

UNIQUE LEASE OPPORTUNITY
NEW CLASS A OFFICE BUILDINGS

21&31

RANCHO CAMINO

POMONA | CALIFORNIA



CBRE

PROPERTY FEATURES



New office construction featuring modern lobbies and efficient floorplates



Immediate access to Pomona (60) and Corona (71) Freeways



Abundant free parking at a ratio of 4.5/1000



Efficient floor plates and high parking ratio that can accommodate Medical Office Uses



Part of the Pomona Ranch Plaza, complete with restaurants & retail amenities



Bus system (195 Transcenter - Phillips Ranch) within 0.2 miles



Strong demographics within the immediate Pomona market surrounding markets of Pomona, Chino Hills and Diamond Bar



21 RANCHO CAMINO



Newly constructed 3-story office building



New suites available for immediate occupancy



Efficient layout to accommodate myriad uses, ideal for creative or traditional office and medical tenants



Open plans ready for tenant-specific specifications



Excellent corporate environment



Asking Rate: \$2.75 MG

Tenant is responsible electrical/janitorial within the premises

AVAILABILITY

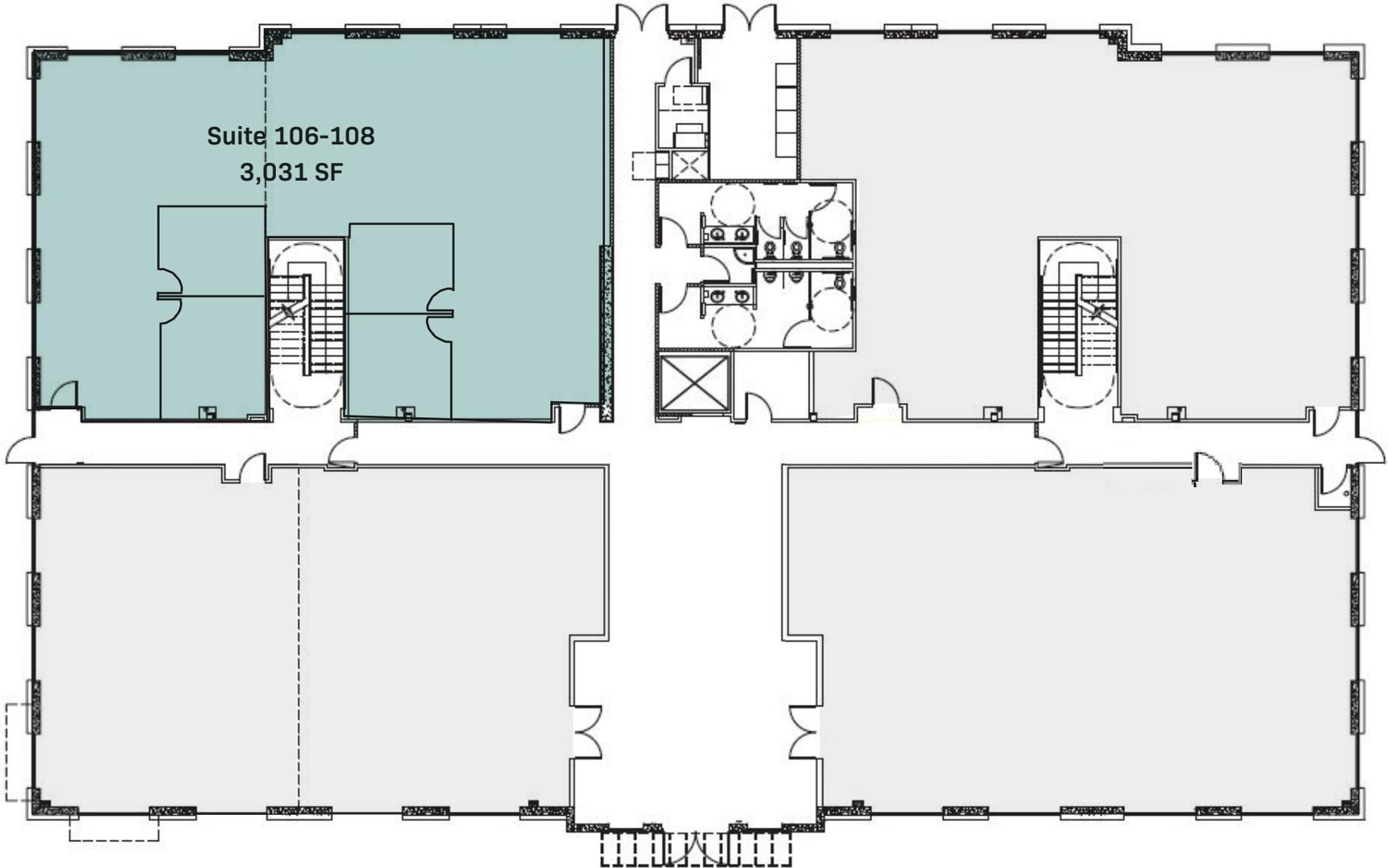
SUITE 106* 1,512 RSF

SUITE 108* 1,519 RSF

*Contiguous to 3,031 SF



FLOOR PLAN - 1ST FLOOR



31 RANCHO CAMINO



Newly constructed 3-story office building



Efficient floor plate depths to accommodate open, creative office or traditional office layouts



Fully Secured



Asking Rate: \$2.75 MG

Tenant is responsible electrical/janitorial within the premises

FULLY LEASED





21 & 31
RANCHO CAMINO

FOR MORE INFORMATION PLEASE CONTACT

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