

Pomona Multi-Tenant Industrial

OFFERING MEMORANDUM

167-267 San Lorenzo Street
Pomona , CA 91766



Pomona Multi-Tenant Industrial

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General Demographics

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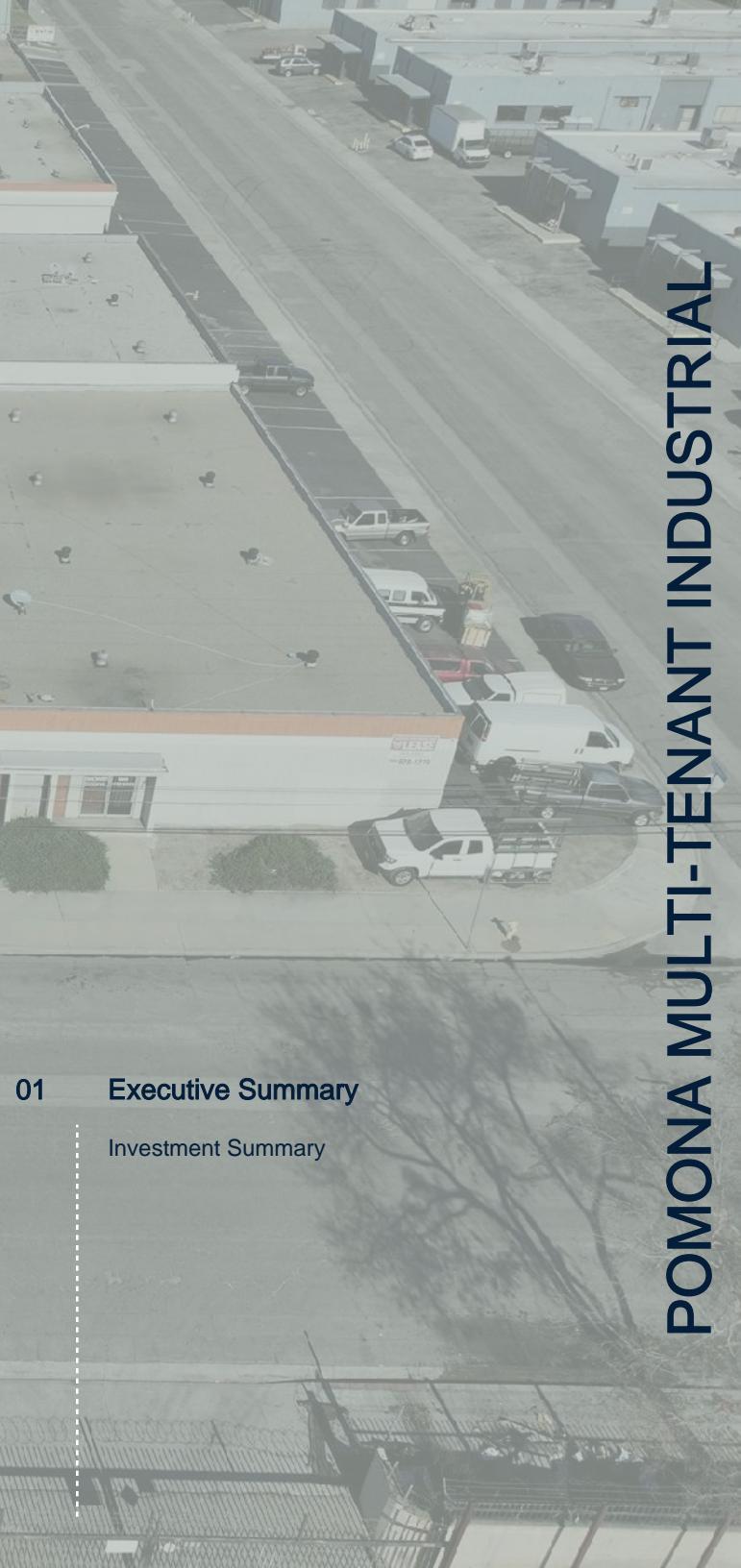
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POMONA MULTI-TENANT INDUSTRIAL



