# URBAN DECAY STUDY
# FOR
# EXPANSION OF GLENDORA WALMART

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# I. INTRODUCTION

This report evaluates the potential economic impacts of the proposed expansion of the existing Walmart store in the City of Glendora, CA. The project is located at 1950 Auto Center Drive at South Lone Hill Avenue. The existing store totals 139,111 square feet with no area currently devoted to grocery sales. The proposed project would result in a new grocery sales area of 28,316 square feet and a total store area of 169,036 square feet. The project will also include 8,901 square feet in new grocery sales support space, a 9,366 square foot expansion of the stockroom receiving area (which this analysis assumes is grocery related), and a 17,627 square foot *reduction* in the stores general merchandise sales area. Since the grocery component will be the only selling area which will be increased, it is the primary subject of this analysis.

This analysis assumes that the project will open in 2011.

The economic impact analysis addresses two key issues:

1. The potential for the planned Walmart grocery component to negatively impact existing supermarkets in the trade area;
2. The cumulative impacts associated with the project when its economic impacts are considered together with the economic impacts of all major retail projects currently planned for development in the trade area.

**Overview of Methodology**

For purposes of estimating impacts in the relevant retail categories, this analysis utilizes a trade area definition that is specific to the Glendora Walmart (greater detail is provided below). The analysis projects total resident purchasing power within this trade area, and uses this projection of total demand as the basis for determining the extent to which the proposed project could be supported in the market area without negatively impacting existing businesses.

The study methodology includes the following major steps:

- Estimate the current potential demand for retail sales in the trade area, based on existing demographics in the trade area.
- Forecast future (10-year) growth in the amount of supportable retail sales, based on projected increases in the number of households in the trade area.
- Forecast future growth in food store sales.
- Estimate supermarket demand by determining the portion of total food store sale captured by supermarkets (versus other types of food stores such as convenience markets).
- Estimate net supermarket demand after accounting for the capture of available demand by the proposed Walmart expansion.
- Evaluate the impact of the project on average sales per square foot levels at the existing supermarkets in the trade area.
- Evaluate the cumulative impact of the project combined with that of other planned supermarket projects on average sales per square foot levels at the existing supermarkets in the trade area.

## Description of the Trade Area Evaluated in this Study

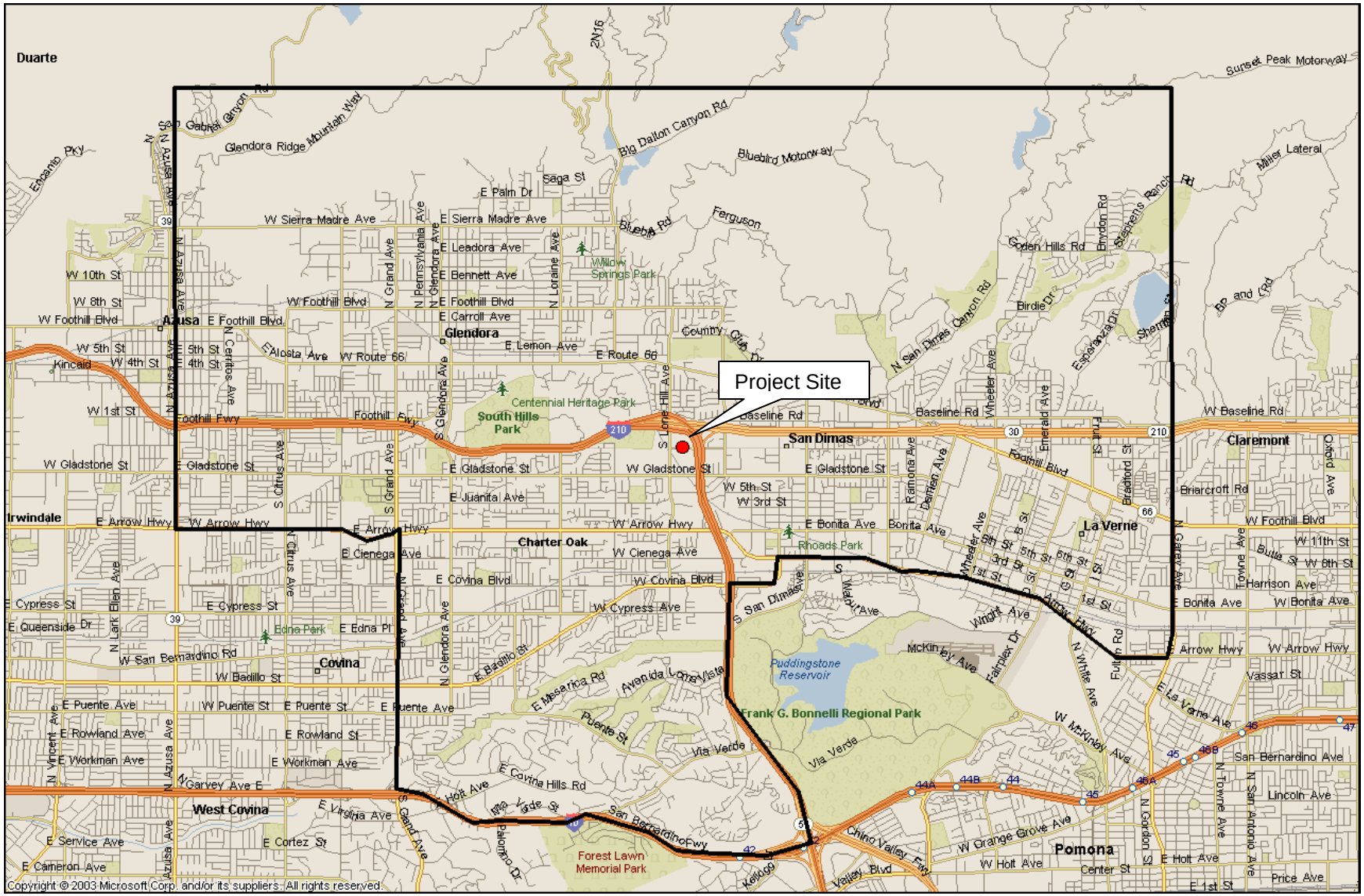
According to the International Council of Shopping Centers (ICSC) – the premier trade association of the shopping center industry – a stand-alone supermarket would typically have a primary market area of 3 miles or less[1]. However, given that the proposed grocery expansion is a component of an existing Walmart store, its trade area will be at least as large as that which would typically be found for a Walmart store. The trade area of a Walmart store is likely to be significantly larger than the trade area of a single, stand-alone grocery store, in part because of the wide variety of merchandise offered by Walmart.

For the purpose of this analysis, the boundaries of the Glendora Walmart retail trade area ("GRTA") have been defined in terms of the polygon shown on Figure I-1 on the next page. The trade area boundaries include Grand Avenue and Citrus Avenue to the west, Arrow Highway and Interstate 10 to the south, and Freeway 57 and Garey Avenue to the east. The northern boundary extends to the urban edge with the San Gabriel Mountains. The market area includes all or portions of the cities of Glendora, San Dimas, La Verne, Azusa and Covina. It is entirely within the boundaries of Los Angeles County.

The Natelson Dale Group ("TNDG") defined the GRTA based on the anticipated shopping patterns of residents, taking into account the location of competitive existing retailers (including other Walmart stores) and transportation corridors.

[1] Document entitled "ICSC Shopping Center Definitions: Basic Configurations and Types," International Council of Shopping Centers, 1999.

**Figure I-1:**
**Glendora Walmart Retail Trade Area**



## What this Study Provides

This study focuses strictly on the types of economic impacts that are defined as significant by the California Environmental Quality Act (CEQA). Specifically, per Section 15131(b) of the CEQA Guidelines, a project's economic impacts on a community are considered significant only if they can be tied to direct physical impacts. For purposes of this analysis, TNDG has established the following criteria to determine if the project's market impacts would be significant enough to create a lasting physical change in a market area:

- Any diversion of sales from existing retail facilities would have to be severe enough to result in business closings; and
- The business closures would have to be significant enough in scale (i.e., in terms of the total square footage affected and/or the loss of key "anchor" tenants) to affect the viability of existing shopping centers or districts.

## What this Study Does Not Provide

Given the CEQA-defined focus on physical (blighting) impacts, this study is not intended to quantify all potential economic impacts that the proposed project may have on existing businesses and municipalities in the market area. For example, temporary sales impacts to competitive supermarkets or big box stores in the market area (i.e., revenue losses that are not deemed to be severe enough to result in closure of the competitors' stores) would not meet the CEQA significance threshold and are therefore not specifically addressed in this report.

# II. EXECUTIVE SUMMARY

## II-A. OVERVIEW OF EXISTING RETAIL MARKET IN THE RETAIL TRADE AREA

As part of this analysis, TNDG completed a comprehensive inventory of existing retail space in the GRTA described above. The main purpose of this task was to provide a quantitative and qualitative measure of the overall "health" of the retail climate in the trade area. A summary of the retail inventory survey is provided in Table II-1 below and the detailed database is provided in Appendix B.

**Table II-1:**
**Summary of Existing Retail Inventory**
**Glendora Walmart Retail Trade Area**

| Retail Category | Square Footage | Percent of Total |
|---|---|---|
| Apparel | 241,976 | 4.4% |
| General Merchandise | 1,235,051 | 22.6% |
| Furniture/Appliances | 88,225 | 1.6% |
| Specialty | 703,878 | 12.9% |
| Food | 751,001 | 13.7% |
| Eating and Drinking | 715,491 | 13.1% |
| Building Materials/Hardware | 473,973 | 8.7% |
| Auto Parts | 35,137 | 0.6% |
| Service Stations | N/A | N/A |
| Services Space | 719,062 | 13.1% |
| Vacant Space | 506,582 | 9.3% |
| | | |
| **Total** | **5,470,376** | **100%** |

Source: TNDG.

The retail inventory of the GRTA is comprised predominantly of small to medium sized strip centers anchored primarily by drug stores and/or grocery stores plus unanchored strip centers and freestanding street-front retailers along major traffic corridors. Approximately 77% of the retail space in the GRTA is contained in malls and strip centers with the remaining 23% representing freestanding retail space. Although approximately 41% of the total retail space in the GRTA is contained in larger malls and strip centers above 90,000 square feet in size, there are only five malls in the area that are over 200,000 square feet. The largest mall in the area is the Glendora Shopping Center, a 525,300 square foot community mall / power center anchored by Home Depot, Sam's Club, and Kohl's. There are no true regional malls in the GRTA.

## II-B. OVERVIEW OF EXISTING VACANCY IN THE RETAIL TRADE AREA

Based on findings from the field survey completed by TNDG, the current vacancy rate in the market area is approximately 9.3%. This rate is within the range of what would be considered to be typical of a healthy retail market, where rates range from 5.0% to 10.0% in a market dominated by medium-sized strip shopping centers.

TNDG's field survey identified seven major vacancies (individual vacant spaces exceeding 10,000 square feet):

- **47,726 square feet at 186 Village Court, San Dimas.** This is a former Levitz Furniture store and was closed as part of the chain-wide closure of Levitz stores.

- **26,091 square feet at 1475 Foothill Boulevard, La Verne**. This is a former Vons supermarket. Vons closed this store approximately two years ago and opened a new Vons "Lifestyle" store across the street. According to Vons' surplus property broker, the vacated building was deed restricted by Vons so that it cannot be re-tenanted by another grocery or drug store. Interestingly, the property broker indicates that a number of grocery chains have expressed an interest in the building, but that it cannot be leased for this use due to the deed restriction. Thus, the proposed Walmart grocery component will in no way affect the re-tenanting potentials of this vacant space.

- **21,000 square feet in the new Glendora Promenade project on south Grand Avenue in Glendora.** This is part of the vacant space in the newly developed Glendora Promenade, which will be anchored by a Fresh & Easy store. The Fresh & Easy store is built but not occupied yet, consistent with Fresh & Easy's delayed openings in a number of California communities. According to the leasing agent, Fresh & Easy is still committed to open the store, but the timing is uncertain (it was originally supposed to open by the end of 2009). The 21,000 square feet listed as a major vacancy in TNDG's survey database represents the largest amount of contiguous vacant space available for lease in the project trade area, and is not necessarily intended to be occupied by a single tenant (i.e., it can be configured for small tenants).

- **Two spaces (20,709 square feet and 20,575 square feet) in the San Dimas Station center on Arrow Highway in San Dimas.** According to the project's leasing agent, these spaces have been vacant "on and off" for several years. The most recent tenants in the two spaces were a 99 Cents store and an REI store. The spaces have never been grocery stores. Recent interest in the spaces has been expressed by a clothing store and a dance center.

- **16,294 square feet at 2244 Route 66 in Glendora.** This is the "anchor" space for an older strip center in relatively poor condition. According to City staff, the space was occupied by a small (by contemporary standards) supermarket in the 1960's. The space has been vacant "on and off" for at least 20 years. The most recent tenant was an auto parts store that left the space in the mid to late 1990's. The property owner then planned to lease the space to a church (which the City approved), but this tenant never occupied the space. At the present time the space does not have signage indicating that it is being actively marketed. It is important to note that, according to City staff, the current zoning for this area would not allow for retail re-tenanting of this space. This property is within the boundaries of the City's Route 66 Specific Plan, which calls for technology/commerce/office development at this site. As such, the site is really not a part of the competitive inventory relevant to the proposed Walmart expansion.

- **14,120 square feet at 526 W. Foothill Boulevard in Glendora.** This relatively new freestanding building was formerly a Sav-On drug store. The store closed when Sav-On was acquired by CVS since CVS already had a store in the immediate vicinity. The store is in a predominantly non-retail industrial/commercial neighborhood. The City recently completed a two-year zoning study of the area and has rezoned the site to

expand the types of uses allowed to include light manufacturing. The property across the street from this site (north side of Foothill) has been rezoned for residential development.

As noted previously, the GRTA has an overall amount of vacant retail space that is at the high end of the range that is considered normal for a healthy retail market. The largest existing vacancy exists because it was part of a chain that closed all of its stores nationwide. The second largest closed because the previous grocery occupant moved across the street. Neither of these situations is indicative of overall problems in the retail market. One of the spaces described above appears to have had a history of vacancy and may be in a poor state of maintenance. However, it also appears that this space may be transferred to a non-retail use. While the retail vacancies discussed above represent localized areas of market or economic concern, they do not constitute significant physical decline or urban decay in the retail inventory in the trade area.

## II-C. POTENTIAL IMPACT OF GROCERY COMPONENT OF WALMART EXPANSION

It is TNDG's conclusion that the proposed development of the grocery component of the Glendora Walmart is not likely to cause closure of any existing supermarkets in the trade area. The analysis supporting this conclusion is summarized below.

***Project Description***: The existing store totals 139,111 square feet with no area currently devoted to grocery sales. The proposed project would result in a new grocery sales area of 28,316 square feet and a total store area of 169,036 square feet. The project will also include 8,901 square feet in new grocery sales support space, a 9,366 square foot expansion of the stockroom receiving area (which this analysis assumes is grocery related), and a 17,627 square foot *reduction* in the stores general merchandise sales area. Since the grocery component will be the only selling area which will be increased, it is the primary subject of this analysis. TNDG projects that this supermarket space will generate sales levels of $852 per square foot of sales area based on the national average for grocery sales in Walmart food stores[2].

This analysis conservatively assumes that the project will open in 2011, and does not reflect potentially increased market demand resulting from near-term area growth[3].

***Evaluation of Existing Supermarkets***: The GRTA currently has 16 supermarkets with a combined gross leasable area estimated at 593,800 square feet. TNDG's demand analysis indicates that there is currently (year 2009) sufficient demand to support average supermarket sales volumes in the trade area of $477 per square foot at the 16 existing supermarkets[4]. In comparison, the industry median for supermarket sales is approximately $473 per square foot nationally and $418 in the Western United States.[5] Thus, TNDG estimates that, on average,

[2] Based on data published in Progressive Grocer, The Super 50, May 2009. The Progressive Grocer data are expressed in terms of sales per square foot of selling area; based on the proposed project's ratio of grocery selling area to total grocery area (i.e., including grocery sales support and stockroom space), the $852 per square foot of selling area equates to $518 per square foot of total grocery area.

[3] As explained further in Section III-B of the report, the analysis utilizes very conservative assumptions regarding population/household growth in the trade area.

[4] For this calculation, TNDG has utilized the assumption that supermarket sales account for 85% of sales in the overall Food category. This factor has been derived by TNDG based on numerous analyses of supermarket supply and demand in comparable communities throughout California, and based on data we have reviewed from the State Board of Equalization (for Los Angeles County and comparable trade areas).

[5] According to the 2008 edition of the Urban Land Institute's (ULI) *Dollars & Cents of Shopping Centers*, based on ULI's sample of supermarkets in neighborhood shopping centers.

supermarkets in the GRTA currently have sales volumes which exceed the National and Western regional medians.

***Projected Growth in Grocery Demand***: Total demand for supermarket sales in the trade area is projected to increase from approximately $283.5 million in 2009 to approximately $284.6 million in 2011, the assumed opening date of the proposed project. By 2020, total demand for supermarket sales in the trade area is projected to reach approximately $289.8 million (all projections are given in 2009 constant dollars). Table II-2, below, evaluates the impact of the Walmart's grocery sales in terms of the potential reduction in the sales per square foot volume at the other 16 existing supermarkets. As shown on the table, sales at existing supermarkets are projected to decrease to an average of $439 per square foot in 2011 as a result of the expansion of the Glendora Walmart.

**Table II-2:**
**Potential Sales Impacts to Existing Supermarkets**
**Grocery Component of Proposed Glendora Walmart Expansion**
**In thousands of constant dollars**

| Description | 2009 | 2011 | 2012 | 2014 | 2016 | 2018 | 2020 |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| Total Food Sales Demand | $333,560 | $334,896 | $335,566 | $336,909 | $338,258 | $339,613 | $340,973 |
| | | | | | | | |
| Supermarket Share @ 85.0% | $283,526 | $284,662 | $285,231 | $286,373 | $287,520 | $288,671 | $289,827 |
| | | | | | | | |
| Less Demand Absorbed by New Facilities: 1/ | | | | | | | |
| --Walmart Expansion | $0 | ($24,125) | ($24,125) | ($24,125) | ($24,125) | ($24,125) | ($24,125) |
| | | | | | | | |
| Net Demand Available to Support Existing Supermarkets | $283,526 | $260,536 | $261,106 | $262,248 | $263,394 | $264,546 | $265,702 |
| | | | | | | | |
| Existing Supermarket Square Feet | 593,800 | 593,800 | 593,800 | 593,800 | 593,800 | 593,800 | 593,800 |
| | | | | | | | |
| ***Sales per Square Foot Existing Supermarkets*** | ***$477*** | ***$439*** | ***$440*** | ***$442*** | ***$444*** | ***$446*** | ***$447*** |

Source: TNDG; Progressive Grocer, The Super 50, May 2009.
1/ Walmart sales per square foot: $852

***Conclusion***: It is TNDG's conclusion that the average sales level of $439 per square foot in year 2011 is unlikely to be low enough to cause the closure of any of the trade area's existing supermarkets in the absence of any other outside negative factors.

The projected minimum average sales of $439 per square foot represents a decrease of 8% from the combined average sales volumes of $477 per square foot currently estimated for the 16 existing supermarkets. At this level, the trade area's average supermarket sales volumes per square foot would be approximately 7% below the national median of $473 per square foot, but will still be approximately 5% *above* the Western U.S. regional median of $418 per square foot.

It should be noted that the national and western region median regional sales figures of $473 and $418, respectively, do not necessarily reflect break-even thresholds for all supermarkets. Since the $473 and $418 factors reflect the median sales figures, by definition half of all supermarkets are operating below these levels.

To further evaluate the "typical" sales volumes of California supermarkets, TNDG utilized a proprietary database of chain-specific supermarket sales estimates provided by Trade Dimensions International, Inc., a market research firm of The Nielsen Company. The database, based on data from more than 3,100 individual stores, includes sales estimates for 49 supermarket chains operating in California along with aggregate sales estimates for independent supermarkets[6]. According to this database, average sales per square foot by chain ranges from $212 to $801 per square foot. For all chains combined, the median and average sales per square foot measures are $385 and $412, respectively, with a standard deviation of $133 per square foot. As indicated in the sales per square foot estimates above, there is significant variability in sales volumes at individual supermarkets, and evidence indicating that a number of stores (and entire chains) are operating at well below the $473 national median previously identified in this analysis. In fact, of the 50 grocery chains represented in the database (including the aggregated independent category), 35, or 70% of the total, generate average sales volumes below $473 per square foot. Further, more than half (54%) of the chains operate at sales volumes below $400 per square foot, while 20% operate below $300 per square foot.

It should be noted that the data provided by Trade Dimensions are sales *estimates* and not the supermarkets' *actual* sales volumes. However, TNDG has also evaluated similar sales estimates from Trade Dimensions in the form of their Retail Performance Reports, which provide store-level sales estimates for individual trade areas. For trade areas which TNDG has evaluated, the sales estimates in these reports are generally consistent with actual sales data available from the California State Board of Equalization (BOE), suggesting that the Trade Dimensions' sales estimates are reasonably accurate.

## II-D. CUMULATIVE IMPACTS OF PLANNED RETAIL PROJECTS

Whereas the above sections examine potential impacts strictly related to the proposed project, this section evaluates the cumulative impacts based on all known pending supermarket development/expansion projects (including the proposed project evaluated in this analysis) in the retail trade area. At the time of this writing, there are two known planned supermarket projects in the trade area (in addition to the proposed project evaluated in this analysis). Both of the planned projects are Fresh and Easy Stores, one to be located at 1321 South Grand Avenue in Glendora and the other to be located at 102 E Bonita Avenue in San Dimas. The Glendora Fresh and Easy store has been built but not yet occupied. Site work has begun at the location for the mixed-use project that will include the San Dimas Fresh and Easy store. The San Dimas project also includes an unfinanced multi-family residential component which may cause delays in the eventual construction of the retail space on the site. However, to maintain a conservative approach in this analysis, the Fresh and Easy store has been included as a cumulative project despite the possibility of lengthy delays. For the purposes of this analysis it is assumed that the two Fresh and Easy stores will open in 2011 and will each achieve sales of $6.7 million per year (the average sales level for Fresh and Easy stores in California)[7].

The cumulative impacts analysis, as shown in Table II-4 below, follows the same approach as described in Section III-B above. After the proposed Walmart expansion and the development of the two new Fresh and Easy stores, TNDG projects that sales volumes at existing

[6] Trade Dimensions defines a "chain" as 11 or more stores; for supermarkets with fewer than 11 stores in California, the estimates have been aggregated and treated as a single group.
[7] This estimate is based on proprietary data acquired from Trade Dimensions for all supermarket chains operating in California.

supermarkets would decrease from an average of $477 per square foot in 2009 to an average of $416 per square foot in 2011, a decrease of 12.8 percent. The sales per square foot levels are projected to increase gradually each year thereafter.

