



Citrus College

STATER BROS.
markets

POSTALANNEX+

GLENDORA GATEWAY

865 W Rte 66 B&C & 857 West Route 66 Glendora, CA 91740

Marie Callender's
Restaurant & Bakery

±2,000 SF

7-ELEVEN

±1,200 SF

CosmoProf

Jersey Mike's
SUBS

Barranca Ave

KUT HAUS
SALON

±43,291 CPD

U.S. ARMY

±1,300 SF

Route 66

ROXY KLEIN

Senior VP, Retail Leasing & Sales
O: 909.576.4259 | C: 909.576.4259
roxy@progressiverep.com
DRE #01264392

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



ROXY KLEIN
Senior VP, Retail Leasing & Sales
T 909.576.4259 | C 909.576.4259
roxy@progressiverep.com
CalDRE #01264392



9471 Haven Avenue Suite 110
Rancho Cucamonga, CA 91730

BROKER CO-OPERATION

Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Progressive Real Estate Partners makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Progressive Real Estate Partners does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

Neither Progressive Real Estate Partners its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Progressive Real Estate Partners will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



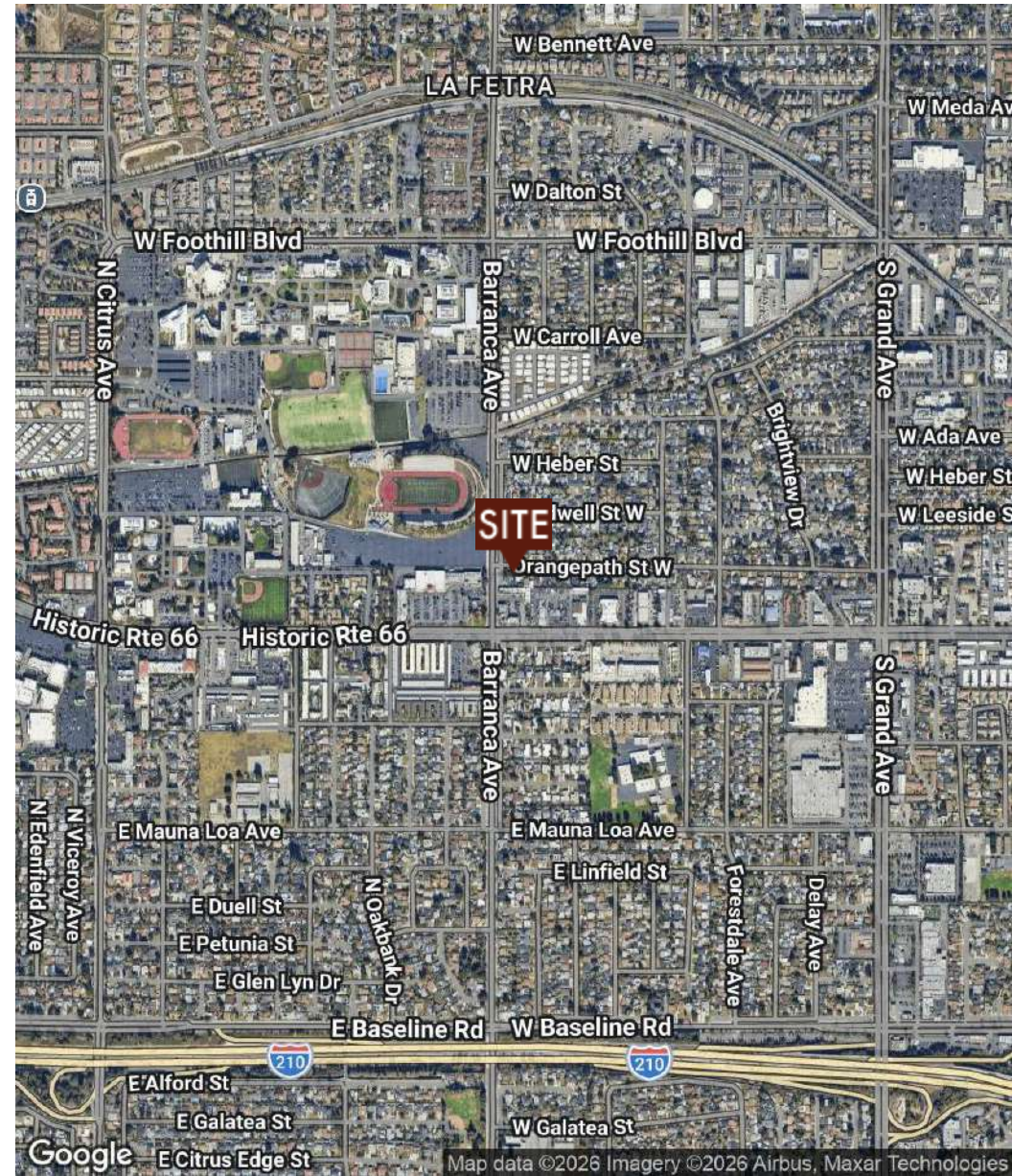
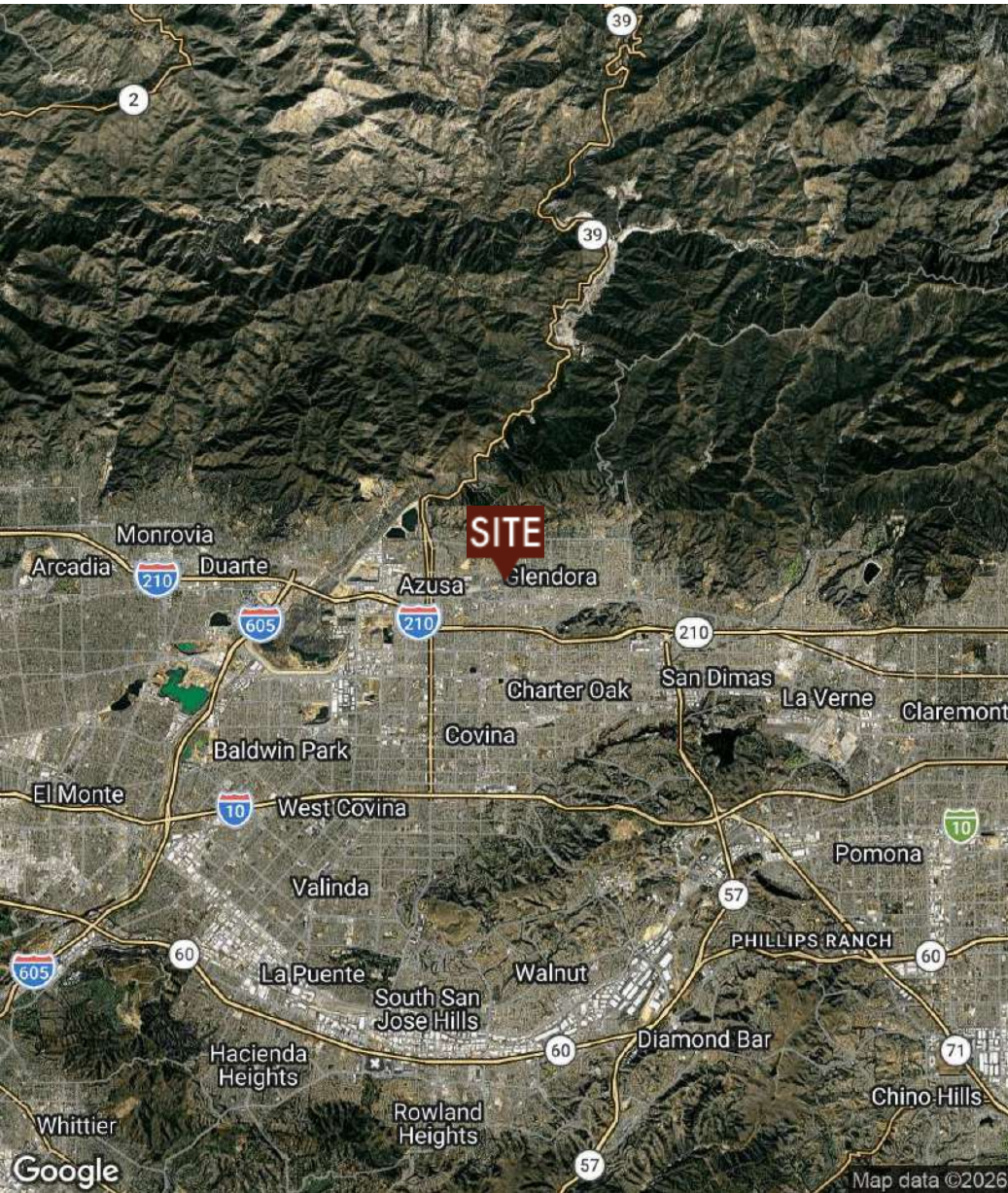
COMPLETED OVER