01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	167-267 San Lorenzo Street Pomona CA 91766
BUILDING SF	32,384 SF
LAND ACRES	1.62
LAND SF	70,393 SF
YEAR BUILT	1970/1995
APN	326-015-034, 8326-015-032

FINANCIAL SUMMARY

PRICE	\$6,500,000
PRICE PSF	\$200.72
OCCUPANCY	100%
NOI (CURRENT)	\$361,811
CAP RATE (CURRENT)	5.57%

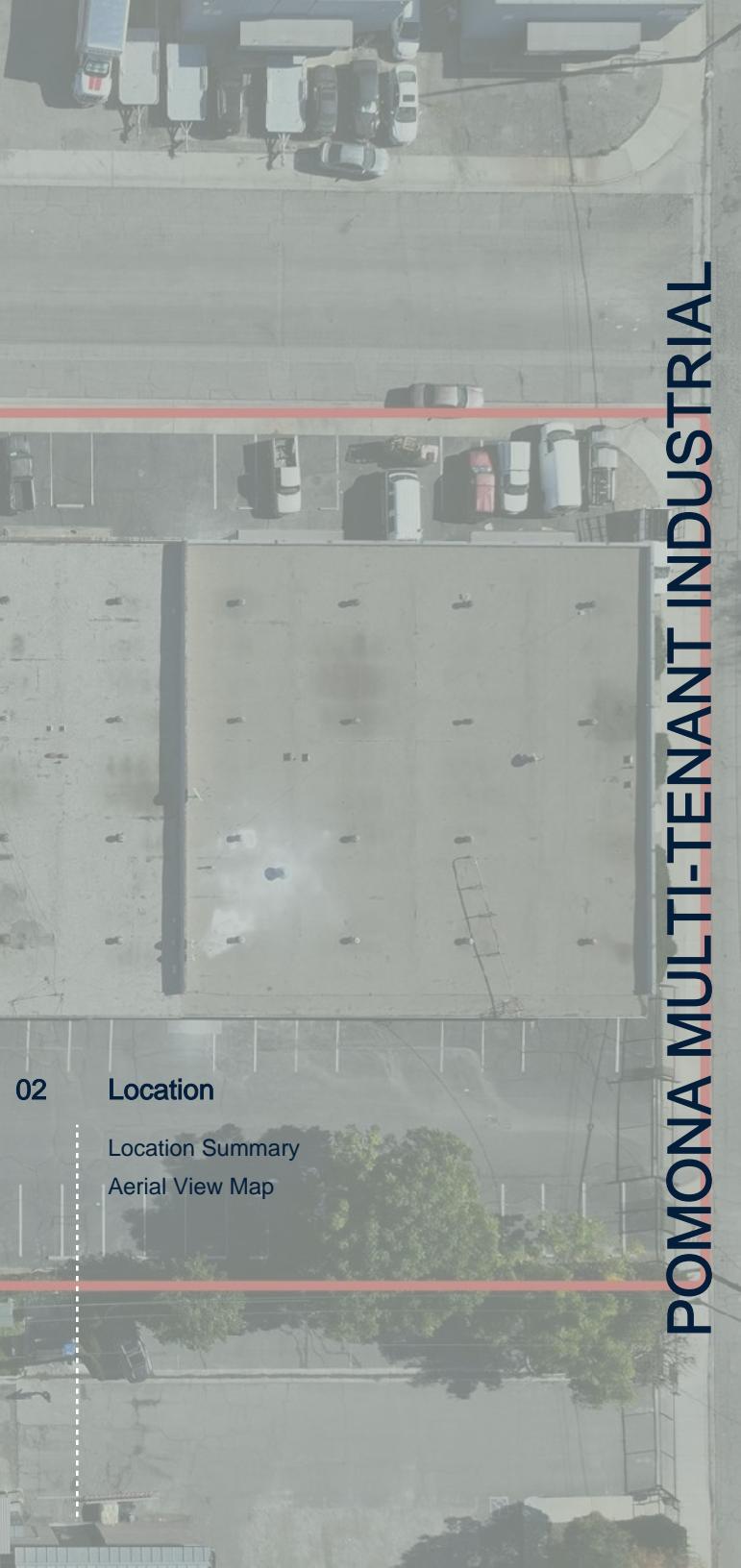
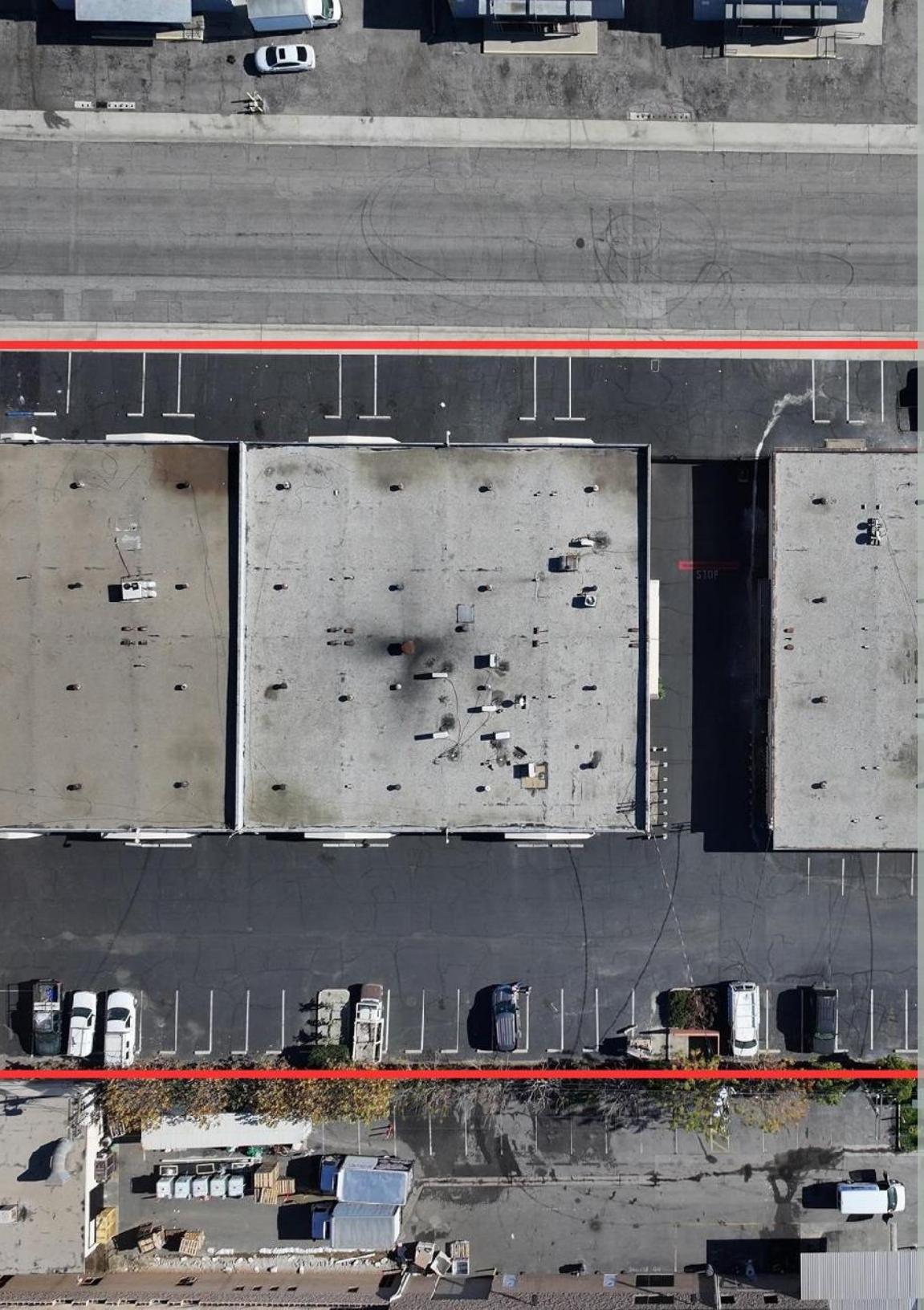
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	26,770	197,466	433,265
2026 Median HH Income	\$63,880	\$83,035	\$90,425
2026 Average HH Income	\$83,997	\$104,949	\$115,531



- Stoic Realty Advisors is pleased to present a multi-tenant industrial investment opportunity located at 167-267 San Lorenzo Street in Pomona, California. The property comprises approximately 32,384 square feet of industrial space situated on a 1.62-acre site across two parcels within an established infill industrial market in eastern Los Angeles County.

