

# FOR SALE

**801 S. GRAND AVENUE  
GLEN DORA, CA 91740**

**ASKING PRICE: \$3,500,000.00**

POSSIBLE USES INCLUDES:  
OFFICE, RETAIL, MEDICAL &  
DRIVE TROUGH OPPORTUNITY



FOR MORE INFORMATION, PLEASE CONTACT US:



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**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial



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# FREE-STANDING BUILDING

## EXECUTIVE SUMMARY

Major Properties is pleased to present 801 S Grand Ave, Glendora, CA 91740, a 7,440 SF commercial building situated at a prime signalized intersection in Glendora. Formerly occupied by U.S. Bank, the property offers excellent visibility, strong signage potential, and a highly flexible layout suitable for a variety of commercial uses.

With floor-to-ceiling glass and 20+ foot ceilings, the space provides a modern, open feel that can be customized to suit tenant or owner-user needs. The C2 zoning allows for a wide range of commercial uses, including retail, office, medical, restaurant, and more. The property includes 54 shared parking spaces, ensuring convenient access for customers and employees.

Offered at \$3,500,000, this property presents a compelling opportunity for investors and owner-users seeking a well-positioned asset in a thriving commercial corridor.

For a full list of permitted uses, [click here](#) or visit this link <https://bit.ly/GLZoningTable>





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## INVESTMENTS HIGHLIGHT

Prime 7,440 SF Commercial Property at  
Signalized Intersection

Great Visibility & Signage Opportunity on  
High-Traffic Corridor

Ideal for Medical, Retail, or Office  
Conversion

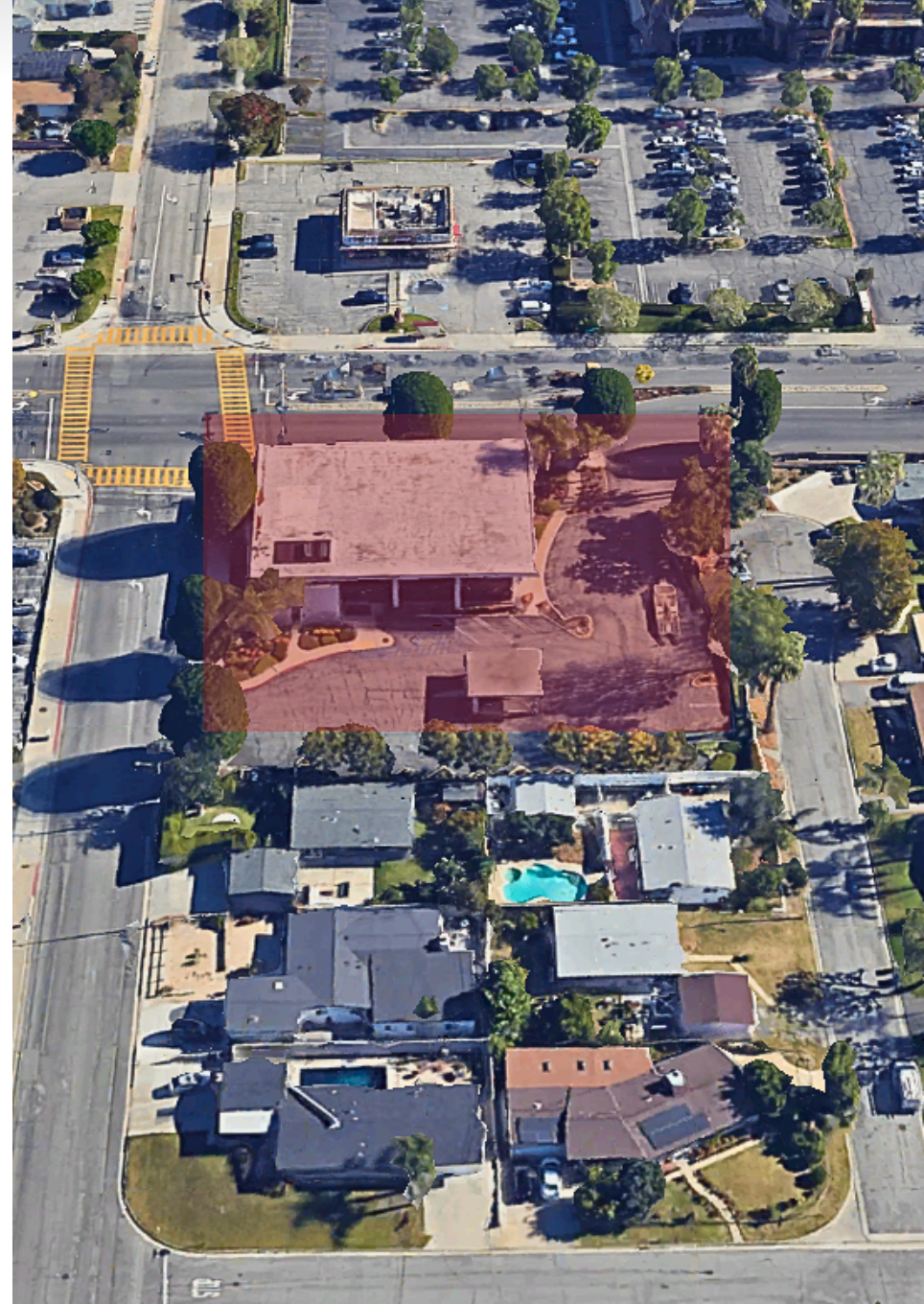
Floor-to-Ceiling Glass & 20+ Ft Ceilings  
for a Modern Aesthetic

