

# DIAMOND RIDGE AT GLENDORA MARKETPLACE

1307-1335 Gladstone Street, Glendora, CA 91740



## PROPERTY FEATURES

- 30,865 SF Anchor Space Available (Leased)
- 1,695 SF Retail/Medical/Office Opportunity
- 1,700 SF Second Generation Restaurant Space Available
- Dominant Power Center - 342,105 SF project anchored by Best Buy, Barnes & Noble, Staples, Old Navy, Victoria's Secret, BevMo, AMC Theatres, and more
- Complimentary mix of major tenants will draw regionally from over 1 million people within a 10-mile radius and an average household income approaching \$80,000 annually
- Property is strategically located near the I-210 and SR-57 Freeways in the affluent city of Glendora

**NEWMARK**

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1,695 SF  
AVAILABLE

1,700 SF  
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(FORMER RESTAURANT)

INTERSTATE 210

ALLEN AVE



GLADSTONE STREET

VALLEY CENTER AVENUE



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## STEVE MCDONALD

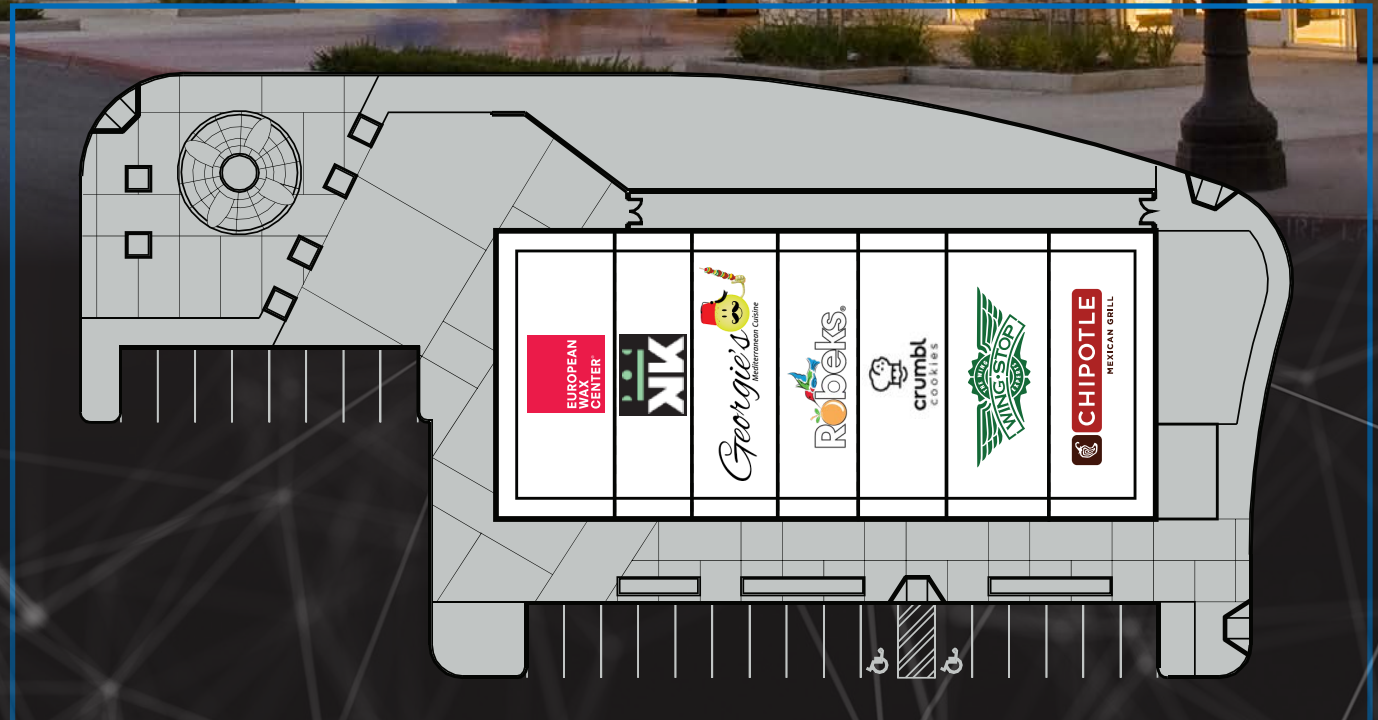
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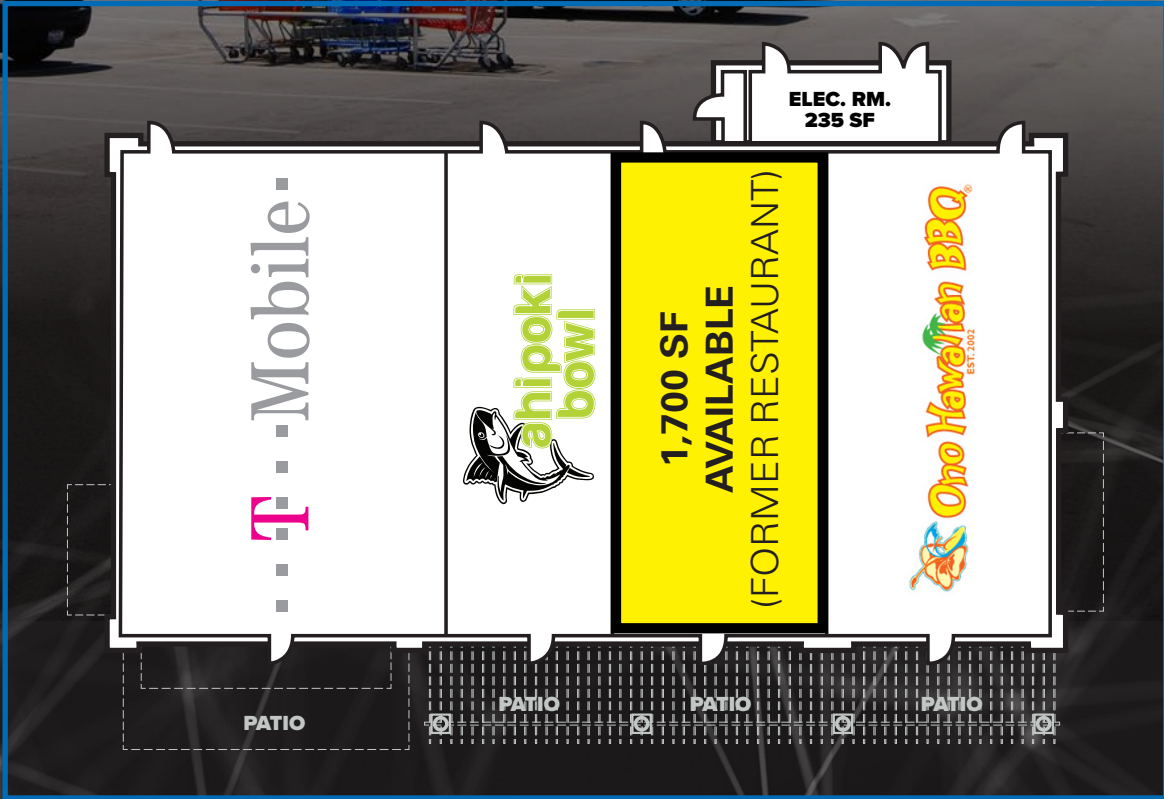
555 S. Flower Street, Suite 3550  
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57

