

1542

W Holt Avenue | Pomona, CA

STREAM

RESTAURANT WITH LIQUOR LICENSE
3 MILES FROM CAL POLY POMONA

±8,120 SF Building on 1.24 AC Lot



FOR LEASE OR SALE





OFFERING SUMMARY

Stream Realty Partners is pleased to present for sale 1542 W Holt Avenue in Pomona, California. The property, 8,120 SF on 1.24 AC of land, is strategically located in one of the highest trafficked corridors in Pomona with excellent visibility and traffic counts of 24,960 cars per day. The property was recently remodeled with over \$800,000 invested into the buildout, including a new parking lot, roof, HVAC, and kitchen equipment. This rare offering presents operators and investors the opportunity to acquire a turnkey restaurant with a liquor license and state of the art kitchen equipment.

\$3.50M

SALE PRICE (\$431/SF)

\$3.00

NNN LEASE RATE

8,120

TOTAL SIZE (SF)

1.24

ACRES

1967

YEAR BUILT

2017

RENOVATED

LOCATION



1542

W Holt Avenue | Pomona, CA

HOLT AVE (24,960 CPD)

PROPERTY OVERVIEW



LOCATION

1540

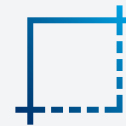
W HOLT AVE., POMONA, CA

8348-005-010

APN

C4

ZONING



SIZE

7,320 SF

+ A 800 SF EXECUTIVE LOUNGE

1.24 AC

LAND SIZEB



FEATURES

1967

YEAR BUILT

2017

RENOVATED

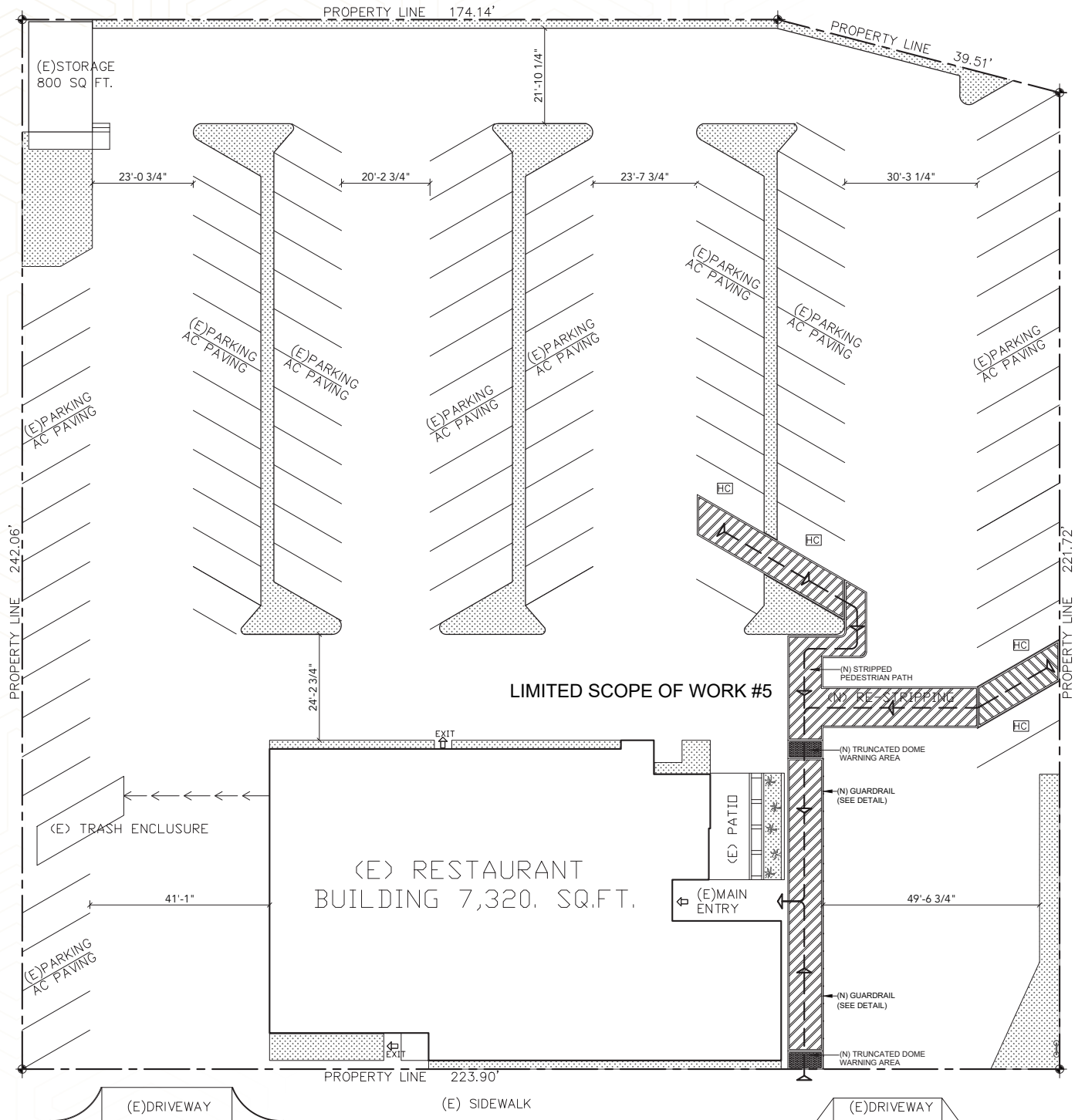
83

PARKING STALLS

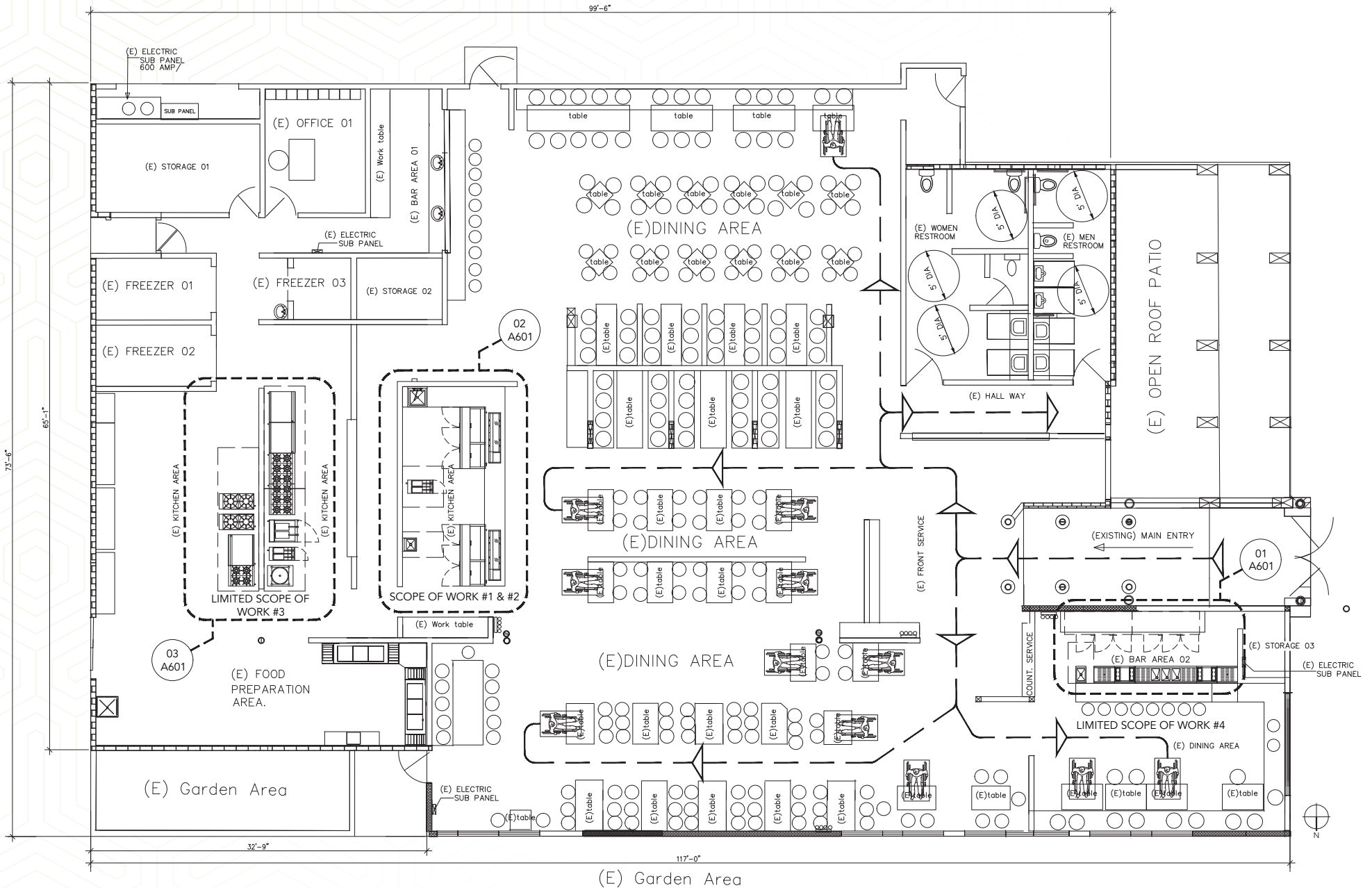
FF&E

STATE-OF-THE-ART KITCHEN EQUIPMENT

SITE PLAN



FLOOR PLAN



PROPERTY HIGHLIGHTS

Prime Location with Outstanding Visibility

- The property is situated in a densely populated area, offering exceptional visibility and easy access from Holt Avenue, the major thoroughfare in the region. This strategic location ensures consistent traffic, making it an ideal spot for operators looking to capitalize on high exposure and convenience.

Ample Space with Versatile Potential

- Spanning 1.24 acres, the property provides significant on-site parking, a rare advantage in the area. The expansive lot offers ample space not only for regular operations but also for hosting special events, making it highly versatile for a variety of uses.

Modernized with Extensive Renovations

- In 2017, the property underwent a comprehensive renovation totaling over \$800,000, bringing it up to modern standards. The upgrades included improvements to the roof, aesthetics, and kitchen systems, ensuring a contemporary and visually appealing space ready for immediate occupancy.

State-of-the-Art Kitchen Facilities

- The property boasts a large, fully equipped kitchen with state-of-the-art appliances and fixtures. This high-end kitchen setup makes it ideal for restaurant operations, catering services, or event hosting, allowing for efficient, high-volume food preparation and service.