**Table II-3:**
**Potential Cumulative Sales Impacts to Existing Supermarkets**
**Grocery Component of Proposed Walmart Expansion**
**Glendora Walmart Retail Trade Area**

| Description | 2009 | 2011 | 2012 | 2014 | 2016 | 2018 | 2020 |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| Total Food Sales Demand | $333,560 | $334,896 | $335,566 | $336,909 | $338,258 | $339,613 | $340,973 |
| | | | | | | | |
| Supermarket Share (85%) | $283,526 | $284,662 | $285,231 | $286,373 | $287,520 | $288,671 | $289,827 |
| | | | | | | | |
| Less Demand Absorbed by New Facilities: | | | | | | | |
| --Wal-Mart Supercenter 1/ | | ($24,125) | ($24,125) | ($24,125) | ($24,125) | ($24,125) | ($24,125) |
| --Fresh & Easy (Glendora) 2/ | | ($6,700) | ($6,700) | ($6,700) | ($6,700) | ($6,700) | ($6,700) |
| --Fresh & Easy (San Dimas) | | ($6,700) | ($6,700) | ($6,700) | ($6,700) | ($6,700) | ($6,700) |
| | | | | | | | |
| Net Demand Available to Support Existing Supermarkets | $283,526 | $247,136 | $247,706 | $248,848 | $249,994 | $251,146 | $252,302 |
| | | | | | | | |
| Existing Supermarket Square Feet | 593,800 | 593,800 | 593,800 | 593,800 | 593,800 | 593,800 | 593,800 |
| | | | | | | | |
| ***Sales per Square Foot Existing Supermarkets*** | ***$477*** | ***$416*** | ***$417*** | ***$419*** | ***$421*** | ***$423*** | ***$425*** |

Source: TNDG; Progressive Grocer, The Super 50, May 2009.
1/ Walmart Sales per square foot (selling area) assumption: $852
2/ Fresh and Easy stores total annual sales assumption: $6.7 million

While the combined projects would result in a sustained reduction in the existing supermarkets' sales potentials in the trade area, the reduction in volumes is not likely to be severe enough to result in the closure of existing stores. Even under the "worst case" impact in which the proposed project and both cumulative projects would open by 2011, the average sales per square foot volume at existing supermarkets in the trade area would still be within 1% of the Western regional median. Additionally, there are a number of other factors that suggest that the analysis is inherently conservative in projecting reduced sales volumes.

One of the proposed Fresh and Easy stores has been put on hold indefinitely and it is the understanding of TNDG that there is no timeline for resuming the project. It is unknown if the store will ever be built and it is unlikely that it will be built within the early years of the analytical timeline as assumed.

Although the two Fresh and Easy stores have been included in this cumulative analysis as future additions to the inventory of supermarkets in the trade area, Fresh and Easy is not generally considered to be a supermarket due to its small size and specialized merchandise mix. The proposed Fresh and Easy stores will likely not absorb demand only from the supermarket category, but will also absorb a significant portion of their sales from the convenience store category. Further, because of their focus on pre-prepared meals, they will also absorb existing sales in the restaurant category. Therefore the impact of the proposed

Fresh and Easy stores will be spread out and will not only be felt only by the trade area's existing supermarkets.

It should also be noted that the population growth rates on which the demand projections are based are likely to be very conservative. As described in greater detail in Section III of the report, TNDG has utilized growth rates that are significantly lower than the official forecasts adopted by the Southern California Association of Governments (SCAG). The lower growth rates reflect the current economic slowdown. However, pending residential projects in the trade area suggest that growth in the trade area will accelerate once the economy recovers. Thus, growth in grocery demand is likely to be more robust than indicated by TNDG's relatively conservative projections.

## II-E. POTENTIAL FOR URBAN DECAY

As discussed in Section II-C and Section II-D, no supermarket store closures are projected under the project-specific analysis or the cumulative analysis. Although the potential reduction in supermarket sales volumes projected in the previous sections would clearly be undesirable from the standpoint of existing supermarket owners, it is TNDG's conclusion that it is not reasonably foreseeable that urban decay conditions would result from completion of the project.

As mentioned previously, the overall vacancy rate in the GRTA of 9.3% is within the range of what would be considered to be typical of a healthy retail market, where rates range from 5.0% to 10.0% in a market dominated by medium-sized strip shopping centers. Given that it is not anticipated that the project would cause the closure of any existing grocery stores and the project is not expected to have any significant impact on stores in other retail categories, the project is not anticipated to cause any increase in the amount of vacant retail space in the trade area. Also, since there are no existing vacant store spaces seeking grocery tenants in the GRTA, the project is not expected to prolong any existing vacancies.

Section II-B gave several examples of large vacant spaces that represent relatively large proportions of the total space in the centers in which they are located. Large vacancies in small to medium-sized strip centers may put those centers at risk for urban decay. Although two of the vacant spaces identified were previously occupied by grocery stores, neither of them is being marketed for reoccupation as a grocery use. There are a wide variety of tenant types that could potentially occupy the vacancies at these strip malls, none of which are likely to compete directly with Walmart's supermarket expansion.

Urban decay is a potential consequence of a downward spiral of store closures and long-term vacancies[8]. While urban decay is not defined under CEQA, it is assumed to be indicated by significant deterioration of structures and/or their surroundings. Such deterioration can occur when property owners reduce property maintenance activities below that required to keep their properties in good condition. Property-owners are likely to make reductions in maintenance under conditions where they see little likelihood of future positive returns due to prolonged vacancy. Given the conclusion by TNDG that no store closures are likely to occur as a result of the project, it is unlikely that owners of existing occupied retail space will allow their properties to physically deteriorate. While there are some strip malls with high vacancies, and several large vacant spaces exist in the trade area, the development of the project is not anticipated to have any negative effect on the reuse of these properties and will not contribute to their falling into a state of urban decay.

[8] As cited in the Bakersfield Citizens for Local Control v. City of Bakersfield (2004) 124 Cal. App 4th 1184, p 2.

# III. GLENDORA WALMART RETAIL TRADE AREA – RETAIL DEMAND ANALYSIS

This section examines potential retail demand associated with the population residing in the trade area that would be served by the proposed project.

## III-A. TRADE AREA BOUNDARIES

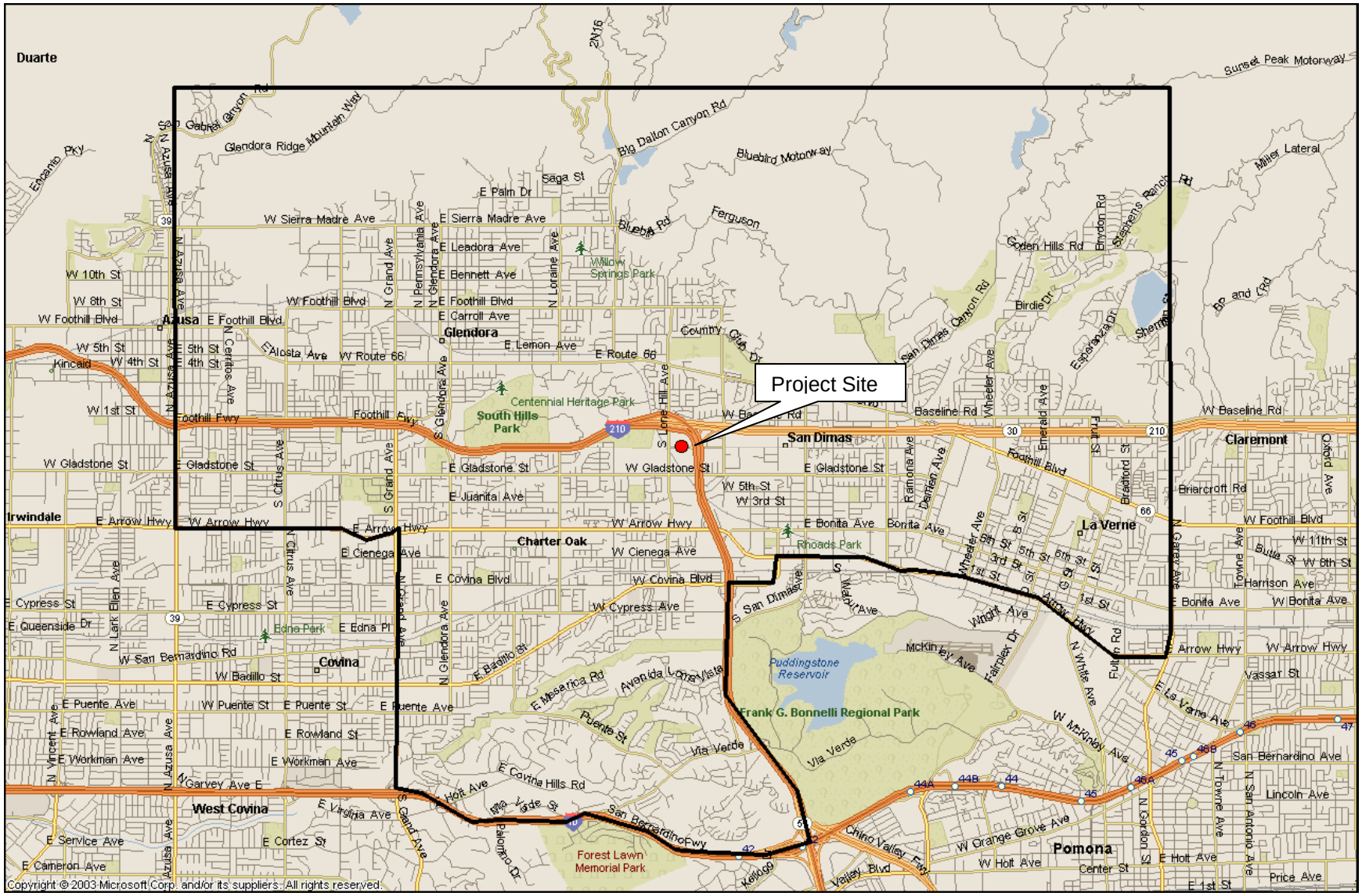
According to the International Council of Shopping Centers (ICSC) – the premier trade association of the shopping center industry – a stand-alone supermarket would typically have a primary trade area of 3 miles or less[9]. However, given that the proposed grocery expansion is a component of an existing Walmart store, its trade area will be at least as large as that which would typically be found for a Walmart store. The trade area of a Walmart store is likely to be significantly larger than the trade area of a single, stand-alone grocery store, in part because of the wide variety of merchandise offered by Walmart.

For the purpose of this analysis, the boundaries of the Glendora Walmart retail trade area ("GRTA") have been defined in terms of the polygon shown on Figure III-1 on the next page. The trade area boundaries include Grand Avenue and Citrus Avenue to the west, Arrow Highway and Interstate 10 to the south, and Freeway 57 and Garey Avenue to the east. The northern boundary extends to the urban edge with the San Gabriel Mountains. The trade area includes all or portions of the cities of Glendora, San Dimas, La Verne, Azusa and Covina. It is entirely within the boundaries of Los Angeles County.

The Natelson Dale Group ("TNDG") defined the GRTA based on the anticipated shopping patterns of residents, taking into account the location of competitive existing retailers (including other Walmart stores) and transportation corridors.

[9] Document entitled "ICSC Shopping Center Definitions: Basic Configurations and Types," International Council of Shopping Centers, 1999.

**Figure III-1: Glendora Walmart Retail Trade Area**



## III-B. HOUSEHOLD AND INCOME LEVELS

The number of households in the trade area is projected as follows:

**Table III-1:**
**Household Projections by Year**
**Glendora Walmart Retail Trade Area**

| Trade Area Households | 2009 | 2011 | 2012 | 2014 | 2016 | 2018 | 2020 |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| Glendora Walmart RTA | 53,375 | 53,589 | 53,696 | 53,911 | 54,127 | 54,343 | 54,561 |
| | | | | | | | |

Source: California Department of Finance (DOF); Claritas; Southern California Association of Governments (SCAG); TNDG

The estimate of existing (2009) households in the trade area is from Claritas, a national demographic research service services firm.

TNDG generated future year projections based on an evaluation of growth rates projected by the Southern California Association of Governments (SCAG), as well as an evaluation of recent growth (for the period 2005 through early 2009) estimated by the California Department of Finance. Further benchmarking was provided by an analysis of recent trends (2003 through August 2009) in residential building permit activity. Whereas SCAG projects a growth rate of approximately 1% annually between 2010 and 2020, recent development and building permit suggest a growth rate of 0.2% to 0.3% per year. In order to remain analytically conservative, TNDG has assumed an average annual growth rate of 0.2% for the entire analysis period, which translates to average of about 108 new households each year.

Based on assessment of recent trends in new housing development and building permit activity, TNDG believes that the official growth forecasts adopted by SCAG for the census tracts in the trade area are unrealistically high under current market conditions. In contrast, given that there are currently pending residential projects totaling 859 dwelling units in just the cities of Glendora and San Dimas (which constitute only a portion of the overall trade area), TNDG's projection is likely to be very conservative. Thus, growth in retail demand is likely to exceed the levels projected in this analysis.

The average household income level in the trade area is summarized on Table III-2.

**Table III-2:**
**Average Household Income**
**Glendora Walmart Retail Trade Area**

| Trade Area | 2009 HH Income |
|---|---|
| | |
| Glendora Walmart RTA | $108,855 |
| | |

Source: Claritas, SCAG, CCSCE, and TNDG.

The indicated estimate of household income was obtained from Claritas and has been adjusted by TNDG based on data from the Center for the Continuing Study of the California Economy (CCSCE). According to CCSCE, the U.S. Census (and derivative data sources such as

Claritas) underreports money income by an average of 13%. To correct for this underreporting, we have adjusted the Claritas household income estimates by dividing them by a factor of 0.87.

The analysis conservatively assumes that the average household income levels in the trade area will remain constant in real dollar terms over the entire timeline of the analysis.

## III-C. RETAIL SALES DEMAND

Household and income characteristics are the primary determinants of the potential dollars available for purchases of goods and services in the trade area. The analysis assumes that trade area residents will, on average, spend 33.8% of their income on retail purchases.[10] This factor is based on the share of household income in Los Angeles County spent on retail purchases, along with data from the National Consumer Expenditure Survey (CES) for households with comparable income levels to those in the GRTA.

**Table III-3:**
**Income and Retail Demand**
**Glendora Walmart Retail Trade Area**

| Trade Area | 2009 | 2011 | 2012 | 2014 | 2016 | 2018 | 2020 |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| Market Area Income | $5,810,145 | $5,833,409 | $5,845,075 | $5,868,479 | $5,891,977 | $5,915,568 | $5,939,254 |
| | | | | | | | |
| Potential Retail Sales | $1,962,120 | $1,969,977 | $1,973,917 | $1,981,820 | $1,989,756 | $1,997,722 | $2,005,721 |
| | | | | | | | |

Source: Bureau of Labor Statistics, National Consumer Expenditure Survey, and TNDG.

## III-D. DISTRIBUTION OF RETAIL EXPENDITURES

Projected retail demand from trade area residents is disaggregated into various retail categories based upon retail expenditure patterns observed in California counties with similar income characteristics as the trade area. The basic distribution of retail sales by retail category is projected as follows in Table III-4.

[10] Based on data from the National Consumer Expenditure Survey and the California State Board of Equalization, this factor has been adjusted to account for the fact that the share of income spent on retail goods varies based on household income levels in a trade area. The factor of 33.8% has been derived based on data from the most recent Consumer Expenditure Survey (2007) and the most recent full year of taxable sales data from the State Board of Equalization (2007).

**Table III-4:**
**Distribution of Retail Sales by Category**
**Glendora Walmart Retail Trade Area**

| Retail Category | Distribution |
|---|---|
| Shopper Goods: | |
| Apparel | 5.00% |
| General Merchandise | 13.00% |
| Furniture/Appliances | 4.00% |
| Specialty | 15.00% |
| *Subtotal* | *37.00%* |
| | |
| Convenience Goods: | |
| Food / Liquor | 17.00% |
| Eating and Drinking | 12.00% |
| *Subtotal* | *29.00%* |
| | |
| Heavy Commercial Goods: | |
| Building Materials/Hardware | 8.00% |
| Auto Dealers | 16.00% |
| Service Stations | 10.00% |
| *Subtotal* | *34.00%* |
| | |
| **Total** | **100.00%** |

Source: State Board of Equalization; TNDG

## III-E. CAPTURE RATE ANALYSIS

Capture Rates in the context of this analysis refers to the proportion of trade area residents' retail expenditures that are spent, or "captured", within the trade area versus those retail expenditures that are spent outside the trade area. The captured retail expenditures are also referred to as residents' retail "demand".

The capture rates of GRTA residents demand are projected to be relatively high due to the tendency of residents to shop proximate to their homes, especially for convenience goods. Generally, it is reasonable to expect that residents will make the majority of their retail purchases locally, provided that a competitive mix of retail stores reflective of consumer needs is available. Table III-5 below, shows the projected capture rates of GRTA demand by retail category.

**Table III-5:**
**Capture Rates of Trade Area Demand**
**Glendora Walmart Retail Trade Area**

| Retail Category | Capture Rates |
|---|---|
| Shopper Goods: | |
| Apparel | 85.00% |
| General Merchandise | 85.00% |
| Furniture/Appliances | 85.00% |
| Specialty | 85.00% |
| | |
| Convenience Goods: | |
| Food | 100.00% |
| Eating and Drinking | 85.00% |
| | |
| Heavy Commercial Goods: | |
| Building Materials/Hardware | 100.00% |
| Auto Dealers and Parts | 100.00% |
| Service Stations | 100.00% |

Source: TNDG

The GRTA is projected to potentially capture all of its residents' demand in the Food (grocery store), Building Materials/Hardware, Auto Dealers and Parts, and Service Station categories because of the strong propensity of consumers to purchase goods in these categories as close as possible to their residences. The GRTA capture rates in the "Shopper Goods" categories have been lowered to 85% to reflect the capture of spending in those categories by other major retail facilities outside the GRTA. In particular, since the trade area lacks a true regional mall, TNDG has assumed that the portion of retail demand that is typically captured by the regional mall category will "leak" to facilities outside the trade area[11].

## III-F. POTENTIAL RETAIL SALES VOLUMES

Based on the capture rates shown above, Table III-6, below, projects the potential trade area demand in the combined trade area for each retail category.

[11] Based on an analysis of several proprietary databases covering large metropolitan areas, TNDG estimates that approximately 15% of total retail demand in the "shopper goods" categories accrues to shopping centers with a gross leasable area of 600,000 square feet or greater.

**Table III-6:**
**Potential Capture of Sales**
**Glendora Walmart Retail Trade Area**
**In thousands of constant dollars**

| Retail Category | 2009 | 2011 | 2012 | 2014 | 2016 | 2018 | 2020 |
|---|---|---|---|---|---|---|---|
| Shopper Goods: | | | | | | | |
| Apparel | $83,390 | $83,724 | $83,891 | $84,227 | $84,565 | $84,903 | $85,243 |
| General Merchandise | $216,814 | $217,682 | $218,118 | $218,991 | $219,868 | $220,748 | $221,632 |
| Furniture/Appliances | $66,712 | $66,979 | $67,113 | $67,382 | $67,652 | $67,923 | $68,195 |
| Specialty | $250,170 | $251,172 | $251,674 | $252,682 | $253,694 | $254,710 | $255,729 |
| *Subtotal* | *$617,087* | *$619,558* | *$620,797* | *$623,282* | *$625,778* | *$628,284* | *$630,799* |
| | | | | | | | |
| Convenience Goods: | | | | | | | |
| Food | $333,560 | $334,896 | $335,566 | $336,909 | $338,258 | $339,613 | $340,973 |
| Eating and Drinking | $200,136 | $200,938 | $201,340 | $202,146 | $202,955 | $203,768 | $204,584 |
| *Subtotal* | *$533,697* | *$535,834* | *$536,905* | *$539,055* | *$541,214* | *$543,381* | *$545,556* |
| | | | | | | | |
| Heavy Commercial Goods: | | | | | | | |
| Building Materials/Hardware | $156,970 | $157,598 | $157,913 | $158,546 | $159,180 | $159,818 | $160,458 |
| Auto Dealers and Parts | $313,939 | $315,196 | $315,827 | $317,091 | $318,361 | $319,636 | $320,915 |
| Service Stations | $196,212 | $196,998 | $197,392 | $198,182 | $198,976 | $199,772 | $200,572 |
| *Subtotal* | *$667,121* | *$669,792* | *$671,132* | *$673,819* | *$676,517* | *$679,226* | *$681,945* |
| | | | | | | | |
| **Total** | **$1,817,905** | **$1,825,183** | **$1,828,834** | **$1,836,157** | **$1,843,508** | **$1,850,890** | **$1,858,301** |

Source: TNDG

## III-G. DEMAND FOR GROCERY SALES

This section evaluates the demand for grocery sales in the GRTA relative to the proposed development of the Glendora Walmart grocery component. Table III-7 below forecasts total demand in the Food category from 2009 to 2020, and provides projections of the portion of total Food demand that would be captured by major supermarkets. TNDG estimates that the 16 existing supermarkets[12] in the GRTA currently capture approximately 85% of the overall Food category sales. The balance of sales in the overall Food category accrues to smaller convenience and specialty markets.

The table also provides an estimate of the GRTA supermarkets' average sales volumes, in terms of sales per square foot, by dividing the estimate of supermarket demand (in dollars) by the square feet of existing supermarket space. Projections of future average sales volumes are net of the demand that would be absorbed by the proposed Walmart grocery expansion.

[12] The 16 food stores defined as "supermarkets" for purposes of this analysis are listed in Appendix C. All of the listed stores meet the standard size definition of a supermarket in terms of total size (i.e., larger than 20,000 square feet of gross leasable area) except for Trader Joes with 8,800 square feet. Although technically not a supermarket due to its size and limited merchandise mix, it is recognized that Trader Joes stores compete with supermarkets and are therefore part of the competitive environment of the trade area. Thus, in order to remain analytically conservative and thorough, the Trader Joes store has been included as part of the supermarket impact analysis.

**Table III-7:**
**Demand for Supermarket Sales and**
**Estimate of Sales per Square Foot**
**Glendora Walmart Retail Trade Area**
**in thousands of constant dollars**

| Description | 2009 | 2011 | 2012 | 2014 | 2016 | 2018 | 2020 |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| Total Food Sales Demand | $333,560 | $334,896 | $335,566 | $336,909 | $338,258 | $339,613 | $340,973 |
| | | | | | | | |
| Supermarket Share @ 85.0% | $283,526 | $284,662 | $285,231 | $286,373 | $287,520 | $288,671 | $289,827 |
| | | | | | | | |
| Less Demand Absorbed by New Facilities: 1/ | | | | | | | |
| --Walmart Expansion | $0 | ($24,125) | ($24,125) | ($24,125) | ($24,125) | ($24,125) | ($24,125) |
| | | | | | | | |
| Net Demand Available to Support Existing Supermarkets | $283,526 | $260,536 | $261,106 | $262,248 | $263,394 | $264,546 | $265,702 |
| | | | | | | | |
| Existing Supermarket Square Feet | 593,800 | 593,800 | 593,800 | 593,800 | 593,800 | 593,800 | 593,800 |
| | | | | | | | |
| ***Sales per Square Foot Existing Supermarkets*** | ***$477*** | ***$439*** | ***$440*** | ***$442*** | ***$444*** | ***$446*** | ***$447*** |

Source: TNDG; Progressive Grocer, The Super 50, May 2009.
1/ Walmart sales per square foot: $852

# APPENDIX A:

# RETAIL DEMAND ANALYSIS
# GLENDORA WALMART RETAIL TRADE AREA

**Table A-1**
**Household Projections**
**Glendora Retail Trade Area**

| Area | 2009 | 2011 | 2012 | 2014 | 2016 | 2018 | 2020 |
|---|---|---|---|---|---|---|---|
| Glendora Retail Trade Area (GRTA) | 53,375 | 53,589 | 53,696 | 53,911 | 54,127 | 54,343 | 54,561 |
| Total Trade Area | 53,375 | 53,589 | 53,696 | 53,911 | 54,127 | 54,343 | 54,561 |

Source: Claritas; The Natelson Dale Group, Inc. (TNDG).

**Table A-2**
**Average Household Income Projections**
**Glendora Retail Trade Area**
**In constant dollars**

| | 2009 |
|---|---|
| GRTA: | $108,855 |
| Annual Increase Factor | 0.00% |

| Area | 2009 | 2011 | 2012 | 2014 | 2016 | 2018 | 2020 |
|---|---|---|---|---|---|---|---|
| GRTA | $108,855 | $108,855 | $108,855 | $108,855 | $108,855 | $108,855 | $108,855 |

Source: Claritas; TNDG.

