

# LAND FOR LEASE

1940 W HOLT AVE | POMONA, CA 91768



## PROPERTY SUMMARY

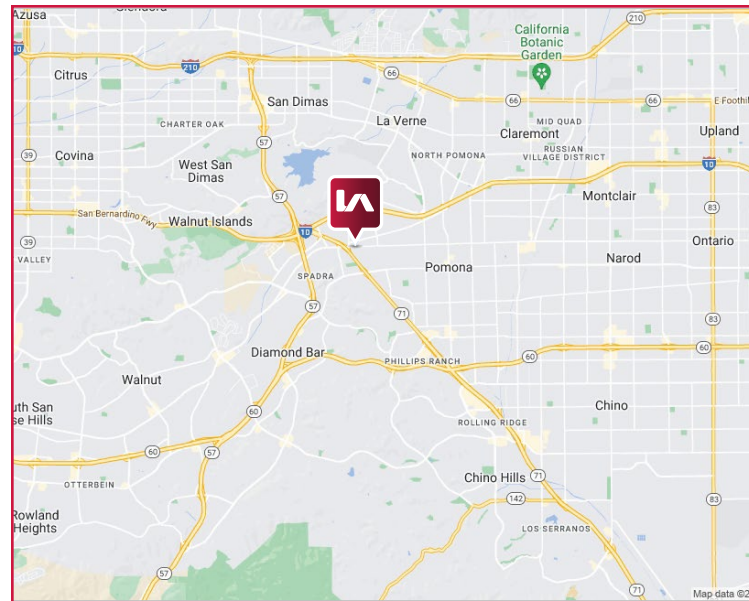
**AVAILABLE:** ±1.22 AC - (±53,143 SF)  
Industrial Land

**ASKING PRICE:** \$0.25 PSF Gross

**TERM:** 1 - 2 Years

**ZONING:** Urban Neighborhood

- Cannabis Overlay Zone
- Excellent Access To The 71, 57 And 10 Freeways
- Truck Parking & Outdoor Storage Possible



FOR MORE INFORMATION, PLEASE CONTACT:

YOUR LOCAL MARKET EXPERTS

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2.1.4 Urban Neighborhood

2.1.4.A Development Standards Chart

**Development Standards Charts Legend:**

**General Symbols:**

<b>permitted</b>	These elements are allowed, by right, unless otherwise specified in Section 2.2.1 Use Types
---	Not permitted
n/a	Not applicable
<b>required</b>	These are required elements of all new development as indicated
<b>not required</b>	These elements are not required as indicated
<b>conditional</b>	Requires a conditional use permit
<b>limited</b>	Limitations apply as specified in section 2.4.2.C Private Frontage Specifications
<b>plus</b>	Development shall not exceed the height of housing across the street plus the number of stories indicated (see section 2.3.2 Special Building Height Limits)
<b>CS</b>	Permitted in a Corner Store configuration (see section 2.2.2. Special Retail Configurations)
<b>NC</b>	Permitted in a Neighborhood Center configuration (see section 2.2.2. Special Retail Configurations)
<b>(A)</b>	Exceptions apply to anchor retail buildings
<b>(M)</b>	See Fig 2.6.2 Special Public Open Space Areas Map

**Special Conditions:**

<b>(C2)</b>	Upper floors only
<b>(C4)</b>	Side, and rear yards shall consist of heavy screening (see section 2.6.6)
<b>(C5)</b>	With shopfront
<b>(C6)</b>	Or 20% of parcel depth whichever is smaller
<b>(C8)</b>	For development over 20,000 sf of building area
<b>(C9)</b>	For development over 20 dwelling units or lodging rooms
<b>(C10)</b>	Courtyard buildings may exceed the indicated length as defined in 2.3.3 Building Length
<b>(C12)</b>	A minimum of 1 guest space / 10 DU is conditional
<b>(C13)</b>	Or 5% of parcel depth whichever is smaller
<b>(C14)</b>	Up to 5 ft maximum
<b>(C15)</b>	Only one half bay or one full bay of parking is permitted

