

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

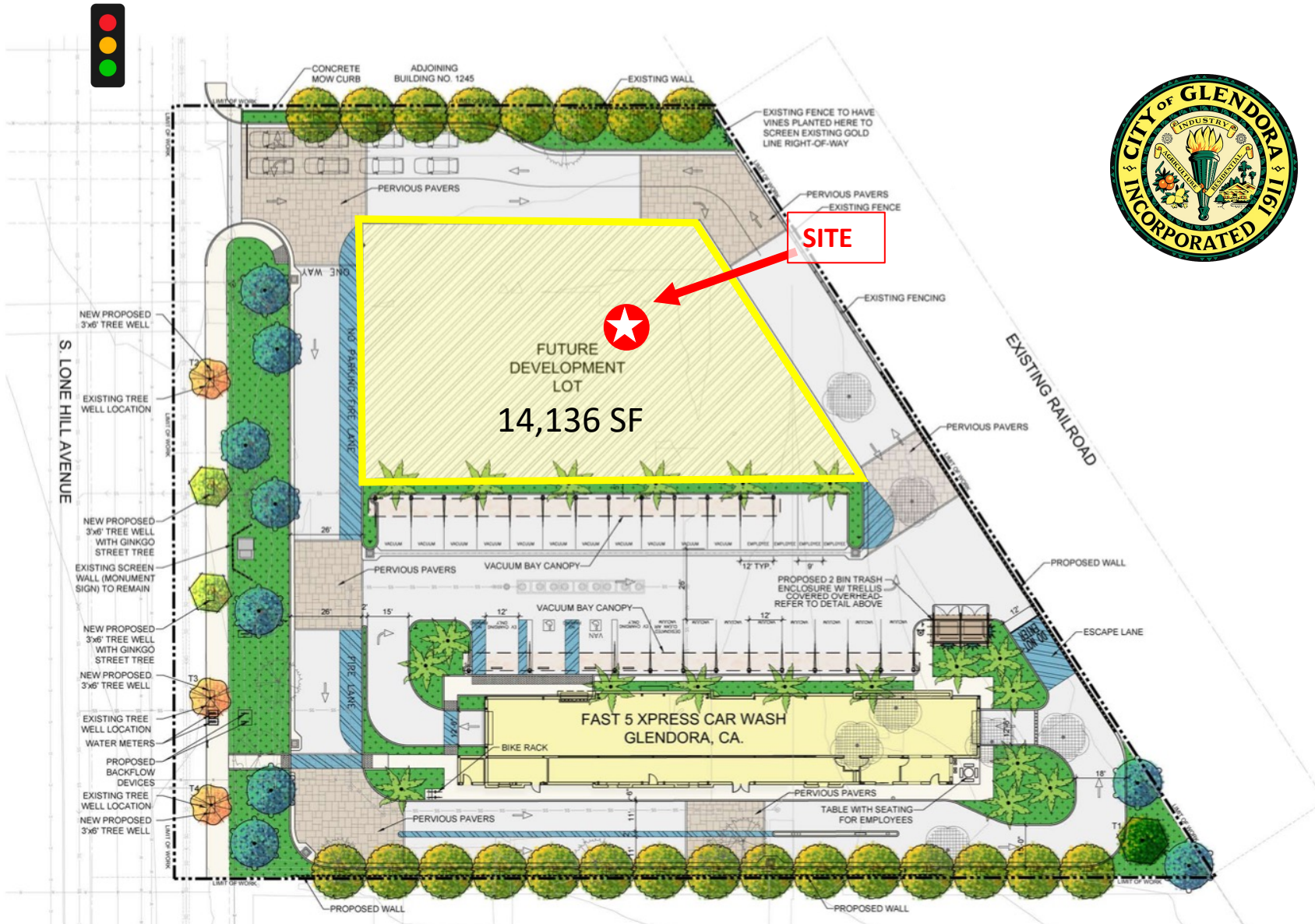
210 FOOTHILL FWY	257,000 ADT
57 FWY	148,000 ADT
LONE HILL AVENUE	37,389 ADT
W. GLADSTONE STREET	11,670 ADT

DEMOGRAPHICS (2022)