**Table A-3**
**Total Income and Potential Retail Sales Projections**
**Glendora Retail Trade Area**
**In thousands of constant dollars**

| | GRTA |
|---|---|
| Percent of Income Spent for Retail Goods | 33.8% |

| Area | 2009 | 2011 | 2012 | 2014 | 2016 | 2018 | 2020 |
|---|---|---|---|---|---|---|---|
| ***Total Income:*** | | | | | | | |
| GRTA | $5,810,145 | $5,833,409 | $5,845,075 | $5,868,479 | $5,891,977 | $5,915,568 | $5,939,254 |
| ***Potential Retail Sales:*** | | | | | | | |
| GRTA | $1,962,120 | $1,969,977 | $1,973,917 | $1,981,820 | $1,989,756 | $1,997,722 | $2,005,721 |

Source: TNDG

**Table A-4**
**Distribution of Retail Sales by Retail Category**
**Glendora Retail Trade Area**

| Retail Category | %Distribution 2009 | %Distribution 2011 | %Distribution 2012 | %Distribution 2014 | %Distribution 2016 | %Distribution 2018 | %Distribution 2020 |
|---|---|---|---|---|---|---|---|
| *Shopper Goods:* | | | | | | | |
| Apparel | 5.0% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% | 5.00% |
| General Merchandise | 13.0% | 13.00% | 13.00% | 13.00% | 13.00% | 13.00% | 13.00% |
| Home Furnishings | 4.0% | 4.00% | 4.00% | 4.00% | 4.00% | 4.00% | 4.00% |
| Specialty | 15.0% | 15.00% | 15.00% | 15.00% | 15.00% | 15.00% | 15.00% |
| Subtotal | 37.0% | 37.00% | 37.00% | 37.00% | 37.00% | 37.00% | 37.00% |
| *Convenience Goods:* | | | | | | | |
| Food | 17.0% | 17.00% | 17.00% | 17.00% | 17.00% | 17.00% | 17.00% |
| Eating and Drinking | 12.0% | 12.00% | 12.00% | 12.00% | 12.00% | 12.00% | 12.00% |
| Subtotal | 29.0% | 29.00% | 29.00% | 29.00% | 29.00% | 29.00% | 29.00% |
| *Heavy Commercial Goods:* | | | | | | | |
| Building Materials/Hardware | 8.0% | 8.00% | 8.00% | 8.00% | 8.00% | 8.00% | 8.00% |
| Auto Dealers and Parts | 16.0% | 16.00% | 16.00% | 16.00% | 16.00% | 16.00% | 16.00% |
| Service Stations | 10.0% | 10.00% | 10.00% | 10.00% | 10.00% | 10.00% | 10.00% |
| Subtotal | 34.0% | 34.00% | 34.00% | 34.00% | 34.00% | 34.00% | 34.00% |
| Total | 100.0% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |

Source: TNDG, based on historic trends reported by the State Board of Equalization for Los Angeles County and the State of California.

**Table A-5**
**Projected Demand for Retail Sales by Major Retail Category**
**Glendora Retail Trade Area**
**In thousands of constant dollars**

| Retail Category | 2009 | 2011 | 2012 | 2014 | 2016 | 2018 | 2020 |
|---|---|---|---|---|---|---|---|
| *Shopper Goods:* | | | | | | | |
| Apparel | $98,106 | $98,499 | $98,696 | $99,091 | $99,488 | $99,886 | $100,286 |
| General Merchandise | $255,076 | $256,097 | $256,609 | $257,637 | $258,668 | $259,704 | $260,744 |
| Furniture/Appliances | $78,485 | $78,799 | $78,957 | $79,273 | $79,590 | $79,909 | $80,229 |
| Specialty | $294,318 | $295,497 | $296,088 | $297,273 | $298,463 | $299,658 | $300,858 |
| Subtotal | $725,985 | $728,891 | $730,349 | $733,274 | $736,210 | $739,157 | $742,117 |
| *Convenience Goods:* | | | | | | | |
| Food | $333,560 | $334,896 | $335,566 | $336,909 | $338,258 | $339,613 | $340,973 |
| Eating and Drinking | $235,454 | $236,397 | $236,870 | $237,818 | $238,771 | $239,727 | $240,687 |
| Subtotal | $569,015 | $571,293 | $572,436 | $574,728 | $577,029 | $579,340 | $581,659 |
| *Heavy Commercial Goods:* | | | | | | | |
| Building Materials/Hardware | $156,970 | $157,598 | $157,913 | $158,546 | $159,180 | $159,818 | $160,458 |
| Auto Dealers and Parts | $313,939 | $315,196 | $315,827 | $317,091 | $318,361 | $319,636 | $320,915 |
| Service Stations | $196,212 | $196,998 | $197,392 | $198,182 | $198,976 | $199,772 | $200,572 |
| Subtotal | $667,121 | $669,792 | $671,132 | $673,819 | $676,517 | $679,226 | $681,945 |
| Total | $1,962,120 | $1,969,977 | $1,973,917 | $1,981,820 | $1,989,756 | $1,997,722 | $2,005,721 |

Source: TNDG

**Table A-6**
**Potential Capture of Trade Area Demand for Retail Sales**
**Expressed in Percentages**
**Glendora Retail Trade Area**

| Retail Category | 2009 | 2011 | 2012 | 2014 | 2016 | 2018 | 2020 |
|---|---|---|---|---|---|---|---|
| *Shopper Goods:* | | | | | | | |
| Apparel | 85.00% | 85.00% | 85.00% | 85.00% | 85.00% | 85.00% | 85.00% |
| General Merchandise | 85.00% | 85.00% | 85.00% | 85.00% | 85.00% | 85.00% | 85.00% |
| Furniture/Appliances | 85.00% | 85.00% | 85.00% | 85.00% | 85.00% | 85.00% | 85.00% |
| Specialty | 85.00% | 85.00% | 85.00% | 85.00% | 85.00% | 85.00% | 85.00% |
| *Convenience Goods:* | | | | | | | |
| Food | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| Eating and Drinking | 85.00% | 85.00% | 85.00% | 85.00% | 85.00% | 85.00% | 85.00% |
| *Heavy Commercial Goods:* | | | | | | | |
| Building Materials/Hardware | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| Auto Dealers and Parts | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| Service Stations | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |

Source: TNDG

**Table A-7**
**Potential Capture of Retail Sales**
**Glendora Retail Trade Area**
**In thousands of constant dollars**

| Retail Category | 2009 | 2011 | 2012 | 2014 | 2016 | 2018 | 2020 |
|---|---|---|---|---|---|---|---|
| *Shopper Goods:* | | | | | | | |
| Apparel | $83,390 | $83,724 | $83,891 | $84,227 | $84,565 | $84,903 | $85,243 |
| General Merchandise | $216,814 | $217,682 | $218,118 | $218,991 | $219,868 | $220,748 | $221,632 |
| Furniture/Appliances | $66,712 | $66,979 | $67,113 | $67,382 | $67,652 | $67,923 | $68,195 |
| Specialty | $250,170 | $251,172 | $251,674 | $252,682 | $253,694 | $254,710 | $255,729 |
| Subtotal | $617,087 | $619,558 | $620,797 | $623,282 | $625,778 | $628,284 | $630,799 |
| *Convenience Goods:* | | | | | | | |
| Food | $333,560 | $334,896 | $335,566 | $336,909 | $338,258 | $339,613 | $340,973 |
| Eating and Drinking | $200,136 | $200,938 | $201,340 | $202,146 | $202,955 | $203,768 | $204,584 |
| Subtotal | $533,697 | $535,834 | $536,905 | $539,055 | $541,214 | $543,381 | $545,556 |
| *Heavy Commercial Goods:* | | | | | | | |
| Building Materials/Hardware | $156,970 | $157,598 | $157,913 | $158,546 | $159,180 | $159,818 | $160,458 |
| Auto Dealers and Parts | $313,939 | $315,196 | $315,827 | $317,091 | $318,361 | $319,636 | $320,915 |
| Service Stations | $196,212 | $196,998 | $197,392 | $198,182 | $198,976 | $199,772 | $200,572 |
| Subtotal | $667,121 | $669,792 | $671,132 | $673,819 | $676,517 | $679,226 | $681,945 |
| Total | $1,817,905 | $1,825,183 | $1,828,834 | $1,836,157 | $1,843,508 | $1,850,890 | $1,858,301 |

Source: TNDG

**Table A-8**
**Sales Per Square Foot Standards (non-grocery categories)**
**Glendora Retail Trade Area**
**Expressed in Sales/Square Feet**

| Retail Category | Sales/Square Feet |
|---|---|
| *Shopper Goods:* | |
| Apparel | $300 |
| General Merchandise | $300 |
| Furniture/Appliances | $500 |
| Specialty/Other | $250 |
| Eating/Drinking | $275 |
| Building/ Hardware/ Farm | $300 |
| Automotive Parts | $175 |

Source: TNDG; Urban Land Institute (ULI); Retail Maxim.

**Table A-9**
**Potential Demand for Retail Space (non-grocery categories)**
**Within Glendora Retail Trade Area**
**Expressed in Square Feet**

| Retail Category | 2009 | 2011 | 2012 | 2014 | 2016 | 2018 | 2020 |
|---|---|---|---|---|---|---|---|
| *Shopper Goods:* | | | | | | | |
| Apparel | 277,967 | 279,080 | 279,638 | 280,758 | 281,882 | 283,011 | 284,144 |
| General Merchandise | 722,714 | 725,608 | 727,059 | 729,970 | 732,893 | 735,828 | 738,774 |
| Furniture/Appliances | 133,424 | 133,958 | 134,226 | 134,764 | 135,303 | 135,845 | 136,389 |
| Specialty | 1,000,681 | 1,004,688 | 1,006,698 | 1,010,728 | 1,014,775 | 1,018,838 | 1,022,918 |
| Subtotal | 2,134,787 | 2,143,335 | 2,147,621 | 2,156,220 | 2,164,854 | 2,173,522 | 2,182,225 |
| *Convenience Goods:* | | | | | | | |
| Eating and Drinking | 727,768 | 730,682 | 732,144 | 735,075 | 738,018 | 740,973 | 743,940 |
| Subtotal | 727,768 | 730,682 | 732,144 | 735,075 | 738,018 | 740,973 | 743,940 |
| *Heavy Commercial Goods:* | | | | | | | |
| Building/ Hardware/ Farm | 523,232 | 525,327 | 526,378 | 528,485 | 530,601 | 532,726 | 534,859 |
| Automotive Parts 1/ | 143,515 | 144,090 | 144,378 | 144,956 | 145,536 | 146,119 | 146,704 |
| Service Stations | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Subtotal | 666,747 | 669,417 | 670,756 | 673,441 | 676,138 | 678,845 | 681,563 |
| Total Retail Space | 3,529,303 | 3,543,434 | 3,550,521 | 3,564,737 | 3,579,010 | 3,593,341 | 3,607,728 |

1/ Assumes that automotive parts stores account for 8% of sales in overall Automotive group category (based on statewide average in 2007).

Source: TNDG, calculations based on data in Tables A-7 and A-8.

**Table A-10**
**Existing Square Feet of Retail Space**
**Glendora Retail Trade Area**

| Retail Category | Square Feet |
|---|---|
| *Shopper Goods:* | |
| Apparel | 241,976 |
| General Merchandise | 1,235,051 |
| Furniture/Appliances | 88,225 |
| Specialty | 703,878 |
| Subtotal | 2,040,347 |
| *Convenience Goods:* | |
| Food (Supermarkets/Liquor) | 751,001 |
| Eating and Drinking | 715,491 |
| Subtotal | 1,189,458 |
| *Heavy Commercial Goods:* | |
| Building/ Hardware/ Farm | 473,973 |
| Auto Parts | 35,137 |
| Service Stations | N/A |
| Subtotal | 430,136 |
| Services Space | 719,062 |
| Vacant | 506,582 |
| ***GRAND TOTAL*** | ***5,470,376*** |

Source: TNDG field survey, Appendix B.

**Table A-11**
**Net Demand for Retail Space (non-grocery categories)**
**Glendora Retail Trade Area**
**Expressed in Square Feet**

| Retail Category | 2009 | 2011 | 2012 | 2014 | 2016 | 2018 | 2020 |
|---|---|---|---|---|---|---|---|
| GAFO | 94,440 | 102,988 | 107,274 | 115,873 | 124,507 | 133,175 | 141,878 |
| Eating and Drinking | 12,277 | 15,191 | 16,653 | 19,584 | 22,528 | 25,483 | 28,449 |
| Building/ Hardware/ Farm | 49,259 | 51,354 | 52,405 | 54,513 | 56,629 | 58,753 | 60,886 |
| Auto Parts | 108,378 | 108,952 | 109,241 | 109,819 | 110,399 | 110,982 | 111,567 |
| Total Retail Space | 264,355 | 278,486 | 285,573 | 299,789 | 314,062 | 328,393 | 342,780 |
| Services Space @ 10% of Total Space | 26,435 | 27,849 | 28,557 | 29,979 | 31,406 | 32,839 | 34,278 |
| ***GRAND TOTAL*** | ***290,790*** | ***306,335*** | ***314,130*** | ***329,768*** | ***345,469*** | ***361,232*** | ***377,058*** |

Source: TNDG, calculations based on data in Tables A-9 and A-10.

**Table A-12**
**Potential Sales Impacts to Existing Supermarkets**
**Glendora Retail Trade Area**
**Expressed in Sales per Square Feet**

| Demand Variable | 2009 | 2011 | 2012 | 2014 | 2016 | 2018 | 2020 |
|---|---|---|---|---|---|---|---|
| Total Food Sales Demand (000's) | $333,560 | $334,896 | $335,566 | $336,909 | $338,258 | $339,613 | $340,973 |
| Supermarket Share @ 85% | $283,526 | $284,662 | $285,231 | $286,373 | $287,520 | $288,671 | $289,827 |
| Less Demand Absorbed by New Facilities 1/: | | | | | | | |
| --Wal-Mart Supercenter | | ($24,125) | ($24,125) | ($24,125) | ($24,125) | ($24,125) | ($24,125) |
| Net Demand Available to Support Existing Supermarkets | $283,526 | $260,536 | $261,106 | $262,248 | $263,394 | $264,546 | $265,702 |
| Existing Supermarket Square Feet (SF) | 593,800 | 593,800 | 593,800 | 593,800 | 593,800 | 593,800 | 593,800 |
| ***Sales Per Square Foot*** | | | | | | | |
| ***Existing Supermarkets*** | ***$477*** | ***$439*** | ***$440*** | ***$442*** | ***$444*** | ***$446*** | ***$447*** |

1/ Assumed sales per square foot of sales area:
Wal-Mart $852

Source: TNDG; Progressive Grocer, Super 50, May 2009.

**Table A-13**
**Potential Sales Impacts to Existing Supermarkets**
**Glendora Retail Trade Area**
**Expressed in Sales per Square Feet**

| Demand Variable | 2009 | 2011 | 2012 | 2014 | 2016 | 2018 | 2020 |
|---|---|---|---|---|---|---|---|
| Total Food Sales Demand (000's) | $333,560 | $334,896 | $335,566 | $336,909 | $338,258 | $339,613 | $340,973 |
| Supermarket Share @ 85% | $283,526 | $284,662 | $285,231 | $286,373 | $287,520 | $288,671 | $289,827 |
| Less Demand Absorbed by New Facilities: | | | | | | | |
| --Wal-Mart Supercenter 1/ | | ($24,125) | ($24,125) | ($24,125) | ($24,125) | ($24,125) | ($24,125) |
| --Fresh & Easy (Glendora) 2/ | | ($6,700) | ($6,700) | ($6,700) | ($6,700) | ($6,700) | ($6,700) |
| --Fresh & Easy (San Dimas) | | ($6,700) | ($6,700) | ($6,700) | ($6,700) | ($6,700) | ($6,700) |
| Net Demand Available to Support Existing Supermarkets | $283,526 | $247,136 | $247,706 | $248,848 | $249,994 | $251,146 | $252,302 |
| Existing Supermarket Square Feet (SF) | 593,800 | 593,800 | 593,800 | 593,800 | 593,800 | 593,800 | 593,800 |
| ***Sales Per Square Foot*** | | | | | | | |
| ***Existing Supermarkets*** | ***$477*** | ***$416*** | ***$417*** | ***$419*** | ***$421*** | ***$423*** | ***$425*** |

1/ Sales per square foot (sales area) assumptions:
Wal-Mart $852
2/ Fresh & Easy sales assumed at $6.7 million per store (California average for Fresh and Easy stores, per Trade Dimensions).

Source: TNDG; Progressive Grocer, Super 50, May 2009; Trade Dimensions.

# APPENDIX B:

# RETAIL INVENTORY
# GLENDORA WALMART RETAIL TRADE AREA

**Appendix B-1**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Retailers Located within Shopping Centers**

| Shopping Center/Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| **Alosta Plaza** | **15,689** | **682** | **4.3** | | | |
| 324 - 354 E Route 66 | | | | | | |
| 324 E Route 66 | 682 | 682 | | Vacant | Vacant | VAC |
| | 853 | | | Grand Haircuts | Barber Shop | SVC |
| | 1,194 | | | Joann's Gift Shop | Gift Shop | SPEC |
| | 2,899 | | | Coin Op Laundry | Laundromat | SVC |
| | 1,705 | | | Auline's Restaurant | Restaurant | ED |
| | 1,194 | | | Gyros King | Restaurant | ED |
| | 682 | | | Chela's Cleaners | Dry Cleaner | SVC |
| | 853 | | | Jackson Hewitt Tax Service | Tax Services | SVC |
| | 682 | | | H & R Block | Tax Services | SVC |
| | 1,705 | | | Reliable Auto Parts | Auto Parts | SVC |
| | 3,240 | | | H & M Liquor | Convenience Market | FOOD |
| **Arrow Hwy, Unnamed** | **8,906** | **720** | **8.1** | | | |
| 105 W Arrow Hwy | 720 | | | Daily Donuts | Donut Shop | ED |
| 105 W Arrow Hwy | 720 | | | Sports Cards and Comics | Hobbies and Collectibles | SPEC |
| 105 W Arrow Hwy | 720 | | | Ambro's Sandwiches | Restaurant | ED |
| 105 W Arrow Hwy | 720 | 720 | | Vacant | Vacant | VAC |
| 105 W Arrow Hwy | 720 | | | La Poblanita | Restaurant | ED |
| 105 W Arrow Hwy | 720 | | | State Farm Insurance | Insurance Services | SVC |
| 105 W Arrow Hwy | 1,441 | | | Cigar Shop | Cigar Shop | SPEC |
| 105 W Arrow Hwy | 610 | | | Gorgeous Nails | Nail Salon | SVC |
| 105 W Arrow Hwy | 610 | | | Joy's Cleaners | Dry Cleaner | SVC |
| 105 W Arrow Hwy | 610 | | | Care Hair Cut & Styles | Hair Salon | SVC |
| 105 W Arrow Hwy | 1,313 | | | Highland Market | Convenience Market | FOOD |
| **Arrow Hwy, Unnamed** | **77,082** | **1,100** | **1.6** | | | |
| 403 - 441 E Arrow Hwy | | | | | | |
| | 2,183 | | | Roundtable | Restaurant | ED |
| | 1,501 | | | Arrow Vision | Optometry | SVC |
| | 682 | | | Insurance | Insurance Services | SVC |
| | 682 | | | Family Dentistry | Dentistry | SVC |
| | 1,091 | | | Fish USA & Pets | Pet Store | SPEC |
| 417 E Arrow Hwy | 1,100 | 1,100 | | Vacant | Vacant | VAC |
| | 955 | | | Subway | Restaurant | ED |
| | 1,296 | | | Sushi Umi | Restaurant | ED |
| | 844 | | | Mail Boxes | Postal Services | SVC |
| | 1,125 | | | Glen-Covina Cleaners | Dry Cleaner | SVC |
| | 3,752 | | | Citi Bank | Financial Services | SVC |
| | 36,300 | | | Vons | Supermarket | FOOD |
| | 20,472 | | | CVS Pharmacy | Drug Store | GM |
| | 5,099 | | | Kragen Auto Parts | Auto Parts | AUTO |
| **Arrow Hwy, Unnamed** | **9,422** | **1,219** | **12.9** | | | |
| 657 E Arrow Hwy | 1,108 | | | Kiwi Café | Restaurant | ED |
| 657 E Arrow Hwy | 443 | | | Center for Family Services | Service | SVC |
| 657 E Arrow Hwy # E | 665 | 665 | | Vacant | Vacant | VAC |
| 657 E Arrow Hwy | 2,217 | | | Our Country Books Trading Post | Book/Gift Shop | SPEC |
| 657 E Arrow Hwy | 554 | | | D'Babes | Salon | SVC |
| 631 E Arrow Hwy | 554 | | | Traffic School | Traffic School | SVC |
| 631 E Arrow Hwy | 1,108 | | | Pass Tutoring | Educational Services | SVC |
| 631 E Arrow Hwy | 554 | 554 | | Vacant | Vacant | VAC |
| 631 E Arrow Hwy | 554 | | | Budget Solution | Financial Services | SVC |
| 631 E Arrow Hwy | 1,108 | | | Palm Crest Mortgage | Financial Services | SVC |
| 631 E Arrow Hwy | 554 | | | American Donuts | Donut Shop | ED |

**Appendix B-1**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Retailers Located within Shopping Centers**

| Shopping Center/Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| **Arrow Hwy, Unnamed** | **19,624** | **2,356** | **12** | | | |
| 762 W Arrow Hwy | 3,697 | | | L.A. Flooring and Carpet | Flooring | HARD |
| 748 W Arrow Hwy | 1,228 | 1,128 | | Vacant | Vacant | VAC |
| 744 W Arrow Hwy | 1,228 | 1,228 | | Vacant | Vacant | VAC |
| 738 W Arrow Hwy | 2,149 | | | T-Mobile | Wireless Phones/Accessories | SPEC |
| 732 W Arrow Hwy | 11,323 | | | Mattress Outlet | Mattress Store | FURN |
| **Arrow Plaza** | **17,778** | **-** | **0** | | | |
| 757 E Arrow Hwy | 1,074 | | | B & M Tackle | Fishing & Tackle Shop | SPEC |
| 757 E Arrow Hwy | 1,074 | | | Victory Tae Kwon Do | Martial Arts Instruction | SVC |
| 757 E Arrow Hwy | 1,611 | | | MW Design | Custom T-Shirts & Signs | SPEC |
| 757 E Arrow Hwy | 1,611 | | | T & H Hair and Nails | Salon | SVC |
| 757 E Arrow Hwy | 2,149 | | | Epoch Network | Website Design and Network Setup | SVC |
| 757 E Arrow Hwy | 1,611 | | | Rocky's Pizza | Restaurant | ED |
| 757 E Arrow Hwy | 1,611 | | | Spin 360 | Fitness Services | SVC |
| 757 E Arrow Hwy | 1,074 | | | Guns & Ammo | Sporting Goods | SPEC |
| 757 E Arrow Hwy | 1,074 | | | Private Beach Tanning | Tanning Salon | SVC |
| 757 E Arrow Hwy | 1,074 | | | Razor Sharp Barbers | Barber Shop | SVC |
| 757 E Arrow Hwy | 2,149 | | | Bulldog Fitness | Fitness Services | SVC |
| 747 E Arrow Hwy | 1,663 | | | A-M-D Carpet | Flooring & Cabinetry | HARD |
| **Arrow Hwy, Unnamed** | **4,979** | **-** | **0** | | | |
| 902 - 908 E Arrow Hwy. | 2,626 | | | Grand Liquor Market | Convenience Market | FOOD |
| | 716 | | | Nice Cleaners | Dry Cleaner | SVC |
| | 716 | | | Best Cuts Salon | Salon | SVC |
| | 921 | | | Yum Yum Donuts | Donut Shop | ED |
| **Arrow Hwy, Unnamed** | **33,475** | **1,074** | **3.2** | | | |
| 1006 - 1086 W Arrow Hwy | 2,217 | | | El Pollo Loco | Restaurant | ED |
| | 13,787 | | | 24 Hr Fitness | Fitness Gym | SVC |
| | 1,074 | | | Tanning | Tanning Salon | SVC |
| | 1,074 | | | Angelique | Salon | SVC |
| | 1,074 | | | Mail Boxes Plus | Postal Services | SVC |
| | 1,074 | 1,074 | | Vacant | Vacant | VAC |
| | 716 | | | Chiropractic Wellness Center | Chiropractic | SVC |
| | 819 | | | Quiznos | Restaurant | ED |
| | 1,228 | | | Cleaners | Dry Cleaner | SVC |
| | 10,411 | | | Walgreens | Drug Store | GM |
| **Arrow Hwy., Unnamed** | **14,341** | **-** | **0** | | | |
| 20040 - 20060 E Arrow Hwy | 2,319 | | | Superstop # 4 | Convenience Market | FOOD |
| | 1,637 | | | Ocean Discount | Apparel | APP |
| | 1,364 | | | Launderland | Laundromat | SVC |
| | 682 | | | A.M.C.C. | Medical Clinic | SVC |
| | 682 | | | Professional Cuts | Barber Shop | SVC |
| | 1,074 | | | Global Tax Services | Tax Services | SVC |
| | 1,364 | | | Crown Video | Video Rental/Sales | SPEC |
| | 5,218 | | | Shoe City | Shoe & Clothing | APP |
| **Arrow Hwy, Unnamed** | **58,642** | **3,683** | **7.2** | | | |
| 20766 - 20824 E Arrow Hwy | 1,091 | | | Oasis Grill | Restaurant | ED |
| | 1,228 | | | Metro PCS | Wireless Phones/Accessories | SPEC |
| | 682 | | | Family Barbers | Barber Shop | SVC |
| | 955 | | | Papa Johns | Restaurant | ED |
| | 1,091 | | | Rent A Wreck | U Haul Truck Rental | SVC |
| | 273 | | | Liberty Tax Service | Tax Services | SVC |
| | 16,300 | | | Basha Market | Supermarket | FOOD |
| | 21,239 | | | Big Lots | Department Store | GM |