Strong Neighboring Retailers – El Pollo  
Loco, Carl's Jr., LA Fitness

Excellent Access to 210 Freeway –  
Steady Traffic Flow

Potential Drive-Through Redevelopment  
Opportunity

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BUILDING HIGHLIGHTS



Dual driveway access ± 29 Surface Spaces



Corner lot with great visibility



Former Bank Location

Total Bldg. Size	7,440 SF
Lot Size	37,686 SF
Price per SF	\$470/SF
Tenancy	Single
Parking	23-30 Surface Spaces
Stories	1
Clear Height	20'
Power	Buyer to verify
HVAC	VRF (Variable Refrigerant Flow) system
Sprinklered	Yes
Zoning	C2
APN	8633-007-036





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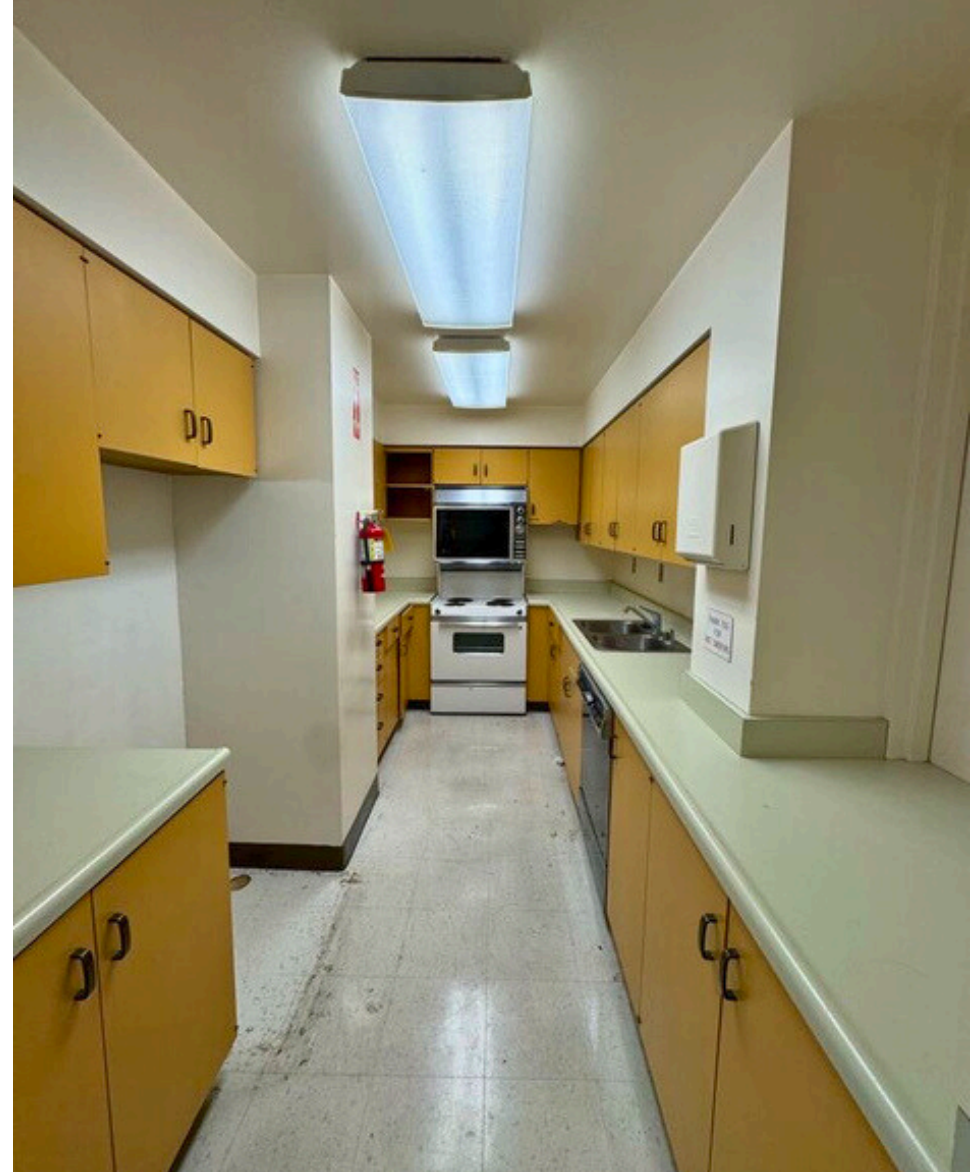




