

723 E. ROUTE 66

731 E. ROUTE 66

FUTURE FOOTHILL GOLD LINE LIGHT RAIL

HISTORIC ROUTE 66

723-731 E. Route 66

GLENDORA | CA

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Table of Contents

04

PROJECT OFFERING

PROPERTY OVERVIEW
PROPERTY HIGHLIGHTS

06

LOCATION

PARCEL MAP
LOCATION MAP

08

PROPERTY PHOTOS

PROPERTY AERIALS

12

LOCAL AMENITIES

AMENITY MAP
FOOTHILL GOLD LINE

723-731 E. ROUTE 66

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Project Offering

THE OFFERING

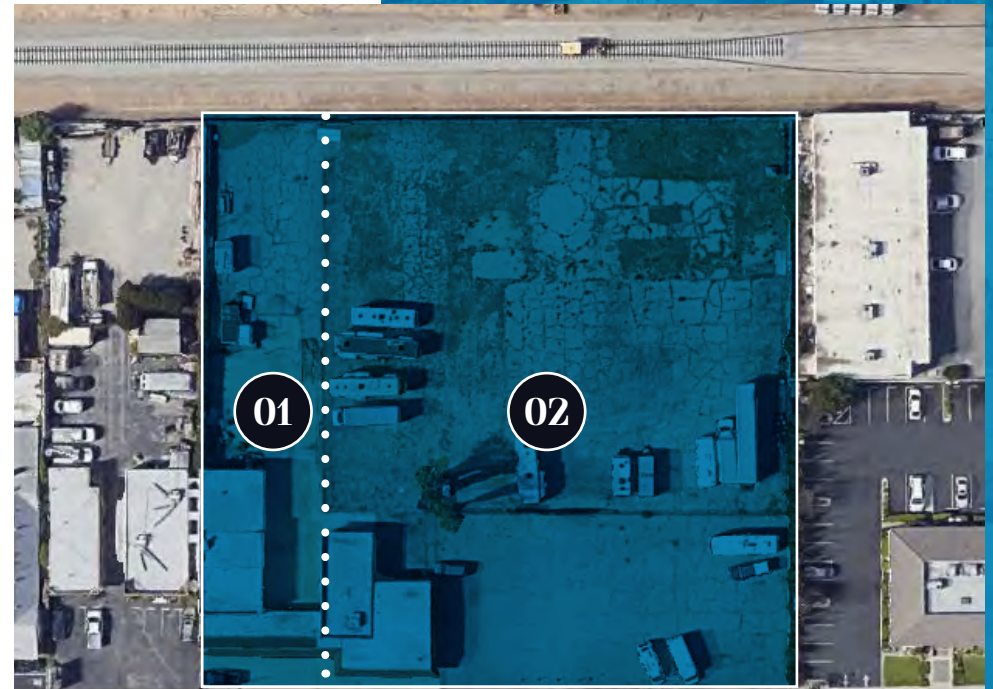
This commercial/industrial property consists of two (2) parcels with a combined area of approximately 80,150sf (1.84 acres). The primary feature is 279 feet of frontage on the Historic Route 66 in Glendora with average daily traffic counts of over 32,702 cars per day. There are two buildings with a combined area of 5,303 square feet which were previously used for automotive sales.

The property is located in the RSC (Route 66 Service Commercial) Subdistrict of Glendora which provides for a variety of permitted commercial and light industrial uses. This zone is intended to provide for a variety of smaller scale commercial, office and light industrial uses.

This property is being offered for Sale or Lease and is currently vacant and ready for touring.

4

723-731 E. ROUTE 66
.....
GLEN DORA | CA



01 723 E. ROUTE 66 | GLEN DORA | CA 91740

PARCEL NO.	8646-029-009
YEAR BUILT	1955
BUILDING SIZE	±2,665 SF
LOT SIZE	±16,701 SF
ZONING	RT66RSC

02 731 E. ROUTE 66 | GLEN DORA | CA 91740

PARCEL NO.	8646-029-014
YEAR BUILT	1947
BUILDING SIZE	±2,638 SF
LOT SIZE	±63,756 SF
ZONING	RT66RSC

Property Highlights

TOTALING	± 5,303 Square Feet of Buildings
TRAFFIC COUNT	± 32,000 Daily Traffic Count
LOT SIZE	1.84 Acre Lot
FINANCING	Seller Financing Available
USE	Commercial, Office and Light Industrial Uses Allowed
DEMOGRAPHICS	East San Gabriel Valley
ZONING	RSC (Route 66 Service Commercial) Zoning
FRONTAGE	279 Feet of Frontage on Route 66 Commercial Corridor
PROXIMITY	1.6 MILES from future Gold Line Light Rail Station Connecting East San Gabriel Valley to Downtown L.A.