2,000+
SALES/LEASES

TOTAL SALES OVER

\$2B+

REGIONAL AND LOCATION MAPS



PROPERTY INFORMATION



HIGHLIGHTS

- Positioned at the northeast corner of Barranca Ave and Historic Route 66, Glendora Gateway is located at a signalized intersection with $\pm 43,291$ cars per day.
- $\pm 2,000$ SF end cap fronting Barranca Ave. with strong visibility. Includes hood, grease interceptor, and 3-compartment sink. Last tenant was a boba shop.
- $\pm 1,300$ SF free-standing building with excellent street frontage on Route 66. Includes hood and walk-in cooler. Current tenant is month-to-month; please do not disturb.
- $\pm 1,200$ SF available for lease in vanilla shell condition.
- The surrounding area includes $\pm 154,388$ residents within a 3 mile radius and an average household income of \$132,975 within a 1 mile radius.
- The center is adjacent to Stater Bros. and home to strong national and regional tenants including Jersey Mike's, 7-Eleven, U.S. Army, Kut Haus, and Cosmo Prof.
- Within walking distance to Citrus College and near Azusa Pacific University, providing strong daytime traffic.

SITE PLAN



INTERIOR PHOTOS | 865 W RTE 66 B&C, GLENDORA, CA | ±2,000 SF



INTERIOR PHOTO | 857 W RTE 66, GLENDORA, CA | ±1,200 SF



ADDITIONAL PHOTOS



RETAILER AND SCHOOLS MAP



DEMOGRAPHICS

	1 mi	3 mi	5 mi
POPULATION			
2025 Total Population	23,463	154,388	278,242
2025 Median Age	35.0	38.1	39.4
2025 Total Households	7,115	49,686	90,991
2025 Average Household Size	2.9	3.0	3.0

INCOME			
2025 Average Household Income	\$132,975	\$132,557	\$135,691
2025 Median Household Income	\$106,024	\$104,294	\$105,962
2025 Per Capita Income	\$41,270	\$42,901	\$44,575

BUSINESS SUMMARY			
2025 Total Businesses	1,080	5,470	12,093
2025 Total Employees	10,006	46,781	111,407

