

RETAIL SPACE AVAILABLE FOR LEASE

1433 E Route 66 | Glendora, CA 91740



Located ± 0.8 Miles from Los Angeles Pacific University,
 ± 1.5 Miles from Glendora High School (GHS) &
 ± 2.8 Miles from Azusa Pacific University (APU)

MATTHEWSTM

Prime Location Surrounded by Built-in Customer Demand

Azusa Pacific University

Glendora High School

Los Angeles Pacific University

AVAILABLE



Property Highlights

Turnkey, Fully Built-Out Hair Salon — Ready for immediate occupancy with existing salon infrastructure in place

Prime Route 66 Frontage (±33,125 VPD)— Excellent visibility along a major commercial corridor

Nearby Tenants Include Downtown Dental, Performing Arts Academy Crescendo, and many more!

Excellent Freeway Access — Conveniently located near the I-210 and SR-57 Freeways, providing easy access throughout the San Gabriel Valley and surrounding markets.

Existing Plumbing in Place — Significant cost and time savings compared to building a salon from shell condition



AVAILABLE

1433 E Route 66

ASKING RENT
\$1.70 PSF

NNN CHARGES
\$0.55

UNIT SIZE
UNIT C - ±1,000 SF
UNIT D - ±1,000 SF

SIGNAGE AVAILABLE



FULLY BUILT OUT SALON SPACE



SALON LAYOUT & AMENITIES

