

# Retail for lease in Pomona!

135-185 East 2nd Street | Pomona, California



DAVE MALING

Principal

213.618.3825

david.maling@avisonyoung.com

License No. 01139115

CONNER TOLLIVER

Associate

213.618.3814

conner.tolliver@avisonyoung.com

License No. 02187079

**AVISON  
YOUNG**





**UNIT 161: ±2,800 SF**

**ASKING RENT: \$1.70 PSF**

**LEASE TYPE: NNN**

**LEASE TERM: NEGOTIABLE**

# Property details

## Highlights

- Ideal, centralized downtown location with close proximity to popular local destinations!
- Within two blocks of Second Street Promenade, The Fox Theater, The Glass House Concert Hall, and much more!
- Excellent street visibility
- Very walkable and pedestrian friendly (walk score of 95/100)
- Ample parking on site
- Unique historical downtown with an Art and Cultural focus
- One block from Western University of Health Sciences - enrollement of 3,700+
- Pomona is home to California State Polytechnic University, Pomona (Cal Poly Pomona)
- Parcel Number: 8335-009-008









**UNIT #: 161**

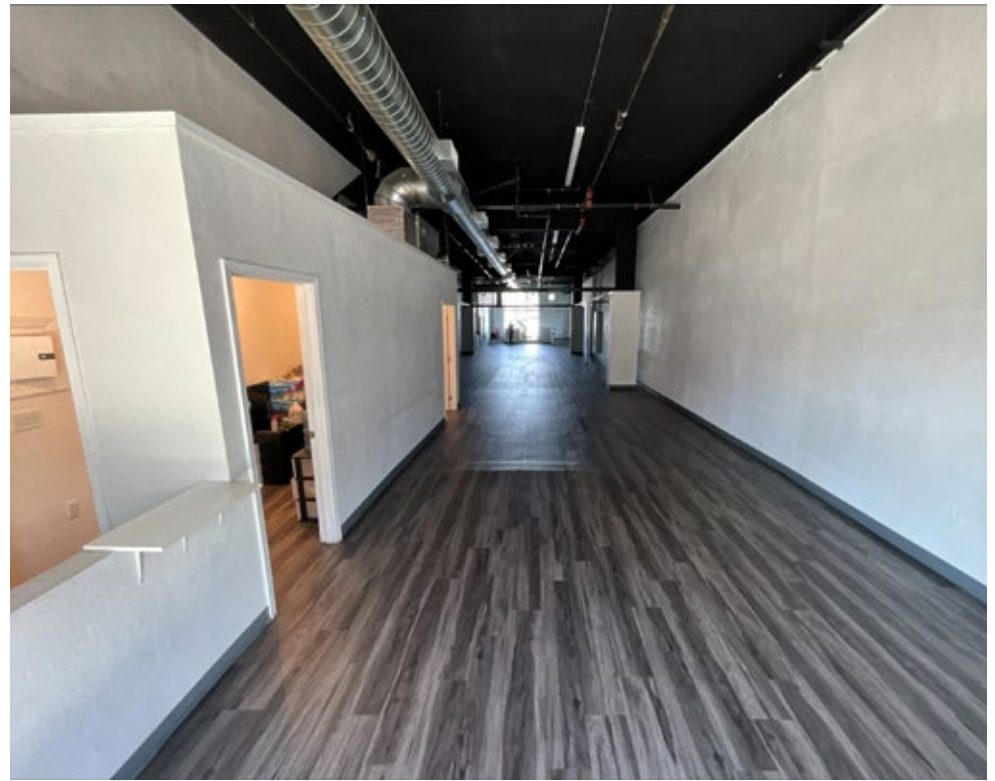
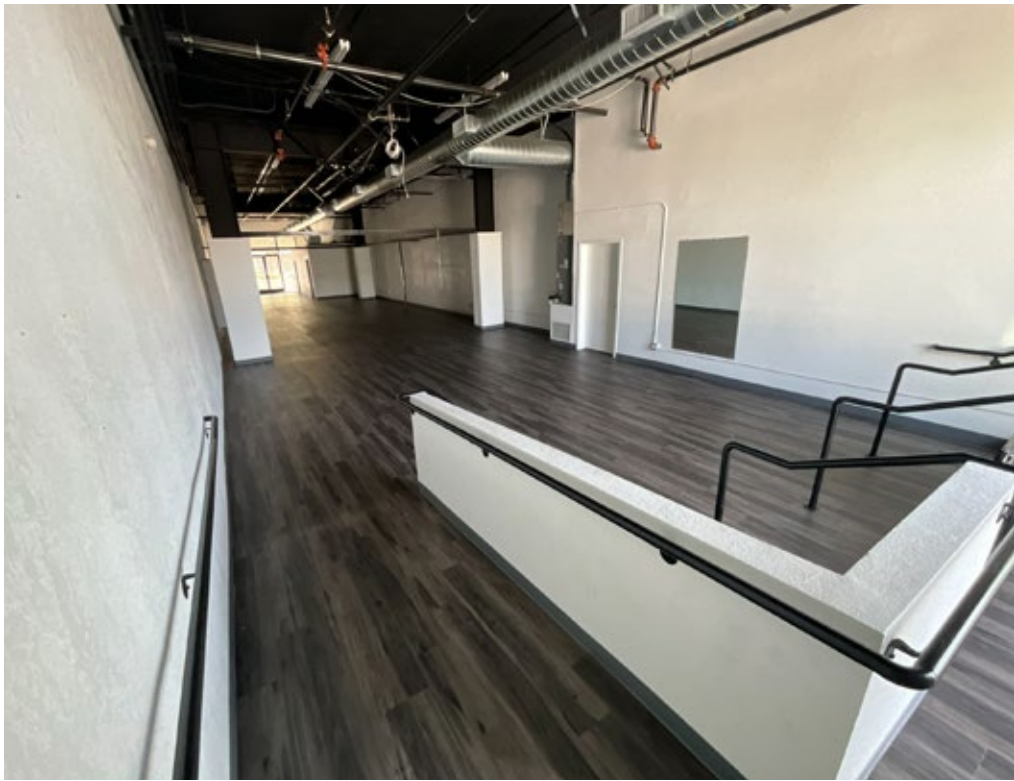
**SIZE: ±2,800 SF**