**Appendix B-1**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Retailers Located within Shopping Centers**

| Shopping Center/Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| | 1,228 | | | Dentist | Dentistry | SVC |
| | 1,228 | | | Dollar Plus | Discount General Merchandise | GM |
| | 1,432 | | | Sunflower Cleaners | Dry Cleaner | SVC |
| | 2,456 | | | Rimas Liquor | Convenience Market | FOOD |
| | 3,683 | 3,683 | | Vacant | Vacant | VAC |
| | 3,411 | | | B & J Restaurant | Restaurant | ED |
| | 298 | | | Shell Gas | Convenience Market | FOOD |
| | 1,228 | | | Future Nails | Nail Salon | SVC |
| | 819 | | | Charter Oak Pet Grooming | Pet Grooming | SVC |
| **Azusa College Center** | **68,821** | **5,487** | **7.9** | | | |
| 1123 - 1175 E Alosta | 1,501 | | | Starbucks | Coffee Shop | ED |
| | 3,752 | | | Dollar Bill Store | Discount General Merchandise | GM |
| | 1,219 | | | Beijing Gourmet | Restaurant | ED |
| | 1,313 | | | Subway | Restaurant | ED |
| | 1,219 | | | Juan Pollo | Restaurant | ED |
| | 1,125 | | | General Optometry | Optometry | SVC |
| | 1,194 | | | Coin Laundry | Laundromat | SVC |
| | 853 | | | Water World | Water Store | SPEC |
| | 1,023 | | | Paradise Juice Café | Restaurant | ED |
| | 682 | | | Voulez Vous | Apparel | APP |
| | 1,194 | | | Little Caesars | Restaurant | ED |
| | 1,194 | | | Dentistry | Dentistry | SVC |
| | 2,217 | | | Club House Liquor | Convenience Market | FOOD |
| | 25,600 | | | Stater Bros | Supermarket | FOOD |
| | 2,115 | | | Sakae Sushi | Restaurant | ED |
| | 1,432 | | | State Farm | Insurance Services | SVC |
| | 1,023 | | | Big W Barber | Barber Shop | SVC |
| | 1,228 | | | Nail Spa | Nail Spa | SVC |
| | 1,023 | | | Young's Beauty Supply | Beauty Supplies | SPEC |
| | 2,149 | 2,149 | | Vacant | Vacant | VAC |
| | 2,110 | 2,110 | | Vacant (restaurant) | Vacant | VAC |
| | 1,228 | | | InStyles Hair Salon | Hair Salon | SVC |
| | 1,432 | | | Red Dragon Karate | Martial Arts Instruction | SVC |
| | 1,228 | 1,228 | | Vacant | Vacant | VAC |
| | 1,432 | | | Rosedale Cleaners | Dry Cleaners | SVC |
| | 8,335 | | | Marie Callenders | Restaurant | ED |
| **Barranca Ave., Unnamed** | **17,351** | **1,023** | **5.9** | | | |
| 1788 - 1770 S Barranca Ave. | 11,894 | | | Community Outlet Stores | Thrift Store | GM |
| 1780 S Barranca Ave. | 1,023 | 1,023 | | Vacant | Vacant | VAC |
| | 853 | | | Testa Bella Salon | Salon | SVC |
| | 853 | | | Glendora Nails & Spa | Nail Salon | SVC |
| | 853 | | | Cobra Insurance | Insurance Services | SVC |
| | 853 | | | Sarap Pinoy | Restaurant | ED |
| | 1,023 | | | Happy Dental | Dentistry | SVC |
| **Berkely Square** | **65,841** | **1,535** | **2.3** | | | |
| SEC S Grand Ave. & E Badillo St. | | | | | | |
| 970 - 932 E Badillo St. | 2,865 | | | Wendy's | Restaurant | ED |
| | 1,876 | | | Panda Express | Restaurant | ED |
| | 1,023 | | | Pet Grooming | Pet Grooming | SVC |
| | 853 | | | Supercuts | Barber Shop | SVC |
| | 1,023 | | | Game Stop | Video Game Rental/Sales | SPEC |
| | 1,023 | | | Expert Nails | Nail Salon | SVC |
| | 853 | | | Dentist | Dentistry | SVC |
| | 1,740 | | | Cleaners | Dry Cleaner | SVC |
| | 307 | | | Kumon Learning | Educational Services | SVC |
| | 1,134 | | | Starbucks | Coffee Shop | ED |
| | 972 | | | Postal Annex | Postal Services | SVC |

**Appendix B-1**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Retailers Located within Shopping Centers**

| Shopping Center/Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| | 2,507 | | | Enoc's Mexican Grill | Restaurant | ED |
| | 1,535 | | | Hungry Howie's | Restaurant | ED |
| | 1,535 | 1,535 | | Vacant (Smoothie King) | Vacant | VAC |
| | 810 | | | Subway | Restaurant | ED |
| | 31,300 | | | Vons | Supermarket | FOOD |
| 150 S Grand Ave. | 12,952 | | | Walgreens | Drug Store | GM |
| 106 S Grand Ave. | 1,535 | | | El Pollo Loco | Restaurant | ED |
| **Citrus Ave., Unnamed** | **11,127** | **-** | **0** | | | |
| 310 N Citrus Ave. | 512 | | | Dentistry | Dentistry | SVC |
| 310 N Citrus Ave. | 1,023 | | | Cazuelas Baja Grill | Restaurant | ED |
| 310 N Citrus Ave. | 1,663 | | | Thrifty Wash | Laundromat | SVC |
| 310 N Citrus Ave. | 767 | | | Srivichi Thai Food | Restaurant | ED |
| 310 N Citrus Ave. | 895 | | | Big Al's Barber Shop | Barber Shop | SVC |
| 310 N Citrus Ave. | 767 | | | Design Hair & Nails | Salon | SVC |
| 310 N Citrus Ave. | 767 | | | Universal Tax Services | Tax Services | SVC |
| 310 N Citrus Ave. | 767 | | | Billiards | Billiards & Bar | ED |
| 310 N Citrus Ave. | 895 | | | Body Healing Massage | Massage Salon | SVC |
| 310 N Citrus Ave. | 639 | | | Pinoy Kitchen | Restaurant | ED |
| 310 N Citrus Ave. | 767 | | | Panda Wok | Restaurant | ED |
| 310 N Citrus Ave. | 1,663 | | | Super Liquor | Convenience Market | FOOD |
| **Citrus Ave., Unnamed** | **6,403** | **-** | **0** | | | |
| 495 - 483 S Citrus Ave. | 819 | | | Frontier Donuts | Donut Shop | ED |
| | 819 | | | La Pizza Loca | Restaurant | ED |
| | 819 | | | Gloria's | Restaurant | ED |
| | 819 | | | H & H Salon | Salon | SVC |
| | 819 | | | A - 1 Cleaners | Dry Cleaner | SVC |
| | 819 | | | Natural Powers | Nutritional Store | SPEC |
| | 1,492 | | | Dentist | Dentistry | SVC |
| **Citrus Ave., Unnamed** | **13,770** | **-** | **0** | | | |
| 530 S Citrus Ave. | 2,029 | | | Tulipano | Restaurant | ED |
| 530 S Citrus Ave. | 1,015 | | | Black Cherry Garden | Restaurant | ED |
| 530 S Citrus Ave. | 1,015 | | | World Wide Video | Video Rental/Sales | SVC |
| 530 S Citrus Ave. | 3,189 | | | 98 Cents Plus | Discount General Merchandise | GM |
| 530 S Citrus Ave. | 1,015 | | | Lalo's | Restaurant | ED |
| 530 S Citrus Ave. | 1,015 | | | La Curra's Panaderia | Bakery | ED |
| 530 S Citrus Ave. | 725 | | | Coin Wash | Laundromat | SVC |
| 530 S Citrus Ave. | 580 | | | Shalom Insurance | Insurance Services | SVC |
| 530 S Citrus Ave. | 1,160 | | | Botanica San Lazaro | Nutritional Store | SPEC |
| 530 S Citrus Ave. | 1,015 | | | Island Nail & Spa | Salon | SVC |
| 530 S Citrus Ave. | 1,015 | | | Nora's Beauty Salon | Salon | SVC |
| **The Commons at La Verne** | **117,896** | **7,419** | **5.5** | | | |
| 1614 - 1502 Foothill Blvd. | 1,535 | | | The Habit | Restaurant | ED |
| | 1,535 | | | Game Stop | Video Games | SPEC |
| | 921 | | | Supercuts | Hair Salon | SVC |
| | 1,228 | | | Jamba Juice | Juice/Smoothie Shop | ED |
| | 33,800 | | | Vons | Supermarket | FOOD |
| | 26,526 | | | Ross Dress For Less | Apparel | APP |
| | 3,820 | | | Famous Footwear | Shoe Store | APP |
| | 2,183 | | | Red Persimmon | Restaurant | ED |
| 1564 Foothill Blvd. | 1,484 | 1,484 | | Vacant | Vacant | VAC |
| 1568 Foothill Blvd. | 1,484 | 1,484 | | Vacant | Vacant | VAC |
| | 1,484 | | | Rodeo Jewelers | Jewelry | SPEC |
| | 1,552 | | | Optometry | Optometry | SVC |
| 1548 Foothill Blvd. | 1,552 | 1,552 | | Vacant | Vacant | VAC |
| | 1,552 | | | Siamese Thai Cuisine | Restaurant | ED |
| | 4,655 | | | Pizza N Stuff | Restaurant | ED |

**Appendix B-1**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Retailers Located within Shopping Centers**

| Shopping Center/Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| | 1,108 | | | Baskin Robbins | Ice Cream Shop | ED |
| | 1,373 | | | Blimpies | Restaurant | ED |
| | 1,177 | | | The Look | Salon | SVC |
| | 1,177 | | | Foothill Family Dental | Dentistry | SVC |
| | 2,353 | | | Nature's Way Health Foods | Grocery | FOOD |
| 1502 Foothill Blvd. # 101 | 853 | 853 | | Vacant | Vacant | VAC |
| | 1,194 | | | Wheeler Cleaners | Dry Cleaner | SVC |
| | 853 | | | Postal Annex | Postal Services | SVC |
| 1502 Foothill Blvd. # 104 | 2,046 | 2,046 | | Vacant | Vacant | VAC |
| | 19,432 | | | 99 Cents Only | Discount General Merchandise | GM |
| | 1,023 | | | Vons Gas | Convenience Market | FOOD |
| **Emerald Center** | **73,538** | **810** | **1.1** | | | |
| 1965 Foothill Blvd. # R | 998 | | | Lifestyle Hearing | Hearing Aids | SPEC |
| 1965 Foothill Blvd. | 1,164 | | | Nancy's | Salon | SVC |
| 1965 Foothill Blvd. | 831 | | | Divine Nail Spa | Nail Salon | SVC |
| 1965 Foothill Blvd. | 831 | | | Print & Copy | Printing Shop | SPEC |
| 1965 Foothill Blvd. | 1,912 | | | Chinese Pavillion | Restaurant | ED |
| 1965 Foothill Blvd. | 998 | | | Dentist | Dentistry | SVC |
| 1951 Foothill Blvd. | 19,398 | | | Michael's | Arts & Crafts | SPEC |
| 1955 Foothill Blvd. | 17,735 | | | Big Lots | Department Store | GM |
| 1945 Foothill Blvd. | 5,431 | | | Leslie's Pool Supply | Pool Supplies | SPEC |
| 1941 Foothill Blvd. | 9,609 | | | T-Shirt Mart | Apparel | APP |
| 1933 Foothill Blvd. | 4,144 | | | US Bank | Financial Services | SVC |
| 3836 Emerald Ave. | 1,739 | | | A & C Liquor | Convenience Market | FOOD |
| 3836 Emerald Ave. | 972 | | | La Verne Pizza Co. | Restaurant | ED |
| 3836 Emerald Ave. # C | 810 | 810 | | Vacant | Vacant | VAC |
| 3836 Emerald Ave. | 1,296 | | | Dr. Z Dental | Dentistry | SVC |
| 3836 Emerald Ave. | 810 | | | La Verne Wireless | Wireless Phones/Accessories | SPEC |
| 3836 Emerald Ave. | 810 | | | Sharky's Eco Diving | Dive Shop | SPEC |
| 3836 Emerald Ave. | 1,296 | | | JML Haircutting & Nails | Salon | SVC |
| 3836 Emerald Ave. | 1,458 | | | Emerald Cleaners | Dry Cleaners | SVC |
| 3836 Emerald Ave. | 1,296 | | | Mystic Tan | Tanning Salon | SVC |
| **Emerald Plaza** | **18,519** | **-** | **0** | | | |
| 1911 Foothill Blvd. | 7,674 | | | Merle Cosmetics | Cosmetic Products | SPEC |
| 3827 Emerald Ave. | 921 | | | Founders Alliance | Financial Services | SVC |
| 3833 Emerald Ave. | 3,683 | | | Magan Medical Clinic | Medical Services | SVC |
| 3837 Emerald Av. | 921 | | | Golf Shop | Sporting Goods | SPEC |
| 3839 Emerald Ave. | 921 | | | Allstate | Insurance Services | SVC |
| 3841 Emerald Ave. | 1,842 | | | Mark Haddon Law Office | Legal Services | SVC |
| 3847 Emerald Ave. | 2,558 | | | Classic Homes | Mobile Home Sales | SPEC |
| **Foothill Blvd., Unnamed** | **29,382** | **1,876** | **6.4** | | | |
| 102 - 122 W Foothill Blvd. | 1,876 | | | Cache | Salon | SVC |
| | 2,217 | | | Home Taste | Restaurant | ED |
| | 1,364 | | | Domino's Pizza | Restaurant | ED |
| | 682 | 682 | | Vacant | Vacant | VAC |
| | 767 | | | Bella Nail Salon | Salon | SVC |
| 116 W Foothill Blvd. | 1,194 | 1,194 | | Vacant | Vacant | VAC |
| | 10,198 | | | Glendora Dialysis Center | Medical Services | SVC |
| | 11,084 | | | Just 99 Cents Deals | Discount General Merchandise | GM |
| **Foothill Blvd., Unnamed** | **3,632** | **-** | **0** | | | |
| 221 - 229 W Foothill Blvd. | 614 | | | Waffa's Kitchen | Restaurant | ED |
| | 1,228 | | | Glendora Liquor | Convenience Market | FOOD |
| | 409 | | | Barber Shop | Barber Shop | SVC |
| | 1,381 | | | Glendora Café & Bakery | Restaurant | ED |

**Appendix B-1**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Retailers Located within Shopping Centers**

| Shopping Center/Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| **Foothill Blvd., Unnamed** | **82,282** | **6,399** | **6.6** | | | |
| 459 Foothill Blvd. | 1,364 | | | Starbucks | Coffee Shop | ED |
| 457 Foothill Blvd. | 1,364 | | | Maria's | Restaurant | ED |
| 455 Foothill Blvd. | 1,364 | 1,364 | | Vacant | Vacant | VAC |
| 453 Foothill Blvd. | 1,364 | | | 1 Hr Cleaners | Dry Cleaners | SVC |
| 451 Foothill Blvd. | 1,023 | | | Haircut Store | Barber Shop | SVC |
| 449 Foothill Blvd. | 1,364 | | | Great Earth Vitamins | Nutritional Store | SPEC |
| 445 Foothill Blvd. | 1,449 | | | Del Taco | Restaurant | ED |
| 435 Foothill Blvd. | 28,800 | | | Vons | Supermarket | FOOD |
| 425 Foothill Blvd. | 853 | | | Rony's Tobacco | Tobacco Products | SPEC |
| 425 Foothill Blvd. | 1,023 | | | Cold Stone Creamery | Ice Cream Shop | ED |
| 417 Foothill Blvd. | 1,364 | 1,364 | | Vacant | Vacant | VAC |
| 417 Foothill Blvd. | 1,364 | | | The UPS Store | Postal Services | SVC |
| 415 Foothill Blvd. | 2,728 | | | Big Dan's Donuts | Donut Shop | ED |
| 407 Foothill Blvd. | 3,138 | | | Roundtable | Restaurant | ED |
| 403 Foothill Blvd. | 1,910 | | | Perfect Tan | Tanning Salon | SVC |
| 148 Grand Ave. | 1,194 | | | Blockbuster | Video Rental/Sales | SPEC |
| 146 Grand Ave. | 1,705 | | | Book Bin | Books and Video Games | SPEC |
| 144 Grand Ave. | 1,194 | | | Glendora Jewelers | Jewelry | SPEC |
| 142 Grand Ave. | 1,364 | | | Modern Nail Spa | Nail Salon | SVC |
| 130 Grand Ave. | 20,463 | | | CVS Pharmacy | Drug Store | GM |
| 120 Grand Ave. | 3,671 | 3,671 | | Vacant (Hollywood Video/Wachovia) | Vacant | VAC |
| | 2,217 | | | Arco/AmPm | Convenience Market | FOOD |
| **Foothill Blvd., Unnamed** | **89,566** | **28,794** | **32.1** | | | |
| 1497 - 1401 Foothill Blvd. | 2,046 | | | Baldy View Animal Clinic | Animal Health Services | SVC |
| | 682 | | | Art's TV & Video Service | Electronics Repair | SVC |
| | 3,581 | | | Wells Fargo | Financial Services | SVC |
| | 1,313 | | | Palace Pet Salon | Pet Grooming | SVC |
| | 1,876 | | | Tasty Goody | Restaurant | ED |
| | 1,313 | | | New Image Salon | Salon | SVC |
| | 19,133 | | | CVS Pharmacy | Drug Store | GM |
| 1475 Foothill Blvd. | 26,091 | 26,091 | | Vacant | Vacant | VAC |
| | 1,748 | | | Red Devil Pizza | Restaurant | ED |
| | 874 | | | Smoke Shop | Tobacco Products | SPEC |
| | 1,049 | | | Laundromat | Laundromat | SVC |
| | 998 | | | Dentist | Dentistry | SVC |
| | 831 | | | Wonder Nails 2 | Nail Salon | SVC |
| | 831 | | | Mr. Fish & Chips | Restaurant | ED |
| 1451 Foothill Blvd. | 998 | 998 | | Vacant | Vacant | VAC |
| | 1,705 | | | Tastee's Donut & Bagels | Bakery | ED |
| 1447 Foothill Blvd. | 1,705 | 1,705 | | Vacant (Doors & Windows) | Vacant | VAC |
| | 1,535 | | | Creators Touch | Digital & Graphic Art Instruction | SVC |
| | 1,023 | | | Appearances Salon | Salon | SVC |
| | 3,360 | | | Mi Ranchito | Restaurant | ED |
| | 1,705 | | | Exit Realty | Real Estate Services | SVC |
| | 1,364 | | | Post Masters & Gift Center | Gift Shop | SPEC |
| | 955 | | | The Book Rack | Book Store | SPEC |
| | 955 | | | Wheeler 1 Hr Cleaners | Dry Cleaners | SVC |
| | 1,671 | | | O'Baby Childrens Shop | Childrens Shop | SPEC |
| | 1,569 | | | Beauty Supply & Salon | Beauty Supplies | SPEC |
| | 3,334 | | | GMA Financial | Financial Services | SVC |
| | 5,320 | | | Garden Square | Restaurant | ED |
| **Foothill Blvd., Unnamed** | **67,717** | **9,336** | **13.8** | | | |
| 2145 - 2091 Foothill Blvd. | 1,074 | | | Starbucks | Coffee Shop | ED |
| | 1,074 | | | Subway | Restaurant | ED |
| | 1,074 | | | The Mud Shack | Pottery/Painting Supplies | SPEC |
| | 2,728 | | | Skin West | Skin Health Supplies/Service | SPEC |

**Appendix B-1**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Retailers Located within Shopping Centers**

| Shopping Center/Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| | 12,551 | | | Tuesday Morning | Department Store | GM |
| | 750 | | | Hair Masters | Barber Shop | SVC |
| 2127 Foothill Blvd. # A | 750 | 750 | | Vacant | Vacant | VAC |
| | 6,429 | | | Mama Petrillo's | Restaurant | ED |
| | 10,232 | | | Shogun Steak & Sushi | Restaurant | ED |
| ~ 2119 Foothill Blvd. | 1,705 | 1,705 | | Vacant | Vacant | VAC |
| | 1,569 | | | Wells Fargo Financial | Financial Services | SVC |
| | 1,373 | | | Mat West Leasing Office | Real Estate Services | SVC |
| | 1,373 | | | Curves for Women | Fitness Services | SVC |
| | 1,373 | | | Pet Bath USA | Pet Shop | SPEC |
| 2117 Foothill Blvd. # G | 1,535 | 1,535 | | Vacant | Vacant | VAC |
| | 1,015 | | | Spa Ritz | Day Spa | SVC |
| 2117 Foothill Blvd. # E | 870 | 870 | | Vacant | Vacant | VAC |
| | 870 | | | Cast Metal Services, Inc | Service | SVC |
| | 1,015 | | | Dentist | Dentistry | SVC |
| 2117 Foothill Blvd. # A/B | 2,174 | 2,174 | | Vacant | Vacant | VAC |
| | 1,381 | | | Dentist | Dentistry | SVC |
| | 921 | 921 | | Vacant | Vacant | VAC |
| | 767 | | | Paintball | Sporting Goods | SPEC |
| | 1,535 | | | Nail Lounge | Nail Salon | SVC |
| 2105 Foothill Blvd. # B | 1,381 | 1,381 | | Vacant | Vacant | VAC |
| | 1,381 | | | The Green Burrito | Restaurant | ED |
| | 6,207 | | | Sal's Pizza Bagelry | Restaurant | ED |
| | 1,449 | | | Juice Stop | Juice/Smoothie Shop | ED |
| | 1,160 | | | Taco Factory | Restaurant | ED |
| **Foothill Plaza** | **9,874** | **682** | **6.9** | | | |
| 303 W Foothill Blvd. # 11 | 682 | 682 | | Vacant | Vacant | VAC |
| 303 W Foothill Blvd. | 1,074 | | | Bruce's Apothecary Pharmacy | Pharmacy | SPEC |
| 303 W Foothill Blvd. | 921 | | | Chic Styles | Apparel | APP |
| 303 W Foothill Blvd. | 2,763 | | | Grocery | Grocery | FOOD |
| 303 W Foothill Blvd. | 921 | | | Nancy Trent-Mejias Real Estate | Real Estate Services | SVC |
| 303 W Foothill Blvd. | 921 | | | Impressions | Salon | SVC |
| 303 W Foothill Blvd. | 2,592 | | | ERA Advantage | Real Estate Services | SVC |
| **Foothill Plaza** | **58,363** | **11,093** | **19** | | | |
| 1335-1399 Foothill blvd. | | | | | | |
| | 1,594 | | | Pick Up Stix | Restaurant | ED |
| 1339 Foothill Blvd. | 1,884 | 1,884 | | Vacant | Vacant | VAC |
| | 1,594 | | | Coin Laundry | Laundromat | SVC |
| | 1,015 | | | Dry Cleaners | Dry Cleaner | SVC |
| | 1,305 | | | Frisella's Roastery | Restaurant | ED |
| | 870 | | | Nail Lounge | Nail Salon | SVC |
| | 4,221 | | | Nutrition For Less | Nutritional Products | SPEC |
| | 3,453 | | | Massage Envy | Massage Salon | SVC |
| | 3,070 | | | Top Speed Running | Shoes/Apparel | APP |
| | 21,239 | | | Stein Mart | Apparel | APP |
| 1369 Foothill Blvd. | 9,209 | 9,209 | | Vacant | Vacant | VAC |
| | 1,970 | | | Demure | Hair Salon | SVC |
| | 6,940 | | | Bank of America | Financial Services | SVC |
| **Gateway Pointe** | **67,685** | **-** | **0** | | | |
| 1167 - 1275 Foothill Blvd. | 1,995 | | | Green Clean | Dry Cleaner/Tailor | SVC |
| | 921 | | | Smoke Shop | Tobacco Products | SPEC |
| | 2,149 | | | Al & Eds Auto Sound | Car Audio Equipment | SPEC |
| | 2,072 | | | Starbucks | Coffee Shop | ED |
| | 3,752 | | | IHOP | Restaurant | ED |
| | 3,214 | | | Utility Board Shop | Sporting Goods | SPEC |
| | 3,214 | | | Radioshack | Electronics | SPEC |
| | 1,296 | | | Nail Spa Excellence | Nail Salon | SVC |

