



FOR LEASE

900 - 3,032 SF
AVAILABLE

\$1.69 - \$1.99
SF/MO

3
SPACES

Wheeler Commercial Center

305-355 East Foothill Boulevard
Pomona, CA 91767

Kavita Kaur Bhatia
CEO & Broker
909-210-1570 (Mobile)
kavita@theacreage.net

Acreage Real Estate
15210 Central Avenue
Chino, CA 91710
909-606-1505
theAcreage.net
Lic# 02034779



Property Overview

EXECUTIVE SUMMARY

Join Big 5 Sporting Goods and Dollar Tree at this prime retail center offering exceptional visibility and easy access to Foothill Boulevard, perfect for businesses seeking a high-traffic location. This expansive property features a spacious lot with ample parking, making it an ideal choice for a wide-range of enterprises. Situated along the bustling Foothill Boulevard, this property benefits from heavy traffic flow and is surrounded by a variety of nearby amenities including shopping centers and popular eateries such as Starbucks. Its central location offers unmatched connectivity, with the I-210 Freeway just 0.9 miles away and the I-10 Freeway only 2 miles, ensuring seamless access to surrounding areas. Whether you're looking to expand or establish a new presence, this retail center offers the ideal foundation for your business to succeed.

PROPERTY HIGHLIGHTS

- Monument Sign Space Dedicated to Suite 355 Available.
- Highly travelled Foothill Boulevard location
- Big 5 Sporting Goods and Dollar Tree as formidable anchors
- Property features a spacious lot with ample parking, making it an ideal choice for a wide-range of enterprises.
- Unmatched connectivity, with the I-210 Freeway just 0.9 miles away and the I-10 Freeway only 2 miles.
- Suite 335: 900(+/-) S.F. - 3 private offices, restroom
- Suite 345: 3,032 (+/-) S.F. - 10 private offices, breakroom, waiting room, bullpen, 2 restrooms, 2 front doors, 3 rear doors, bay windows
- Suite 355: 1,850 (+/-) S.F. - Open Area, 3 private offices, breakroom, restroom. Most visitle on Foothill Blvd.

