



FOR SALE
REAL ESTATE + BUSINESS

197 E 2ND ST, POMONA, CA 91766



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PROPERTY OVERVIEW



SPORTSBAR



NIGHT CLUB



SPEAKEASY



LOUNGE



PROPERTY SUMMARY

197 E 2ND ST,
POMONA, CA 91766

Property Type: Retail

Year Built: 1932

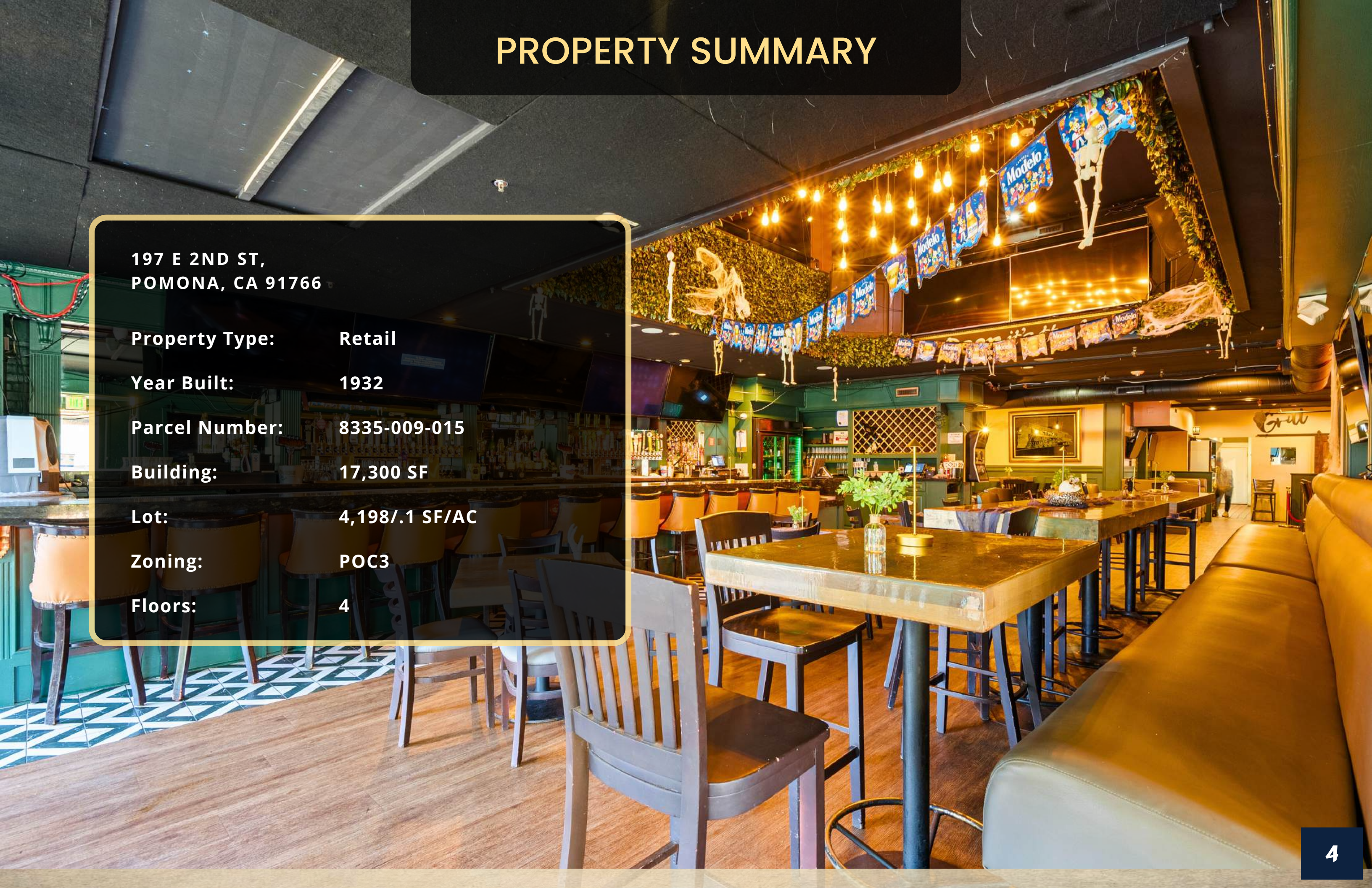
Parcel Number: 8335-009-015

Building: 17,300 SF

Lot: 4,198/.1 SF/AC

Zoning: POC3

Floors: 4



LOCAL COMMUNITY MAP



WESTERN UNIVERSITY
OF HEALTH SCIENCES -
ANDERSON TOWER

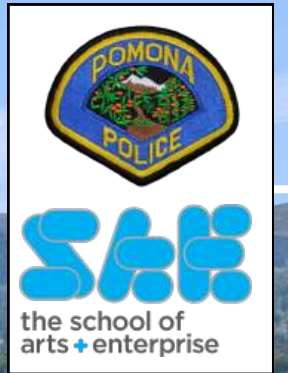


SUBJECT
PROPERTY

E 2nd St



DOWNTOWN POMONA



GORGANSON'S



EL JEFE RESTAURANT

EL MERENDERO

SUBJECT PROPERTY



S Garey Ave

PROPERTY HIGHLIGHTS

- ✓ Excellent Opportunity for Owner-User/ Investor
- ✓ Type 47 license that can be used for 5 bars
- ✓ 4 Levels of Entertainment consisting of Speakeasy, Sports Bar, Lounge, and Nightclub
- ✓ Close Proximity to 71 & 60 Freeway
- ✓ Prime Location with Outstanding Visibility
- ✓ Modernized with Extensive Renovations

PROPERTY PHOTOS

