

# SPROUTS

FARMERS MARKET



 CLARION PARTNERS

*For Lease*  
± 1,271 SF

ANCHORED BY SPROUTS & MARSHALLS



655 S. GRAND AVE. GLENDORA, CA

[us.jll.com/retail](https://us.jll.com/retail)

# Property Highlights

- New redeveloped shopping center anchored with Sprouts, Marshalls, Orangetheory Fitness and Sherwin Williams
- 2nd Generation Ice Cream Shop ± 1,271 sf opportunity
- Traffic Counts:
  - S. Grand Avenue & W. Route 66 – 62,300 CPD
  - 210 Freeway at S. Grand Ave – 243,000 CPD
- Close proximity to Azusa Pacific University East Campus
- Center is immediately adjacent to The Gables on 66 project - a new development which includes 106 townhomes; 20 new single family homes and 2,000 sf of retail
- Signage opportunity on W. Route 66

655  
S. GRAND AVE  
GLENDDORA, CA



## Area Overview

### GLENDDORA

Glendora is a city in Los Angeles County, California, 23 miles east of downtown Los Angeles. Known as the “Pride of the Foothills”, Glendora is an affluent family-oriented community that lies within the San Gabriel Valley. Glendora has an active Chamber of Commerce. Their mission is to provide tools and resources to assist the business community in prospering and adapting to the economic climate, while promoting local purchasing.

### AREA RETAILERS



# Demographics

**Location:** 655 S. Grand Ave., Glendora, CA  
**Size:** ± 1,271 SF Opportunity  
 2nd Generation Ice Cream Shop



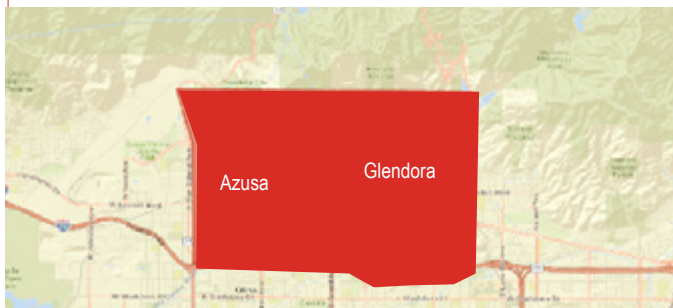
## TOTAL POPULATION 2018

1 Mile	3 Miles	5 Miles
23,220	167,335	290,452

## ASIAN POPULATION 2018

1 Mile	3 Miles	5 Miles
2,113	16,398	33,983

## GLENDORA TARGET CONSUMER AREA



**144,043**  
 DAYTIME POPULATION  
 (5 mile radius)

## 1 MILE RADIUS

**24.2%**  
 POPULATION 10-24 YEARS OLD

**\$391,685**  
 AVG. HOME VALUE

**16.6%**  
 BACHELOR'S DEGREE



**11,400+**  
 STUDENTS + FACULTY



STRENGTH OF  
 RETAIL SALES  
 IN TRADE AREA



## APPAREL & SERVICES

**\$48,996,894**

## EDUCATION

**\$37,162,973**

## ENTERTAINMENT

**\$72,174,838**





# Site Plan

655

S. GRAND AVE  
GLEN DORA, CA



# Suite Photos

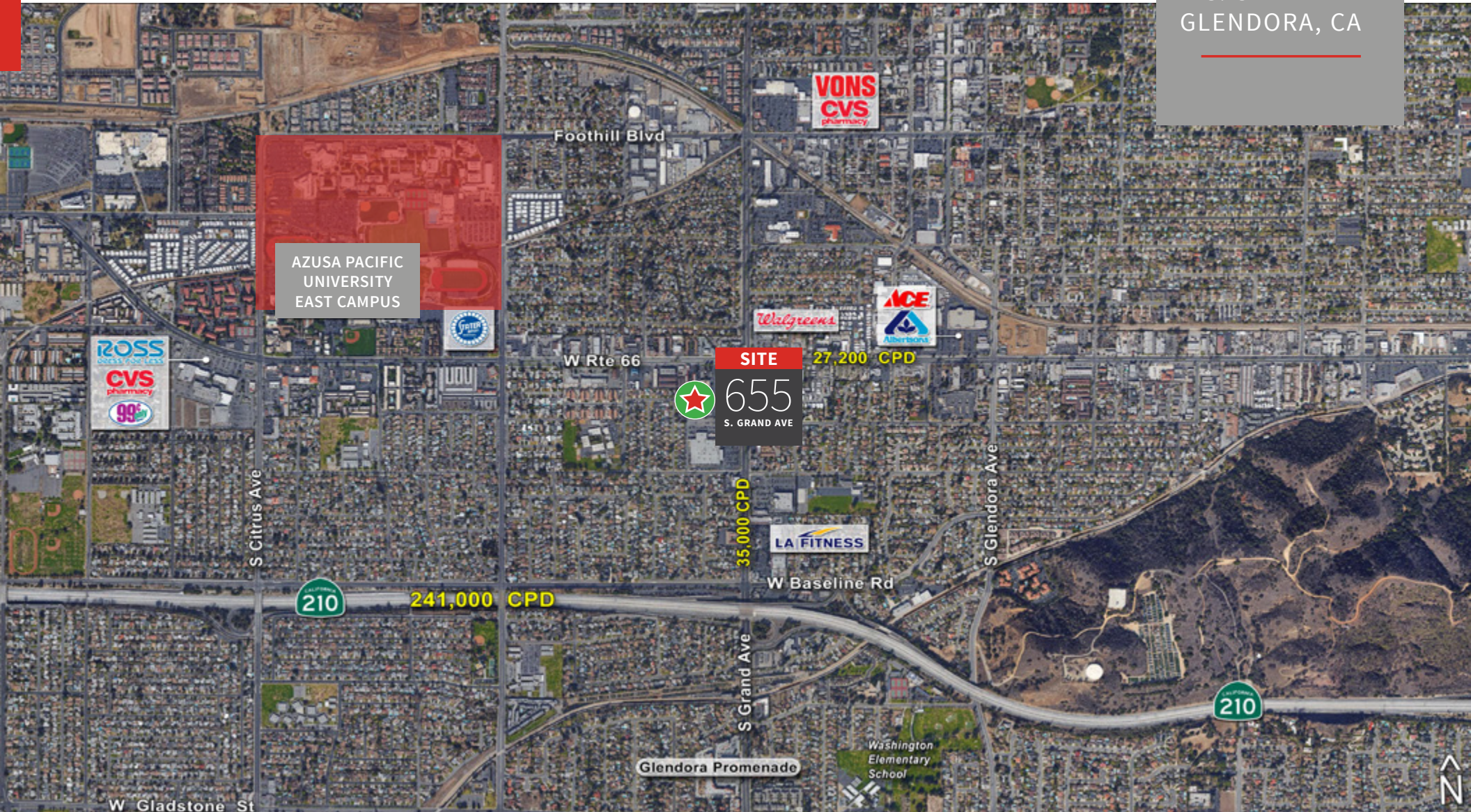
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# Regional Trade Aerial

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GLENDDORA, CA







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