**Location:**

<b>(L1)</b>	On 2nd St..
<b>(L2)</b>	On Garey Ave.
<b>(L3)</b>	On Holt Ave.
<b>(L4)</b>	On Mission Blvd..
<b>(L5)</b>	On Gibbs St., Main St., Locust St., Thomas St., Third St., & Fourth St.
<b>(L6)</b>	Within 500 ft of a designated transit center/train station
<b>(L7)</b>	On Foothill Blvd.
<b>(L8)</b>	In Height Overlay
<b>(L9)</b>	Along streets other than Garey Ave., Holt Ave., Mission Blvd., & Foothill Blvd.

**Use:**

<b>(U1)</b>	For residential development with 3 or more units
<b>(U2)</b>	Live Entertainment and Dancing not permitted
<b>(U3)</b>	Large Scale Specialty Goods and Foods Only (see section 2.2.1)
<b>(U4)</b>	Movie Theaters not permitted
<b>(U5)</b>	Ground floor Health & Exercise Clubs are conditional
<b>(U7)</b>	Only Health & Exercise Clubs
<b>(U8)</b>	Only Gas Stations

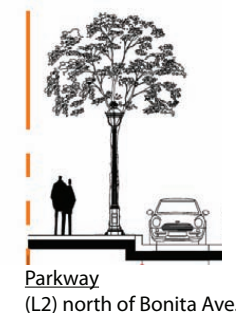
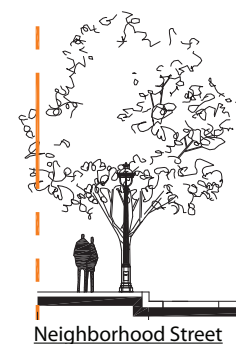
**Signs:**

<b>(S3)</b>	50% shall be allowable during the month of December
<b>(S5)</b>	For religious facilities, schools, and commercial recreation uses within public parks, maximum area of 32 sqft and maximum height of 6 ft
<b>(S6)</b>	Signs are restricted to corner stores only
<b>(S7)</b>	Signs are permitted at entrances to multi-family buildings
<b>(S8)</b>	Pole Mounted and Tower Signs located within 500 ft of a freeway right-of-way and designated as freeway-oriented shall be regulated by the Pomona Zoning Ordinance

2.2 Building Use Regulations	Standards
<b>2.2.1 Use Types</b>	
A. Retail	
1. Specialty Goods Anchors	---
2. Community Oriented Anchors	---
3. Entertainment Anchors	---
4. Eating & Drinking Establishments	NC
5. Specialty Goods & Foods	NC
6. Entertainment & Recreation	permitted (L2, L3, U7)
7. Convenience Uses	NC, CS
8. Business Services	permitted
9. Personal Services	permitted
10. Service Commercial & Repair	conditional
11. Large Scale Commercial Goods	conditional
12. Vehicle Sales	---
B. Civic & Cultural	conditional
C. Workplace	
1. Professional Services	permitted
2. Medical Services	permitted
3. Light Industrial	conditional
D. Lodging	permitted
E. Live Work	permitted
F. Residential	
1. Multi-Family w/ Common Entry	permitted
2. Multi Family w/ Individual Entries	permitted
3. Attached Single Family	permitted
4. Detached Single Family	---
<b>2.2.2 Special Retail Configurations</b>	
1. Neighborhood Center	permitted (L2, L3) only
2. Corner Store	permitted
3. Drive-through	---
<b>2.2.3 Minimum Residential Unit Size</b>	
One Bedroom Units	600 sf min
Two Bedroom Units	800 sf min
Three Bedroom Units	1,000 sf min