**Appendix B-1**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Retailers Located within Shopping Centers**

| Shopping Center/Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| | 810 | | | Primped Salon & Boutique | Salon | SVC |
| | 1,134 | | | Electric Tan | Tanning Salon | SVC |
| | 1,134 | | | Flawless Medical Spa | Day Spa | SVC |
| | 972 | | | General Nutrition Center | Nutritional Products | SPEC |
| | 1,134 | | | Juice It Up | Juice/Smoothie Shop | ED |
| | 1,134 | | | Togo's | Restaurant | ED |
| | 1,253 | | | Venetian Jewelers | Jewelry | SPEC |
| | 1,501 | | | Mikun | Restaurant | ED |
| | 40,000 | | | LA Fitness | Fitness Gym | SVC |
| **Gladstone St., Unnamed** | **284,566** | **938** | **0.3** | | | |
| 1405 - 1301 W Gladstone St. | | | | | | |
| | 24,386 | | | Bed, Bath & Beyond | Home Décor | SPEC |
| | 8,526 | | | Bevmo | Beverage Supermarket | FOOD |
| | 18,843 | | | Staples | Office Supplies | SPEC |
| | 972 | | | Sportsclips | Barber Shop | SVC |
| | 1,134 | | | Happiness Nails & Spa | Nail Salon | SVC |
| | 2,916 | | | Corner Bakery Café | Restaurant | ED |
| | 3,888 | | | Chili's | Restaurant | ED |
| | 1,125 | | | Golden Spoon | Frozen Yogurt | ED |
| | 1,125 | | | Subway | Restaurant | ED |
| | 1,876 | | | San Sai | Restaurant | ED |
| | 938 | | | Z Pizza | Restaurant | ED |
| | 1,501 | | | Wing Stop | Restaurant | ED |
| | 938 | 938 | | Vacant | Vacant | VAC |
| | 2,353 | | | Chipotle | Restaurant | ED |
| | 43,332 | | | 24 Hr Fitness | Fitness Gym | SVC |
| | 47,867 | | | AMC Theaters | Movie Theater | SVC |
| | 3,658 | | | Bath & Body Works | Bath & Beauty Products | SPEC |
| | 2,456 | | | Cacique | Apparel | APP |
| | 4,297 | | | Lane Bryant | Apparel | APP |
| | 9,209 | | | Tilly's | Apparel | APP |
| | 15,552 | | | Old Navy | Apparel | APP |
| | 24,727 | | | Barnes & Noble | Book Store | SPEC |
| | 39,546 | | | Best Buy | Electronics & Appliances | SPEC |
| | 23,401 | | | Petsmart | Pet Store | SPEC |
| **Glendora Center** | **106,366** | **11,843** | **11.2** | | | |
| ~ 121 Route 66 | 3,990 | 3,990 | | Vacant | Vacant | VAC |
| 123 Route 66 | 1,330 | 1,330 | | Vacant | Vacant | VAC |
| 125 Route 66 | 1,164 | | | Alquiros Family Dentistry | Dentistry | SVC |
| 125 Route 66 # A | 998 | 998 | | Vacant | Vacant | VAC |
| 127 Route 66 | 998 | | | Fantastic Sams | Hair Salon | SVC |
| 133 Route 66 | 58,000 | | | Albertsons | Supermarket | FOOD |
| 145 Route 66 | 921 | | | Lady Donuts | Donut Shop | ED |
| 147 Route 66 | 1,074 | | | One Stop Mail | Postal Services | SVC |
| 151 Route 66 | 1,074 | 1,074 | | Vacant | Vacant | VAC |
| 153 Route 66 | 1,535 | | | Xtreme Boardshop | Sporting Goods | SPEC |
| 155 Route 66 | 1,535 | 1,535 | | Vacant | Vacant | VAC |
| 517 S Glendora Ave. | 11,511 | | | Action Stamping | Metal Stamping Manufacture | SPEC |
| 523 S Glendora Ave. | 1,134 | 1,134 | | Vacant | Vacant | VAC |
| 525 S Glendora Ave. | 1,782 | 1,782 | | Vacant | Vacant | VAC |
| 527 S Glendora Ave. | 1,296 | | | Kenpo Karate | Martial Arts Instruction | SVC |
| 529 S Glendora Ave # A | 972 | 972 | | Vacant (restaurant) | Vacant | VAC |
| 529 S Glendora Ave | 972 | | | Dry Cleaners | Dry Cleaner | SVC |
| 531 S Glendora Ave. | 16,081 | | | Mission Ace Hardware | Hardware | HARD |
| **Glendora Plaza** | **29,325** | **6,753** | **23** | | | |
| 1920 - 1948 Route 66 | 3,683 | 3,683 | | Vacant | Vacant | VAC |

**Appendix B-1**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Retailers Located within Shopping Centers**

| Shopping Center/Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| | 9,058 | | | Goodwill Store | Thrift Store | GM |
| | 1,134 | | | Concepts Hair Design | Hair Salon | SVC |
| | 1,134 | | | Curves | Fitness Services | SVC |
| | 2,106 | | | Pullard's Sew Creative | Sewing Shop | SPEC |
| | 1,910 | | | I Love Fish | Restaurant | ED |
| | 955 | | | Elegant Touch | Nail Salon | SVC |
| | 2,183 | | | Pro Cleaners | Dry Cleaner | SVC |
| | 2,430 | | | Casa Jimenez | Restaurant | ED |
| 1940 Route 66 | 1,535 | 1,535 | | Vacant | Vacant | VAC |
| | 1,663 | | | Positive Change Hypnosis | Hynosis Services | SVC |
| 1948 Route 66 | 1,535 | 1,535 | | Vacant | Vacant | VAC |
| **Glendora Promenade** | **71,677** | **46,965** | **65.5** | | | |
| 1311 S Grand Ave. # 180 | 1,253 | 1,253 | | Vacant | Vacant | VAC |
| 1311 S Grand Ave. # 170 | 1,253 | 1,253 | | Vacant | Vacant | VAC |
| 1311 S Grand Ave. # 160 | 1,253 | 1,253 | | Vacant | Vacant | VAC |
| 1311 S Grand Ave. # 150 | 1,074 | 1,074 | | Vacant | Vacant | VAC |
| 1311 S Grand Ave. # 140 | 998 | 998 | | Vacant | Vacant | VAC |
| 1311 S Grand Ave. # 130 | 998 | 998 | | Vacant | Vacant | VAC |
| 1311 S Grand Ave. # 120 | 1,253 | | | Subway | Restaurant | ED |
| 1311 S Grand Ave. # 110 | 1,253 | 1,253 | | Vacant | Vacant | VAC |
| 1311 S Grand Ave. # 100 | 1,253 | 1,253 | | Vacant | Vacant | VAC |
| 1313 S Grand Ave. # 100 | 1,705 | 1,705 | | Vacant | Vacant | VAC |
| 1315 S Grand Ave. # 110 | 1,108 | 1,108 | | Vacant | Vacant | VAC |
| 1315 S Grand Ave. # 120 | 1,108 | 1,108 | | Vacant | Vacant | VAC |
| 1315 S Grand Ave. # 130 | 1,108 | 1,108 | | Vacant | Vacant | VAC |
| 1315 S Grand Ave. # !40 | 1,108 | | | Roxas Dental Office | Dentistry | SVC |
| 1315 S Grand Ave. #150 | 1,108 | | | The Abbey Company | Center Management Office | SVC |
| 1321 S Grand Ave. | 13,966 | 13,966 | | Fresh & Easy (coming) | Future Supermarket | VAC |
| 1357 S Grand Ave. | 5,968 | | | Tutor Time | Educational Services | SVC |
| 1365 S Grand Ave. | 21,000 | 21,000 | | Vacant | Vacant | VAC |
| 1375/1377 S Grand Ave. | 5,679 | 5,679 | | Vacant | Vacant | VAC |
| 1379 S Grand Ave. | 1,023 | 1,023 | | Vacant | Vacant | VAC |
| 1395 S Grand Ave. # 110 | 1,219 | 1,219 | | Vacant | Vacant | VAC |
| 1395 S Grand Ave. # 120 | 998 | 998 | | Vacant | Vacant | VAC |
| 1395 S Grand Ave.# 130 | 1,305 | | | JLL Alliance Network | Professional Services | SVC |
| 1395 S Grand Ave. # 140 | 1,160 | 1,160 | | Vacant | Vacant | VAC |
| 1395 S Grand Ave. # 150 | 1,522 | 1,522 | | Vacant | Vacant | VAC |
| **Glendora Shopping Center** | **525,304** | **2,106** | **0.4** | | | |
| 1225 - 1331 S Lone Hill Ave. | 170,920 | | | Home Depot | Hardware | HARD |
| | 128,000 | | | Kohl's | Department Store | GM |
| | 170,920 | | | Sam's Club | Department Store | GM |
| | 21,487 | | | Home Goods | Home Décor | SPEC |
| | 4,212 | | | In N Out | Restaurant | ED |
| | 6,685 | | | Coco's | Restaurant | ED |
| | 3,104 | | | Wendy's | Restaurant | ED |
| | 2,046 | | | Baja Fresh | Restaurant | ED |
| | 1,364 | | | Rolling Rice | Restaurant | ED |
| | 1,194 | | | Hong Kong Express | Restaurant | ED |
| | 1,364 | | | The Nail Spa | Nail Salon | SVC |
| | 1,705 | | | Beauty Gallery | Salon | SVC |
| 1331 S Lone Hill Ave. # 150 | 2,106 | 2,106 | | Vacant | Vacant | VAC |
| | 1,773 | | | Game Stop | Video Game Rental/Sales | SVC |
| | 3,104 | | | Verizon | Wireless Phones/Accessories | SPEC |
| | 2,217 | | | Lone Hill Dental | Dentistry | SVC |
| | 3,104 | | | Ortho Mattress Gallery | Mattress Store | FURN |

**Appendix B-1**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Retailers Located within Shopping Centers**

| Shopping Center/Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| **Grand Avenue Plaza** | **18,131** | **4,212** | **23.2** | | | |
| 150 N Grand Ave. | 3,389 | | | Ho's Silver Spoon | Restaurant | ED |
| 150 N Grand Ave. | 1,782 | | | Grand Chicken | Restaurant | ED |
| 150 N Grand Ave. | 2,106 | | | Sylvan Learning Center | Educational Services | SVC |
| 150 N Grand Ave. | 2,106 | | | California Eye Speicalists | Medical Services | SVC |
| 150 N Grand Ave. | 1,134 | | | Save-On Home Health Supplies | Medical Supplies | SPEC |
| 150 N Grand Ave. | 1,134 | | | Drive Right | Drivers Education | SVC |
| 150 N Grand Ave. | 1,134 | | | Family Dentistry | Dentistry | SVC |
| 150 N Grand Ave. | 1,134 | | | Cleaners | Dry Cleaners | SVC |
| 150 N Grand Ave. # E/D | 2,106 | 2,106 | | Vacant (West Coast Mortgages) | Vacant | VAC |
| 150 N Grand Ave. # A/B | 2,106 | 2,106 | | Vacant | Vacant | VAC |
| **Grand Ave., Unnamed** | **13,297** | **-** | **0** | | | |
| 551 - 605 S Grand Ave. | 1,015 | | | Daily Grind | Coffee Shop | ED |
| 549 S Grand Ave. | 639 | 639 | | Vacant | Vacant | VAC |
| | 639 | | | Juice It Up | Juice/Smoothie Shop | ED |
| | 1,961 | | | T-Mobile | Wireless Phones/Accessories | SPEC |
| | 4,911 | | | Union Bank | Financial Services | SVC |
| | 4,131 | | | Glendora Smiles | Dentistry | SVC |
| **Grand Ave., Unnamed** | **4,093** | **-** | **0** | | | |
| 718 - 726 S Grand Ave. | 921 | | | Art Barn | Custom Picture Framing | SPEC |
| | 819 | | | Executive Cellular | Wireless Phones/Accessories | SPEC |
| | 819 | | | European Deli | Deli Market | FOOD |
| | 716 | | | Foothill Nails & Spa | Nail Salon | SVC |
| | 819 | | | Street Printworks | Custom Printing & Copies | SPEC |
| **Grand Ave., Unnamed** | **4,911** | **-** | **0** | | | |
| 1410 - 1434 S Grand Ave. | 1,637 | | | Pam's Market | Convenience Market | FOOD |
| | 1,091 | | | Daily Donuts | Donut Shop | ED |
| | 546 | | | Star Nail Hair | Salon | SVC |
| | 682 | | | Chung's Cleaners | Dry Cleaner/Tailor | SVC |
| | 955 | | | Grand Family Dental Office | Dentistry | SVC |
| **Grand Ave., Unnamed** | **13,779** | **819** | **5.9** | | | |
| 1760 - 1720 S Grand Ave. | 819 | | | Haircuts For Less | Barber Shop | SVC |
| | 955 | | | Fusion Sushi | Restaurant | ED |
| | 1,773 | | | Golden Dragon | Restaurant | ED |
| | 819 | | | Frank's Smoke Shop | Tobacco Products | SPEC |
| | 1,364 | | | Buckhorn Gun/Outdoor Shop | Outdoor Sporting Goods | SPEC |
| | 1,091 | | | Tiki Shack | Restaurant | ED |
| | 819 | 819 | | Vacant | Vacant | VAC |
| | 1,773 | | | Foothill Fitness | Fitness Equipment | SPEC |
| | 1,773 | | | Flower Fresh Cleaners | Dry Cleaner | SVC |
| | 955 | | | Caskets & More | Funeral Arrangements | SPEC |
| | 1,637 | | | Labor Ready | Employment Services | SVC |
| **Grand Creek Shopping Center** | **27,310** | **3,837** | **14** | | | |
| 138 - 100 N Grand Ave. | | | | | | |
| | 1,449 | | | Emperor Mongolian BBQ | Restaurant | ED |
| 122/118 N Grand Ave. | 3,837 | 3,837 | | Vacant | Vacant | VAC |
| | 1,023 | | | Friday Nails & Spa | Nail Salon | SVC |
| | 4,118 | | | Denny's | Restaurant | ED |
| | 3,820 | | | House of Louie | Restaurant | ED |
| | 3,197 | | | Shizu Sushi | Restaurant | ED |
| | 3,752 | | | Savon Financial Inc. | Financial Services | SVC |
| | 1,023 | | | Pat's Massage Salon | Massage Salon | SVC |
| | 853 | | | West Covina Thai Cuisine | Restaurant | ED |
| | 1,023 | | | Aida's Cleaners | Dry Cleaner | SVC |
| | 3,214 | | | Grand Creek Liquor & Deli | Convenience Market | FOOD |

**Appendix B-1**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Retailers Located within Shopping Centers**

| Shopping Center/Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| **Grove Center** | **42,393** | **6,778** | **15.9** | | | |
| 3103 - 3191 N Garey Ave. | 2,814 | | | Mission Audio | Car Audio and Alarms | SPEC |
| | 1,535 | | | Hamburger House | Restaurant | ED |
| 3115 Garey Ave. | 2,242 | 2,242 | | Vacant | Vacant | VAC |
| | 2,106 | | | KL 99 Cents Store | Discount General Merchandise | GM |
| | 2,106 | | | Zuby's Subs/Café | Restaurant | ED |
| | 4,698 | | | Grove Farmers Market | Grocery | FOOD |
| | 810 | | | Sweet Art Cakes | Bakery | ED |
| 3143 Garey Ave. | 972 | | | Check Cash | Financial Services | SVC |
| | 2,106 | | | Coin Op Laundry | Laundromat | SVC |
| | 1,134 | | | Helen's Nails | Nail Salon | SVC |
| | 972 | | | The Trans Water | Water Store | SPEC |
| 3155 Garey Ave. | 1,134 | 1,134 | | Vacant | Vacant | VAC |
| 3157 Garey Ave. | 1,134 | 1,134 | | Vacant | Vacant | VAC |
| | 3,240 | | | Aladdin Jr | Restaurant | ED |
| 3165 Garey Ave. | 972 | | | Pomona Premiere Chiro. Ctr | Chiropractic | SVC |
| | 1,134 | | | Grove Family Dental | Dentistry | SVC |
| | 972 | | | Video Center | Video Rental/Sales | SPEC |
| | 2,430 | | | The Mirage | Restaurant | ED |
| | 648 | | | State Farm | Insurance Services | SVC |
| | 1,134 | 1,134 | | Vacant (Grove Medical Group) | Vacant | VAC |
| | 810 | | | Creamy Donuts | Donut Shop | ED |
| 3181 Garey Ave. | 1,134 | 1,134 | | Vacant | Vacant | VAC |
| | 3,078 | | | Options For Youth | Charter School | SVC |
| | 3,078 | | | Los Jarritos | Restaurant | ED |
| **La Verne Courtyard** | **83,197** | **-** | **0** | | | |
| 2298 - 2204 Foothill Blvd. | 5,925 | | | Blockbuster | Video Rental/Sales | SPEC |
| | 2,750 | | | Starz Beauty Salon | Salon | SVC |
| | 1,373 | | | Citi Financial | Financial Services | SVC |
| | 1,373 | | | Eden Day Spa/Wellness Center | Day Spa | SVC |
| | 21,282 | | | Office Depot | Office Supplies | SPEC |
| | 41,653 | | | Orchard Supply Hardware | Hardware | HARD |
| | 1,305 | | | Quiznos | Restaurant | ED |
| | 2,319 | | | La Verne Dental Group | Dentistry | SVC |
| | 1,739 | | | Magic Wok | Restaurant | ED |
| | 725 | | | Micky's Jewelry | Jewelry | SPEC |
| | 1,160 | | | Pizza Hut | Restaurant | ED |
| | 1,594 | | | Rubios | Restaurant | ED |
| **La Verne Plaza** | **66,555** | **7,921** | **12.7** | | | |
| 2090 - 2080 Foothill Blvd. | 28,800 | | | Stater Bros | Supermarket | FOOD |
| 2086 Foothill Blvd. # D | 4,366 | 4,366 | | Vacant | Vacant | VAC |
| 2086 Foothill Blvd. # C | 1,773 | 1,773 | | Vacant | Vacant | VAC |
| | 4,638 | | | Chase Bank | Financial Services | SVC |
| | 10,641 | | | Jo-Ann Arts and Crafts | Arts and Crafts | SPEC |
| 2084 Foothill Blvd. # H | 1,782 | 1,782 | | Vacant | Vacant | VAC |
| | 891 | | | Hair Personality | Hair Salon | SVC |
| | 891 | | | KL Nails | Nail Salon | SVC |
| | 1,134 | | | Weight Watchers | Weight Loss Service | SVC |
| | 972 | | | H & R Block | Financial Services | SVC |
| | 972 | | | Fukuya Sushi | Restaurant | ED |
| | 972 | | | Avis Rental Car | Car Rental | SVC |
| | 1,296 | | | Cleaners | Dry Cleaner/Tailor | SVC |
| | 1,782 | | | Sacred Heart Dental Care | Dentistry | SVC |
| | 3,342 | | | The Tenderloin | Restaurant | ED |
| | 2,302 | | | In N Out | Restaurant | ED |

**Appendix B-1**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Retailers Located within Shopping Centers**

| Shopping Center/Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| **La Verne Retail Center** | **22,612** | **-** | **0** | | | |
| 1480 Foothill Blvd. | 15,348 | | | Rite Aid | Drug Store | GM |
| | 2,319 | | | Carl's Jr | Restaurant | ED |
| | 4,945 | | | Autozone | Auto Parts | AUTO |
| **La Verne Towne Center** | **228,969** | **3,811** | **1.7** | | | |
| 2462 - 2300 Foothill Blvd. | 114,732 | | | Target | Department Store | GM |
| | 6,395 | | | Lane Bryant | Apparel | APP |
| | 2,558 | | | Payless Shoes | Shoe Store | APP |
| | 2,771 | | | Styles For Less | Apparel | APP |
| 2418-C Foothill Blvd. | 2,558 | 2,558 | | Vacant | Vacant | VAC |
| | 4,050 | | | Express Cash | Financial Services | SVC |
| | 1,705 | | | The Haircutters | Hair Salon | SVC |
| | 60,000 | | | Vons | Supermarket | FOOD |
| | 1,492 | | | Jolly Jogurt | Frozen Yogurt Shop | ED |
| | 1,279 | | | Cleaners | Dry Cleaner | SVC |
| | 716 | | | Mountain Vista Optical | Optometry | SVC |
| 2300-A | 1,253 | 1,253 | | Vacant | Vacant | VAC |
| | 767 | | | LA Nails | Nail Salon | SVC |
| | 1,611 | | | Bangkok Blue | Restaurant | ED |
| | 3,581 | | | Pet Depot | Pet Store | SPEC |
| | 2,157 | | | El Pollo Loco | Restaurant | ED |
| | 725 | | | Andy's Shoe Repair | Shoe Repair | SVC |
| | 1,449 | | | Mobile Homes | Mobile Home Sales | SPEC |
| | 1,449 | | | L & L Hawaiian Barbeque | Restaurant | ED |
| | 725 | | | Water Store | Water Store | SPEC |
| | 3,667 | | | My Gym | Children's Fitness | SVC |
| | 3,453 | | | Hallmark | Cards/Gift Shop | SPEC |
| | 3,001 | | | Roundtable Pizza | Restaurant | ED |
| | 6,872 | | | Triple A Auto Club | Auto Insurance Service | SVC |
| **La Verne Towne Center North** | **28,120** | **6,659** | **23.7** | | | |
| 2497- 2445 Foothill Blvd. | 6,446 | | | Hollywood Video | Video Rental/Sales | SPEC |
| | 1,611 | | | 100% Soccer | Sporting Goods | SPEC |
| 2497-B Foothill Blvd. | 1,432 | 1,432 | | Vacant (Salon) | Vacant | VAC |
| | 1,432 | | | B & C Headliners | Barber Shop | SVC |
| 2451-F Foothill Blvd. | 2,183 | 2,183 | | Vacant (Games & Comics) | Vacant | VAC |
| | 1,910 | | | Shalizar Restaurant | Restaurant | ED |
| | 2,183 | | | Advance America | Financial Services | SVC |
| | 1,611 | | | Fanta-Sci Gaming | Internet Gaming Center | SVC |
| | 1,253 | | | Martial Arts | Martial Arts Instruction | SVC |
| 2451-E Foothill Blvd. | 3,044 | 3,044 | | Vacant | Vacant | VAC |
| | 2,328 | | | Marvin's Cleaners | Dry Cleaner | SVC |
| | 2,686 | | | Charlie's Italiian Food | Restaurant | ED |
| **Lowe's Center** | **247,016** | **59,586** | **24.1** | | | |
| 186 Village Ct. | 47,726 | 47,726 | | Vacant (Levitz Furniture) | Vacant | VAC |
| 149 Village Ct. | 8,870 | | | Expo Furniture | Furniture | FURN |
| 125 Village Ct. | 6,275 | | | Cask N Cleaver | Restaurant | ED |
| | 4,212 | 4,212 | | Vacant | Vacant | VAC |
| 101 Village Ct. | 4,502 | | | Sizzler | Restaurant | ED |
| 100 Village Ct. | 4,707 | | | Vista Paint | Paint and Hardware | HARD |
| ~ 100 Village Ct. | 7,648 | 7,648 | | Vacant | Vacant | VAC |
| 633 Arrow Hwy | 151,889 | | | Lowe's | Hardware | HARD |
| 705 Arrow Hwy | 2,387 | | | Taco Bell/Pizza Hut | Restaurant | ED |
| | 3,070 | | | A & W, KFC | Restaurant | ED |
| 741 Arrow Hwy | 5,730 | | | McDonalds | Restaurant | ED |