*****Floor plans are flexible and can be modified.

**5,782 SF**
AVAILABLE SF

**\$1.69 - \$1.99**
ASKING RATE SF/MO

**3**
SPACES AVAILABLE

**35,930**
BUILDING SF

**165,328**
LOT SIZE

**2012**
YEAR BUILD

**8302022024/
8302022037**
PARCEL ID

**Commercial**
ZONING TYPE

**Los Angeles**
COUNTY

ACCESSIBILITY

**TRANSIT**

Pomona - North	1.1 mi
1st St and Harvard Ave E	1.8 mi
Amtrak	1.8 mi

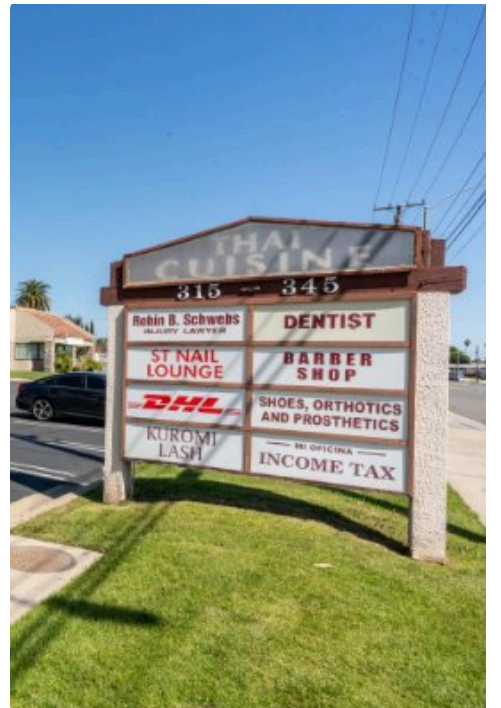
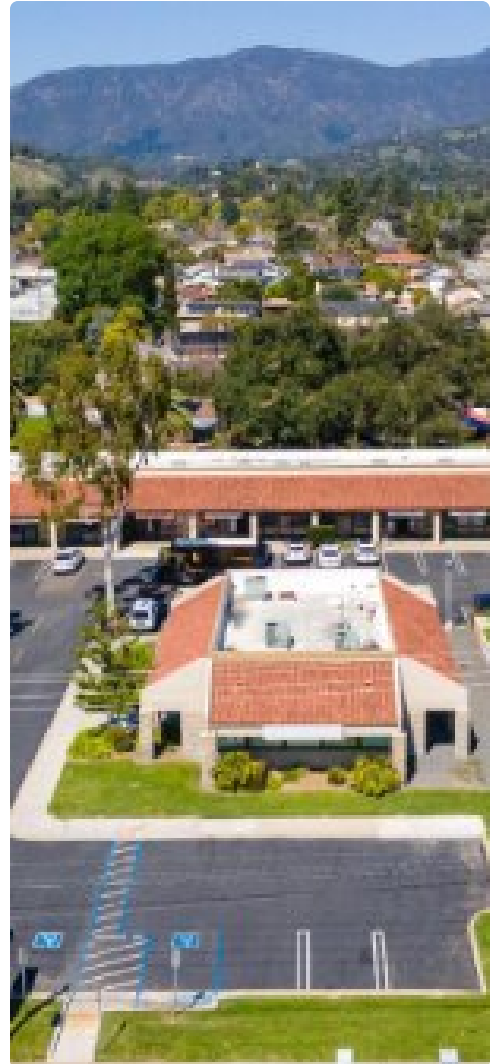
**AIRPORTS**

Ontario International Airport	9.1 mi
Fullerton Municipal Airport	21.2 mi
San Gabriel Valley Airport	16.7 mi

Space Available

SPACE / SUITE	SF AVAILABLE	RENT RATE	LEASE TYPE	LEASE TERM
335	900 SF	\$1.99 SF/Mo	NNN	Negotiable
355	1,850 SF	\$1.79 SF/Mo	NNN	Negotiable
345	3,032 SF	\$1.69 SF/Mo	NNN	Negotiable

