

Retail for lease in Pomona!

135-185 East 2nd Street | Pomona, California



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**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





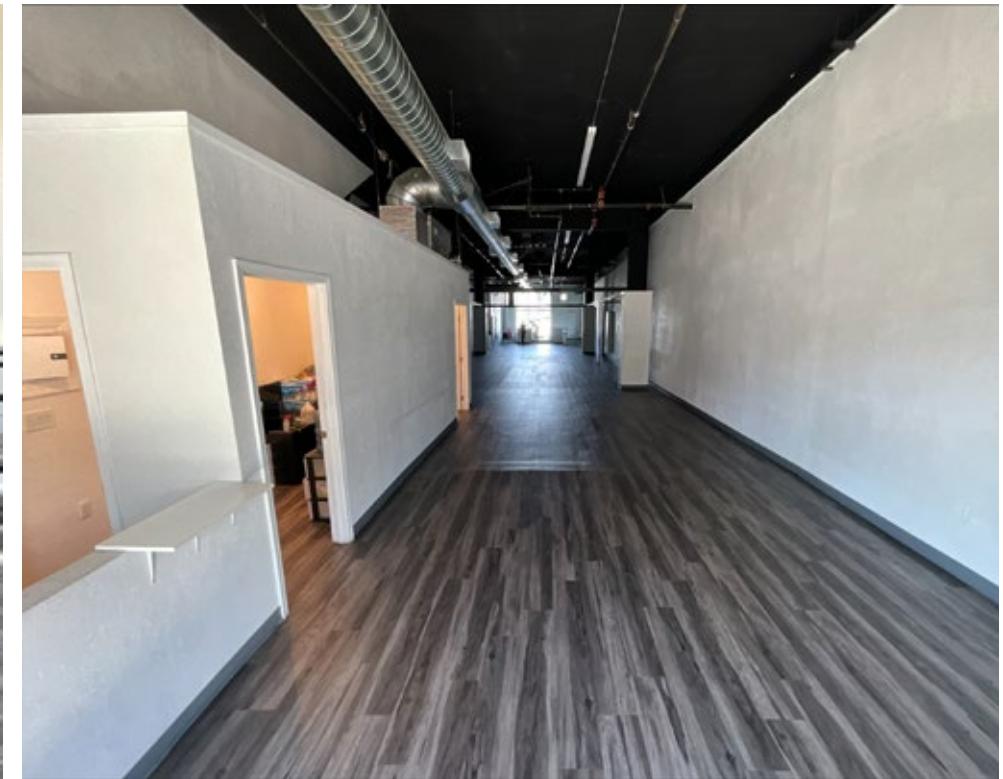
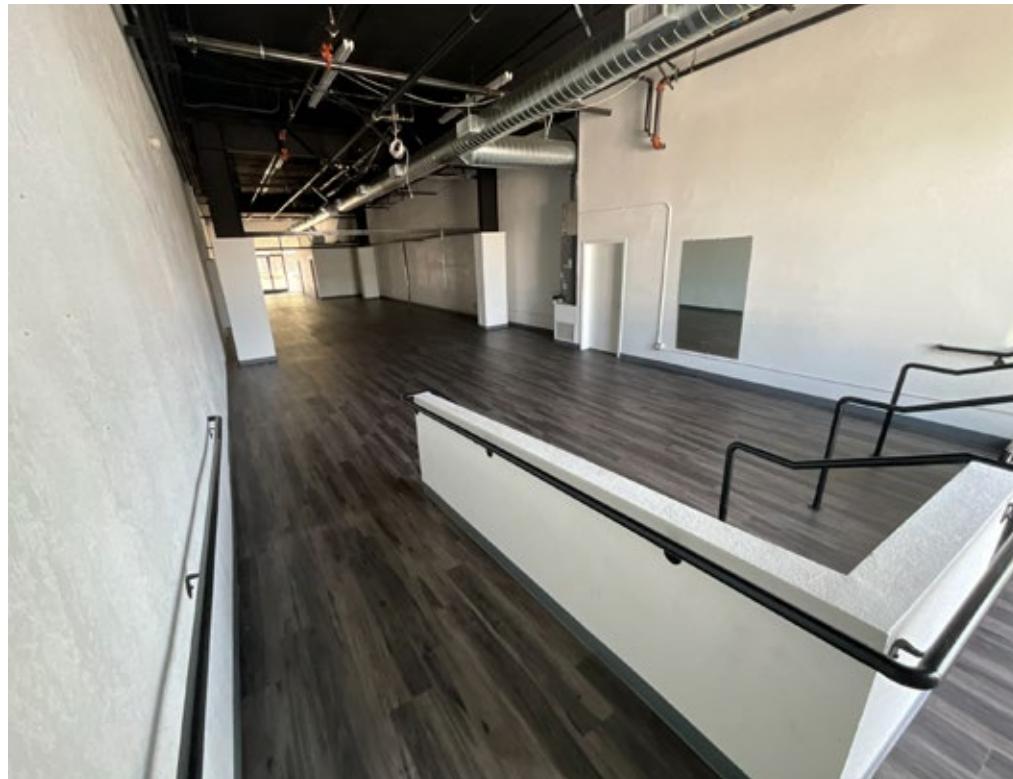
UNIT #: 161

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

\$64,423

Average household income

1,525

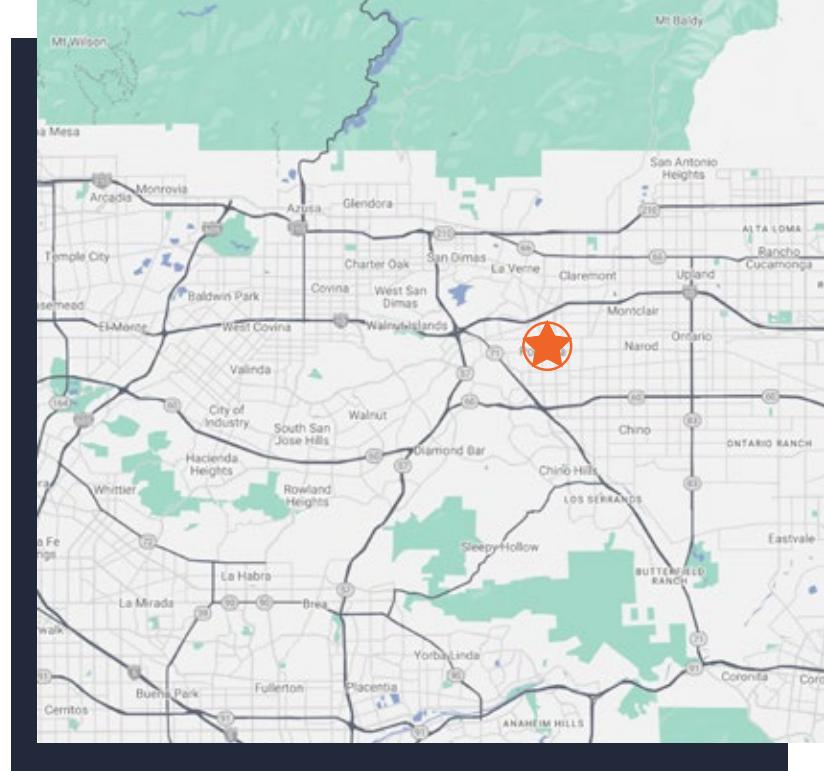
Businesses

55%

Owner occupied

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

YOUR NEIGHBORS



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