LAND FOR SALE

MacVaugh&Co
Commercial Real Estate Services

1717 S. GRAND AVE
GLENDORA, CA 91740

LAND SIZE:
34,558 SQFT

BUILDING SIZE:
2,352 SQFT

PRICE:
$1,575,000.00

PROPERTY HIGHLIGHTS:

- Excellent visibility and convenient access from Grand Avenue and Arrow Highway
- Location of freestanding family restaurant - driven past 29,000 commuters each day!
- Able to deliver vacant upon close of escrow
- Surrounded by residential neighborhoods, corporate office buildings, and other retail shops
- Equipped with 50+ parking spaces.
- Easy access to 210 freeway

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Traffic Count Report

1717 S Grand Ave, Glendora, CA 91740

Building Type:	**General Retail**
Secondary:	**Restaurant**
GLA:	**2,352 SF**
Year Built:	**1970**
Total Available:	**0 SF**
% Leased:	**100%**
Rent/SF/Mo:	**-**

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	S Grand Ave	Fleetwood Pl	0.02 NE	2014	30,040	MPSI	.05
2	S Grand Ave	W Carter Dr	0.03 N	2015	28,289	MPSI	.11
3	W Arrow Hwy	S Grand Ave	0.05 E	2010	25,474	MPSI	.16
4	W Arrow Hwy	Arrow Grand Cir	0.12 W	2015	29,322	MPSI	.16
5	E Arrow Hwy	N Grand Ave	0.09 W	2010	27,820	MPSI	.18
6	E Arrow Hwy	S Grand Ave	0.09 W	2015	22,900	MPSI	.18
7	N Grand Ave	E Calora St	0.04 S	2015	28,771	MPSI	.24
8	W Juanita Ave	S Jenifer Ave	0.02 E	2015	1,613	MPSI	.30
9	E Cienega Ave	N Grand Ave	0.06 W	2015	6,078	MPSI	.38
10	N Grand Ave	E Cienega Ave	0.04 N	2015	31,388	MPSI	.40

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3/28/2017

Demographic Summary Report

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Year Built:	**1970**		

Radius	1 Mile		3 Mile		5 Mile	
Population						
2021 Projection	24,594		201,107		341,423	
2016 Estimate	23,794		194,713		330,635	
2010 Census	22,623		185,827		315,626	
Growth 2016 - 2021	3.36%		3.28%		3.26%	
Growth 2010 - 2016	5.18%		4.78%		4.76%	
2016 Population by Hispanic Origin	12,154		105,343		174,865	
2016 Population	23,794		194,713		330,635	
White	18,527	77.86%	157,213	80.74%	256,869	77.69%
Black	1,033	4.34%	6,631	3.41%	11,817	3.57%
Am. Indian & Alaskan	369	1.55%	3,566	1.83%	5,554	1.68%
Asian	3,076	12.93%	21,156	10.87%	46,004	13.91%
Hawaiian & Pacific Island	64	0.27%	491	0.25%	867	0.26%
Other	725	3.05%	5,656	2.90%	9,524	2.88%
U.S. Armed Forces	5		39		108	
Households						
2021 Projection	7,750		62,092		104,790	
2016 Estimate	7,497		60,084		101,401	
2010 Census	7,134		57,249		96,624	
Growth 2016 - 2021	3.37%		3.34%		3.34%	
Growth 2010 - 2016	5.09%		4.95%		4.94%	
Owner Occupied	5,036	67.17%	38,203	63.58%	67,849	66.91%
Renter Occupied	2,461	32.83%	21,881	36.42%	33,552	33.09%
2016 Households by HH Income	7,496		60,083		101,401	
Income: <$25,000	1,216	16.22%	10,338	17.21%	16,085	15.86%
Income: $25,000 - $50,000	1,549	20.66%	13,107	21.81%	20,778	20.49%
Income: $50,000 - $75,000	1,478	19.72%	11,338	18.87%	18,869	18.61%
Income: $75,000 - $100,000	1,186	15.82%	8,541	14.22%	14,528	14.33%
Income: $100,000 - $125,000	858	11.45%	6,227	10.36%	10,913	10.76%
Income: $125,000 - $150,000	431	5.75%	3,634	6.05%	6,801	6.71%
Income: $150,000 - $200,000	605	8.07%	4,144	6.90%	7,665	7.56%
Income: $200,000+	173	2.31%	2,754	4.58%	5,762	5.68%
2016 Avg Household Income	$78,312		$81,153		$86,298	
2016 Med Household Income	$64,979		$64,053		$68,096	

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