**COSTCO**  
WHOLESALE

**Walmart**

**ALDI**  
Guitar Center  
Chick-fil-A

**HomeGoods**

**THE HOME DEPOT**

**Sams Club**  
Savings Made Simple

**BOB'S**  
DISCOUNT FURNITURE  
COMING SOON  
**STAPLES**  
**BevMo!**

LONEHILL PARK

**SportClips**  
corner bakery cafe

**PETSMART**

**KOHL'S**

**chili's**  
GRILL & BREAD

**CHIPOTLE**  
MEXICAN BOWL  
**Georgias!**  
WINE & SPIRITS  
**ROBEKS**  
EUROPEAN WAX CENTER  
crumbl  
cookies  
**NK**

**BEST BUY**

PARKING STRUCTURE

**BARNES & NOBLE**  
BOOKSELLERS

**OLD NAVY**

**TILLY'S**

**e! FITNESS**

**amc**

VICTORIA'S SECRET

**Bath & Body Works**

LOUIE POMPEI SPORTS PARK

VALLEY CENTER AVE

S. LONEHILL AVE

GLADSTONE ST

GLENDORA MARKETPLACE



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## Demographics

### POPULATION



1 Mile  
16,459  
3 Mile  
127,233  
5 Mile  
303,508

### AVERAGE HH INCOME



1 Mile  
\$106,726  
3 Mile  
\$105,429  
5 Mile  
\$96,672

### WORKPLACE POPULATION



1 Mile  
6,980  
3 Mile  
43,024  
5 Mile  
103,936

### TRAFFIC COUNTS



I-210 Freeway  
± 250,000  
Lone Hill Ave. &  
Glendora Marketplace Dr.  
± 26,200  
Gladstone St. &  
Valley Center Ave.  
± 11,400