

## RETAIL FOR SALE

1445 & 1447 E Route 66, Glendora, CA 91740



**SALE PRICE** **\$4,300,000**

### OFFERING SUMMARY

<b>NUMBER OF UNITS:</b>	3
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	81,247 SF
<b>BUILDING SIZE:</b>	2,000 SF
<b>ZONING:</b>	GDC_RT66SP_RSC
<b>MARKET:</b>	Los Angeles
<b>SUBMARKET:</b>	Inland Empire
<b>PRICE / SF:</b>	\$2150.00

### PROPERTY OVERVIEW

Amazing development opportunity to own 3 parcels with a total of 81,247 SF (2 buildings and 1 parking lot). Located on the famous Route 66 Street. Parking Lot: 18,563, Garden Eden Cafe Building: 2,000 SF, 29,883, Tire Auto Service Building: 4,635 SF, 32,801 Lot SF (6 Doors & Office). ZONED FOR COMMERCIAL OR LIGHT INDUSTRIAL . . Conveniently located near FREEWAYS, Shopping Center. Buyers have the option to purchase Parcel numbers 8655-019-016 & 8655-019-017 together or all 3 parcels together.

### PROPERTY HIGHLIGHTS

**KW COMMERCIAL - KW SOCAL**  
8250 White Oak Avenue,  
Suite 102  
Rancho Cucamonga, CA 91730

**BOBBY BEDI**  
Director  
O: 951.634.2477  
bb@arrowbcd.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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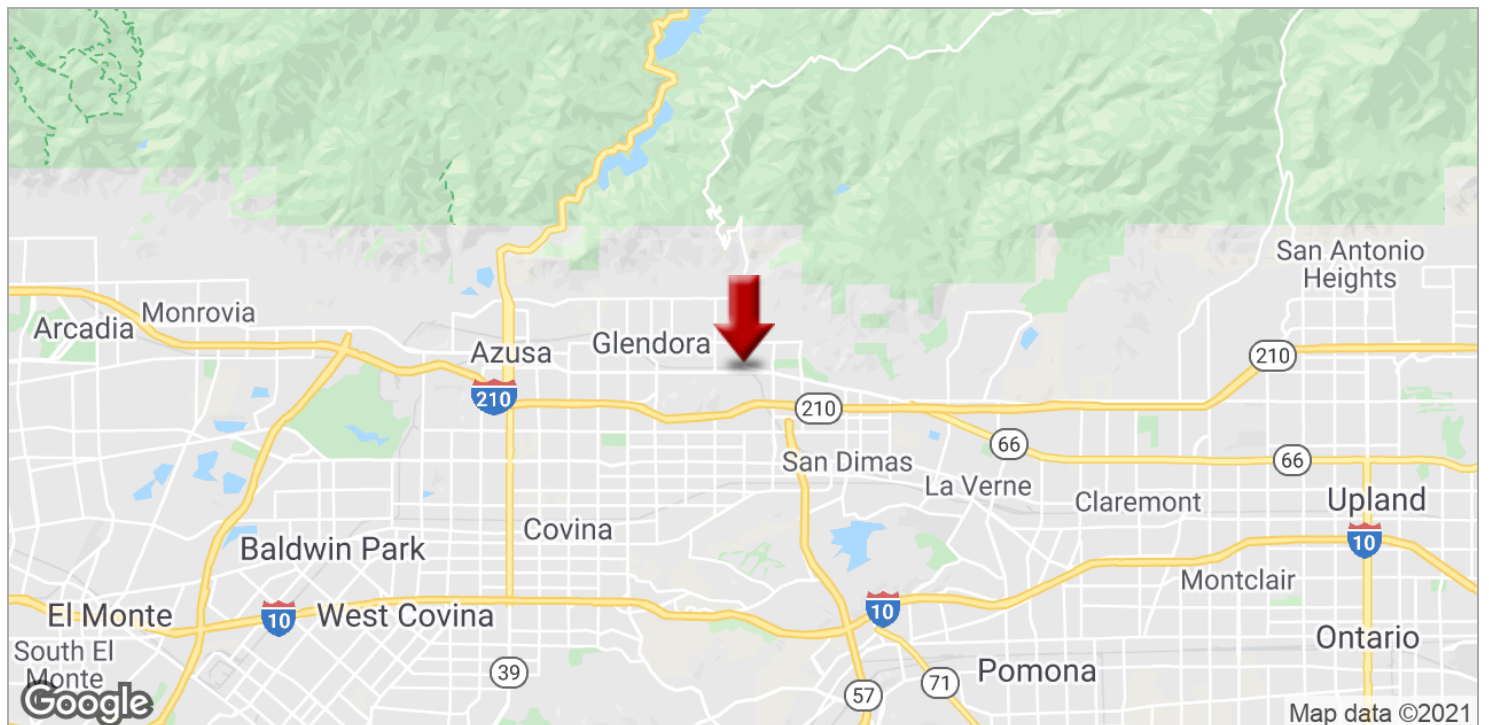
