



REDEVELOPED SHOPPING CENTER
ANCHORED BY SPROUTS & MARSHALLS

APPROX. 12,900 SF SHOP SPACE
APPROX. 4,000 SF FREESTANDING PAD



655 S. GRAND AVE, GLENDORA, CA

PROPERTY FEATURES

NEWLY SIGNED LEASES:

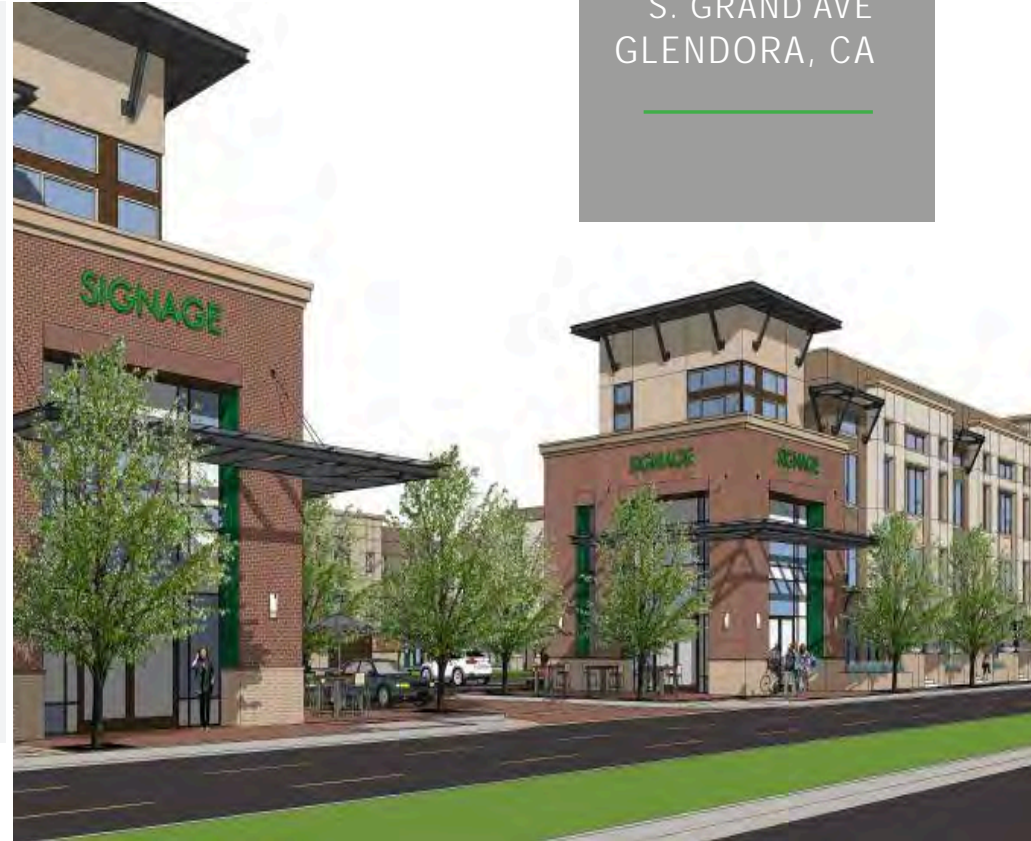
SPROUTS FARMERS MARKET, MARSHALLS AND A DRIVE-THRU COFFEE BEAN & TEA LEAF!

- High profile, redeveloped shopping center with newly signed anchor leases - Sprouts Farmers Market & Marshalls
- Restaurant (CUP for beer and wine already in place):
 - **Prime 4,000sf freestanding pad building** with patio along W. Route 66
 - **5,000sf of end-cap and inline spaces** with patio
- Over **7,000sf of anchor-adjacent, inline shop space** for retail
- **368 parking stalls** and excellent points of access along Grand Avenue and W. Route 66
- Center is immediately **adjacent to The Gables on 66 project** - a new development which includes 106 townhomes; 20 new single family homes and 2,000sf of retail, currently under construction
- Close proximity to **Azusa Pacific University East Campus**

AREA OVERVIEW

GLENDORA

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.



655

S. GRAND AVE
GLENDORA, CA

AREA RETAILERS



PROPERTY HIGHLIGHTS

Size: 12,900 SF shop space (approx.)
4,000 SF freestanding pad (approx.)

- The City of Glendora is located in the San Gabriel Valley which is home to over 471,000 residents, of which 30% are Asian
- There is a shift occurring in the market and one of the area trends is an influx of young families to the Glendora area
- According to the City of Glendora, the facts show that younger families are most likely to be among the purchasers of the newer higher density type residential developments occurring in the marketplace
- Traffic counts:
 - S. Grand Avenue & W. Route 66 – 62,000 CPD
 - 210 Freeway at S. Grand Ave – 243,000 CPD
- Glendora is an affluent family-oriented community
- High enrollment rates at public and private schools as well as close proximity to populated college community
- Signage opportunity on W. Route 66
- Excellent visibility from W. Route 66 & S. Grand Ave (62,000 CPD)

TOTAL POPULATION 2016

1 Mile	3 Miles	Target Consumer
21,755	160,996	53,814

ASIAN POPULATION 2016

1 Mile	3 Miles	Target Consumer
1,922	15,381	4,456

GLENDORA TARGET CONSUMER AREA



109,571

DAYTIME POPULATION(5 mile radius)