723-731 E. ROUTE 66

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G L E N D O R A | C A

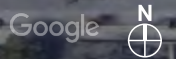


Parcel Map

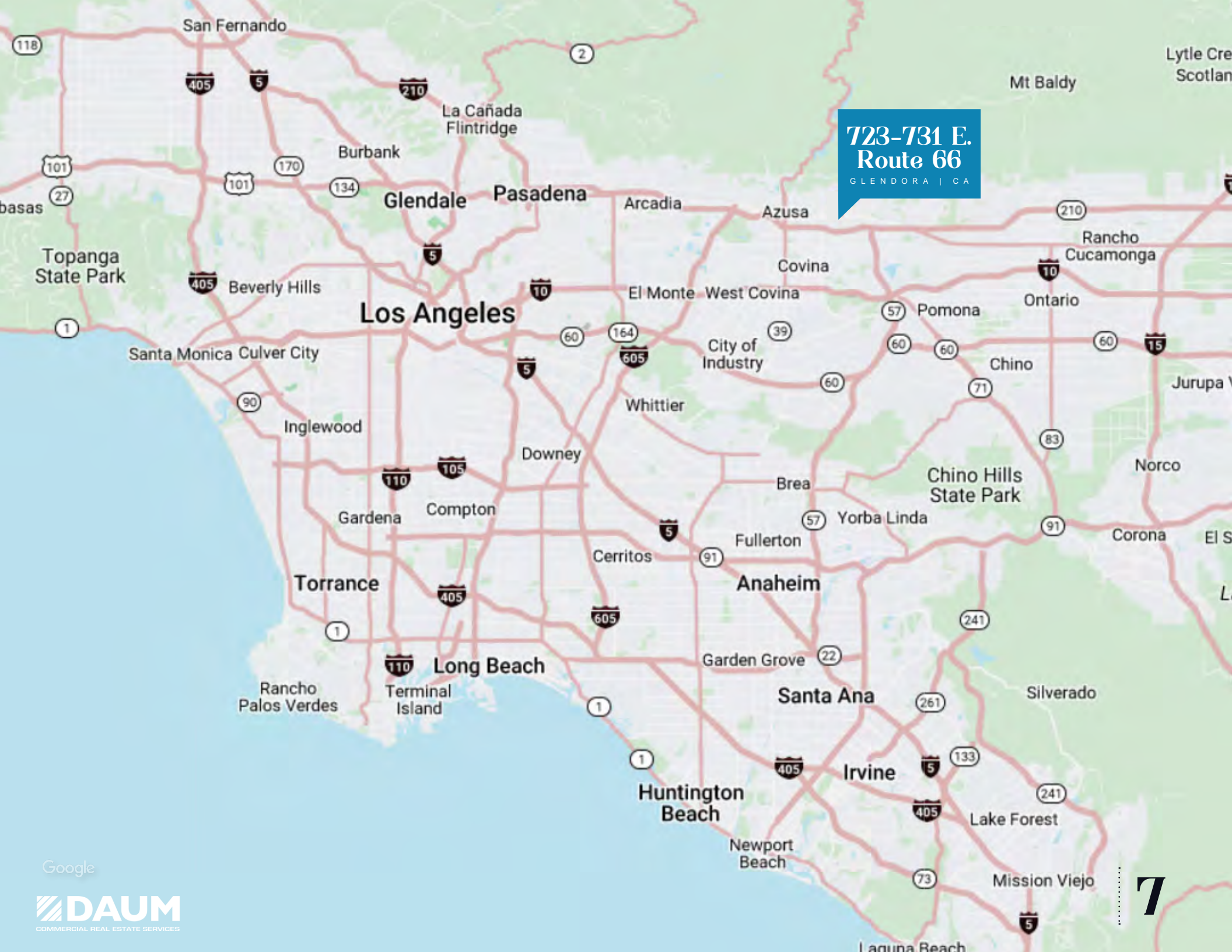


6

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9

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ROUTE 66



Amenities Map



- CITRUS COLLEGE
- EMANATE HEALTH FOOTHILL PRESBYTERIAN HOSPITAL
- AZUSA PACIFIC UNIVERSITY
- LAIFITNESS.

HISTORIC ROUTE 66

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PASHA MARKET

GLENDDORA MARKETPLACE



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Foothill Gold Line



The Foothill Gold Line from Glendora to Montclair will add new light rail stations to the Metro Gold Line system in the cities of Glendora, San Dimas, La Verne, Pomona, Claremont and Montclair and may need to be built in phases. The first four stations (Glendora, San Dimas, La Verne and Pomona) are currently under construction; while the Construction Authority continues to seek the funding needed to complete the project segment to Claremont and Montclair.

The 12.3-mile extension will connect to many regional destinations, including two dozen colleges and universities within a short walk, bike or bus ride from one of the future stations, the Los Angeles County Fairplex, Raging Waters, several regional parks, the San Gabriel Mountains National Monument, historic downtowns, many museums and much more.

For ease of use, each station is designed as a center platform station, with light rail tracks on either side (one for westbound and one for eastbound trains). Each will feature station artwork created by a city-selected artist or artist team and an associated parking facility, with charging stations for EVs, bicycle parking and bus and drop-off areas.

To learn more about the station plans, station artwork and city-selected artist, or points of interest near each station, click on the links below:

https://foothillgoldline.org/construction_phases/glendora-to-montclair/



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VIEW VR TOUR

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