

FOR SALE

531,555,559 E ARROW HWY

~~\$2,800,000 (\$159.50/SQ FT)~~

\$2,400,000 (\$136.72/SQ FT)

Glendora, CA

REDUCED!!!



VENTURE PACIFIC COMMERCIAL SERVICES

JASON LIPOVSKY
B 858-538-7774
F 858-764-2810

All information contained herein is obtained from the sourced deemed to be reliable.
However, this information is not guaranteed and should be verified. DRE #01443834

JASON@VENTURE-PACIFIC.NET

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DESCRIPTION

NEIGHBORHOOD SHOPPING CENTER OFFERING!!! This center is comprised of three free standing retail buildings in the city of Glendora, Los Angeles County. Located on the heavily traveled East Arrow Highway, all three buildings reside on a 68,385 square foot lot. The largest building is located to the west of the center has been recently renovated to accommodate an 11,232 square foot child care facility. Renovations includes paint, fencing, awnings, window replacement, new bathrooms and the construction of 2 play grounds. The second retail building is 3,756 SF and displays a two story structure with an open showroom, an upstairs office and a drive through window and would accommodate a wide array of retail uses. The third free standing building is 2,566 SF and boasts street frontage on Arrow Highway and would accommodate a wide array of restaurant uses. Situated in one of the most desirable areas in Glendora, this building offers easy access to Interstate 210, 10 and 57.

PROPERTY SPECIFICS

APN	8653-008-027
	8653-008-028
Property Type	Shopping Center
Zoning	Commercial Retail
Year Built	1963
Building SF	17,554
Lot Size	68,385 SF or 1.56 acres
Parking Spaces	74
Parking Ratio	4:21/1000
Traffic Count:	28,261 East Arrow Highway

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AERIAL VIEW



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	17,985	147,200	288,652
HOUSE HOLD INCOME	\$71,320	\$82,382	\$81,806

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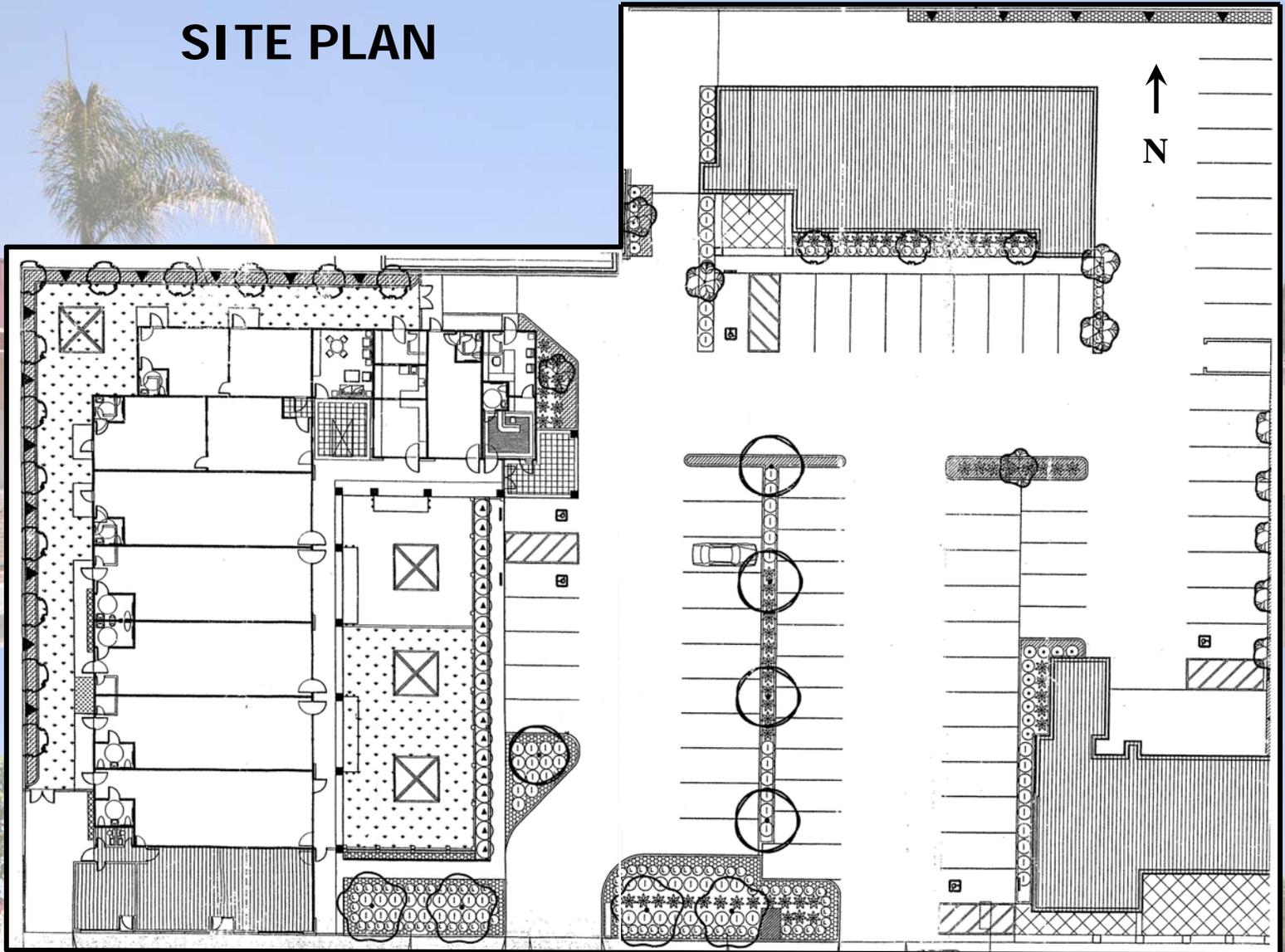
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SITE PLAN



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