**Appendix B-1**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Retailers Located within Shopping Centers**

| Shopping Center/Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| **Marshall's Plaza** | **60,371** | **2,212** | **3.7** | | | |
| 2371 - 2315 Foothill Blvd. | 1,876 | | | Panda Express | Restaurant | ED |
| | 1,663 | | | Wing Stop | Restaurant | ED |
| | 1,663 | | | Miss Donut & Bagel | Donut/Bagel Shop | ED |
| | 1,496 | 1,496 | | Vacant | Vacant | VAC |
| | 998 | | | Fantastic Sams | Hair Salon | SVC |
| | 1,164 | | | Eva's Nails | Nail Salon | SVC |
| | 2,494 | | | Butcher Shop | Butcher Shop | FOOD |
| | 1,496 | | | Red Dragon Karate | Martial Arts Instruction | SVC |
| | 1,164 | | | Fruit Yogurt | Frozen Yogurt | ED |
| | 831 | | | Rainbow Cleaners | Dry Cleaners | SVC |
| | 2,494 | | | Fish & Pets | Pet Store | SPEC |
| | 3,658 | | | Miyabi | Restaurant | ED |
| | 895 | | | Mail Boxes | Postal Services | SVC |
| | 26,244 | | | Marshall's | Apparel | APP |
| | 3,325 | | | Econo Drugs | Pharmacy | SPEC |
| | 1,739 | | | Dental Care of La Verne | Dentistry | SVC |
| | 3,044 | | | Citrus Vet Clinic | Animal Health Service | SVC |
| | 3,411 | | | Michael J's | Restaurant | ED |
| 2335 Foothill Blvd. | 716 | 716 | | Vacant | Vacant | VAC |
| **Mayflower Shopping Center** | **77,207** | **8,168** | **10.6** | | | |
| NEC W Baseline Rd. & S Grand Ave. | | | | | | |
| 956 S Grand Ave. | 1,364 | | | Hana Haru | Restaurant | ED |
| | 2,558 | | | Top Hat Liquor | Convenience Market | FOOD |
| 946 | 5,329 | | | Spaghetti Eddie's | Restaurant | ED |
| 940 S Grand Ave. | 26,739 | | | Sport Chalet | Sporting Goods | SPEC |
| | 5,883 | | | Bicycle Central | Bicycle Shop | SPEC |
| 930 S Grand Ave. | 2,132 | 2,132 | | Vacant | Vacant | VAC |
| | 1,492 | | | Mayflower Cleaners | Dry Cleaner | SVC |
| | 1,918 | | | Grand Shoes | Shoe Store | APP |
| | 2,132 | | | Grand Produce & Deli | Grocery | FOOD |
| 920 S Grand Ave. | 4,348 | 4,348 | | Vacant | Vacant | VAC |
| | 3,880 | | | NHC Medical Supply | Medical Supplies | SPEC |
| 906 S Grand Ave. | 7,162 | | | Glendora Dental Surgery Center | Dentistry | SVC |
| 852 S Grand Ave. | 2,439 | | | Vision Center | Optometry | SVC |
| 848 S Grand Ave. | 213 | | | Gards Music | Musical Instruments & Albums | SPEC |
| | 767 | | | Budget Vacuum & Janitorial | Vacuum & Janitorial Supplies | SPEC |
| | 921 | | | Grand Dental Center | Dentistry | SVC |
| | 1,074 | | | AIDA Medical Center | Medical Services | SVC |
| 832 S Grand Ave. | 1,688 | 1,688 | | Vacant | Vacant | VAC |
| | 2,626 | | | Radioshack | Electronics | SPEC |
| 934 S Grand Ave. | 298 | | | Valero Gas | Convenience Market | FOOD |
| | 554 | | | 76 Station | Convenience Market | FOOD |
| 541 W Baseline Rd. | 469 | | | Thai Table | Restaurant | ED |
| 539 W Baseline Rd. | 375 | | | Elite Beauty Parlor | Salon | SVC |
| 537 W Baseline Rd. | 375 | | | Taco Grill | Restaurant | ED |
| 535 W Baseline Rd. | 469 | | | Grand China | Restaurant | ED |
| **Oak Tree Mall** | **9,942** | **-** | **0** | | | |
| 2005- 2023 Foothill Blvd. | 1,177 | | | La Verne Bakery | Bakery | ED |
| | 1,177 | | | Taste of Asia | Restaurant | ED |
| | 1,177 | | | Kumon Learning Center | Education Services | SVC |
| | 1,177 | | | Carpet City | Flooring | HARD |
| | 2,353 | | | Ricciolo Salon | Salon | SVC |
| | 1,177 | | | Equilibrium Fitness | Fitness Services | SVC |
| | 273 | | | Pizza Barn | Restaurant | ED |
| | 546 | | | Dental Office | Dentistry | SVC |
| | 887 | | | Grand Donuts | Donut Shop | ED |

**Appendix B-1**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Retailers Located within Shopping Centers**

| Shopping Center/Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| **Pudding Stone Shopping Center** | **104,614** | **1,501** | **1.4** | | | |
| 220 - 114 E. Bonita Ave. | 56,000 | | | Albertsons | Supermarket | FOOD |
| | 1,611 | | | The Pizza Place | Restaurant | ED |
| | 2,302 | | | Clete's Liquor | Convenience Market | FOOD |
| | 1,535 | | | Bella Nails & Spa | Nail Salon & Day Spa | SVC |
| | 1,194 | | | Tower Cleaners | Dry Cleaners | SVC |
| | 16,559 | | | Dollar Tree | Discount General Merchandise | GM |
| | 2,763 | | | Little Tokyo | Restaurant | ED |
| | 3,223 | | | Video Plaza | Video Rental/Sales | SPEC |
| | 1,957 | | | PostNet | Postal Services | SVC |
| | 1,125 | | | Hair Masters | Barber Shop | SVC |
| | 1,219 | | | Subway | Restaurant | ED |
| | 1,501 | 1,501 | | Vacant (Restaurant) | Vacant | VAC |
| | 12,005 | | | CVS Pharmacy | Drug Store | GM |
| | 1,620 | | | Starbucks | Coffee Shop | ED |
| **Quail Ridge Center** | **18,905** | **1,920** | **10.2** | | | |
| 1200 Route 66 | 4,707 | | | Clubhouse 66 | Restaurant | ED |
| 1200 Route 66 | 895 | | | Domenic's | Men's Dress Wear | APP |
| 1200 Route 66 | 895 | | | Little Hands Big Creations | Art Studio | SPEC |
| 1200 Route 66 | 640 | 640 | | Vacant | Vacant | VAC |
| 1200 Route 66 | 2,558 | | | Kinkade Showcase | Art Gallery/Gift Shop | SPEC |
| 1200 Route 66 | 895 | | | A-Advantage Insurance | Insurance Services | SVC |
| 1200 Route 66 | 895 | | | The Purlside | Apparel | APP |
| 1200 Route 66 | 1,663 | | | The Headquarters | Hair Salon | SVC |
| 1200 Route 66 | 895 | | | Suncraft Development | Home Remodeling Service | SVC |
| 1200 Route 66 | 895 | | | Swanpools | Pool/Spa Supplies | SPEC |
| 1200 Route 66 | 895 | | | Faster Funded Homes | Mortage Services | SVC |
| 1200 Route 66 | 1,791 | | | Provident Bank Mortgage | Financial Services | SVC |
| 1200 Route 66 # 101 | 1,280 | 1,280 | | Vacant | Vacant | VAC |
| **Route 66 Plaza** | **9,822** | **1,773** | **18.1** | | | |
| 1435-1433 Route 66 | 819 | | | Massage Therapy | Massage Therapy | SVC |
| | 819 | | | Graphics Plus | Graphic Design Services | SVC |
| | 955 | | | Downtown Dental | Dentistry | SVC |
| | 955 | | | Chiropractic | Chiropractic | SVC |
| 1433 Route 66 # F | 1,773 | 1,773 | | Vacant | Vacant | VAC |
| | 955 | | | Psychotherapy | Mental Health Services | SVC |
| | 2,046 | | | Angel's Touch | Salon | SVC |
| | 1,501 | | | Pizza Hut/Wing Street | Restaurant | ED |
| **Route 66 Promenade** | **72,340** | **4,314** | **6** | | | |
| 1804 - 1860 Route 66 | 955 | | | Class One Donuts | Donut Shop | ED |
| 1806 Route 66 # A | 682 | 682 | | Vacant (Clearview Insurance) | Vacant | VAC |
| | 546 | | | Boys Cleaners East | Dry Cleaners | SVC |
| | 1,228 | | | Zuzu Chicken | Restaurant | ED |
| | 2,660 | | | Chelsea Restaurant | Restaurant | ED |
| | 4,366 | | | Swan Beauty Supply | Beauty Supplies | SPEC |
| | 1,910 | | | Smile Bright Dental | Dentistry | SVC |
| | 1,432 | | | Edible Arrangements | Ice Gream & Snack Shop | ED |
| | 1,253 | | | H & R Block | Financial Services | SVC |
| | 1,253 | | | Blizzberry | Frozen Yogurt Shop | ED |
| | 1,074 | | | Mail Plaza | Postal Services | SVC |
| 1822 Route 66 # B | 716 | 716 | | Vacant | Vacant | VAC |
| | 895 | | | JJ Smoke Shop | Tobacco Products | SPEC |
| | 1,611 | | | Red Dragon Karate | Martial Arts Instruction | SVC |
| 1828 Route 66 | 2,771 | | | Lone Hill Liquor | Convenience Market | FOOD |
| | 24,400 | | | Stater Bros | Supermarket | FOOD |
| | 1,620 | | | Miyako Sushi | Restaurant | ED |

**Appendix B-1**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Retailers Located within Shopping Centers**

| Shopping Center/Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| ~ 1842 Route 66 | 1,296 | 1,296 | | Vacant | Vacant | VAC |
| | 2,106 | | | Zen Zone | Massage Spa | SVC |
| | 1,134 | | | Cutters | Barber Shop | SVC |
| | 972 | | | Cleaners | Dry Cleaners | SVC |
| | 972 | | | Super Nails | Nail Salon | SVC |
| | 810 | | | Enterprise Rent A Car | Car Rental | SVC |
| 1854 Route 66 | 1,620 | 1,620 | | Vacant | Vacant | VAC |
| | 2,763 | | | Foothill Credit Union | Financial Services | SVC |
| | 4,208 | | | Rocky's Country Café | Restaurant | ED |
| 1860 Route 66 | 205 | | | Shell | Convenience Market | FOOD |
| | 1,765 | | | Del Taco | Restaurant | ED |
| | 1,364 | | | Loli's | Restaurant | ED |
| | 1,023 | | | Advance America | Financial Services | SVC |
| | 1,194 | | | Hungry Howie's Pizza | Restaurant | ED |
| | 1,535 | | | Starbucks | Coffee Shop | ED |
| **Route 66, Unnamed** | **25,375** | **1,228** | **4.8** | | | |
| 750 Route 66 | 2,763 | | | Petrillos Pizza | Restaurant | ED |
| 750 Route 66 | 1,842 | | | Dai Shogun | Restaurant | ED |
| 750 Route 66 | 921 | | | Dentistry | Dentistry | SVC |
| 750 Route 66 | 921 | | | Tanning | Tanning Salon | SVC |
| 750 Route 66 | 921 | | | The Yogurt Station | Yogurt Shop | ED |
| 750 Route 66 | 921 | | | Savvy Salon | Salon | SVC |
| 750 Route 66 | 2,865 | | | Cleaners | Dry Cleaners | SVC |
| 750 Route 66 | 1,432 | | | Nutrishop | Nutritional Store | SPEC |
| 750 Route 66 | 3,274 | | | Peachwood Physical Therapy | Physical Therapy | SVC |
| 750 Route 66 # P | 1,228 | 1,228 | | Vacant (Physique Ency) | Vacant | VAC |
| 750 Route 66 | 8,288 | | | Bally Total Fitness | Fitness Gym | SVC |
| **Route 66, Unnamed** | **15,117** | **4,254** | **28.1** | | | |
| 863 - 845 W Route 66 | 3,530 | | | Cal National Bank | Financial Services | SVC |
| 865 W Route 66 | 2,592 | 2,592 | | Vacant (It's A Grind Coffee House) | Vacant | VAC |
| | 1,015 | | | Baha Pizza | Restaurant | ED |
| | 2,882 | | | 7 Eleven | Convenience Market | FOOD |
| ~ 857 W Route 66 | 1,108 | 1,108 | | Vacant (Mail Center) | Vacant | VAC |
| 855 W Route 66 | 554 | 554 | | Vacant (Tea Time) | Vacant | VAC |
| | 1,219 | | | Sempre Bella Spa | Day Spa | SVC |
| | 887 | | | Cosmo Professor | Cosmotology School | SVC |
| | 1,330 | | | American General | Financial Services | SVC |
| **Route 66, Unnamed** | **39,946** | **5,679** | **14.2** | | | |
| SEC Route 66 & Elmwood Ave. | | | | | | |
| 1010 Route 66 | 1,023 | 1,023 | | Vacant | Vacant | VAC |
| 1008 Route 66 | 3,070 | 3,070 | | Vacant | Vacant | VAC |
| | 921 | | | House of Sandwiches | Restaurant | ED |
| | 921 | | | Farmers Insurance | Insurance Services | SVC |
| | 2,149 | | | Georgio's Tuxedo | Formal Wear | APP |
| | 4,297 | | | Century 21 | Real Estate Services | SVC |
| | 2,328 | | | Total Solution | Fitness Services | SVC |
| | 409 | | | Karate | Martial Arts Instruction | SVC |
| | 665 | | | JPM Comics | Comic Books | SPEC |
| | 2,328 | | | Rhodes Pool, Patio, Spa | Pool Supplies/Outdoor Furn. | SPEC |
| | 15,518 | | | Tuesday Morning | Department Store | GM |
| 1000 Route 66 # M | 1,074 | 1,074 | | Vacant | Vacant | VAC |
| | 1,961 | | | Rose Produce | Grocery | FOOD |
| 1000 Route 66 ~ # C | 512 | 512 | | Vacant | Vacant | VAC |
| | 1,279 | | | Glendora East Laundry | Laundromat | SVC |
| | 1,279 | | | Glendora East 1 Hr Cleaners | Dry Cleaner | SVC |
| | 213 | | | Valero Gas | Convenience Market | FOOD |

**Appendix B-1**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Retailers Located within Shopping Centers**

| Shopping Center/Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| **Route 66, Unnamed** | **5,401** | **-** | **0** | | | |
| 1799 - 1775 Route 66 | 1,104 | | | Classic Nails & Hair | Salon | SVC |
| | 921 | | | 1 Stop Soccer | Sporting Goods | SPEC |
| | 716 | | | Vrej Pastry | Bakery | ED |
| | 716 | | | Mathnasium | Educational Services | SVC |
| | 750 | | | Flowers & Gifts | Gift Shop | SPEC |
| | 537 | | | Dr. Liz Baird Chiropractic | Chiropractic | SVC |
| | 657 | | | Insurance | Insurance Services | SVC |
| **Route 66, Unnamed** | **25,332** | **16,294** | **64.3** | | | |
| SWC Route 66 & Amelia Ave. | | | | | | |
| 2244 Route 66 | 16,294 | 16,294 | | Vacant | Vacant | VAC |
| | 2,728 | | | A & S Cake and Candy | Bakery/Sweets Shop | ED |
| | 1,876 | | | Los Vitos | Restaurant | ED |
| | 1,194 | | | National Cleaners | Dry Cleaners | SVC |
| | 1,023 | | | American Pet Groominig | Pet Grooming | SVC |
| | 2,217 | | | Mike's Guitar World | Musical Instrument Sales/Lessons | SPEC |
| **Royal Palms Professional Building** | **8,015** | **853** | **10.6** | | | |
| 620 Route 66 | 1,194 | | | AAA Medical Supply | Medical Supplies | SPEC |
| 620 Route 66 | 1,194 | | | R & B Reverse Mortgage Services | Financial Services | SVC |
| 620 Route 66 # !06 | 853 | 853 | | Vacant (AAP Realty) | Vacant | VAC |
| 620 Route 66 | 853 | | | Farmers Insurance | Insurance Services | SVC |
| 620 Route 66 | 853 | | | The China Clipper | Barber Shop | SVC |
| 620 Route 66 | 853 | | | Le Wig Boutique | Wig Store | SPEC |
| 620 Route 66 | 1,023 | | | Hawg Heaven | Motorcycles & Accessories | AUTO |
| 620 Route 66 | 1,194 | | | Carpet World | Flooring | HARD |
| **San Dimas Arrow Plaza** | **54,725** | **1,739** | **3.6** | | | |
| 1371 - 1499 W Arrow Hwy. | | | | | | |
| | 1,160 | | | Accu-Center | Accupressure Service | SVC |
| | 1,884 | | | Attitude Boutique | Apparel | APP |
| 1383 | 1,449 | | | Supercuts | Barber Shop | SVC |
| | 1,160 | | | Spice For Life | Lingerie/Apparel | APP |
| | 870 | | | San Dimas Nails | Nail Salon | SVC |
| 1399 W Arrow Hwy | 1,739 | 1,739 | | Vacant | Vacant | VAC |
| | 652 | | | Smoke Shop | Tobacco Products | SPEC |
| | 1,015 | | | San Dimas Cleaners | Dry Cleaner | SVC |
| | 1,015 | | | Maki Yaki | Restaurant | ED |
| | 725 | | | Gykza's Bingo | Board Games/Gift Shop | SPEC |
| | 28,800 | | | Stater Bros | Supermarket | FOOD |
| | 1,884 | | | San Dimas Liquor | Convenience Market | FOOD |
| | 725 | | | Donut Queen | Donut Shop | ED |
| | 870 | | | Salon Bella | Salon | SVC |
| | 1,594 | | | Smile Care Dentist | Dentistry | SVC |
| | 1,449 | | | Mike's Pizza | Restaurant | ED |
| | 1,305 | | | Coin Laundry | Laundromat | SVC |
| | 1,449 | | | Mediterranean Bakery | Bakery/Deli | ED |
| | 1,160 | | | Dry Cleaners | Dry Cleaner | SVC |
| | 3,820 | | | A-1 Carpet Market | Carpet & Flooring | HARD |
| **San Dimas Marketplace** | **259,567** | **14,043** | **5.4** | | | |
| 802 - 888 W Arrow Hwy | | | | | | |
| 802 W Arrow Hwy | 6,753 | 6,753 | | Vacant (Book Store) | Vacant | VAC |
| | 1,492 | | | Coffee Klatch | Coffee Shop | ED |
| | 1,705 | | | Senor Baja | Restaurant | ED |
| | 1,492 | | | Philly's Best | Restaurant | ED |
| | 12,662 | | | Dress Barn | Apparel | APP |
| | 2,345 | | | Feeling Juicy | Juice/Smoothie Shop | ED |
| | 27,200 | | | Ross Dress For Less | Apparel | APP |

**Appendix B-1**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Retailers Located within Shopping Centers**

| Shopping Center/Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| | 12,662 | | | Petco | Pet Store | SPEC |
| | 30,000 | | | Office Max | Office Supplies | SPEC |
| | 1,023 | | | DC Nails | Nail Salon | SVC |
| | 1,023 | | | General Nutrition Center | Nutritional Store | SPEC |
| | 2,456 | | | At & T | Wireless Phones/Accessories | SPEC |
| | 5,670 | | | Aaron Brothers | Art & Picture Framing | SPEC |
| | 1,066 | | | Gymboree | Children's Apparel | APP |
| 844 W Arrow Hwy # B | 1,918 | 1,918 | | Vacant | Vacant | VAC |
| 848 W Arrow Hwy | 5,372 | 5,372 | | Vacant | Vacant | VAC |
| | 8,057 | | | Party City | Party Supplies | SPEC |
| | 8,800 | | | Trader Joes | Supermarket | FOOD |
| | 2,046 | | | Inland Beauty Supply | Beauty Supplies | SPEC |
| | 1,842 | | | Chopsticks House | Restaurant | ED |
| | 1,253 | | | Scottrade Financial | Financial Services | SVC |
| | 5,730 | | | Hallmark | Cards & Stationary | SPEC |
| | 117,000 | | | Target | Departrment Store | GM |
| **San Dimas Plaza** | **164,688** | **5,308** | **3.2** | | | |
| 845 - 1073 W Arrow Hwy | | | | | | |
| | 256 | | | Mobil Gas | Convenience Market | FOOD |
| | 1,160 | | | H & R Block | Tax Services | SVC |
| | 1,449 | | | Royal Panda | Restaurant | ED |
| | 942 | | | Smoke Shop | Tobacco Products | SPEC |
| | 942 | | | Donut Club | Donut Shop | ED |
| | 942 | | | Koala T Water | Water Store | SPEC |
| | 1,015 | | | Check Into Cash | Financial Services | SVC |
| | 1,305 | | | Children's Orchard | Used Children's Clothing | APP |
| | 2,174 | | | USA Baby | Baby Store | SPEC |
| | 1,705 | | | Radioshack | Electronics | SPEC |
| | 1,705 | | | Sprint | Wireless Phones/Accessories | SPEC |
| | 1,918 | | | Jenny Craig | Weight Loss Service | SVC |
| | 25,200 | | | T.J. Maxx | Apparel | APP |
| | 1,876 | | | Prism Medical Group | Medical Service | SVC |
| 915 W Arrow Hwy | 1,313 | 1,313 | | Vacant | Vacant | VAC |
| | 1,313 | | | Y2K Jewelers | Jewelry | SPEC |
| | 1,125 | | | Sally Beauty Supply | Beauty Supplies | SPEC |
| | 6,139 | | | Fashion Q | Apparel | APP |
| | 1,876 | | | San Dimas Dental | Dentistry | SVC |
| | 15,882 | | | Rite Aid | Drug Store | GM |
| 939 W Arrow Hwy | 1,501 | 1,501 | | Vacant (Brand Name Outlet) | Vacant | VAC |
| | 955 | | | Fantastic Sams | Hair Salon | SVC |
| | 1,364 | | | Sushi Cruise | Restaurant | ED |
| | 819 | | | Eye Care One | Optometry | SVC |
| | 1,432 | | | Café Bagelry | Restaurant | ED |
| | 819 | | | Chloe's | Gift Shop | SPEC |
| | 955 | | | The UPS Store | Postal Services | SVC |
| | 1,228 | | | Payless Shoes | Shoe Store | APP |
| | 46,300 | | | Ralphs | Supermarket | FOOD |
| | 998 | | | Cold Stones Creamery | Ice Cream Shop | ED |
| | 1,496 | | | Top Cleaners | Dry Cleaner | SVC |
| | 998 | | | Cakes Unlimited | Bakery | ED |
| | 831 | | | BQ Salon | Salon | SVC |
| | 831 | | | Fast Frame | Picture Framing | SPEC |
| 1033 W Arrow Hwy | 1,496 | 1,496 | | Vacant | Vacant | VAC |
| 1037 W Arrow Hwy | 998 | 998 | | Vacant | Vacant | VAC |
| | 1,228 | | | Subway | Restaurant | ED |
| | 682 | | | Premiere Mobile | Wireless Phones/Accessories | SPEC |
| | 1,620 | | | F.S. Mexican Food | Restaurant | ED |
| | 1,215 | | | Pizza Hut | Restaurant | ED |
| | 5,372 | | | Blockbuster | Video Rental/Sales | SPEC |

