



# 1311-1395 South Grand Ave.

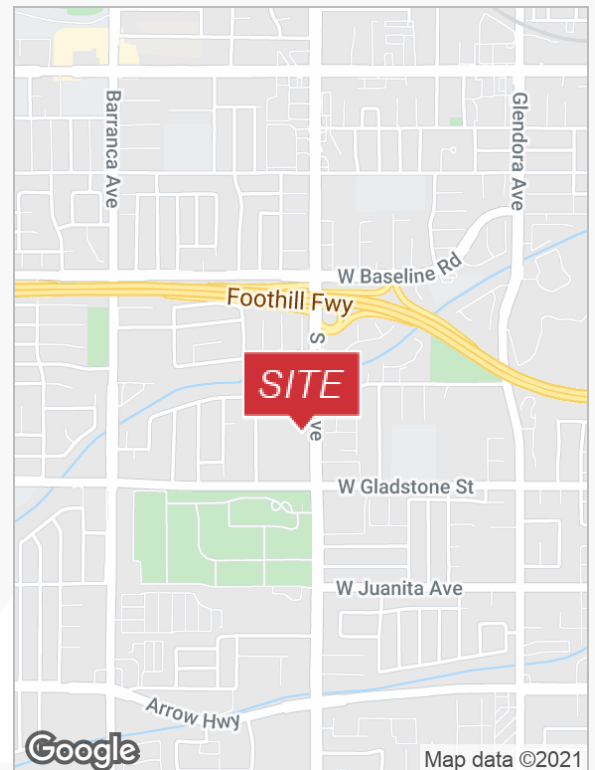
Glendora, California 91740

## Lease Highlights

- Located at Intersection: Grand/Gladstone
- Close Proximity to Exposure + Exposure To 210 FWY
- Excellent Parking
- High Foot-Traffic
- Wonderful Street Exposure
- Competitive Rental Rates
- Strong Tenants
- Monument Signage Available

## Demographics

	1 Mile	3 Miles	5 Miles
Total Households	6,400	51,355	92,076
Total Population	21,344	168,530	300,694
Average HH Income	\$71,723	\$76,136	\$80,980



For more information

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For Lease

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## Property Summary

<b>Available SF:</b>	650 - 2,786 SF
<b>Lease Rate:</b>	\$1.50 - 2.50 SF/month (NNN; MG)
<b>Lot Size:</b>	84,987 Acres
<b>Building Size:</b>	83,787 SF
<b>Year Built:</b>	1986
<b>Renovated:</b>	2009

## Property Overview

Strong Neighborhood Retail Center with Lots of Foot Traffic! Consisting of Retail/Restaurant/Medical/Office Space, With Strong Major Tenants. Up to Or Last Few Units.

## Location Overview

Strong Retail Neighborhood Center on Grand Avenue, South of Foothill (210) Freeway. On A Fully Signalized Intersection with Wonderful Street Exposure. Has Strong Major Tenants and Lots of Parking.