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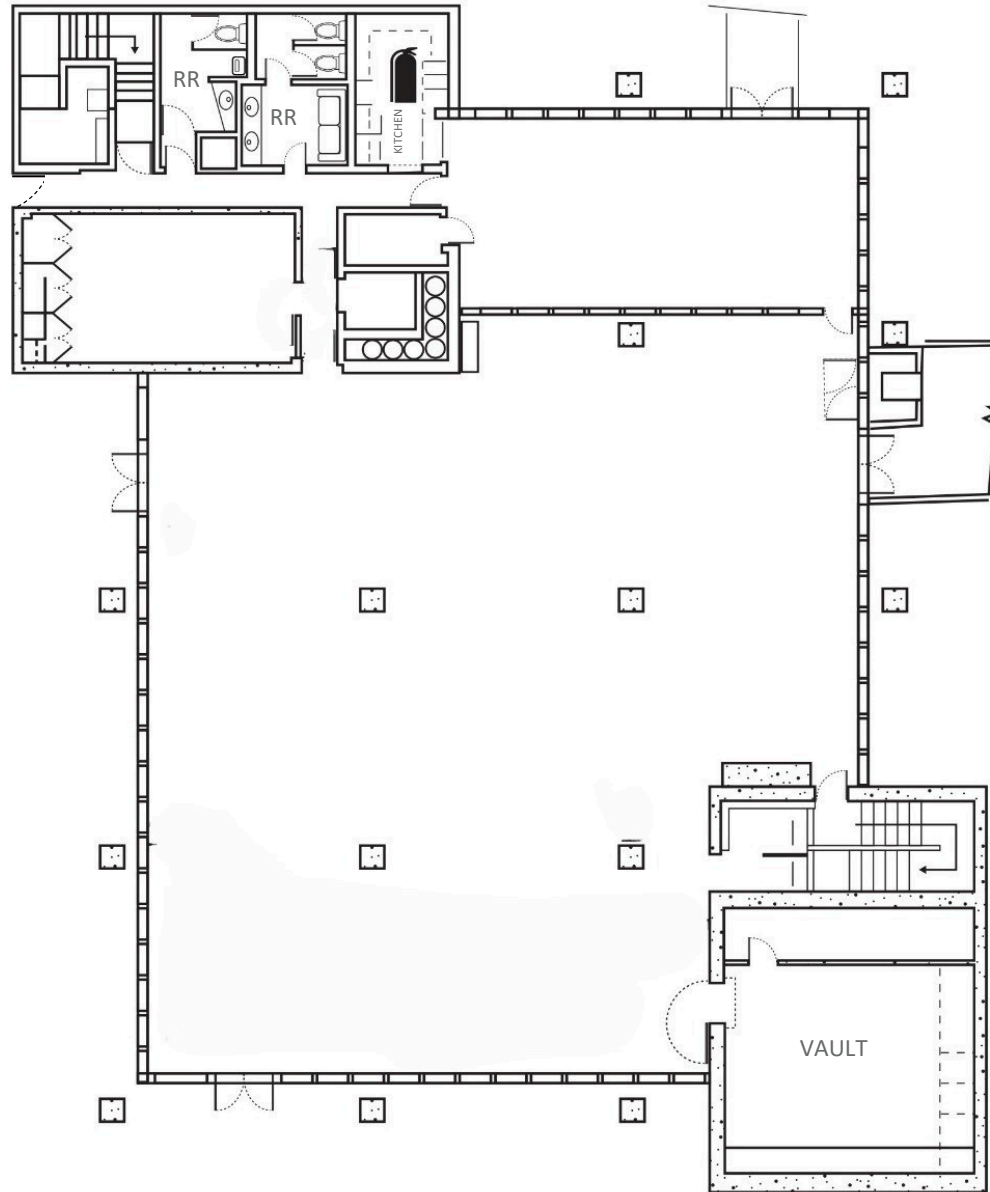
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## SITE PLAN

W. MAUNA LOA AVE.



S. GRAND AVE.



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AREA MAP

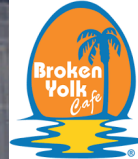
LIGHT  
INDUSTRIAL







Historic Rte 66



**801**  
S Grand Ave



W MAUNA LOA AVE

S GRAND AVENUE





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**MAJOR PROPERTIES**

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