**9 Hair Salon Chairs with
Built-In Cabinets**

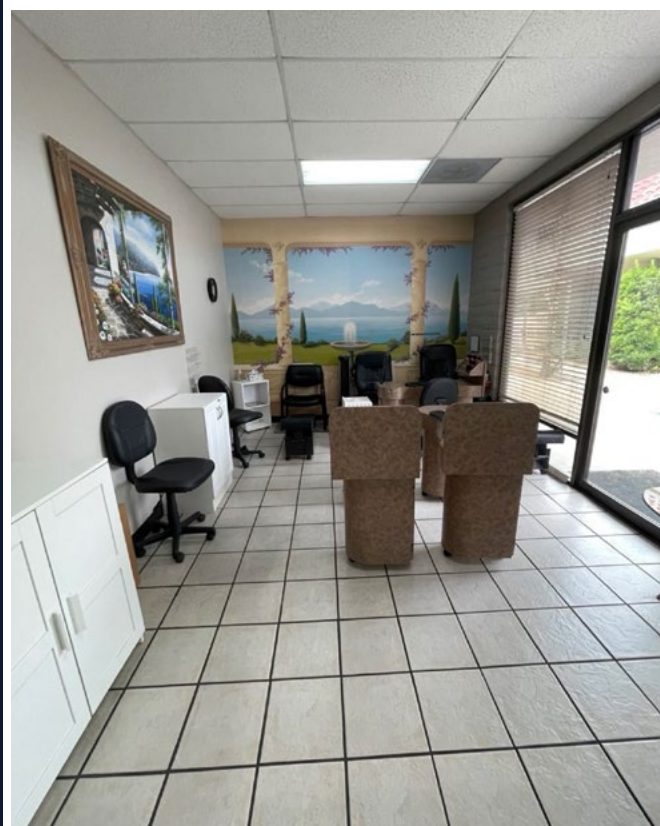
3 Hair Wash Stations

4 Hair Dryer Stations

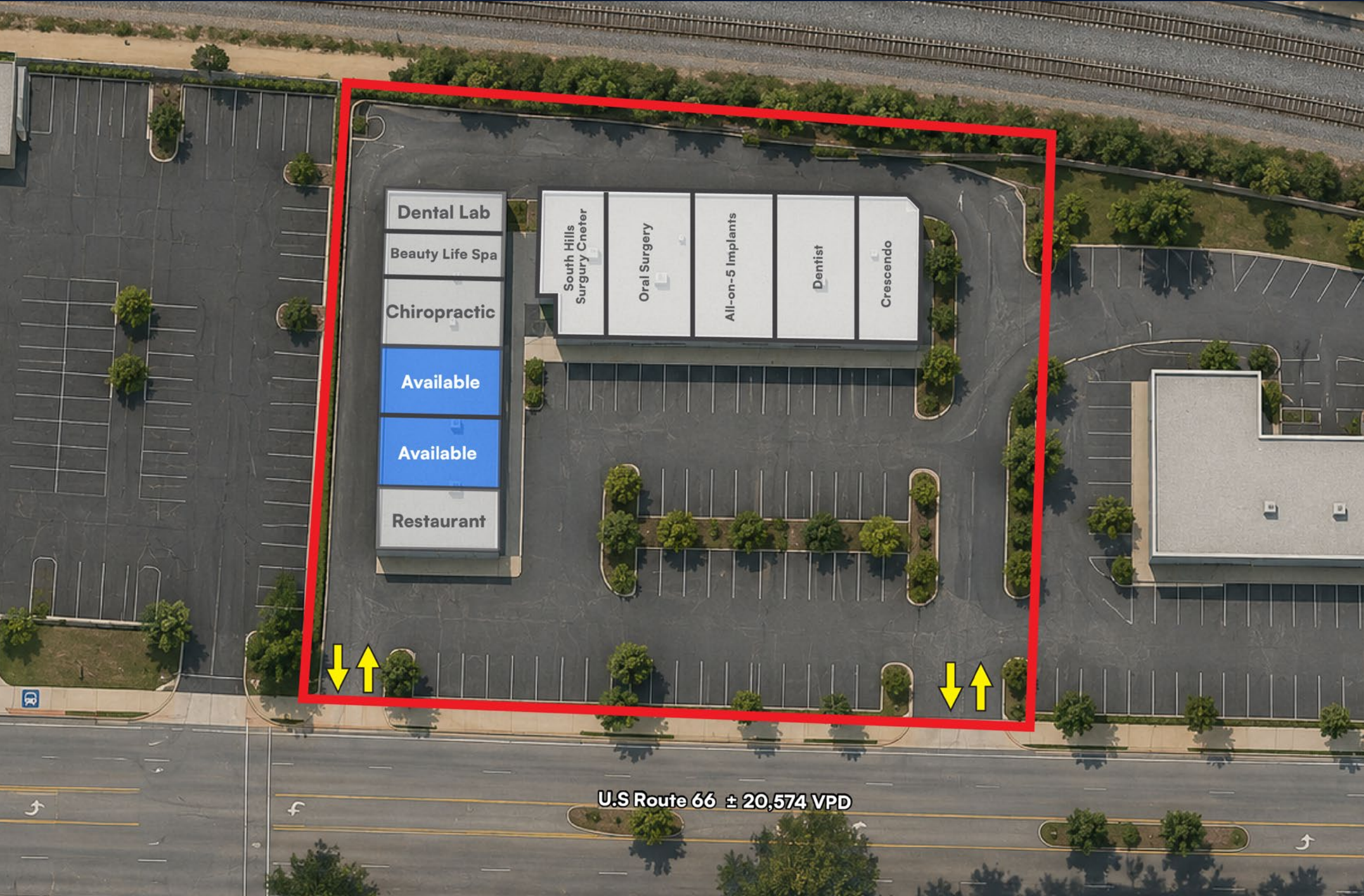
3 Nail Stations

3 Private Treatment Rooms

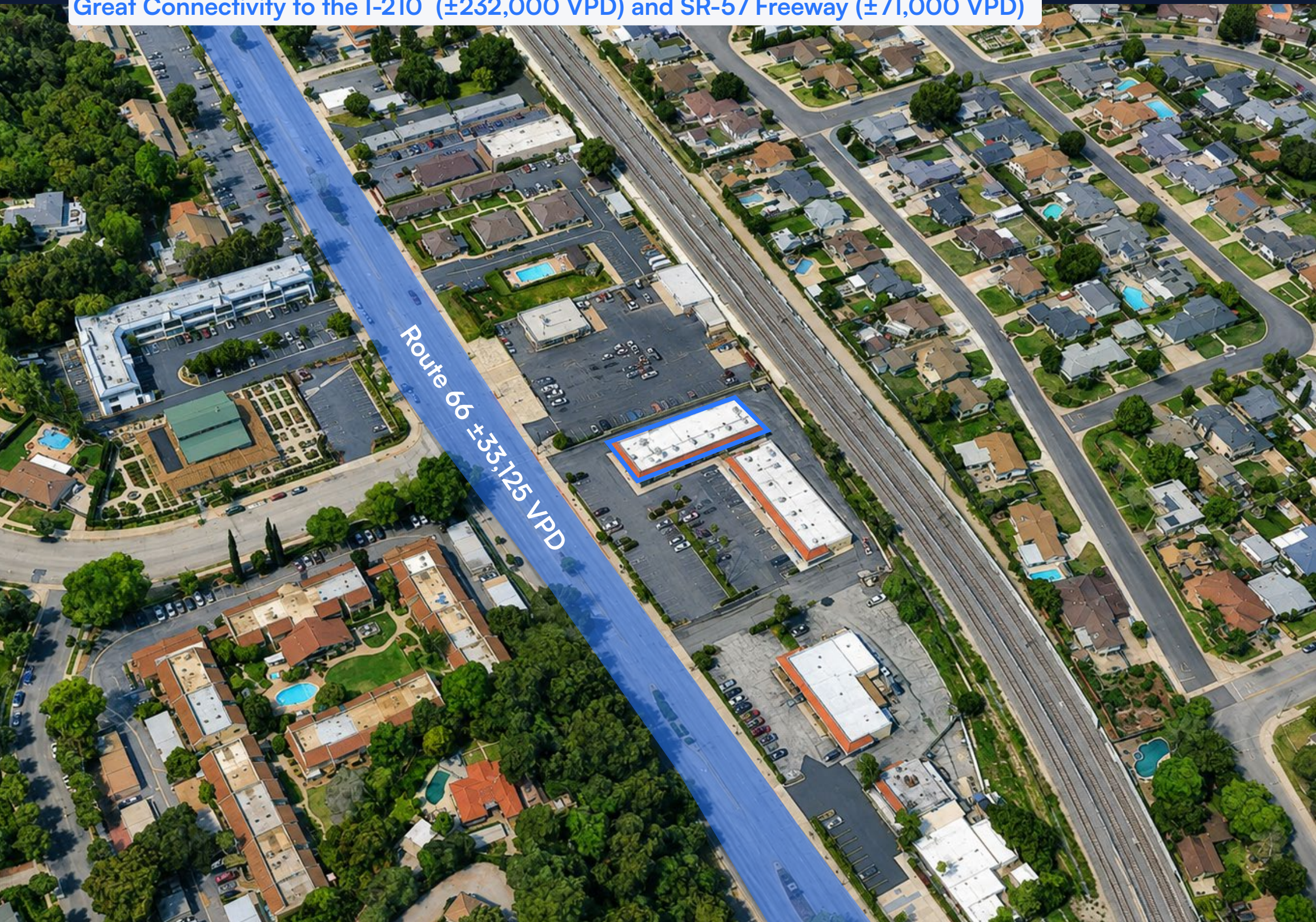
2 Bathrooms



SITE PLAN



Great Connectivity to the I-210 ($\pm 232,000$ VPD) and SR-57 Freeway ($\pm 71,000$ VPD)





Citrus College | ± 2 Miles Away
 $\pm 12,000$ Students | $\pm 1,000$ Employees



Williams Educational Center
 ± 60 Students



Glendora High School
 $\pm 1,998$ Students



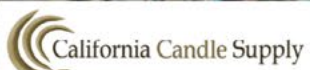
Glendora Village
900 Lots



LA Metro A Line (Light Rail)
Heads west into Downtown Los Angeles and ends in Long Beach



St Dorothy Catholic School
 ± 220 Students



Subject Property



U.S Route 66 $\pm 20,574$ VPD

BBQ STATION



Glen Park at Glendora
 ± 34 Units

EDEN GARDEN
MEDITERRANEAN CUISINE



Elwood Family Apartments
 ± 300 Units

2.0 Miles

Downtown Glendora

Google Earth



LA Metro A Line (Light Rail)
Heads west into Downtown Los Angeles and ends in Long Beach

Subject Property



Glendora High School
±1,998 Students



Glendora Country Club
Golf Course



AZUSA PACIFIC UNIVERSITY

Azusa Pacific University | ±2 Miles Away
±8,000 Students | ±1,500 Employees



Citrus College | ±2 Miles Away
±12,000 Students | ±1,000 Employees



Bonnie Cove Trails
±3 Miles Away



±257,000 VPD



Arrow High School
±383 Students

Glendora Marketplace



Lone Hill Shopping Center



Edgewood Shopping Center



San Dimas Plaza



Foothill Village



Arrow Hwy ±15,350 VPD

Google Earth



GLENDORA, CA

LOS ANGELES, CA MSA

Glendora is an established and affluent community in eastern Los Angeles County, strategically positioned at the foothills of the San Gabriel Mountains. The city benefits from convenient regional connectivity via the I-210 and SR-57 freeways, providing direct access throughout Los Angeles County, the Inland Empire, and Orange County. Metro A Line service further strengthens access to surrounding employment and population centers. The market is supported by a highly educated, higher-income population and a strong mix of residential neighborhoods, retail corridors, healthcare providers, professional services, and educational institutions. Glendora's median household income exceeds \$113,000, while approximately 39% of adults age 25+ hold a bachelor's degree or higher.

