317

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LEASING CONTACTS:

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