197 E 2ND ST, POMONA, CA 91766



DEMOGRAPHICS

197 E 2ND ST, POMONA, CA 91766

POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	29,394	171,224	379,721
2023 Estimate	30,397	175,971	385,317
2010 Census	31,753	184,790	396,988
Growth 2023 - 2028	-3.30%	-2.70%	-1.45%
Growth 2010 - 2023	-4.27%	-4.77%	-2.94%

2023 POPULATION

	1 Mile		3 Mile		5 Mile	
White	4,417	14.53%	31,201	17.73%	93,341	24.22%
Black	1,099	3.62%	8,461	4.81%	17,768	4.61%
Am. Indian & Alaskan	660	2.17%	3,329	1.89%	5,951	1.54%
Asian	1,921	6.32%	19,357	11.00%	57,724	14.98%
Hawaiian & Pacific Island	29	0.10%	338	0.19%	796	0.21%
Other	22,272	73.27%	113,284	64.38%	209,738	54.43%
U.S. Armed Forces	9		75		184	

HOUSEHOLDS

	1 Mile		3 Mile		5 Mile	
2028 Projection	8,404		47,878		113,945	
2023 Estimate	8,710		49,304		115,772	
2010 Census	9,172		52,125		119,785	
Growth 2023 - 2028	-3.51%		-2.89%		-1.58%	
Growth 2010 - 2023	-5.04%		-5.41%		-3.35%	
Owner Occupied	2,648	30.40%	26,162	53.06%	65,853	56.88%
Renter Occupied	6,062	69.60%	23,142	46.94%	49,920	43.12%

