

# KOHL'S PAD SITE - GROUND LEASE ONLY

1225 S LONE HILL AVE, GLENDORA, CA 91740 (#595)



AREA ANCHORS:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	12,260	112,764	276,901
AVG. HH INCOME	\$153,722	\$145,525	\$134,479
HOUSEHOLDS	4,276	39,795	91,470
CONSUMER SPENDING	\$411.11M	\$3.68B	\$7.97B

- Pad site available for ground lease (approx. location shown above)
- Located at NWQ Lone Hill Ave & Glendora Marketplace
- Co-Tenants include Ulta, Homegoods, ALDI, Guitar Center, In-n-Out, Chick-fil-A Raising Cane's
- Other retailers in the sub-market include Home Depot, Sam's Club, Best Buy



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENTS:

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**CHAINLINKS**  
RETAIL ADVISORS



# KOHL'S ANCHORED PAD SITE

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 epsteen & associates

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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All measurements, facts and actual drawings shown are approximate, subject to change, and should be independently verified by you and may not be relied upon as a precise representation by this office.