

# CARWASH AVAILABLE FOR SALE OR LEASE



**506 W ORANGE GROVE AVE  
POMONA, CA 91768**



## PROPERTY FEATURES

- ±2,800 SF building on ±0.42 AC lot.
- High exposure, hard corner car wash opportunity with excellent visibility with convenient access from both W Orange Grove Ave and N White Ave.
- Convenient access to I-10 Freeway On/Off ramps and North, South, East and West bound access.
- Could potentially be converted to a Drive-Thru.
- 85' Carwash Tunnel, Sonny's Carwash Equipment, and Clover POS System.
- Approximately 30,000+ CPD at the intersection of N White Ave and W Orange Grove Ave.
- An abundance of residential and schools in the immediate area.
- Pomona is the 7th largest city in LA County, with a population of over 151,000 residents.

## 3 MILE RADIUS DEMOS

**91,380**  
POPULATION



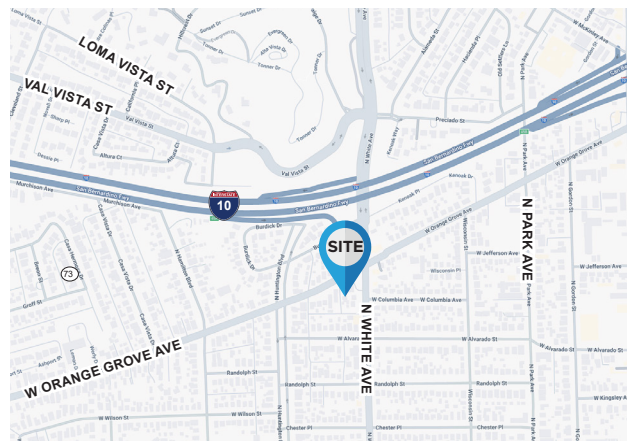
**\$214,406**  
AVERAGE  
HOUSEHOLD  
INCOME

**DAYTIME  
DEMOGRAPHICS**

**59,085**

## TRAFFIC COUNTS

±31,314 CPD on Crown Valley Pkwy and  
±27,093 CPD on O'Neill Dr



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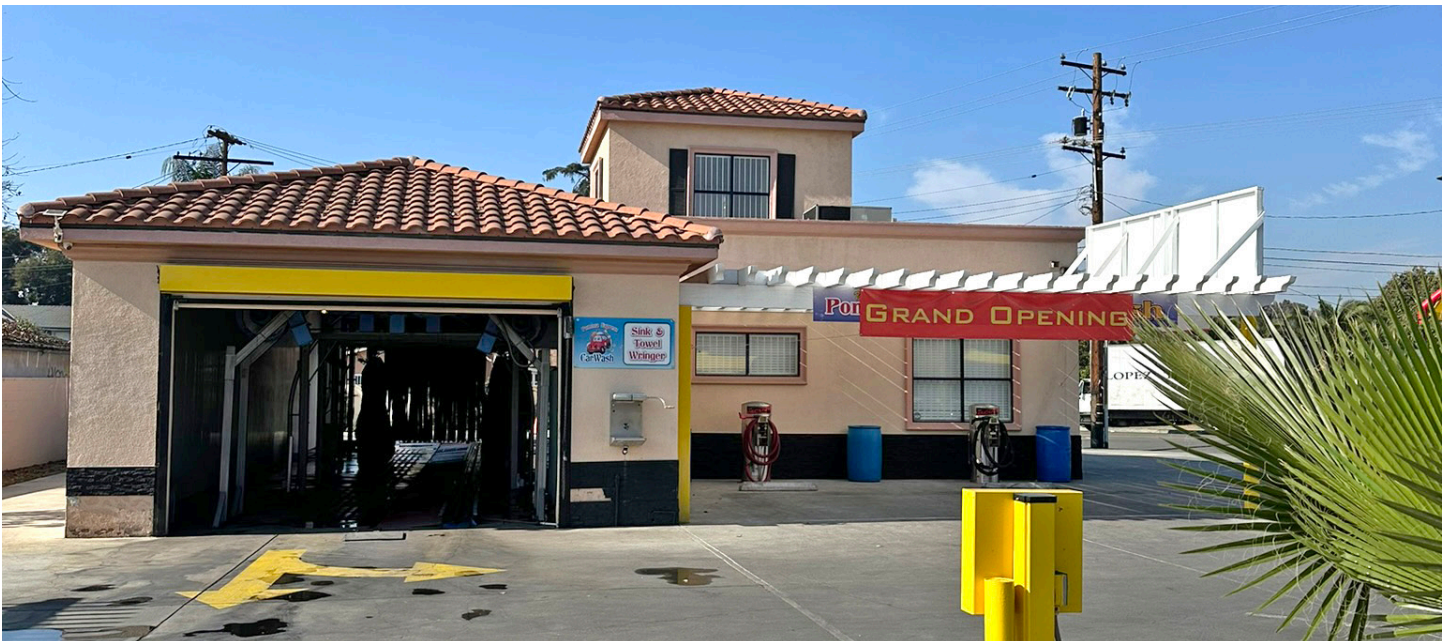
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506 W Orange Grove Ave Pomona, CA 91768	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	25,120	172,978	365,711
2029 Projected Population	24,261	168,236	355,832
2020 Census Population	25,219	179,675	379,045
2010 Census Population	24,626	174,682	368,922
<b>Households</b>			
2024 Estimated Households	7,449	51,286	113,176
2029 Projected Households	7,271	50,566	111,564
2020 Census Households	7,397	52,000	115,257
2010 Census Households	6,719	47,710	107,607
<b>Race and Ethnicity</b>			
2024 Estimated White	26.6%	27.2%	32.0%
2024 Estimated Black or African American	6.7%	6.8%	6.2%
2024 Estimated Asian or Pacific Islander	9.1%	12.0%	15.9%
2024 Estimated American Indian or Native Alaskan	2.2%	2.0%	1.7%
2024 Estimated Other Races	55.4%	52.0%	44.2%
2024 Estimated Hispanic	69.0%	64.8%	55.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$95,806	\$101,958	\$121,847
2024 Estimated Median Household Income	\$78,279	\$80,251	\$95,522
2024 Estimated Per Capita Income	\$28,660	\$30,462	\$38,039
<b>Business</b>			
2024 Estimated Total Businesses	821	5,440	15,257
2024 Estimated Total Employees	8,237	53,219	133,535
2024 Estimated Employee Population per Business	10.0	9.8	8.8
2024 Estimated Residential Population per Business	30.6	31.8	24.0



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