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

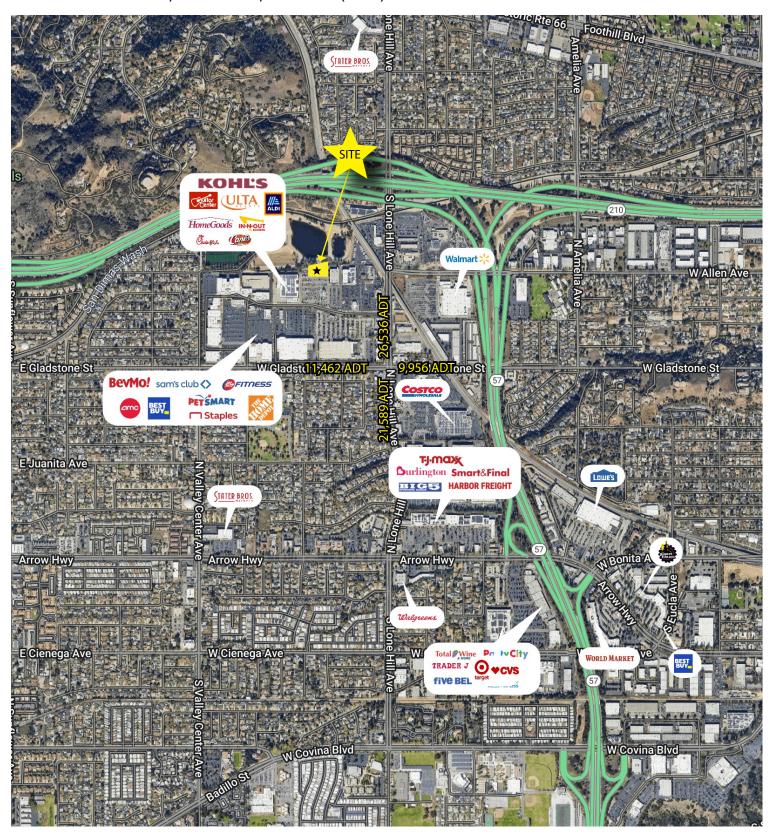


FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENTS: **AUSTIN COLE CAMERON CROWNER**

ccrowner@epsteen (310)451-8171 ext. 240 acole@epsteen.com (310)451-8171 ext. 251 **CHAIN_INKS** RETAIL ADVISORS

KOHL'S ANCHORED PAD SITE

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