The subject property at 1433 E Route 66 benefits from its position along the historic Route 66 commercial corridor and proximity to major regional retail destinations. Glendora generates more than \$1.0 Billion in annual retail sales, demonstrating substantial local purchasing power.

MARKET OVERVIEW



\$158,553 HH INCOME
WITHIN 1-MILE OF SUBJECT PROPERTY

4,556 HOUSEHOLDS
WITHIN 1-MILE OF SUBJECT PROPERTY

13,317 RESIDENTS
WITHIN 1-MILE OF SUBJECT PROPERTY

\$189.6B CONSUMER SPENDING
WITHIN 1-MILE OF SUBJECT PROPERTY





Los Angeles Pacific University (LAPU) is an accredited, private nonprofit university serving undergraduate and graduate students through flexible, online-focused education. The university offers certificate, associate, bachelor's, and master's programs designed largely for working adults, with programs spanning business, psychology, health sciences, criminal justice, leadership, and other career-oriented fields.

Located along the same Route 66 corridor as the subject property, Los Angeles Pacific University maintains its administrative offices at 2100 E Route 66 in Glendora. LAPU reported 2,860 undergraduate and graduate students served during the 2024—25 academic year, reinforcing Glendora's role as an educational hub within the eastern San Gabriel Valley. The university also supports a local employment base, with approximately 244 employees reported in its latest available nonprofit filing.

