

±961 SF - ±1,200 SF AVAILABLE FOR LEASE

University Plaza | 3580 & 3560 W. Temple Avenue, Pomona, CA 91768



ROXY KLEIN

Senior VP, Retail Leasing & Sales
O: 909.576.4259 | C: 909.576.4259
roxy@progressiverep.com
DRE #01264392

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



ROXY KLEIN

Senior VP, Retail Leasing & Sales

T 909.576.4259 | **C** 909.576.4259

roxy@progressiverep.com

CalDRE #01264392

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

Progressive Real Estate Partners does not serve as a financial or business advisor to any party regarding any proposed transaction.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

UNIVERSITY PLAZA LOCATION



PROPERTY FEATURES



HIGHLIGHTS

- ±961 SF | Fully built out barbershop space.
- ±1,200 SF fully built out dessert shop for lease with no key money.
- **Fantastic Adjacent Traffic Generators:** With Cal Poly Pomona being close to University Plaza, this center benefits from the large student population. Cal Poly Pomona's attendance was 27,196 in 2024. Additionally, Mt. Sac Community College is approximately 2.6 miles from University Plaza. Mt. Sac serves nearly 20 communities consisting of more than one million residents.
- **Tremendous Demos:** Over 310,534 people reside within a 5-mile radius. Additionally, over 29,665 people work within a 3-mile radius. With an average household income of over \$136,831 within a 3-mile radius, the surrounding community of University Plaza has sufficient funds for eating and shopping.
- **Excellent Traffic:** Located at the intersection of two highly traveled streets, Temple Ave. and Valley Blvd, the cars per day are estimated at 32,800 at West Temple Ave. and 38,100 CPD at Valley Blvd. Additionally, University Plaza is near three major freeways, CA-57, CA-71, and I-10, which makes access convenient to a large customer pool.
- Located at the highly traveled intersection on of Temple Avenue & Valley Boulevard at the main entrance to Cal Poly Pomona, University Plaza is a very appealing shopping center. Join the existing synergy of both nationally recognized, and regional popular tenants.
- Three common area eating patio areas are available at University Plaza.
- Walking distance of University housing and in close proximity to a new student housing development.