**RATE: \$1.70 PSF/MONTH**

**LEASE TYPE: NNN**







## Space Highlights:

- Former gym space in excellent condition
- Recent renovations including flooring
- 1 ADA bathroom
- Great for: gyms, dance studios, events, traditional retail, and much more!

# Location overview

2024 Demographics (1 mile radius)

**32,710**

Population

**8,494**

Households

**55%**

Owner occupied

**\$64,423**

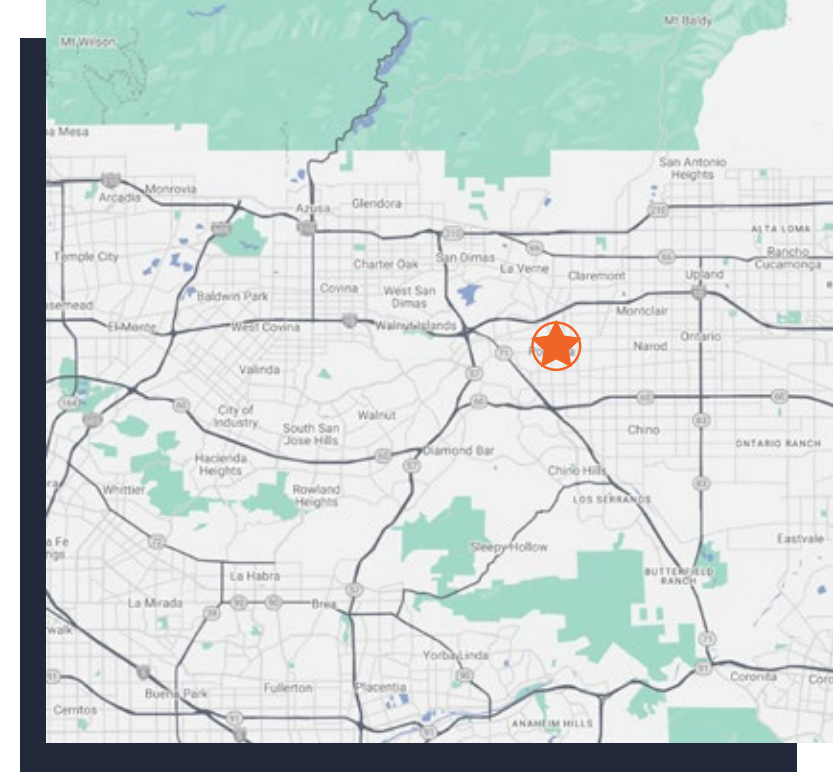
Average household income

**1,525**

Businesses

**45%**

Renter occupied



## About Pomona, California

On January 6, 1888, Pomona was incorporated as a City and became a charter City in 1911. Today, Pomona is the seventh largest city in Los Angeles County, with a population of over 151,000 residents. Pomona boasts a progressive economy, business opportunity, and a strong workforce with attractive shopping, recreational, and real estate offerings. Pomona is a vibrant community with progressive citizens leading, testing the limits of progress, and striving to provide a high quality of life for all of Pomona. The city is the site of the Fairplex, which hosts the L.A. County Fair and the Pomona Swap Meet & Classic Car Show. According to the city's 2018 Comprehensive Annual Financial Report, the top employers in the city and number of employees are Pomona Valley Hospital Medical Center (3,230), Pomona Unified School District (3,034), California State Polytechnic University, Pomona (2,440),

<https://www.pomonaca.gov/our-city/about-pomona>

[https://en.wikipedia.org/wiki/Pomona,\\_California](https://en.wikipedia.org/wiki/Pomona,_California)





## YOUR NEIGHBORS

- 1 • The Fox Theater
- 2 • Western University Nursing Science Center  
• Bank of America
- 3 • Juan Pollo
- 4 • Wish You Were Here Coffee Roasters  
• The 13th Room Escape Room  
• O'Donovan's Restaurant & Pub
- 5 • El Merendero
- 6 • Luchador Bar + Kitchen  
• 340 Restaurant & Nightclub  
• The Paradox Arcade+ Bar  
• Tacos N Wings
- 7 • Sip and Bite Bistro  
• Flame Broiler  
• Mission Promenade  
• Tacos N Wings
- 8 • Chase Bank
- 9 • The Glass House Concert Hall & Record Store  
• Cafe con Libros  
• Ink'd Chronicles  
• Zoinks Records  
• Heart + Soles  
• dba256 Bar & Gallery
- 10 • Hilltop Jamaican  
• La Bomba Vintage Clothing  
• Ferguson's Flower Gallery
- 11 • Persnickity Antiquity
- 12 • Tradicion Dance Company  
• Metro Event Center  
• Yume House Pho  
• Leaf en Light Plant Nursery  
• Summer Haus  
• Golden Treasures Antiques  
• 369 Hair
- 13 • Thirsty Girl Coffee  
• STARS Restobar  
• Game Nights





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