TOTAL ENROLLMENT

2,860+

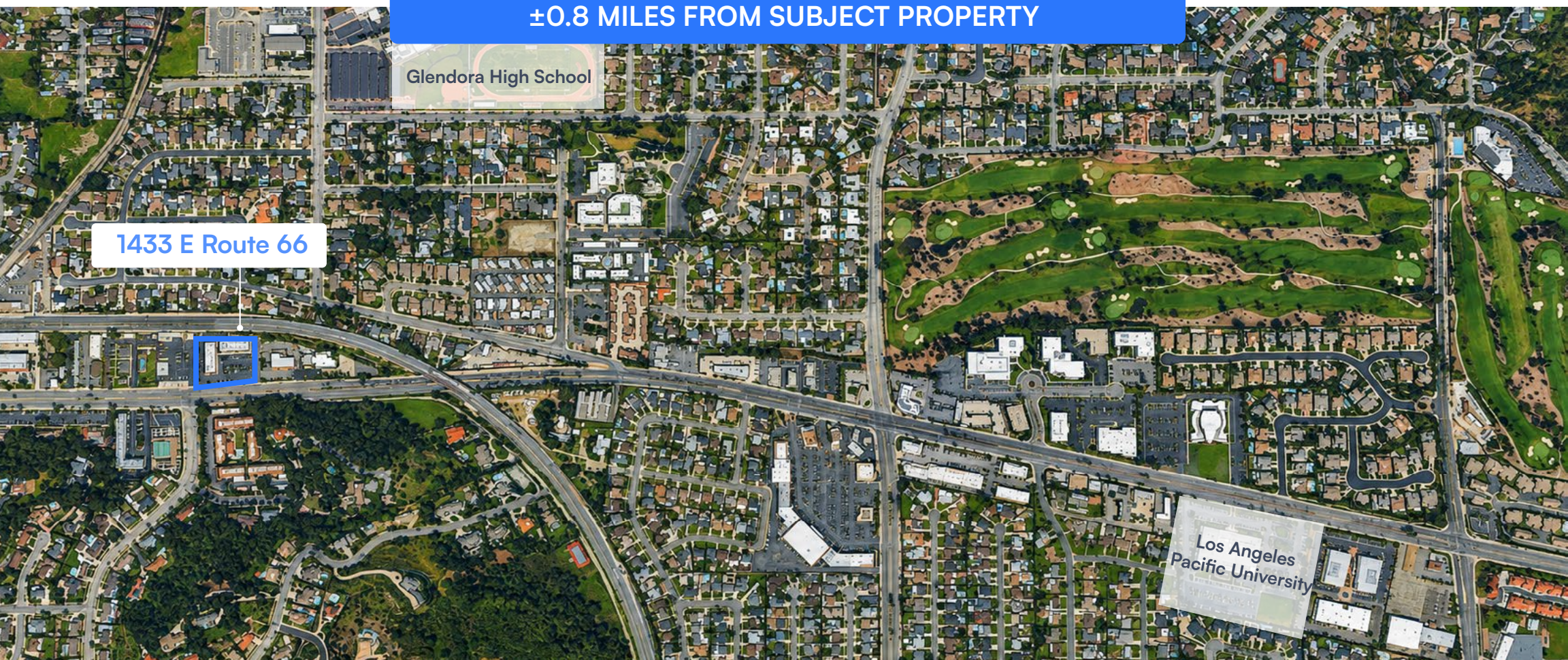
EMPLOYEES

244+

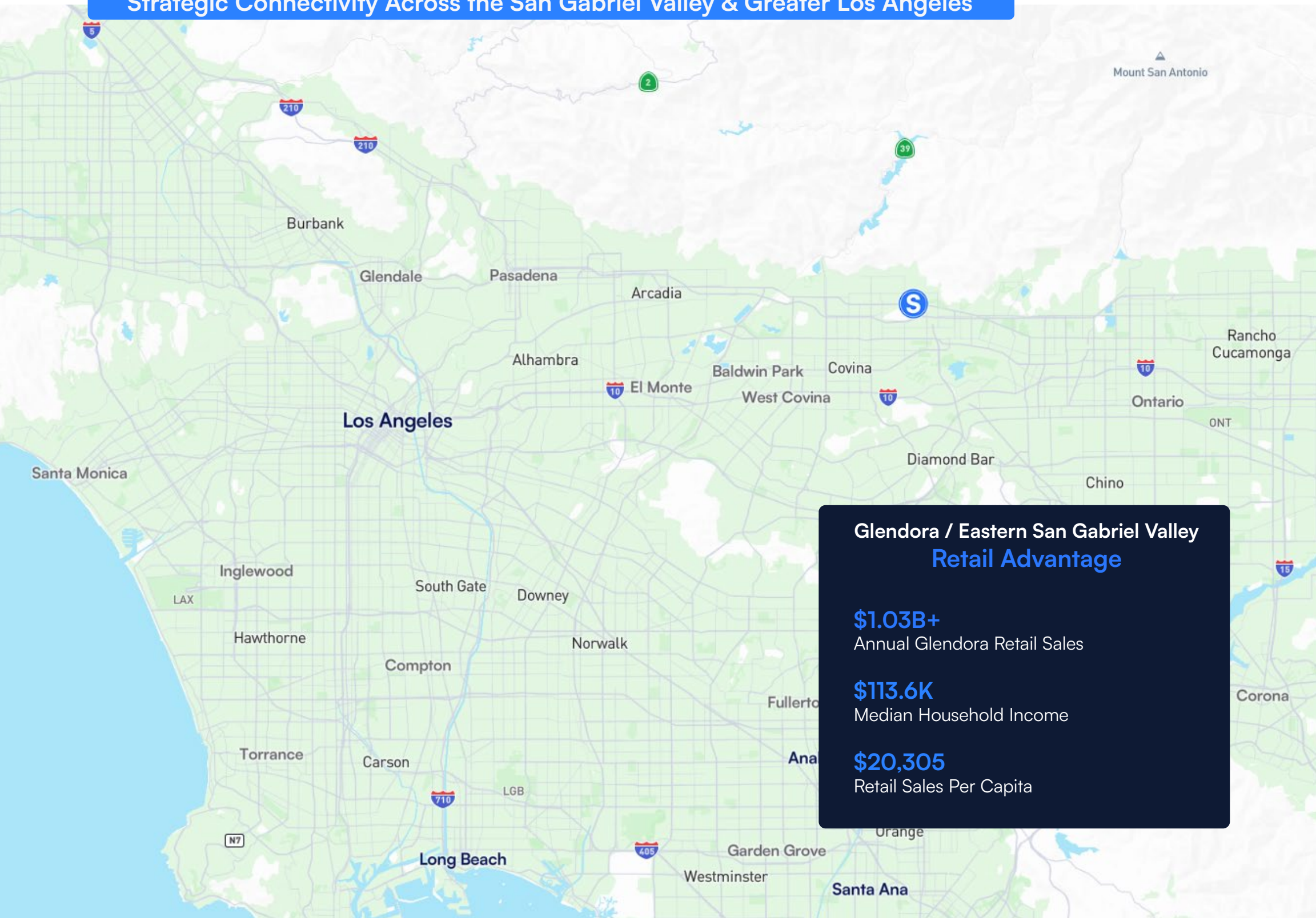
ECONOMIC IMPACT

\$24.1M+ Annually

±0.8 MILES FROM SUBJECT PROPERTY



Strategic Connectivity Across the San Gabriel Valley & Greater Los Angeles



Glendora / Eastern San Gabriel Valley Retail Advantage

\$1.03B+
Annual Glendora Retail Sales

\$113.6K
Median Household Income

\$20,305
Retail Sales Per Capita

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EXCLUSIVELY LISTED BY



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