Private Spaces for Specialized Use

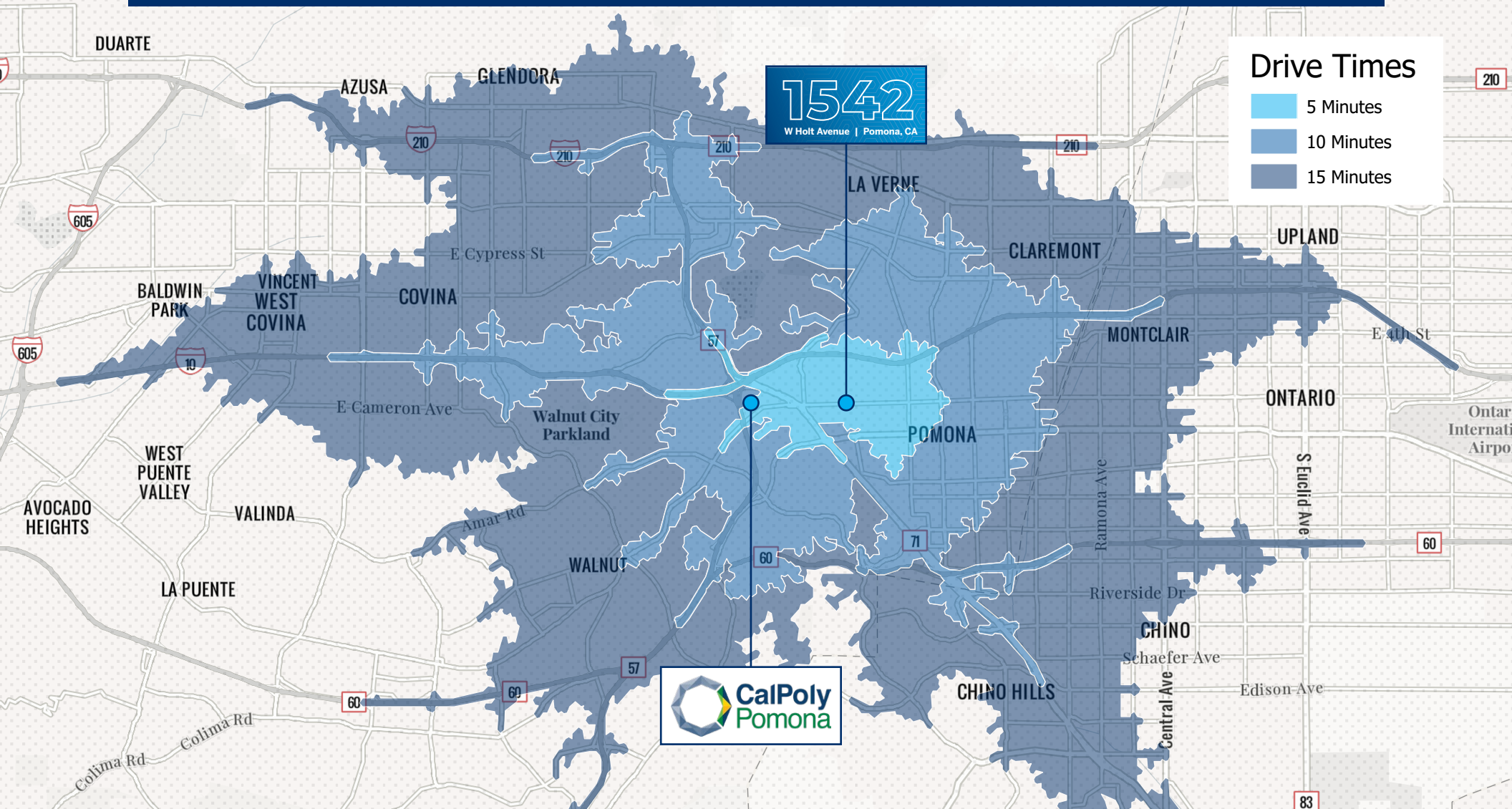
- In addition to the main kitchen, the property features a separate private kitchen and office spaces, perfect for hosting intimate gatherings or staff training sessions. These private areas offer flexibility and a more intimate setting, expanding the range of possible uses for the property.

Liquor License Opportunity

- There is potential to acquire a liquor license, please inquire for more information.



GEOGRAPHY



2024 Population Density (PSM)

8,075
1-MILE

5,067
3-MILE

4,504
5-MILE

2024 Total Daytime Pop.

19,453
1-MILE

131,480
3-MILE

332,599
5-MILE



SUBMARKET OVERVIEW

The city of Pomona is located in the San Gabriel Valley of Los Angeles County, specifically, the highly desired East San Gabriel Valley. Its centric location provides convenient access points to the 10, 60, and 71 Freeways. The subject property's location boasts very favorable demographics. Within a 5 mile radius, the robust population is 349,734 with a median age of 38. The population is spread across 105,751 households, with an average household income of \$107,666. The local retail market, with a total inventory of 42,432,323 square feet, is very stable due to high consumer demand. Current vacancy of 4.9% is 10 basis points lower than 5.0% compared to one year ago. Since the start of 2022, there has been positive net absorption of 296,845 square feet, demonstrating healthy demand for retail space.

DISCLAIMER

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For more information, please contact us!

CHAD DIXON

949.371.5137

chad.dixon@streamrealty.com

Lic. 02053108

GEOFF FOLEY

714.376.6273

geoff.foley@streamrealty.com

Lic. 01944028