2.3 Building Scale Regulations	Standards
<b>2.3.1 Building Height</b>	
minimum height	1 story
maximum height	4 stories
maximum height in overlay	6 stories
<b>2.3.2 Special Building Height Limits</b>	
Holt/Mission/Garey	2 stories or 20 ft min
Across the Street from Housing	plus 2 stories max
Adjacent to Housing	required
<b>2.3.3 Building Length</b>	
maximum	300 ft
<b>2.3.4 Special Building Length Limits</b>	
Limited Corner Building - maximum	120 ft (C10)
Limited Mid-Block Building - maximum	80 ft (C10)
<b>2.3.5 Building Massing - Primary Volume Proportions</b>	
Length : Height - Holt/Mission/Garey	3L:2H to 5L:2H
Length : Height - All other streets	1L:3H to 3L:1H

2.4 Frontage & Building Placement Regulations	Standards
<b>2.4.1 Building Orientation to Streets &amp; Public Open Space</b>	
required or not required	required
<b>2.4.2 Private Frontage Types</b>	
C. Private Frontage Specifications	
1. Shop-Front	permitted
- Shopfront Length - maximum	50 ft
- Tenant Length - maximum	50 ft
- Articulation Length - maximum	50 ft
2. Corner Entry	permitted
3. Arcade	permitted
4. Grand Portico	permitted
5. Forecourt	permitted
6. Common Lobby Entry	permitted
7. Stoop	permitted
8. Porch	---
9. Front Door	---
10. Front Vehicular Door	limited
11. Edge Treatment: Walled	---
12. Edge Treatment: Fenced	---
13. Edge Treatment: Terraced	permitted
14. Edge Treatment: Flush	permitted
<b>2.4.3 Front Yard Setback</b>	
minimum / maximum - 2nd Street	n/a
minimum / maximum - Garey Ave.	0 ft / 10 ft
minimum / maximum - Holt Ave.	0 ft / 10 ft
minimum / maximum - Mission Blvd.	n/a
minimum / maximum - Foothill Blvd.	n/a
minimum / maximum - Corner Properties	0 ft / 15 ft
minimum / maximum - All other streets	0 ft / 15 ft
<b>2.4.4 Side Yard Setback</b>	
min w/ living space windows	10 ft
min w/out living space windows	0 ft
<b>2.4.5 Rear Yard Setback</b>	
minimum	10 ft
<b>2.4.6 Alley Setback</b>	
minimum	5 ft
<b>2.4.7 Frontage Coverage</b>	
minimum - 2nd Street	n/a
minimum - Garey Ave.	70%
minimum - Holt Ave.	70%
minimum - Mission Blvd.	n/a
minimum - Foothill Blvd.	n/a
minimum - all other streets	70%
<b>2.4.8 Space Between Buildings</b>	
minimum	20 ft
<b>2.4.9 Build-to-Corner</b>	
required or not required	required



Typical Improvements to Existing Streets:

See Section 2.5.1 and Section 3.1.1 for configuration details and construction responsibility

2.5 Street Regulations	Standards
<b>2.5.1 Improvements to Existing Streets</b>	
C. Grand Boulevard	required (see below)
D. Palm Gateway	required (see below)
E. Parkway	required (see below)
F. Regional Boulevard	---
G. Grand Avenue	required (see below)
H. Midtown Boulevard	---
I. Downtown Boulevard	---
J. Second Street	---
K. Neighborhood Streets	required except (L2, L3)
<b>2.5.2 Provision of New Streets - (see section 2.5.2)</b>	
<b>2.5.3 Block Size</b>	
Maximum Vehicular Block Size	2000 ft
Maximum Pedestrian Block Size	2000 ft
<b>2.5.4 Street Connectivity</b>	
required or not required	required
<b>2.5.5 Required East-West Street Connection</b>	
required or not required	required
<b>2.5.6 Residential Transition-Boundary Street</b>	
required or not required	n/a
<b>2.5.7 Street Types (New Street Design)</b>	
A. City Street	permitted
B Public Open Space w/ City Street	permitted
C. Neighborhood Street	permitted
D. Public Open Space w/ Neighborhood St.	permitted
E. Alley	permitted