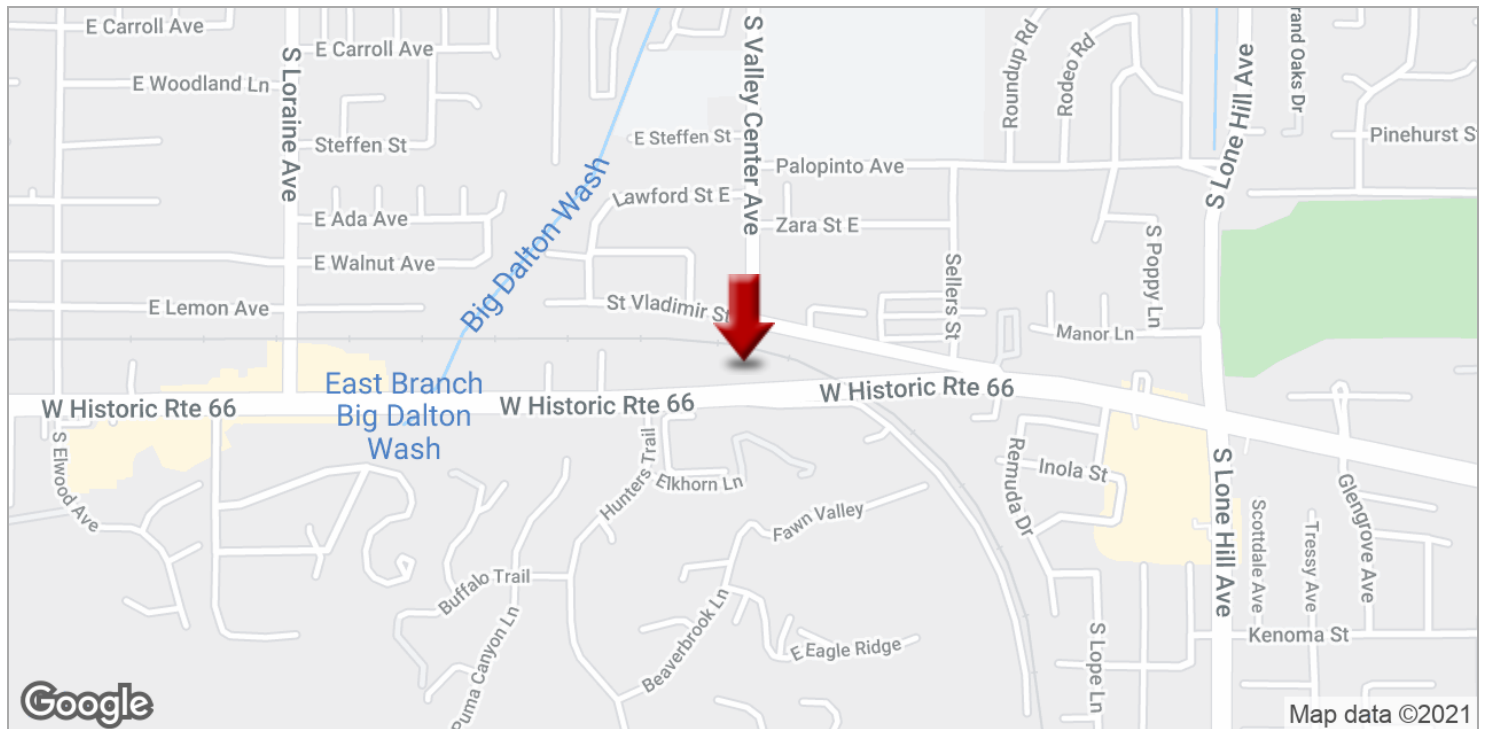
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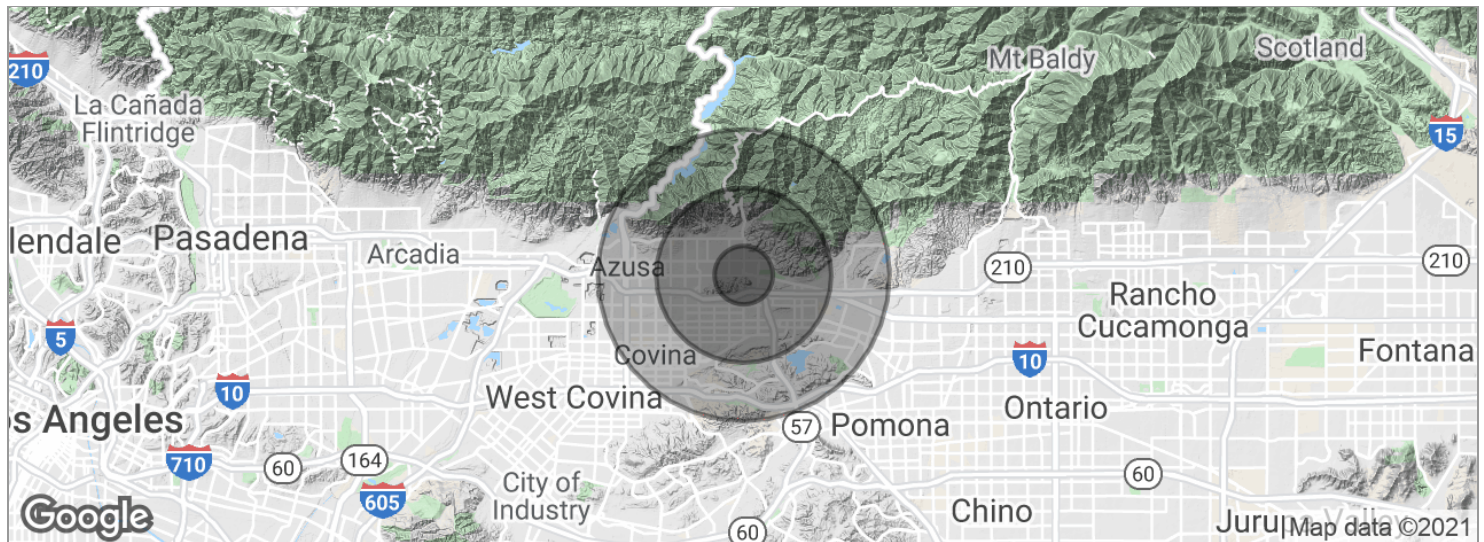
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,987	93,497	229,570
Median age	39.9	37.9	36.2
Median age (male)	39.4	36.5	34.9
Median age (Female)	39.8	39.2	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,994	31,001	72,933
# of persons per HH	3.0	3.0	3.1
Average HH income	\$101,667	\$89,356	\$83,694
Average house value	\$627,006	\$498,658	\$494,648

\* Demographic data derived from 2010 US Census

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