**Appendix B-1**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Retailers Located within Shopping Centers**

| Shopping Center/Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| | 2,217 | | | Burger King | Restaurant | ED |
| | 4,690 | | | Wells Fargo | Financial Services | SVC |
| | 7,159 | | | IHOP | Restaurant | ED |
| | 7,247 | | | Big 5 | Sporting Goods | SPEC |
| **San Dimas Station** | **112,366** | **32,383** | **28.8** | | | |
| 515-677 W. Arrow Hwy | 6,608 | | | 99 Cents Plus | Discount General Merchandise | GM |
| | 13,634 | | | Pacific Sales | Appliances | FURN |
| | 1,023 | | | ES Marble | Marble, Granite | HARD |
| | 1,023 | | | Empire Realty & Lending | Financial Services | SVC |
| | 2,046 | | | J.B. Kitchens and Bath | Home Remodel Services | SVC |
| | 1,535 | | | Bedtime Mattress | Mattress Store | FURN |
| | 1,050 | 1,050 | | Vacant (Suit Me Up) | Vacant | VAC |
| | 2,046 | | | Lucky Elephant | Restaurant | ED |
| | 20,709 | 20,709 | | Vacant | Vacant | VAC |
| 633 | 2,046 | | | Tackle Store | Fishing and Tackle Store | SPEC |
| | 1,023 | 1,023 | | Vacant | Vacant | VAC |
| | 1,876 | | | Max Beauty World | Salon | SVC |
| | 1,023 | | | Baskin Robbins | Ice Cream Shop | ED |
| | 3,922 | | | Incycle Bicycles | Bicycle Store | SPEC |
| | 7,333 | | | Furniture Depot | Furniture | FURN |
| | 1,279 | | | Michael's & Associates | Financial Services | SVC |
| | 3,837 | | | Veggie and Tea House | Restaurant | ED |
| | 2,345 | | | Fritz Clothing | Apparel | APP |
| | 3,837 | | | Citrus Valley Assoc. of Realtors | Real Estate Services | SVC |
| | 3,453 | | | Boot Barn | Apparel | APP |
| | 2,763 | | | Home Brew Coffee | Coffee Shop | ED |
| | 1,074 | | | Adamas Jewelers | Jewelry | SPEC |
| | 2,046 | | | Computer Village | Computer/Software Sales | SPEC |
| | 2,046 | | | Big Sky Sushi | Restaurant | ED |
| | 5,670 | | | Zendejas | Restaurant | ED |
| 677 | 2,217 | 2,217 | | Vacant | Vacant | VAC |
| 677-E | 1,501 | 1,501 | | Vacant (Mercury Ins. Group) | Vacant | VAC |
| 677-C | 5,883 | 5,883 | | Vacant (Patio Concepts) | Vacant | VAC |
| | 546 | | | Nails Spa | Day Spa | SVC |
| | 1,432 | | | Blimpies | Restaurant | ED |
| | 5,539 | | | Red Robins | Restaurant | ED |
| **San Dimas Station** | **93,510** | **28,010** | **30** | | | |
| 698 - 552 Arrow Hwy | 3,223 | | | Carl's Jr | Restaurant | ED |
| | 1,884 | | | Del Taco | Restaurant | ED |
| | 5,832 | | | Active Ride Shop | Sporting Goods | SPEC |
| 668 Arrow Hwy | 1,296 | 1,296 | | Vacant | Vacant | VAC |
| | 1,458 | | | Las Palmas Seafood | Restaurant | ED |
| | 1,296 | | | Vietnamese Restaurant | Restaurant | ED |
| | 810 | | | Citrus Dance School | Dance School | SVC |
| | 5,022 | | | Applebees | Restaurant | ED |
| | 4,928 | | | Health Food | Grocery | FOOD |
| | 13,915 | | | Cost Plus World Market | General Merchandise | GM |
| | 2,763 | | | Kim's Hapkido | Martial Arts Instruction | SVC |
| | 2,302 | | | Swan Day Spa | Day Spa | SVC |
| | 5,491 | | | Denny's | Restaurant | ED |
| | 6,753 | | | Frazee Paint | Paint/Hardware | HARD |
| 602 Arrow Hwy | 20,575 | 20,575 | | Vacant | Vacant | VAC |
| 580-572 Arrow Hwy | 6,139 | 6,139 | | Vacant | Vacant | VAC |
| | 1,381 | | | The Yogurt Station | Yogurt Shop | ED |
| | 3,376 | | | Scrappin Good Times | Scrapbooks/Stationary | SPEC |
| | 5,065 | | | Michael Angelos Pizza | Restaurant | ED |

**Appendix B-1**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Retailers Located within Shopping Centers**

| Shopping Center/Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| **San Dimas Plaza** | **10,641** | **-** | **0** | | | |
| 706 - 724 Foothill blvd. | 2,183 | | | Chozen | Kickboxing Instruction | SVC |
| | 2,183 | | | Royal Liquor | Convenience Market | FOOD |
| | 1,228 | | | Matteo's Pizzeria | Restaurant | ED |
| | 955 | | | VIP Cleaners | Dry Cleaners | SVC |
| | 819 | | | Great Lengths Salon | Hair Salon | SVC |
| | 3,274 | | | The Horsemart | Pet Store | SPEC |
| **Sunrise Center** | **31,963** | **3,635** | **11.4** | | | |
| SEC Arrow Hwy & Bonnie Cove Ave. | | | | | | |
| 20540 E Arrow Hwy. | 942 | | | Tobacco Shop | Tobacco Products | SPEC |
| 20540 E Arrow Hwy. | 1,884 | | | Elite Care Personal Training | Fitness Services | SVC |
| 20540 E Arrow Hwy. | 435 | | | Notary Public & Bookkeeping | Professional Services | SVC |
| 20540 E Arrow Hwy. # D | 435 | 435 | | Vacant | Vacant | VAC |
| 20540 E Arrow Hwy. | 1,015 | | | Alice Computerworks | Computer Repair Service | SVC |
| 20540 E Arrow Hwy. | 1,015 | | | Bakery Kind | Bakery | ED |
| 20540 E Arrow Hwy # G | 1,015 | 1,015 | | Vacant | Vacant | VAC |
| 20540 E Arrow Hwy. | 870 | | | Hair Salon | Salon | SVC |
| 20540 E Arrow Hwy # I | 870 | 870 | | Vacant (Tri Mobile) | Vacant | VAC |
| 20540 E Arrow Hwy. | 1,160 | | | C-Ring | Internet/Computer Games | SPEC |
| 20540 E Arrow Hwy. | 1,015 | | | Oscar's Barber Shop | Barber Shop | SVC |
| 20540 E Arrow Hwy. | 870 | | | Long Nails | Nail Salon | SVC |
| 20540 E Arrow Hwy. | 1,739 | | | Cleaners | Dry Cleaner/Laundromat | SVC |
| 20540 E Arrow Hwy. # U | 1,315 | 1,315 | | Vacant (Women's Fitness) | Vacant | VAC |
| 20530 E Arrow Hwy | 1,791 | | | Super Wash N Dry | Laundromat | SVC |
| 20530 E Arrow Hwy | 1,910 | | | Arrow Smile Dental | Dentistry | SVC |
| 20516 E Arrow Hwy | 1,995 | | | American Legion | Veterans Association | SVC |
| 20516 E Arrow Hwy | 1,074 | | | Water Store | Water Store | SPEC |
| 20516 E Arrow Hwy | 1,074 | | | Urban Retreat Center | Stress Relief Center | SVC |
| 20516 E Arrow Hwy | 2,763 | | | 98 Cents Plus | Discount General Merchandise | GM |
| 20516 E Arrow Hwy | 1,441 | | | Sunrize Liquor | Convenience Market | FOOD |
| 20504 E Arrow Hwy. | 2,456 | | | Poncitlan Market | Meat Market | FOOD |
| 20502 E Arrow Hwy | 2,882 | | | Tokyo Bay | Restaurant | ED |
| **University Promenade** | **63,436** | **4,280** | **6.7** | | | |
| SEC E Alosta & N Citrus | | | | | | |
| 962 - 900 E Alosta Ave. | 1,688 | | | Burrito Village | Restaurant | ED |
| | 938 | | | Mail on the Go | Postal Services | SVC |
| | 1,876 | | | Azusa Family Dentistry | Dentistry | SVC |
| | 1,313 | | | Phantastic Sandwiches | Restaurant | ED |
| | 153 | | | Exchange Wireless | Wireless Phones/Accessories | SPEC |
| | 1,125 | | | Citrus Transition | Social Services | SVC |
| | 819 | | | H & R Block | Tax Service | SVC |
| | 1,876 | | | There Is Hope | Social Services | SVC |
| | 1,125 | | | Lam's Beauty Salon | Salon | SVC |
| | 1,876 | | | Chinese Taste | Restaurant | ED |
| 928 E Alosta Ave. | 1,688 | 1,688 | | Vacant | Vacant | VAC |
| | 1,023 | | | L.A. Office of Education | Educational Services | SVC |
| | 1,449 | | | America's Christian Credit Union | Financial Services | SVC |
| | 1,449 | | | Baskin Robbins | Ice Cream Shop | ED |
| | 5,832 | | | Casa Colina | Rehabilitation Center | SVC |
| | 563 | | | Alosta Cleaners | Dry Cleaners | SVC |
| | 1,313 | | | Lucky Nails | Nail Salon | SVC |
| | 2,251 | | | Pho 777 | Restaurant | ED |
| | 4,877 | | | Azusa Pacific University Services | Educational Services | SVC |
| 900 E Alosta Ave. | 6,139 | | | Sizzler | Restaurant | ED |
| 340 N Citrus Ave. | 307 | | | USA Mini Mart | Convenience Market | FOOD |
| 360 N Citrus Ave. | 18,570 | | | Big Lots | Department Store | GM |
| 390 N Citrus Ave. | 2,592 | | | Radioshack | Electronics | SPEC |
| 390 N Citrus Ave. | 2,592 | 2,592 | | Vacant | Vacant | VAC |

**Appendix B-1**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Retailers Located within Shopping Centers**

| Shopping Center/Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| **Vanir Plaza** | **20,932** | **-** | **0** | | | |
| 998 E Alosta Ave. | 10,445 | | | Acapulco | Restaurant | ED |
| 992 E Alosta Ave. | 2,456 | | | Armed Forces Career Center | Employment Services | SVC |
| 992 E Alosta Ave. | 2,456 | | | Siam Palace | Restaurant | ED |
| 992 E Alosta Ave. | 682 | | | U.S. Army Recruiting Center | Army Recruiting Center | OTHER |
| 992 E Alosta Ave. | 1,364 | | | Tutti Fruitti | Frozen Yogurt Shop | ED |
| 990 E Alosta Ave. | 1,765 | | | B-Man's Burgers | Restaurant | ED |
| 994 E Alosta Ave. | 1,765 | | | Country BBQ Chicken & Ribs | Restaurant | ED |
| **Via Verde Plaza** | **75,800** | **12,990** | **17.1** | | | |
| 1108 - 1198 Via Verde Ave. | | | | | | |
| | 2,600 | | | Children's Montessori Center | School | OTHER |
| | 2,000 | | | Tony's Italian Restaurant | Restaurant | ED |
| | 1,000 | | | Subway | Restaurant | ED |
| | 1,000 | | | Allstate Insurance | Insrurance Services | SVC |
| | 1,000 | | | Cora's Classy Cuts | Salon | SVC |
| | 1,000 | 1,120 | | Vacant | Vacant | VAC |
| | 1,250 | | | Via Verde Dance Center | Dance School | SVC |
| | 1,500 | 1,440 | | Vacant | Vacant | VAC |
| | 25,600 | | | Vons | Supermarket | FOOD |
| | 3,600 | | | Good Neighbor Pharmacy | Drug Store | GM |
| | 1,350 | | | California Preferred Properties | Real Estate Services | SVC |
| | 1,800 | | | Blue Waters Day Spa | Day Spa | SVC |
| | 1,800 | | | Cleaners | Dry Cleaner | SVC |
| | 1,800 | | | La Villa Kitchen | Restaurant | ED |
| | 1,800 | 1,748 | | Vacant | Vacant | VAC |
| | 3,600 | | | Via Verde Animal | Vetrinarian/Grooming | SVC |
| | 1,800 | 1,732 | | Vacant | Vacant | VAC |
| | 3,600 | 3,590 | | Vacant | Vacant | VAC |
| | 3,150 | | | Century Plaza Mortgage | Mortgage Services | SVC |
| | 2,250 | 2,000 | | Vacant | Vacant | VAC |
| | 1,800 | 1,360 | | Vacant | Vacant | VAC |
| | 1,500 | | | Plaza Dental | Dentistry | SVC |
| | 750 | | | Smoke Shop | Tobacco Products | SPEC |
| | 750 | | | Mother Health Foods | Health Food Store | FOOD |
| | 1,000 | | | Nails Max | Nail Salon | SVC |
| | 1,000 | | | Donuts Galore | Donut Shop | ED |
| | 2,750 | | | Red Dragon Karate (outlot) | Karate Studio | SVC |
| | 2,750 | | | Chase Bank (outlot) | Financial Services | SVC |
| **Total** | **4,239,340** | **407,929** | **9.6%** | | | |

| **Summary Totals** | | | |
|---|---|---|---|
| Shopping Center Retail Space | 4,239,340 | 407,929 | 9.6% |
| Freestanding Retail Space | 1,231,036 | 98,653 | 8.0% |
| Total | 5,470,376 | 506,582 | 9.3% |

**Appendix B-2**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Freestanding Retailers**

| Store Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| **Alosta Ave.** | | | | | | |
| 980 E Alosta Ave. | 2,626 | | | McDonalds | Restaurant | ED |
| 877 E Alosta Ave. | 2,746 | | | Jack In the Box | Restaurant | ED |
| **Arrow Hwy, Azusa** | | | | | | |
| 915 E Arrow Hwy | 11,630 | | | CVS Pharmacy | Drug Store | GM |
| 280 E Arrow Hwy | 10,232 | | | L & S Carpet | Flooring | HARD |
| 176 E Arrow Hwy | 4,229 | | | Direct Carpet Sales | Flooring | HARD |
| 154 E Arrow Hwy | 1,663 | | | Tommy's Burgers | Restaurant | ED |
| 140 E Arrow Hwy | 409 | | | Boca Del Rio Tacos | Restaurant | ED |
| **Arrow Hwy, Covina** | | | | | | |
| 108 E Arrow Hwy | 8,731 | | | Furniture Station | Furniture | FURN |
| 124 E Arrow Hwy | 1,381 | | | Country Liquor | Convenience Market | FOOD |
| 130 E Arrow Hwy | 921 | | | Hogan's Alley II | Bar | ED |
| 138 E Arrow Hwy | 1,842 | | | Fruity Ice | Ice Cream Shop | ED |
| 870 E Arrow Hwy | 4,297 | | | Buffett China | Restaurant | ED |
| 948 E Arrow Hwy. | 2,029 | | | Roberto Lawn Mower Shop | Lawn Mowers/Outdoor Equip. | SPEC |
| 968 E Arrow Hwy. | 2,072 | | | Double "A" Glass Co. | Glass Windows & Doors | SPEC |
| 19004 W Arrow Hwy | 1,842 | | | Larios Market | Convenience Market | FOOD |
| 19650 E Arrow Hwy | 6,003 | | | Southeast Construction Products | Building Materials | HARD |
| 19700 E Arrow Hwy | 2,217 | | | Liquorland | Convenience Market | FOOD |
| 19706 E Arrow Hwy | 3,411 | | | Cue Time Billards | Sporting Goods | SPEC |
| 20000 E Arrow Hwy | 2,942 | | | 7 Eleven | Convenience Market | FOOD |
| 20006 E Arrow Hwy | 1,151 | 1,151 | | Vacant | Vacant | VAC |
| 20012 E Arrow Hwy | 1,296 | | | Albertos | Restaurant | ED |
| 20354 E Arrow Hwy | 307 | | | USA Gasoline | Convenience Market | FOOD |
| 20552 E Arrow Hwy | 7,699 | | | Charter Oak Hardware | Hardware | HARD |
| 20560 E Arrow Hwy | 2,217 | | | Potters House | Church | OTHER |
| 20616 E Arrow Hwy | 1,160 | | | Gene's Grinders | Restaurant | ED |
| 21356 E Arrow Hwy | 4,911 | | | Auto Zone | Auto Parts | AUTO |
| **Arrow Hwy, Glendora** | | | | | | |
| 929 E Arrow Hwy | 1,074 | | | B & J Liquor Mart | Convenience Market | FOOD |
| 925 E Arrow Hwy | 2,592 | | | Your Endless Hot Water Outlet | Water Heaters/Plumbing | FURN |
| 857 E Arrow Hwy | 153 | | | Arco Gas | Convenience Market | FOOD |
| 815 E Arrow Hwy | 1,782 | | | Oriental Express | Restaurant | ED |
| 559 E Arrow Hwy | 3,189 | | | La Catrina | Restaurant | ED |
| 555 E Arrow Hwy | 3,453 | | | Sun Tile & Ceramic | Flooring | HARD |
| 515 E Arrow Hwy | 2,000 | | | Tile & Marble Center | Flooring & Kitchen Building Material | HARD |
| 409 E Arrow Hwy. | 657 | 657 | | Vacant | Vacant | VAC |
| 407 E Arrow Hwy | 1,501 | | | Quality Motoring | Motorcycle Accessories | SPEC |
| 233 E Arrow Hwy | 921 | | | A to Z Fasteners | Hardware | HARD |
| 219 E Arrow Hwy | 2,558 | | | Leslie's Pool Supplies | Pool Supplies | SPEC |
| 167 E Arrow Hwy | 1,219 | | | TJ's Subs | Restaurant | ED |
| 165 E Arrow Hwy | 2,771 | 2,771 | | Vacant | Vacant | VAC |
| 161 E Arrow Hwy | 1,492 | | | United Assistance Medical | Medical Supplies | SPEC |
| 157 E Arrow Hwy | 3,436 | | | Carpet Touch | Carpet & Flooring | HARD |
| 129 E Arrow Hwy | 1,253 | | | Cheers Bar | Bar | ED |
| 117 E Arrow Hwy | 3,581 | | | McDonalds | Restaurant | ED |
| 105 E Arrow Hwy | 1,995 | | | Pizza Hut/Taco Bell | Restaurant | ED |
| 149 W Arrow Hwy | 938 | | | Wienerschnitzel | Restaurant | ED |
| 631 W Arrow Hwy | 537 | | | El Appetiz | Restaurant | ED |
| 813 W Arrow Hwy | 5,639 | | | Mi Music | Musical Instruments | SPEC |
| 813 W Arrow Hwy | 5,218 | | | The Flooring Mart | Flooring | HARD |
| 853 W Arrow Hwy | 9,899 | | | Napa Auto Parts | Auto Parts | AUTO |
| 921 W Arrow Hwy | 921 | | | The Wheel | Bar | ED |
| **Arrow Hwy, San Dimas** | | | | | | |
| 942 W Arrow Hwy | 1,091 | | | Starbucks | Coffee Shop | ED |
| 952 W Arrow Hwy | 2,507 | | | Boston Market | Restaurant | ED |
| 1115 W Arrow Hwy | 3,564 | | | Arco/Ampm | Convenience Market | FOOD |

**Appendix B-2**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Freestanding Retailers**

| Store Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| 1125 W Arrow Hwy | 2,046 | | | Jack in the Box | Restaurant | ED |
| **Arrow Hwy, La Verne** | | | | | | |
| 700 Arrow Hwy | 1,970 | | | Arrow Liquor Mini Mart | Convenience Market | FOOD |
| 722 Arrow Hwy | 2,899 | 2,899 | | Vacant | Vacant | VAC |
| 730 Arrow Hwy | 5,000 | 5,000 | | Vacant | Vacant | VAC |
| 750 Arrow Hwy | 2,110 | | | La Verne Lawn Mower Center | Lawn Mower Shop | SPEC |
| | 853 | | | Shell Gas | Convenience Market | FOOD |
| 1888 Arrow Hwy | 4,604 | | | Cultured Marble Sink Tops | Kitchen & Bathroow Sinks | SPEC |
| 1912 Arrow Hwy | 1,594 | | | Villa's Market | Convenience Market | FOOD |
| 1947 Arrow Hwy | 460 | | | Shell Gas | Convenience Market | FOOD |
| 2100 Arrow Hwy | 3,070 | | | A & M Carpets | Flooring | HARD |
| 1010 E Arrow Hwy. | 4,127 | | | Living Water | Bookstore | SPEC |
| **Bonita Ave., La Verne** | | | | | | |
| 1300 Bonita Ave. | 512 | 5,122 | | Vacant | Vacant | VAC |
| 1300 Bonita Ave. | 1,279 | | | Kim's Market | Convenience Market | FOOD |
| 1030 Bonita Ave. | 4,907 | | | Mrs. Nelson's | Book Store | SPEC |
| 630 Bonita Ave. | 895 | | | Shell Gas | Convenience Market | FOOD |
| 301 Bonita Ave. | 2,746 | | | Circle K Food Store | Convenience Market | FOOD |
| **Citrus Ave.** | | | | | | |
| 506 S Citrus Ave. | 1,773 | | | Metro PCS | Wireless Phones/Accessories | SPEC |
| 504 S Citrus Ave. | 1,995 | | | 7 Eleven | Convenience Market | FOOD |
| 484 S Citrus Ave. | 2,046 | | | Citrus Liquor | Convenience Market | FOOD |
| 478 S Citrus Ave. | 639 | | | Suzi's Book Exchange | Book Store | SPEC |
| 472 S Citrus Ave. | 2,046 | 2,046 | | Vacant | Vacant | VAC |
| ~ 472 S Citrus Ave. | 1,842 | 1,842 | | Vacant | Vacant | VAC |
| **Covina Blvd.** | | | | | | |
| 928 Covina Blvd. | 1,671 | | | Liquorland | Convenience Market | FOOD |
| 919 Covina Blvd. | 2,302 | | | Ed's Auto Parts | Auto Parts | AUTO |
| **Foothill Blvd., Glendora** | | | | | | |
| 224 W Foothill Blvd. | 1,090 | | | HT Handicrafts | Anitque/Gift Shop | SPEC |
| 342 W Foothill Blvd. | 1,000 | 1,000 | | Vacant | Vacant | VAC |
| 350 W Foothill Blvd. | 639 | 639 | | Vacant | Vacant | VAC |
| 357 W Foothill Blvd. | 1,228 | | | Thai Derm Cuisine | Restaurant | ED |
| 358 W Foothill Blvd. | 1,228 | | | Best Variety Sportscards | Sportscards/Hobby Shop | SPEC |
| 360 W Foothill Blvd. | 1,091 | | | Computer Exchange | Computer Sales & Supplies | SPEC |
| 362 W Foothill Blvd. | 2,319 | | | Quality Craft Floor Coverings | Flooring | HARD |
| 408 W Foothill Blvd. | 1,194 | | | Route 66 Drive In | Convenience Market | FOOD |
| 418 W Foothill Blvd. | 1,432 | | | Fosters Freeze | Restaurant | ED |
| 517 W Foothill Blvd. | 1,791 | 1,791 | | Vacant | Vacant | VAC |
| 526 W Foothill Blvd. | 14,873 | 14,873 | | Vacant | Vacant | VAC |
| 650 W Foothill Blvd. | 5,730 | 5,730 | | Vacant | Vacant | VAC |
| 756 Foothill Blvd. | 1,611 | | | Grocery | Grocery Market | FOOD |
| **Foothill Blvd., La Verne** | | | | | | |
| 2975 Foothill Blvd. | 5,943 | | | La Paloma | Restaurant | ED |
| 2855 Foothill Blvd. | 6,139 | 6,139 | | Vacant (Hyundai Dealer) | Vacant | VAC |
| 2777 Foothill Blvd. | 5,184 | 5,184 | | Vacant | Vacant | VAC |
| 2510 Foothill Blvd. | 1,663 | | | Shell Gas | Convenience Market | FOOD |
| 2269 Foothill Blvd. | 4,732 | | | McDonalds | Restaurant | ED |
| 2229 Foothill Blvd. | 80,595 | | | Kohl's | Department Store | GM |
| 1912 Foothill Blvd. | 6,275 | | | Chili's | Restaurant | ED |
| 1398 Foothill Blvd. | 2,993 | | | Del Taco | Restaurant | ED |
| 1120 Foothill Blvd. | 102 | | | Chevron Gas | Convenience Market | FOOD |
| 919 Foothill Blvd. | 3,274 | | | Denny's | Restaurant | ED |
| 914 Foothill Blvd. | 1,535 | | | Mobil Gas | Convenience Market | FOOD |
| **Foothill Blvd., Pomona** | | | | | | |