DEMOGRAPHICS DETAILED REPORT

197 E 2ND ST, POMONA, CA 91766

2023 POPULATION BY OCCUPATION

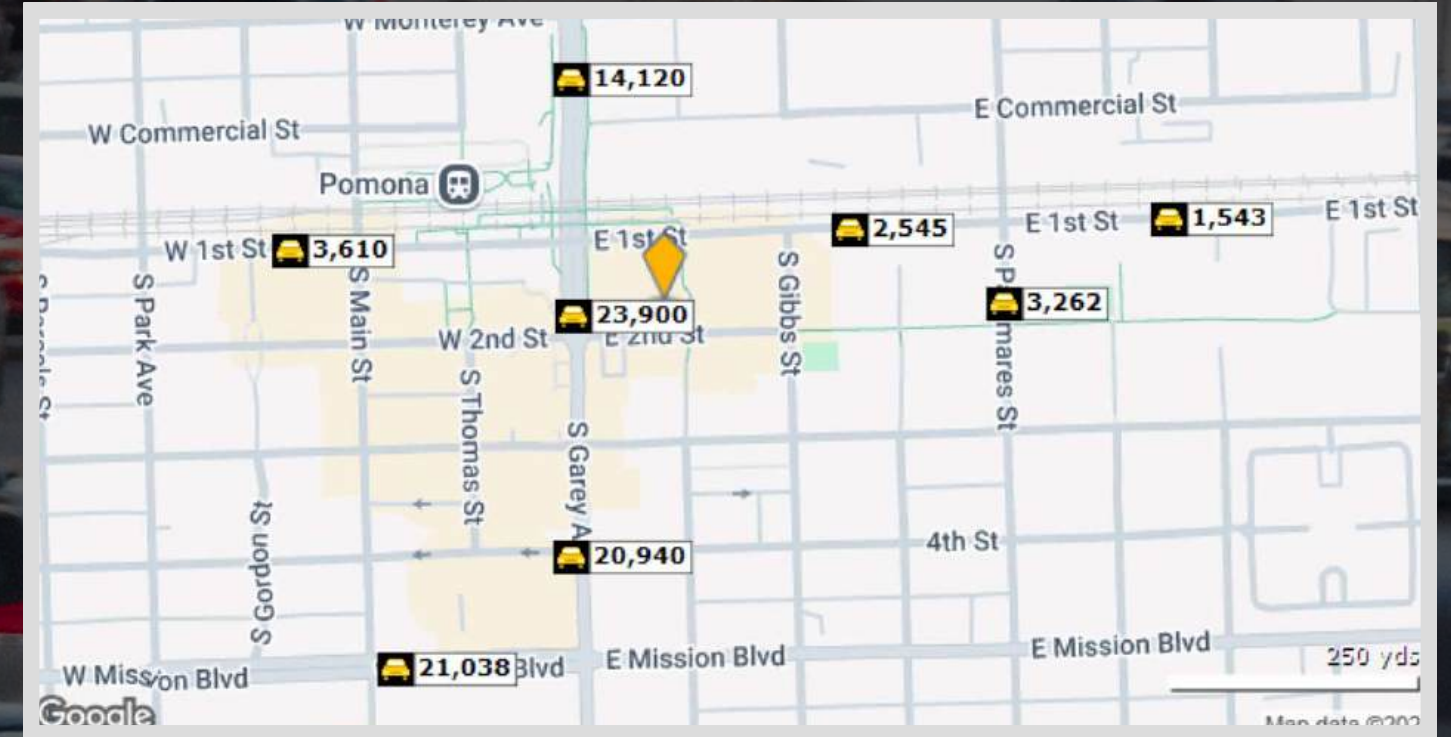
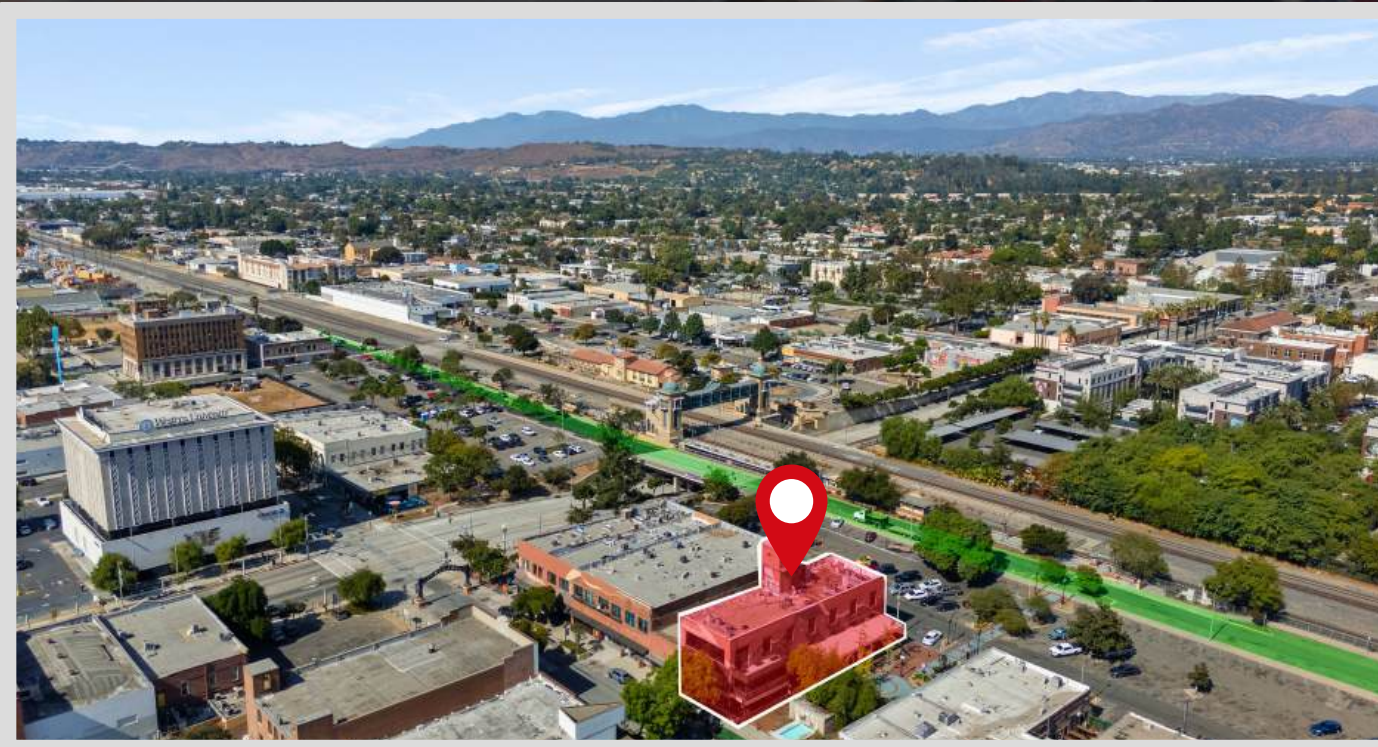
	1 Mile		3 Mile		5 Mile	
Real Estate & Finance	642	2.42%	3,679	2.36%	10,408	2.96%
Professional & Management	4,276	16.14%	31,284	20.08%	84,558	24.07%
Public Administration	397	1.50%	3,014	1.93%	8,348	2.38%
Education & Health	2,207	8.33%	16,543	10.62%	42,199	12.01%
Services	3,329	12.57%	16,151	10.37%	33,249	9.46%
Information	160	0.60%	941	0.60%	2,771	0.79%
Sales	2,841	10.72%	17,717	11.37%	42,376	12.06%
Transportation	188	0.71%	1,765	1.13%	3,745	1.07%
Retail	1,756	6.63%	10,677	6.85%	22,162	6.31%
Wholesale	551	2.08%	3,119	2.00%	6,980	1.99%
Manufacturing	2,022	7.63%	9,524	6.11%	18,956	5.40%
Production	3,540	13.36%	18,140	11.65%	32,110	9.14%
Construction	1,962	7.41%	9,260	5.94%	16,154	4.60%
Utilities	1,305	4.93%	7,373	4.73%	15,057	4.29%
Agriculture & Mining	187	0.71%	803	0.52%	1,339	0.38%
Farming, Fishing, Forestry	117	0.44%	627	0.40%	813	0.23%
Other Services	1,012	3.82%	5,149	3.31%	10,092	2.87%

