

# 207 E POMONA BLVD

.....  
MONTEREY PARK, CA 91755



## FOR LEASE

### 2ND FLOOR MOVE-IN READY OFFICE/RETAIL SPACE

Suite	Rate	SF
Suite B	\$1.50 PSF MG	±1,600 SF

#### PROPERTY DETAILS

<b>Terms:</b>	1-3 years
<b>Total Building SF:</b>	±6,655 SF
<b>Lot Size:</b>	±13,221 SF
<b>Year Built:</b>	1950
<b>Zoning:</b>	C-S
<b>APN:</b>	5265-013-017
<b>Parking Ratio:</b>	4:1



#### HIGHLIGHTS

- 1,600 SF of well-lit office space suitable for multiple types of uses both professional and retail services.
- Includes private offices, reception area, conference room and private restroom.
- Prominent street frontage along Pomona Blvd with excellent visibility.
- Ideal uses Retail/Showroom/Specialty Retail; Professional Office (legal, consulting, design, tech)

GREG KHO, CCIM | Senior Associate  
213.400.0654  
gregory.kho@lee-associates.com  
License ID 02033257

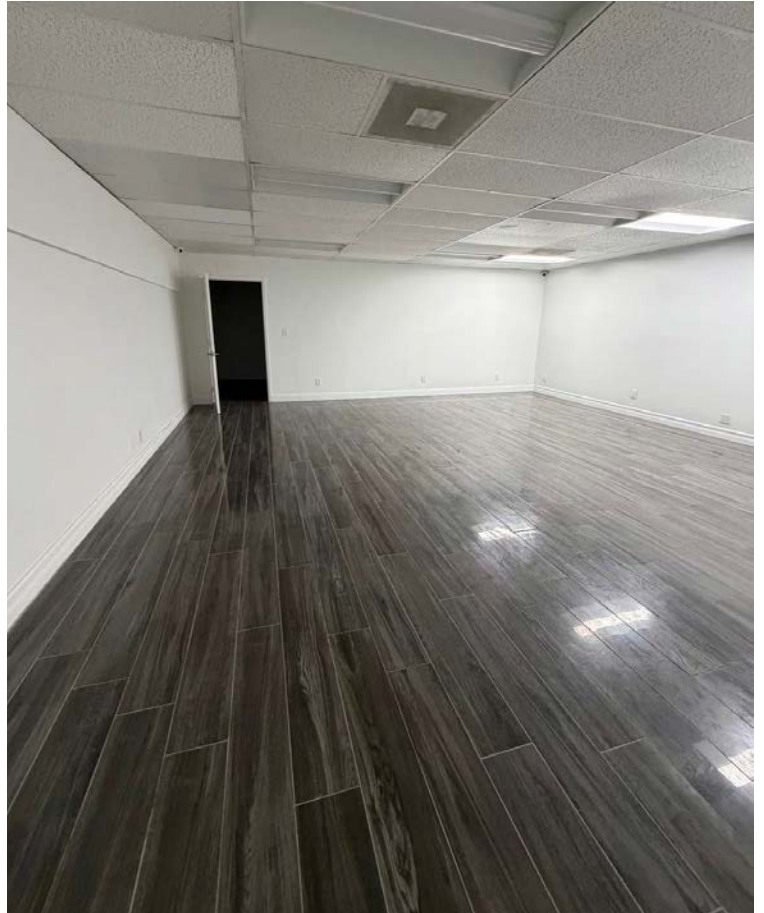
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
PASADENA

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice. lee-pasadena.com

LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.



## PHOTOS | INTERIOR



**GREG KHO, CCIM** | Senior Associate  
**213.400.0654**  
[gregory.kho@lee-associates.com](mailto:gregory.kho@lee-associates.com)  
License ID 02033257

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
PASADENA

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice. [lee-pasadena.com](http://lee-pasadena.com)

LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.