**Appendix B-2**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Freestanding Retailers**

| Store Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| SEC Foothill & Garey | 3,095 | | | Chevron/Extra Mile | Convenience Market | FOOD |
| 101 Foothill Blvd. | 2,549 | | | Jack in the Box | Restaurant | ED |
| 133 Foothill Blvd. | 1,552 | | | Foothill Building Materials | Hardware | HARD |
| 175 Foothill Blvd. | 895 | | | Wienerschnitzel | Restaurant | ED |
| 390 Foothill Blvd. | 6,472 | | | 99 Cents Just Deals | Discount General Merchandise | GM |
| **Foothill Blvd., San Dimas** | | | | | | |
| 660 Foothill Blvd. | 2,507 | | | 7 Eleven | Convenience Market | FOOD |
| 645 Foothill Blvd. | 205 | | | Valero Gas | Convenience Market | FOOD |
| 416 Foothill Blvd. | 2,106 | | | Kosmos Burgers | Restaurant | ED |
| 269 Foothill Blvd. | 4,484 | | | Pinnacle Peak Steak House | Restaurant | ED |
| 264 Foothill Blvd. | 682 | | | Starberry Farms | Farmers Market | FOOD |
| **Garey Ave.** | | | | | | |
| 2294 Garey Ave. | 2,763 | | | Kentucky Fried Chicken | Restaurant | ED |
| 2295 Garey Ave. | 477 | | | Petro Gas | Convenience Market | FOOD |
| 2302 Garey Ave. | 2,439 | | | Johnny's Burgers | Restaurant | ED |
| 2790 Garey Ave. | 2,984 | | | Farmerboys | Restaurant | ED |
| 2301 Garey Ave. | 1,023 | | | Pizza Hut/Wing Street | Restaurant | ED |
| 2377 Garey Ave. | 1,228 | | | Daily Donuts | Donut Shop | ED |
| 2445 Garey Ave. | 2,046 | | | Yoshi's Lawn Mower Shop | Lawn Mower Shop | SPEC |
| 2455 Garey Ave. | 1,569 | | | 76 Gas Station | Convenience Market | FOOD |
| 2501 Garey Ave. | 3,922 | 3,922 | | Vacant | Vacant | VAC |
| 2585 Garey Ave. | 2,609 | | | Cask & Keg Liquor | Convenience Market | FOOD |
| **Gladstone St** | | | | | | |
| 901 E Gladstone St. | 469 | | | Chevron Gas | Convenience Market | FOOD |
| **Grand Ave., Covina** | | | | | | |
| 4710 N Grand Ave. | 1,151 | | | Frank's Place | Restaurant | ED |
| 4680 N Grand Ave. | 2,916 | | | King Bolt Co | Hardware | HARD |
| 4550 N Grand Ave. | 3,274 | | | Stonewall Liquor | Convenience Market | FOOD |
| ~ 4550 N Grand Ave. | 230 | | | Alliance Gas | Convenience Market | FOOD |
| NEC N Grand Ave & Cypress St. | 998 | 998 | | Vacant (Gas) | Vacant | VAC |
| 1371 N Grand Ave. | 2,251 | | | In N Out | Restaurant | ED |
| 1319 N Grand Ave. | 2,387 | | | Beach Side Café | Restaurant | ED |
| 1070 N Grand Ave. | 3,070 | | | Burger King | Restaurant | ED |
| 1052 N Grand Ave. | 1,791 | | | Jack in the Box | Restaurant | ED |
| 972 N Grand Ave. | 2,046 | | | Leo's Food Place | Restaurant | ED |
| 960 N Grand Ave. | 767 | | | Wong's Bowling Supply | Sporting Goods | SPEC |
| 954 N Grand Ave. | 767 | 767 | | Vacant | Vacant | VAC |
| 731 N Grand Ave. | 13,429 | | | Blake Party Co. | Party Supplies | SPEC |
| 701 N Grand Ave. | 2,549 | | | Farmerboys | Restaurant | ED |
| 602 N Grand Ave. | 1,773 | | | Conroy's Flowers | Flower Shop | SPEC |
| 601 N Grand Ave. | 102 | | | 76 Gas Station | Convenience Market | FOOD |
| S Grand Ave & Fairway Ln | 205 | | | Arco Gas | Convenience Market | FOOD |
| S Grand Ave & Fairway Ln | 384 | | | Valero Gas | Convenience Market | FOOD |
| **Grand Ave., Glendora** | | | | | | |
| 114 S Grand Ave. | 1,876 | | | Lalty's Liquor | Convenience Market | FOOD |
| 550 S Grand Ave. | 12,755 | | | Walgreens | Drug Store | GM |
| 655 S Grand Ave. | 85,000 | | | Ralphs | Supermarket | FOOD |
| 670 S Grand Ave. | 3,837 | 3,837 | | Vacant (restaurant) | Vacant | VAC |
| 710 S Grand Ave. | 1,458 | | | Grand Burger | Restaurant | ED |
| 750 S Grand Ave. | 2,899 | | | El Pollo Loco | Restaurant | ED |
| 820 S Grand Ave. | 34,626 | | | LA Fitness | Fitness Gym | SVC |
| 810 S Grand Ave. | 1,918 | | | Carl's Jr | Restaurant | ED |
| 1108 S Grand Ave. | 1,782 | | | Valero Gas | Convenience Market | FOOD |
| 1601 S Grand Ave. | 1,228 | | | Citrus Valley Florist | Flower Shop | SPEC |
| 1610 S Grand Ave. | 998 | | | Robinson Flowers | Flower Shop | SPEC |
| 1717 S Grand Ave. | 2,328 | | | Palms Family Restaurant | Restaurant | ED |
| NWC Grand Ave & Arrow Hwy | 1,876 | | | Straight Arrow Flooring & Cabinets | Flooring & Cabinets | HARD |

**Appendix B-2**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Freestanding Retailers**

| Store Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| **Route 66, Glendora** | | | | | | |
| 1861 E Route 66 | 205 | | | Flagg Gasoline | Convenience Market | FOOD |
| 1860 E Route 66 | 409 | | | Shell Gas | Convenience Market | FOOD |
| 1835 E Route 66 | 3,189 | | | McDonalds | Restaurant | ED |
| 1447 E Route 66 | 2,174 | | | Eden Garden Café | Restaurant | ED |
| 1350 E Route 66 | 4,604 | | | Armstrong Garden Centers | Plant Nursey/Gardening Supplies | SPEC |
| 1311 E Route 66 | 1,663 | | | Richards Custom Framing/Gallery | Art and Framing Gallery | SPEC |
| 1223 E Route 66 | 3,581 | | | The Golden Spur | Restaurant | ED |
| 1155 E Route 66 | 6,233 | | | Legends | Restaurant | ED |
| 1105 E Route 66 | 5,525 | | | Honey's | Restaurant | ED |
| 1063 E Route 66 | 2,268 | | | Wine Rack Liquor | Convenience Market | FOOD |
| 1059 E Route 66 | 1,364 | | | Subway | Restaurant | ED |
| 1031 E Route 66 | 1,970 | | | Sergios | Restaurant | ED |
| 1020 E Route 66 | 3,922 | | | Peppertree Café | Restaurant | ED |
| 1011 E Route 66 | 5,525 | | | G.H. Wood Design | Wood Furn. & Cabinetry | FURN |
| 955 E Route 66 | 460 | | | Donut Man | Donut Shop | ED |
| 947 E Route 66 | 2,507 | | | Sinbad Deli & Café | Restaurant | ED |
| 858 E Route 66 | 477 | | | Vitamin, Herbs, Etc | Nutritional Store | SPEC |
| 856 E Route 66 | 537 | | | Baskin Robbins | Ice Cream Shop | ED |
| 853 E Route 66 | 750 | | | Baja Tacos | Restaurant | ED |
| 801 E Route 66 | 6,958 | | | Kragen Auto Parts | Auto Parts | AUTO |
| 612 E Route 66 | 426 | 426 | | Vacant | Vacant | VAC |
| 605 E Route 66 | 5,653 | | | Lemar | Hardwood Flooring & Doors | HARD |
| 329 E Route 66 | 836 | | | Glendora Window & Screen | Window, Screens, Sales & Service | SPEC |
| 116 E Route 66 | 1,407 | | | Taco Bell | Restaurant | ED |
| 106 E Route 66 | 256 | | | Shell Gas | Convenience Market | FOOD |
| 103 E Route 66 | 682 | | | Arco Gas | Convenience Market | FOOD |
| 213 W Route 66 | 1,791 | | | Angelo's Burgers | Restaurant | ED |
| 316 W Route 66 | 7,367 | | | Continental Restaurant | Restaurant | ED |
| 347 W Route 66 | 1,194 | | | Glendora Floor Store | Flooring | HARD |
| 507 W Route 66 | 908 | | | EL Amigo | Restaurant | ED |
| 509 W Route 66 | 1,087 | | | Wienerschnitzel | Restaurant | ED |
| 525 W Route 66 | 2,392 | | | Grand Florist | Flower Shop | SPEC |
| 540 W Route 66 | 205 | | | Mobil Gas | Convenience Market | FOOD |
| 608 W Route 66 | 1,330 | | | La Tienda Liquor | Convenience Market | FOOD |
| 611 W Route 66 | 3,402 | | | The Hat | Restaurant | ED |
| 614 W Route 66 | 1,773 | | | Glendora Cigar | Cigar Shop | SPEC |
| 625 W Route 66 | 7,179 | 7,179 | | Vacant (Billards & Patio Furn) | Vacant | VAC |
| 640 W Route 66 | 7,776 | | | Flappy Jacks | Restaurant | ED |
| 706 W Route 66 | 5,627 | | | George's Del & Produce | Grocery | FOOD |
| 707 W Route 66 | 5,909 | | | F.Y.E Music/Movies | Video & Music Shop | SPEC |
| SWC Grand & Route 66 | 3,800 | 3,800 | | Vacant | Vacant | VAC |
| 731 W Route 66 | 1,471 | | | The Britestar Tavern | Bar | ED |
| ~ 765 W Route 66 | 1,718 | | | Vans Off the Wall | Shoes/Apparel | APP |
| 765 W Route 66 | 6,821 | | | Dandana Café & Lounge | Restaurant | ED |
| 837 W Route 66 | 1,663 | | | Hookah Store | Tobacco Products | SPEC |
| 841 W Route 66 | 1,091 | | | Albertos | Restaurant | ED |
| **Towne Center Dr.** | | | | | | |
| 3720 Towne Center Dr. | 2,149 | | | 7 Eleven | Convenience Market | FOOD |
| 3744 Towne Center Dr. | 3,240 | | | Oriental House | Restaurant | ED |
| **Valley Center Ave.** | | | | | | |
| ~ 1747 Valley Ctr Ave. | 2,665 | 2,665 | | Vacant (Valley Ctr Produce) | Vacant | VAC |
| 1759 Valley Ctr Ave. | 2,000 | 2,000 | | JM Floors | Flooring | HARD |
| **Vermont Ave.** | | | | | | |
| 185 N Vermont Ave. | 725 | | | Two A Tea | Restaurant | ED |
| 175 N Vermont Ave. | 5,295 | 5,295 | | Vacant | Vacant | VAC |
| **Miscellaneous** | | | | | | |
| 531 Glenwood | 2,507 | | | Letoille Chocolatier | Gift Shop | SPEC |

**Appendix B-2**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Freestanding Retailers**

| Store Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| 1728 Bonnie Cove Ave. | 3,070 | | | Puritan Medical Equipment | Medical Supplies | SPEC |
| NEC San Dimas & Arrow Hwy | 469 | | | Gas N Go | Convenience Market | FOOD |
| 1112 San Dimas Ave. | 4,212 | | | Ranch Towne Market | Grocery | FOOD |
| 2055 White Ave. | 576 | | | Inland Dairy | Convenience Market | FOOD |
| 520 N Lone Hill Ave. | 133,607 | | | Costco | Department Store | GM |
| 1950 Auto Center Dr. | 139,111 | | | Walmart | Department Store | GM |
| 1110 W Gladstone St. | 179 | | | Chevron Gas | Convenience Market | FOOD |
| 546 Baseline Rd. | 4,476 | | | Denny's | Restaurant | ED |
| 3795 Damien Ave. | 25,579 | | | Outdoor Elegance | Outdoor Furniture | FURN |
| 3440 Falcon St. | 2,592 | | | Super Stop Liquor | Convenience Market | FOOD |
| **Glendora Downtown Area** | | | | | | |
| 100 - 234 N Glendora Ave. | | | | | | |
| | 1,637 | | | She's Florist | Flower Shop | SPEC |
| | 1,364 | | | Lola Baby | Baby Store | SPEC |
| | 2,558 | | | Ellsworth's Stationers | Gift & Stationary | SPEC |
| | 4,314 | | | Neufield's Glendora Promenade | Home Décor | SPEC |
| | 4,857 | | | Village Manor | Gift Shop | SPEC |
| | 1,253 | | | Lorista Gardens | Home Décor | SPEC |
| | 1,074 | | | ShowDawg Boutique | Apparel | APP |
| | 725 | | | Strings Music | Music Shop | SPEC |
| | 725 | | | N.V. Me Fashions | Apparel | APP |
| | 725 | | | Domenico's | Restaurant | ED |
| | 725 | | | Classic Coffee | Coffee Shop | ED |
| | 1,535 | | | Village Goldsmith | Jewelry | SPEC |
| | 1,432 | | | Pretty Woman International | Beauty Supplies | SPEC |
| | 614 | | | Natural Health Center | Alternative Medicine | SVC |
| | 614 | | | Aubrey's Beads | Jewelry/Apparel | SPEC |
| | 1,330 | | | Scrapbook USA | Stationary | SPEC |
| | 460 | | | Village Gifts & Collectibles | Antique/Gift Shop | SPEC |
| | 998 | | | Allure Beauty Essentials | Beauty Supplies | SPEC |
| | 2,046 | | | T. Phillips Grill | Restaurant | ED |
| | 853 | | | Da Avere | Apparel | APP |
| | 895 | | | Destinty Jewelers | Jewelry | SPEC |
| | 767 | | | Fiorina | Apparel | APP |
| | 750 | | | Ritz Catering | Restaurant | ED |
| | 1,705 | | | Glendora Florist | Flower Shop | SPEC |
| | 1,918 | | | Village Eatery | Restaurant | ED |
| | 2,328 | | | Painted Moon | Art Supplies/Stationary | SPEC |
| | 1,364 | | | Pico De Gallo | Restaurant | ED |
| | 2,882 | | | Frisella's Roastery | Restaurant | ED |
| | 1,023 | | | Blue Chair Children's Books | Book Store | SPEC |
| | 512 | | | Desire Jewelry | Jewelry | SPEC |
| | 1,194 | | | Village Pets | Pet Store | SPEC |
| | 1,194 | | | Mylien's Vietnamese | Restaurant | ED |
| | 1,023 | | | Country Village Antiques | Antique/Gift Shop | SPEC |
| | 1,535 | | | Village Vault | Restaurant | ED |
| | 2,763 | | | Nelson's Drugs | Drug Store | GM |
| 151 N Glendora Ave. | 767 | 767 | | Vacant | Vacant | VAC |
| | 767 | | | The Spinning Wheel | Gift Shop | SPEC |
| | 1,705 | | | Village Kitchen Shoppe & Market | Kitchen Supplies | SPEC |
| | 1,023 | | | Namedroppers | Apparel | APP |
| | 682 | | | Ed's Place | Restaurant | ED |
| | 682 | | | Martha's Candies | Candy Shop | ED |
| 133 N Glendora Ave. | 1,535 | 1,535 | | Vacant | Vacant | VAC |
| 131 N Glendora Ave. | 1,535 | 1,535 | | Vacant | Vacant | VAC |
| | 682 | | | North Hills Jewelers | Jewelry | SPEC |
| | 1,569 | | | Village Book Shop | Book Store | SPEC |
| | 2,882 | | | Andrews Inc. | Apparel | APP |
| | 1,620 | | | The Corner Diner | Restaurant | ED |
| 109 Foothill Blvd. | 1,023 | | | Marty's Cigars | Cigar Shop | SPEC |

**Appendix B-2**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Freestanding Retailers**

| Store Location | GLA | VAC | VAC % | Tenant | Type of Business/Industry | Category |
|---|---|---|---|---|---|---|
| **La Verne Downtown Area** | | | | | | |
| 2232 - 2343 D St. | | | | | | |
| | 2,217 | | | Circle K Market | Convenience Market | FOOD |
| | 836 | | | Phoenix Garden | Restaurant | ED |
| | 836 | | | Lordsburg Coffee & Tea | Coffee Shop | ED |
| | 1,296 | | | Coin Depot | Collectibles | SPEC |
| | 1,296 | | | Premiere Graphics | Custom Signs/Prints | SPEC |
| | 1,296 | | | La Verne Florist | Flower Shop | SPEC |
| | 1,765 | | | Sogal Diamonds | Jewelry | SPEC |
| | 1,373 | | | Dippin Dots | Ice Cream Shop | ED |
| | 3,624 | | | Gina T. | Home Décor | SPEC |
| | 2,984 | | | Roberta's Village Inn | Restaurant | ED |
| | 307 | | | A Moment In Time | Timepieces | SPEC |
| | 3,070 | | | Warehouse Pizza | Restaurant | ED |
| | 1,876 | | | Generations Anitques | Antique Shop | SPEC |
| | 3,658 | | | T Phillips Grill | Restaurant | ED |
| | 2,106 | | | Angel's Place | Restaurant | ED |
| | 2,728 | | | Ellsworth's Stationary | Stationary | SPEC |
| | 1,535 | | | The Local Deli | Restaurant | ED |
| | 1,194 | | | Aoki Sushi | Restaurant | ED |
| 2079 Bonita Ave. | 5,670 | | | Uni. Of La Verne Book Store | Book Store | SPEC |
| 2082 Bonita Ave. | 1,296 | | | Miss Donuts & Bagels | Donut Shop | ED |
| 2124 Third St. | 1,228 | | | Caffee Alegro | Restaurant | ED |
| 2142 Third St. | 1,232 | | | Wishers Boutique | Apparel | APP |
| 2124 Third St. | 1,279 | | | Casa Gracia's | Restaurant | ED |
| **San Dimas Downtown Area** | | | | | | |
| 108 - 225 W Bonita Ave. | | | | | | |
| | 2,558 | 2,558 | | Vacant | Vacant | VAC |
| | 554 | | | Yesterday, Today, & Tomorrow | Antiques & Collectibles | SPEC |
| | 3,189 | | | The Dessert Shoppe | Bakery | ED |
| | 1,501 | | | Taco Factory | Restaurant | ED |
| | 341 | | | Chevron Gas | Convenience Market | FOOD |
| | 1,432 | | | Old Towne Antique Mall | Antiques & Collectibles | SPEC |
| | 3,223 | | | Heart of the Village | Antiques & Collectibles | SPEC |
| ~ 150 W Bonita Ave. | 1,569 | 1,569 | | Vacant (antique shop) | Vacant | VAC |
| | 1,279 | | | Creations N Treasures | Gift Shop | SPEC |
| | 2,387 | | | Flowers of San Dimas | Flower Shop | SPEC |
| | 5,627 | | | Ace Hardware | Hardware | HARD |
| | 3,683 | | | The Train Stop | Toy Store | SPEC |
| | 2,456 | | | Sata Lawn Mower Shop | Lawn Mower Shop | SPEC |
| | 512 | | | San Dimas Wine Shop | Wine Shop | SPEC |
| | 1,876 | | | Top Thai Restaurant | Restaurant | ED |
| | 3,044 | | | Beauty Supply & Salon | Salon | SVC |
| | 3,044 | | | Roady's | Restaurant | ED |
| | 4,348 | | | Early Ford Shop | Antiques | SPEC |
| | 1,364 | | | Pazzeto Pizza | Restaurant | ED |
| | 1,441 | | | Tea Parlor | Tea/Coffee Shop | ED |
| | 725 | | | Liquor & Wine Shop | Liquor & Wine Shop | SPEC |
| | 1,215 | | | Sweet & Savory | Restaurant | ED |
| | 4,502 | | | San Dimas Grain Co. | Pet Store | SPEC |
| | 341 | | | Peterson Fine Art Gallery | Art Gallery | SPEC |
| | 767 | | | Jewelers | Jewelry | SPEC |
| ~ 152 W Bonita Ave. | 2,000 | 2,000 | | Vacant | Vacant | VAC |
| ~ 152 W Bonita Ave. | 956 | 956 | | Vacant | Vacant | VAC |
| **Total** | **1,231,036** | **98,653** | **8.0%** | | | |

| **Summary Totals** | | | |
|---|---|---|---|
| Shopping Center Retail Space | 4,239,340 | 407,929 | 9.6% |
| Freestanding Retail Space | 1,231,036 | 98,653 | 8.0% |
| Total | 5,470,376 | 506,582 | 9.3% |

# APPENDIX C:

# INVENTORY OF EXISTING SUPERMARKETS WITHIN THE GLENDORA WALMART RETAIL TRADE AREA

**Appendix C**
**Glendora Walmart Retail Trade Area**
**Inventory of Existing Supermarkets**

| Store | | Address | City | Square Footage |
|---|---|---|---|---|
| 1. | Albertsons | 220 East Bonita Avenue | San Dimas | 56,000 |
| 2. | Albertsons Store | 133 West Route 66 | Glendora | 58,000 |
| 3. | Basha Market | 20802 East Arrow Highway | Covina | 16,300 |
| 4. | Ralphs Grocery | 1005 West Arrow Highway | San Dimas | 46,300 |
| 5. | Ralphs Marketplace | 655 South Grand Avenue | Glendora | 85,000 |
| 6. | Stater Brothers Market | 1425 West Arrow Highway | San Dimas | 28,800 |
| 7. | Stater Brothers Market | 2090 Foothill Boulevard | La Verne | 28,800 |
| 8. | Stater Brothers Market | 1145 East Alosta Avenue | Azusa | 25,600 |
| 9. | Stater Brothers Market | 1830 East Route 66 | Glendora | 24,400 |
| 10. | Trader Joes Market | 856 West Arrow Highway | San Dimas | 8,800 |
| 11. | Vons Market | 2340 Foothill Boulevard | La Verne | 60,000 |
| 12. | Vons Market | 431 East Arrow Highway | Glendora | 36,300 |
| 13. | Vons Market | 1600 Foothill Boulevard | La Verne | 33,800 |
| 14. | Vons Market | 932 East Badillo Street | Covina | 31,300 |
| 15. | Vons Market | 435 West Foothill Boulevard | Glendora | 28,800 |
| 16. | Vons Market | 1160 Via Verde | San Dimas | 25,600 |
| Total | | | | 593,800 |

Source: TNDG, Trade Dimensions.