RETAILER MAP



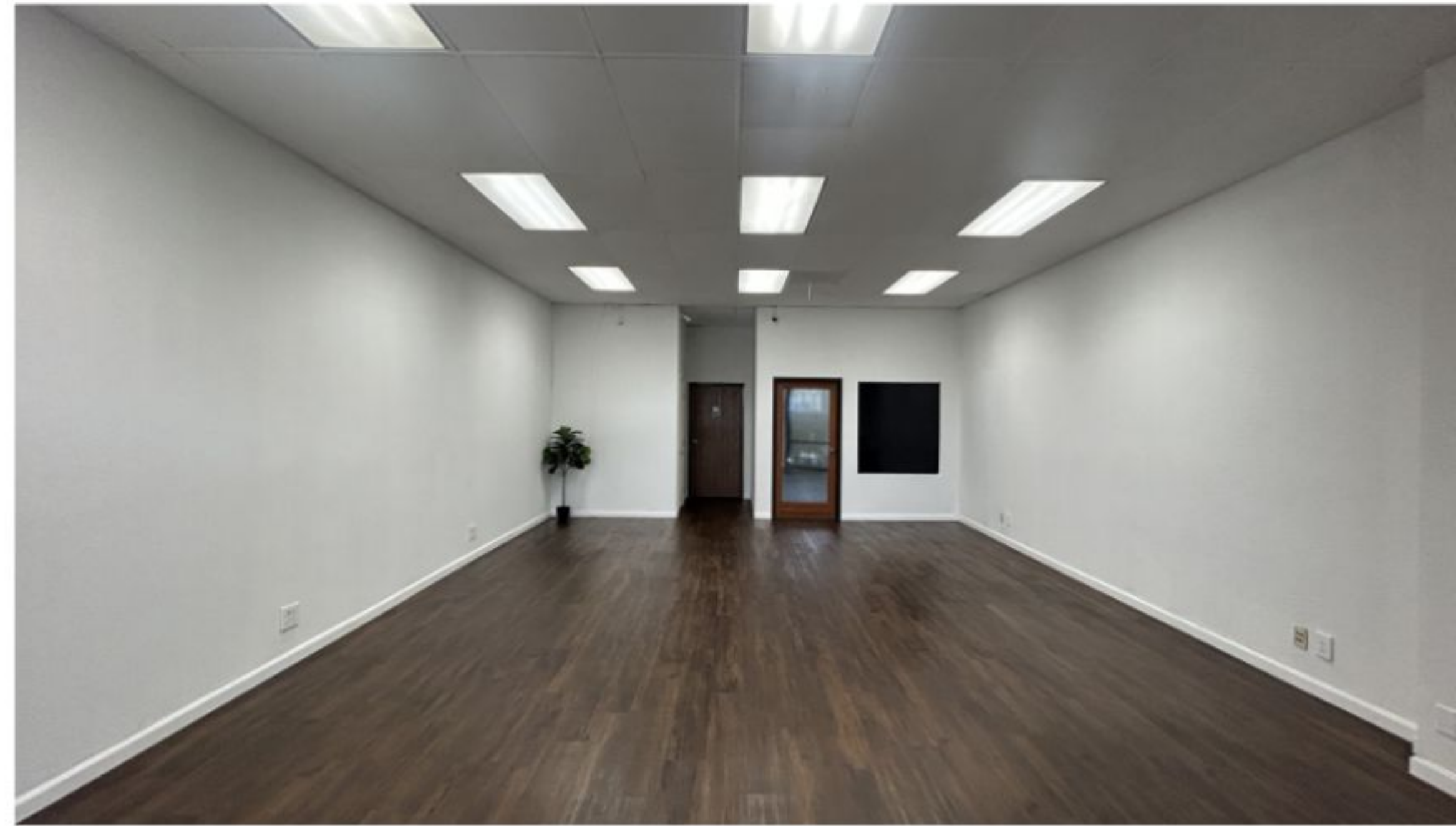
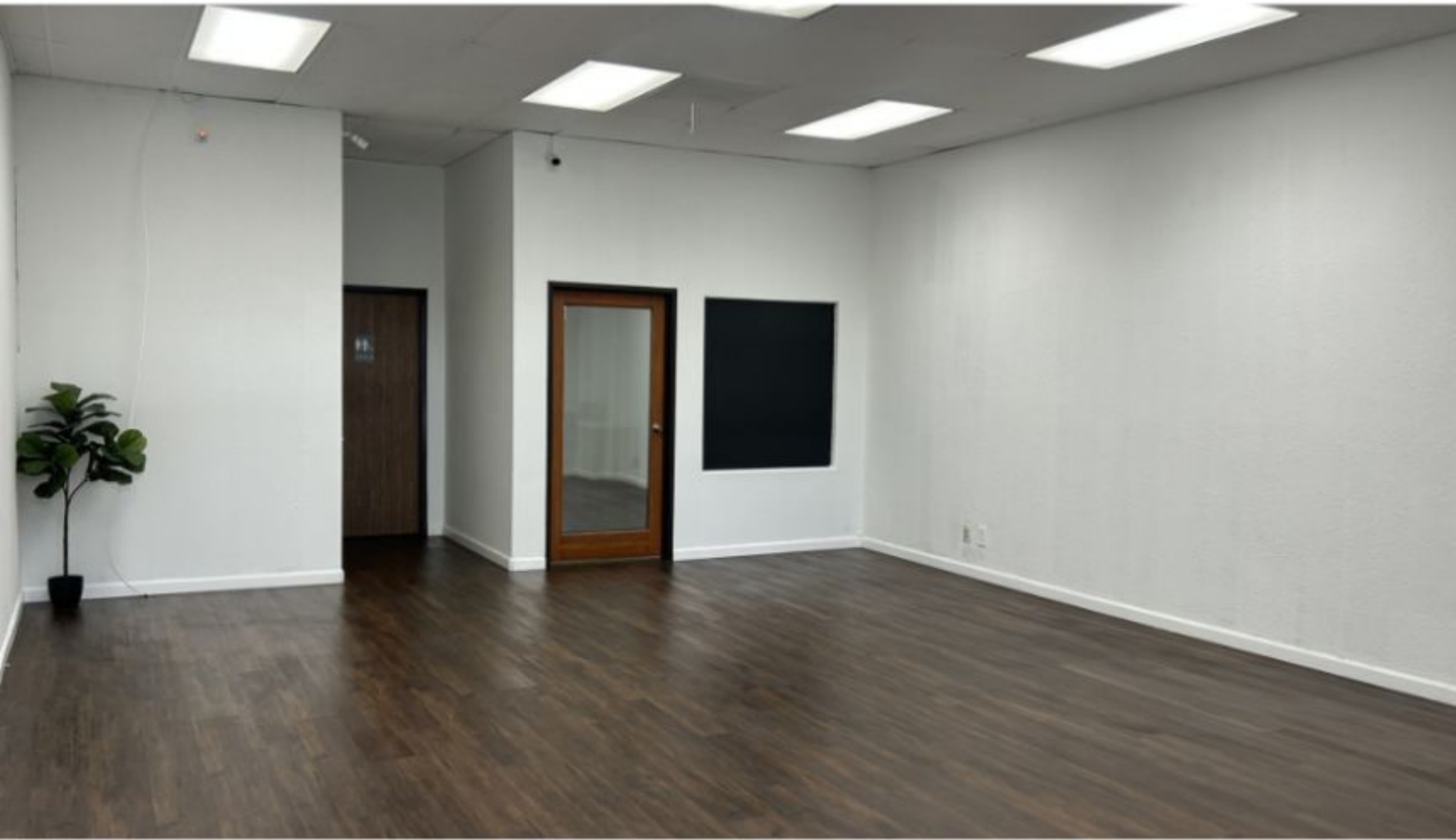
SITE PLAN