## PHOTOS | INTERIOR & GARAGE



.....  
**GREG KHO, CCIM** | Senior Associate  
**213.400.0654**  
[gregory.kho@lee-associates.com](mailto:gregory.kho@lee-associates.com)  
License ID 02033257

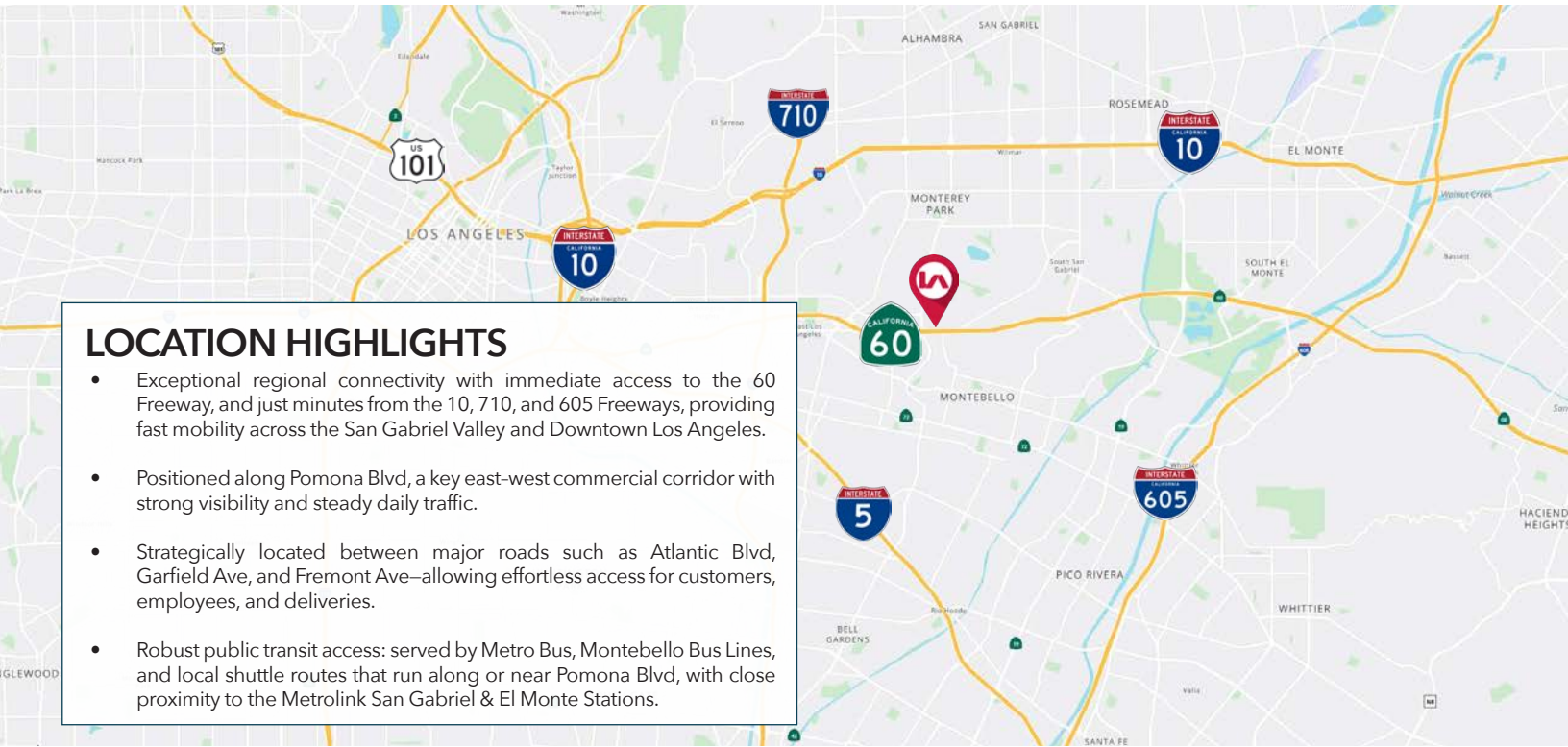
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
PASADENA

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice. [lee-pasadena.com](http://lee-pasadena.com)

LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.



## OVERVIEW MAP



### LOCATION HIGHLIGHTS

- Exceptional regional connectivity with immediate access to the 60 Freeway, and just minutes from the 10, 710, and 605 Freeways, providing fast mobility across the San Gabriel Valley and Downtown Los Angeles.
- Positioned along Pomona Blvd, a key east-west commercial corridor with strong visibility and steady daily traffic.
- Strategically located between major roads such as Atlantic Blvd, Garfield Ave, and Fremont Ave—allowing effortless access for customers, employees, and deliveries.
- Robust public transit access: served by Metro Bus, Montebello Bus Lines, and local shuttle routes that run along or near Pomona Blvd, with close proximity to the Metrolink San Gabriel & El Monte Stations.



**GREG KHO, CCIM** | Senior Associate  
**213.400.0654**  
[gregory.kho@lee-associates.com](mailto:gregory.kho@lee-associates.com)  
License ID 02033257

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
PASADENA