



1,200 SF - 2,400 SF AVAILABLE FOR LEASE

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

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PROGRESSIVE
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Presented By



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UNIVERSITY PLAZA LOCATION



PROPERTY FEATURES



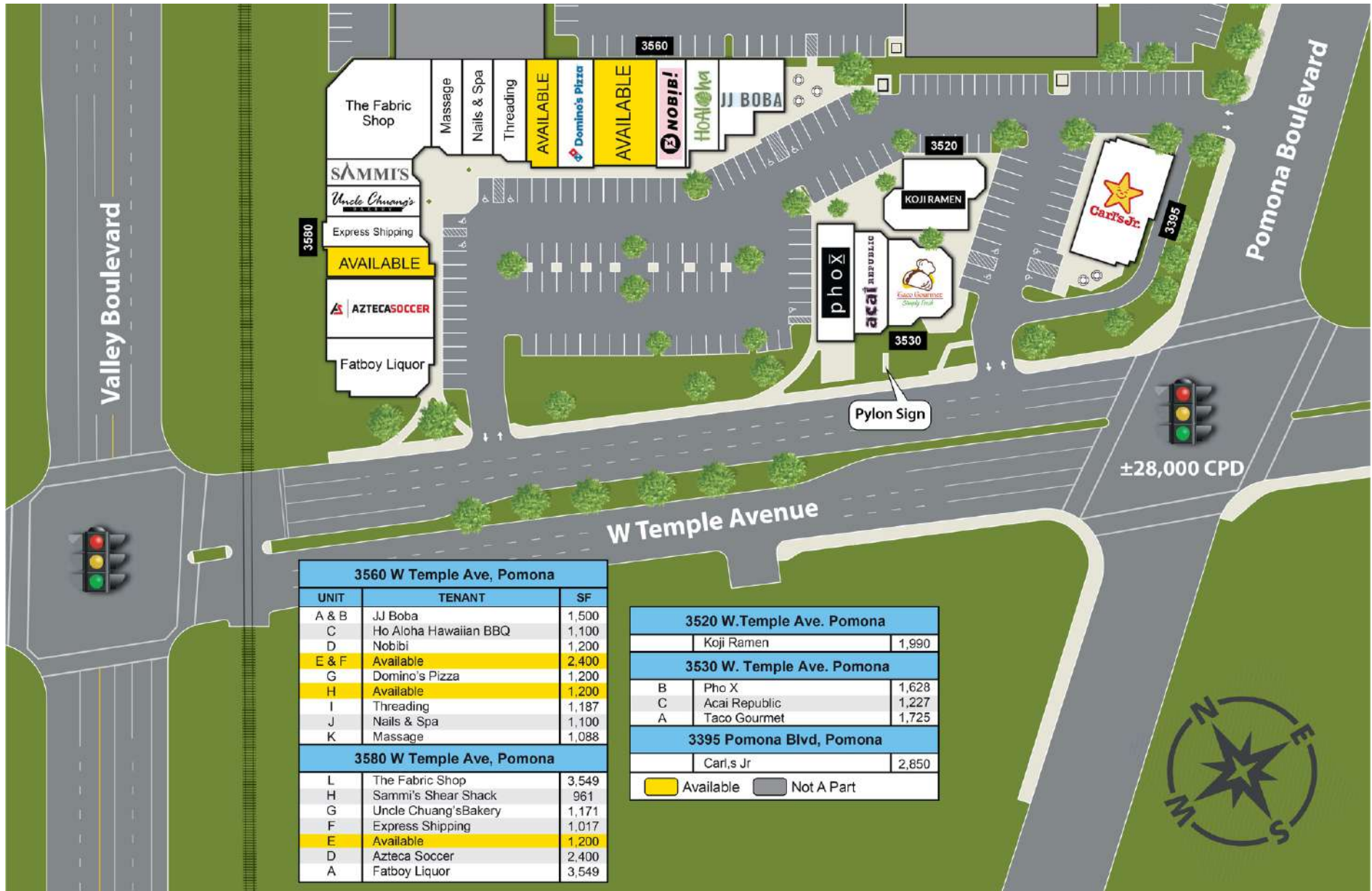
HIGHLIGHTS

- ± 1,200 SF space last leased to Edible Arrangements. Walk in, 3 compartment sink, and additional food use improvements inside premises.
- ±1,200 SF | Fully built out space with offices, exam rooms, and two restrooms. Last tenant was a medical related use.
- ±2,400 SF | Completely renovated office space featuring a spacious open area, private offices, a welcoming reception area, brand-new flooring, upgraded lighting, a new ceiling, and fresh paint.
- 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 29,103 in 2023. 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 315,562 people reside within a 5-mile radius. Additionally, over 33,047 people work within a 3-mile radius. With an average household income of over \$134,735.00 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 33,800 at West Temple Ave. and 22,540 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 - SUITE E - LAST TENANT EDIBLE ARRANGEMENTS



INTERIOR PHOTOS - SUITE E & F



INTERIOR PHOTOS - SUITE H - LAST TENANT WAS MEDICAL



DEMOGRAPHICS

	1 mi	3 mi	5 mi
<u>POPULATION</u>			
2023 Total Population	5,842	91,398	315,562
2023 Total Households	1,758	26,986	98,246
2023 Average Household Size	2.7	3.2	3.1
2023 Median Age	30.7	37.5	38.4
<u>INCOME</u>			
2023 Average Household Income	\$92,373	\$134,735	\$128,562
2023 Median Household Income	\$70,540	\$102,378	\$98,292
2023 Per Capita Income	\$29,156	\$40,106	\$40,215
<u>BUSINESS SUMMARY</u>			
2023 Total Businesses	551	3,360	15,173
2023 Total Employees	10,475	33,047	133,228