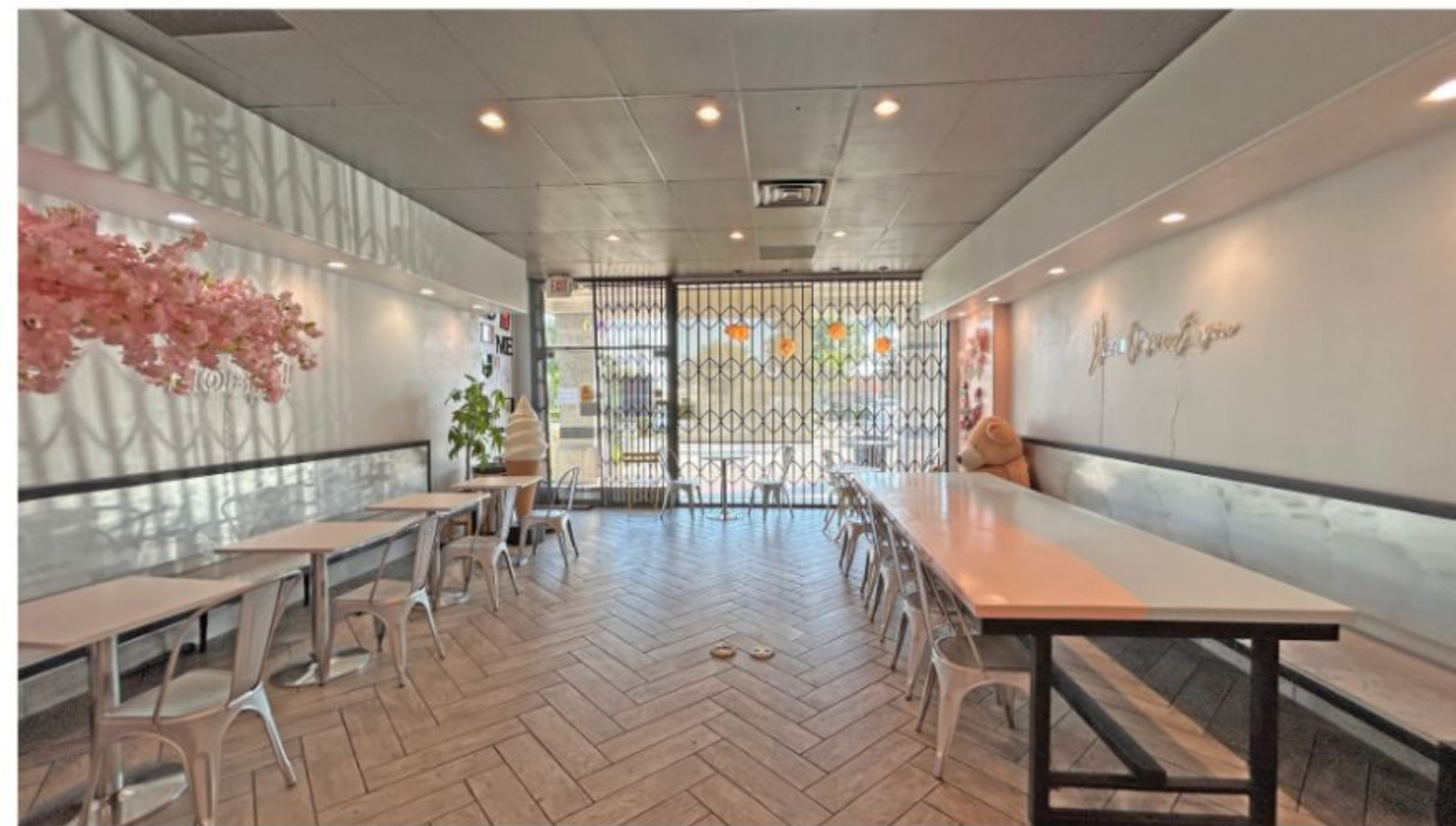
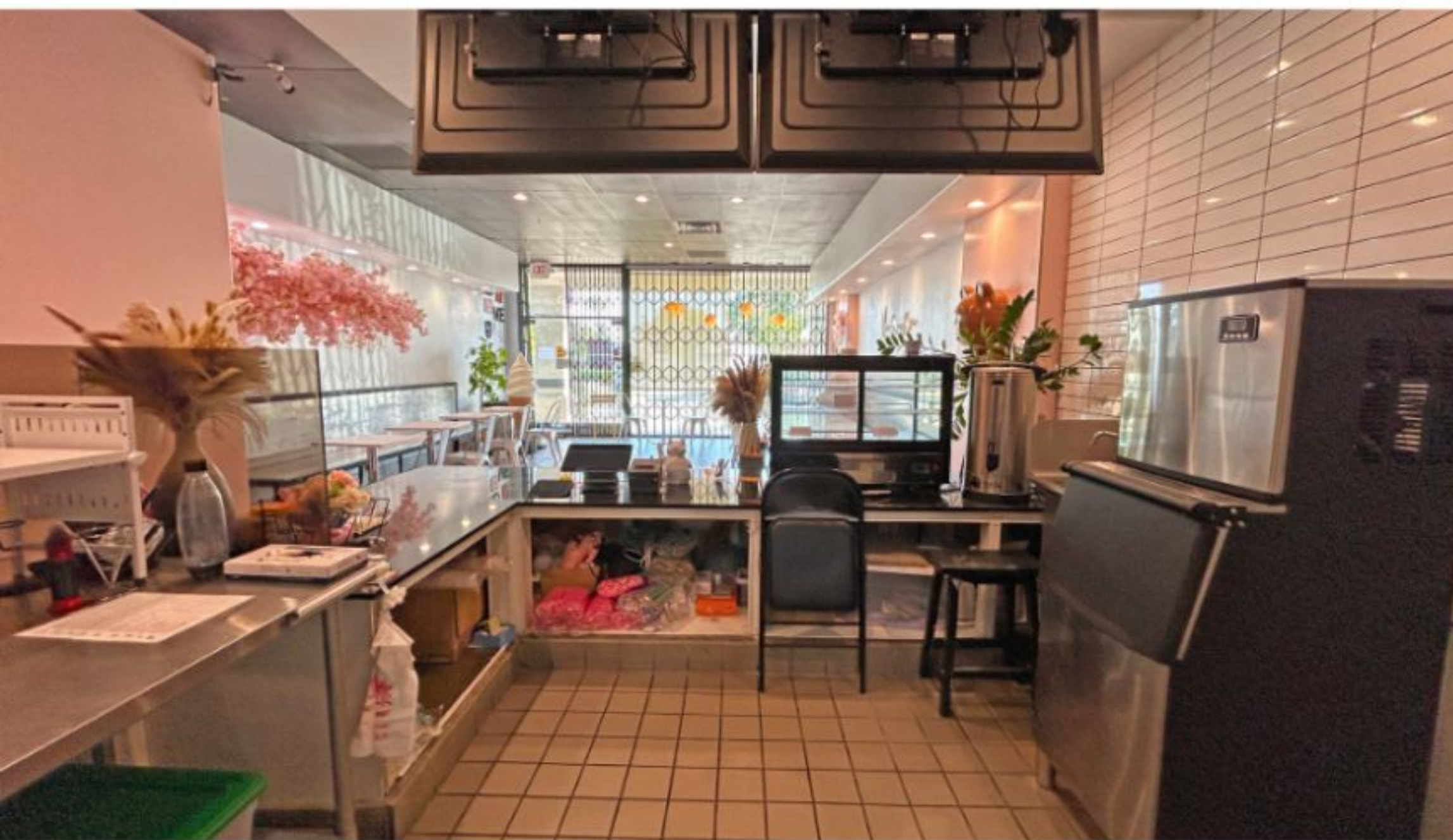
ADDITIONAL SHOPPING CENTER PHOTOS



INTERIOR PHOTOS - ±961 SF (BUILT OUT BARBERSHOP)



INTERIOR PHOTOS - ±1,200 SF (BUILT OUT DESSERT SHOP)



INTERIOR PHOTOS - ±1,200 SF (BUILT OUT DESSERT SHOP)



DEMOGRAPHICS

	1 mi	3 mi	5 mi
<u>POPULATION</u>			
2025 Total Population	6,263	87,810	310,534
2025 Total Households	1,679	26,498	98,581
2025 Average Household Size	3.1	3.2	3.1
2025 Median Age	28.3	38.7	39.5
<u>INCOME</u>			
2025 Average Household Income	\$99,534	\$136,831	\$133,932
2025 Median Household Income	\$77,469	\$107,376	\$105,121
2025 Per Capita Income	\$28,293	\$41,686	\$42,740
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	532	3,302	14,990
2025 Total Employees	7,745	29,665	128,176