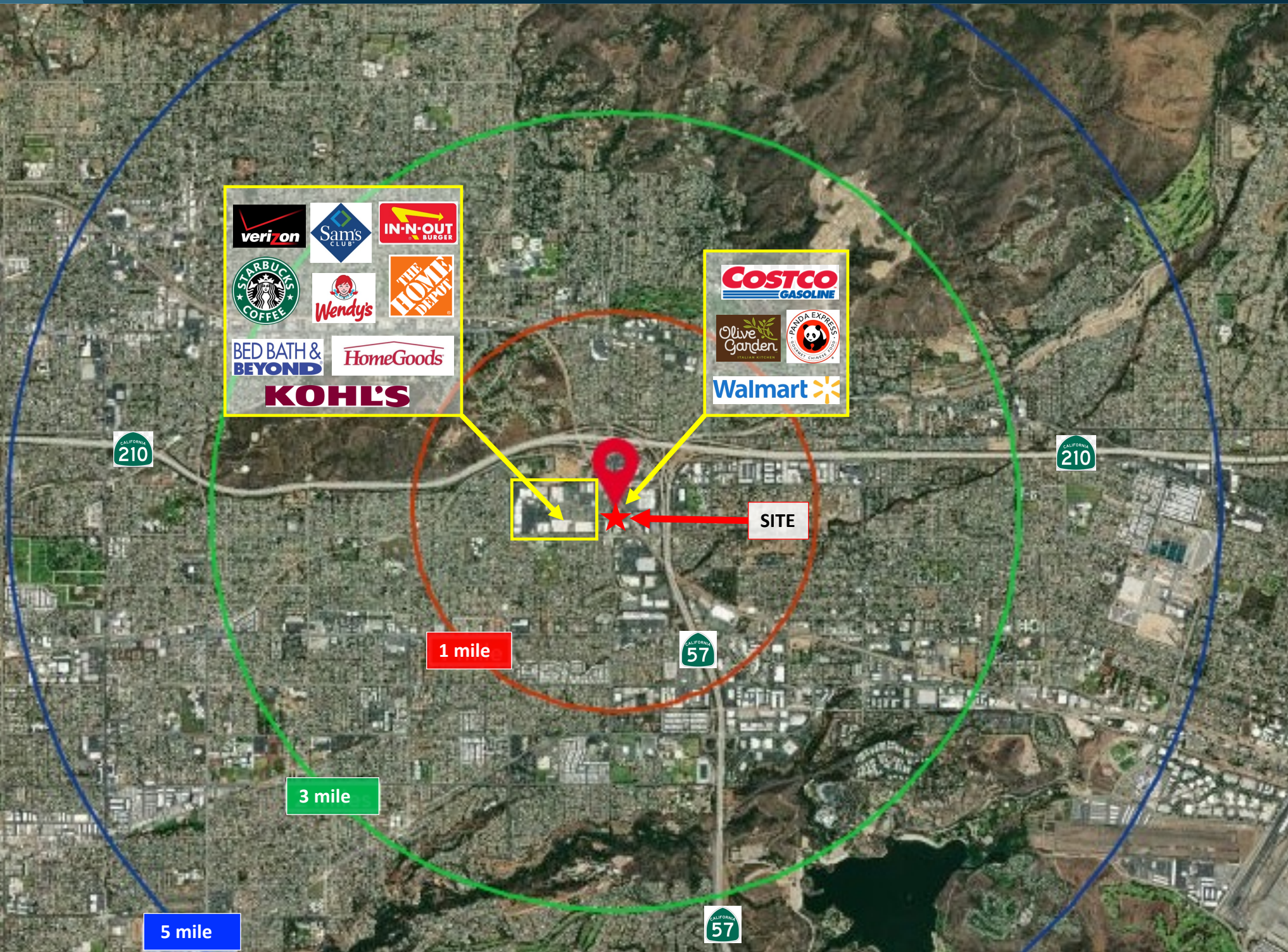
	<u>1 MILE</u>	<u>2 MILE</u>	<u>3 MILE</u>
Estimated Population	12,105	56,581	111,903
Med-HH Income	\$126,808.	\$117,056.	\$115,720.
Median Age	43.9	43.9	43.9
Total Employees	10,705	25,075	42,588

Source Demographics: esri 2022





Fast Food/Retail Map



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