PUBLIC SCHOOLS

7,719

AGGREGATE ENROLLMENT

PRIVATE SCHOOLS

1,435

AGGREGATE ENROLLMENT



GREAT SCHOOL RATING
OF 8 OR HIGHER (OUT
OF 10)

SOURCE: GREATSCHOOLS.ORG)

10,000+

STUDENTS + FACULTY

(Azusa Pacific University)

1 MILE RADIUS

30% POPULATION

10-19 YEARS OLD

\$391,685

AVG. HOME VALUE

\$90,000

AVG. HOUSEHOLD INCOME

2,96

AVG. HOME SIZE

STRENGTH OF RETAIL SALES IN TRADE AREA



APPAREL & SERVICES

\$448,021,476

2016 TOTAL RETAIL SPENT
IN GLENDORA

\$8,776

2016 PER CAPITA RETAIL
SPENT IN GLENDORA



SPROUTS CENTER SITE PLAN

ADDRESS KEY

PAD 1: 604 W. Route 66

Suite 100: 1,565 SF – Burgerim

Suite 102: 2,512 SF – US Nails

SHOPS: 651 S. Grand Ave

Suite 100: 2,548 SF (patio available) **LEASE PENDING**

Suite 102: 1,289 SF – Oke Poke

Suite 104: 1,271 SF – Creamistry

Suite 106: 2,437 SF – Sherwin Williams

Suite 108: 1,771 SF – Sherwin Williams

Suite 110: 3,380 SF – Orange Theory Fitness

PARKING:

368 parking spaces



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SPROUTS CENTER RENDERINGS

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ANCHOR ELEVATION

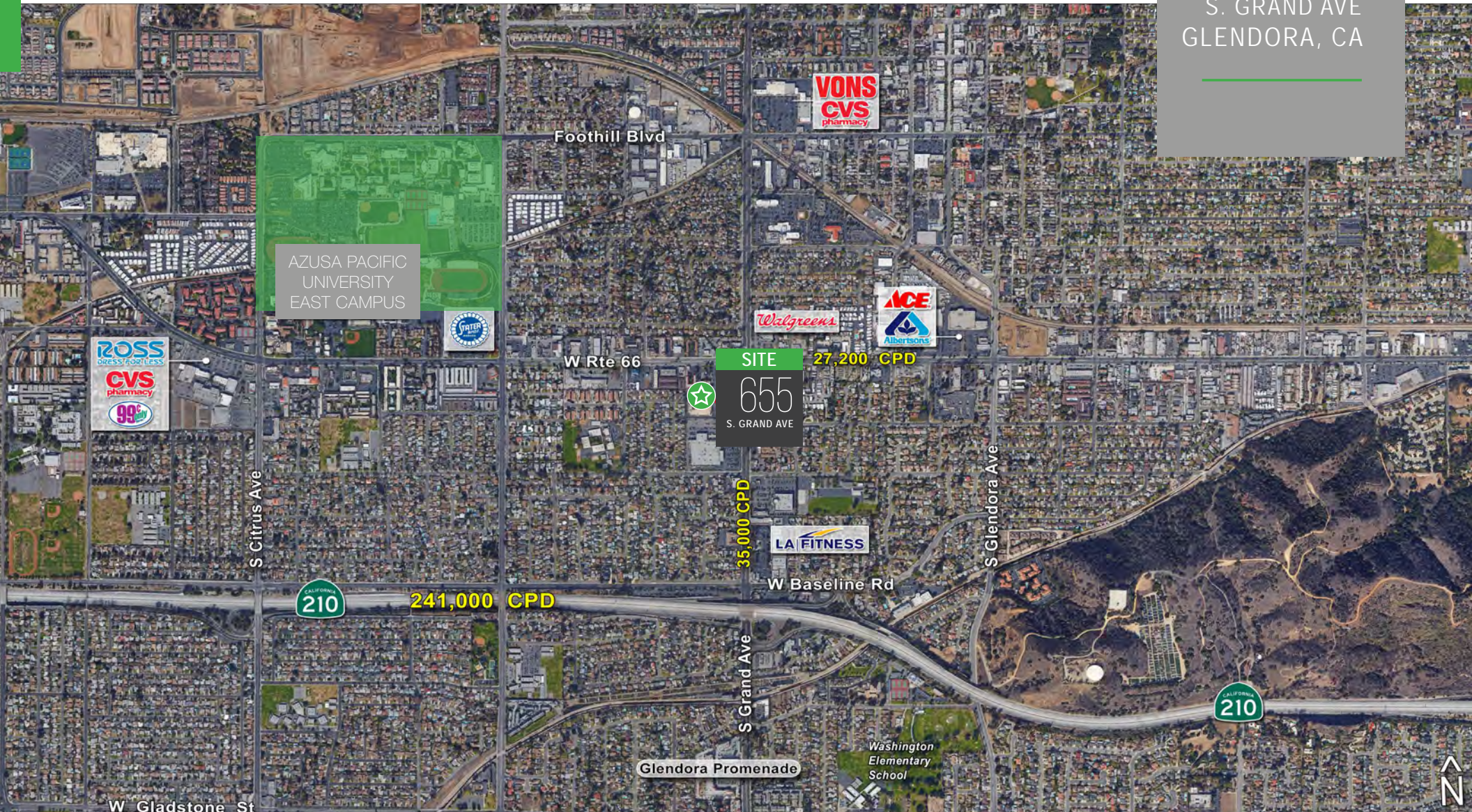


SHOPS ELEVATION

SURROUNDING RETAIL TRADE AREA

655

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GLENDDORA, CA





CONTACTS

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