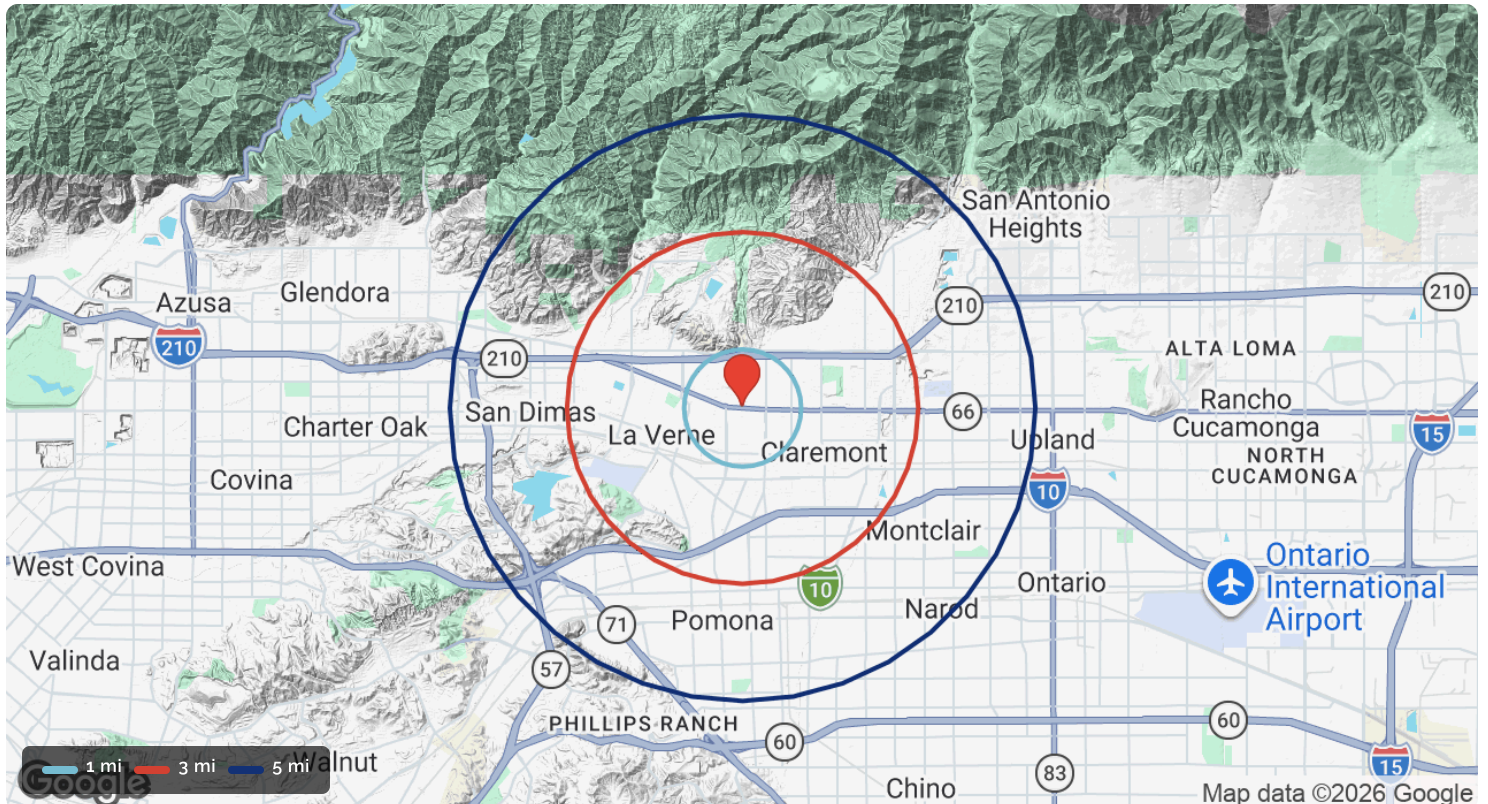
Photo Gallery



Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,297	121,730	306,526
2010 Population	20,473	122,996	311,620
2026 Population	23,983	130,913	318,158
2031 Population	24,421	131,425	317,997
2026-2031 Growth Rate	0.36 %	0.08 %	-0.01 %
2026 Daytime Population	20,071	124,272	313,689

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	6,996	38,639	91,052	less than \$15,000	717	2,869	7,206
2010 Total Households	7,423	39,755	92,935	\$15,000-\$24,999	601	2,107	4,728
2026 Total Households	8,854	44,652	103,045	\$25,000-\$34,999	387	1,751	4,853
2031 Total Households	9,185	45,775	105,045	\$35,000-\$49,999	713	2,970	8,255
2026 Avg. Household Size	2.63	2.75	2.99	\$50,000-\$74,999	895	5,476	14,291
2026 Owner Occupied Housing	5,151	27,404	58,401	\$75,000-\$99,999	856	5,092	12,853
2031 Owner Occupied Housing	5,351	28,052	59,782	\$100,000-\$149,999	1,785	8,451	19,232
2026 Renter Occupied Housing	3,703	17,248	44,644	\$150,000-\$199,999	1,014	5,868	13,358
2031 Renter Occupied Housing	3,834	17,723	45,263	\$200,000 or greater	1,887	10,067	18,268
2026 Vacant Housing	360	2,332	4,449	Median HH Income	\$105,769	\$109,401	\$98,356
2026 Total Housing	9,214	46,984	107,494	Average HH Income	\$132,176	\$141,065	\$127,566



Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY

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kavita@theacreage.net

Lic# 01895064

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