2010 HOUSEHOLDS BY HH SIZE

	1 Mile		3 Mile		5 Mile	
1-Person Households	1,710	18.64%	8,438	16.19%	21,418	17.88%
2-Person Households	2,078	22.66%	11,675	22.40%	30,620	25.56%
3-Person Households	1,477	16.10%	9,093	17.44%	21,416	17.88%
4-Person Households	1,496	16.31%	9,225	17.70%	20,853	17.41%
5-Person Households	1,143	12.46%	6,500	12.47%	12,842	10.72%
6-Person Households	623	6.79%	3,574	6.86%	6,596	5.51%
7-or more Person Households	645	7.03%	3,620	6.94%	6,040	5.04%

TRAFFIC COUNT

197 E 2ND ST, POMONA, CA 91766



TRAFFIC COUNT

Street		Traffic Volume	Distance from Subject	
S Garey Ave	W 2nd St	0.01 S	23,900	MPSI .05
E 1st St	S Gibbs St	0.03 W	2,257	MPSI .12
E 1st St	S Gibbs St	0.03 W	2,600	MPSI .12
E 1st St	S Gibbs St	0.03 W	2,545	MPSI .12
N Garey Ave	W Monterey Ave	0.04 N	14,120	MPSI .14
W 4th St	S Thomas St	0.06 W	20,940	MPSI .16
S Palomares St	E 2nd St	0.01 S	3,262	MPSI .20
W 1st St	S Gordon St	0.02 W	3,610	MPSI .22
W Mission Blvd	S Main St	0.01 W	21,038	MPSI .26
E 1st St	S Eleanor St	0.03 E	1,543	MPSI .30

EDUCATION AND HEALTHCARE

- ▶ Home to institutions like Cal Poly Pomona and Western University of Health Sciences, the city benefits from a strong educational sector. These institutions not only drive local employment but also foster a culture of innovation and research.



- ▶ The healthcare sector remains robust, with local hospitals and medical facilities expanding to meet the needs of a growing population. This has led to steady demand for commercial properties suitable for medical use.

REAL ESTATE

- ▶ The real estate market in Pomona has been influenced by broader trends in the Inland Empire. There's increased interest in commercial spaces, particularly for small businesses, retail, and industrial use.



- ▶ Residential real estate continues to be competitive, with rising property values driven by affordability compared to Los Angeles, making it an attractive alternative for families and commuters.



LOCAL BUSINESSES

- ▶ Downtown Pomona's nightlife is vibrant and diverse, offering a blend of live music, art, food, and culture. Iconic venues like the Fox Theater and The Glass House draw crowds for concerts and performances, while a lively bar scene, with spots like dba256 Wine Bar Lounge and Metro Ale House, caters to those seeking craft cocktails and local brews. The area's dining options range from late-night eateries to upscale restaurants, providing plenty of choices for an evening out. Monthly events like the Art Walk and occasional night markets add to the eclectic atmosphere, making Downtown Pomona a dynamic, inclusive, and bustling nighttime destination.



COMMUNITY

- Pomona, offers a diverse range of attractions and experiences for visitors and locals alike. The Fairplex is a major hub, best known for hosting the Los Angeles County Fair, one of the largest county fairs in the country, along with various events, exhibitions, and conventions throughout the year. Another notable area is Pomona Antique Row, a charming district with numerous antique shops, boutiques, and cafes, perfect for a leisurely day of exploring. The city also boasts the historic Fox Theater, which serves as a venue for concerts, events, and classic movie screenings, as well as the Phillips Mansion, a preserved 19th-century home that offers a glimpse into Pomona's past. The Pomona Raceway (Auto Club Raceway) is a major attraction for motorsport fans, especially during the NHRA drag racing events, such as the Winter Nationals and the NHRA Finals



ARTS

- The American Museum of Ceramic Art (AMOCA) stands out as one of the few museums in the U.S. dedicated to ceramics, featuring a wide range of exhibitions and workshops. The dA Center for the Arts further enriches the community by offering classes, exhibitions, and events that promote local creativity. The Pomona Arts Colony, located in the heart of downtown, is a vibrant district known for its galleries, murals, studios, and art shops, often hosting art walks and cultural events. Music enthusiasts can head to the Glass House Concert Hall, a popular spot for live performances across various genres.



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