Offered at \$6,500,000, or \$200.72 per square foot, the property represents an attractive acquisition basis. The asset is fully occupied and improved with four single-story industrial buildings totaling 33 individual units, each featuring its own roll-up door. All tenants are on month-to-month leases, providing immediate rental upside and significant repositioning flexibility. Zoned POM1, the property allows for a wide range of industrial uses, while the low building coverage and functional site layout offer long-term flexibility—features that are increasingly scarce in infill Southern California submarkets.

POMONA MULTI-TENANT INDUSTRIAL



02

Location

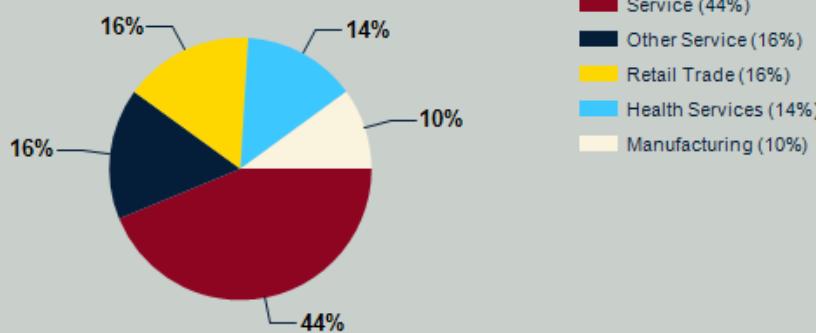
Location Summary
Aerial View Map

- 167 San Lorenzo Street is located in the City of Pomona within eastern Los Angeles County, an established infill industrial market benefiting from strong regional connectivity and proximity to major logistics corridors. The property is positioned near Downtown Pomona with convenient access to Interstate 10, State Route 57, and other key transportation routes connecting Los Angeles, the Inland Empire, and Orange County.

Pomona's central location supports a diverse industrial tenant base, including logistics, distribution, light manufacturing, and service-oriented users seeking more affordable alternatives to core Los Angeles submarkets. The area continues to benefit from spillover demand from the Inland Empire and broader Southern California industrial market.

Nearby access to regional labor pools, rail infrastructure, and major employment centers further enhances the property's appeal. Located within a supply-constrained infill environment, the property is well positioned to capture

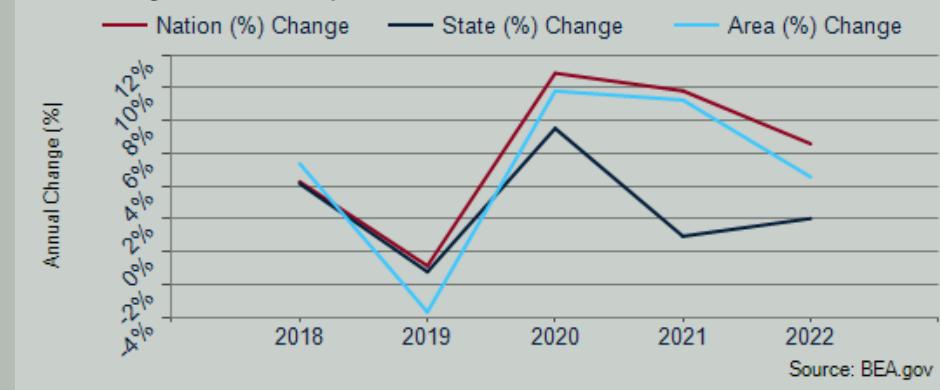
Major Industries by Employee Count

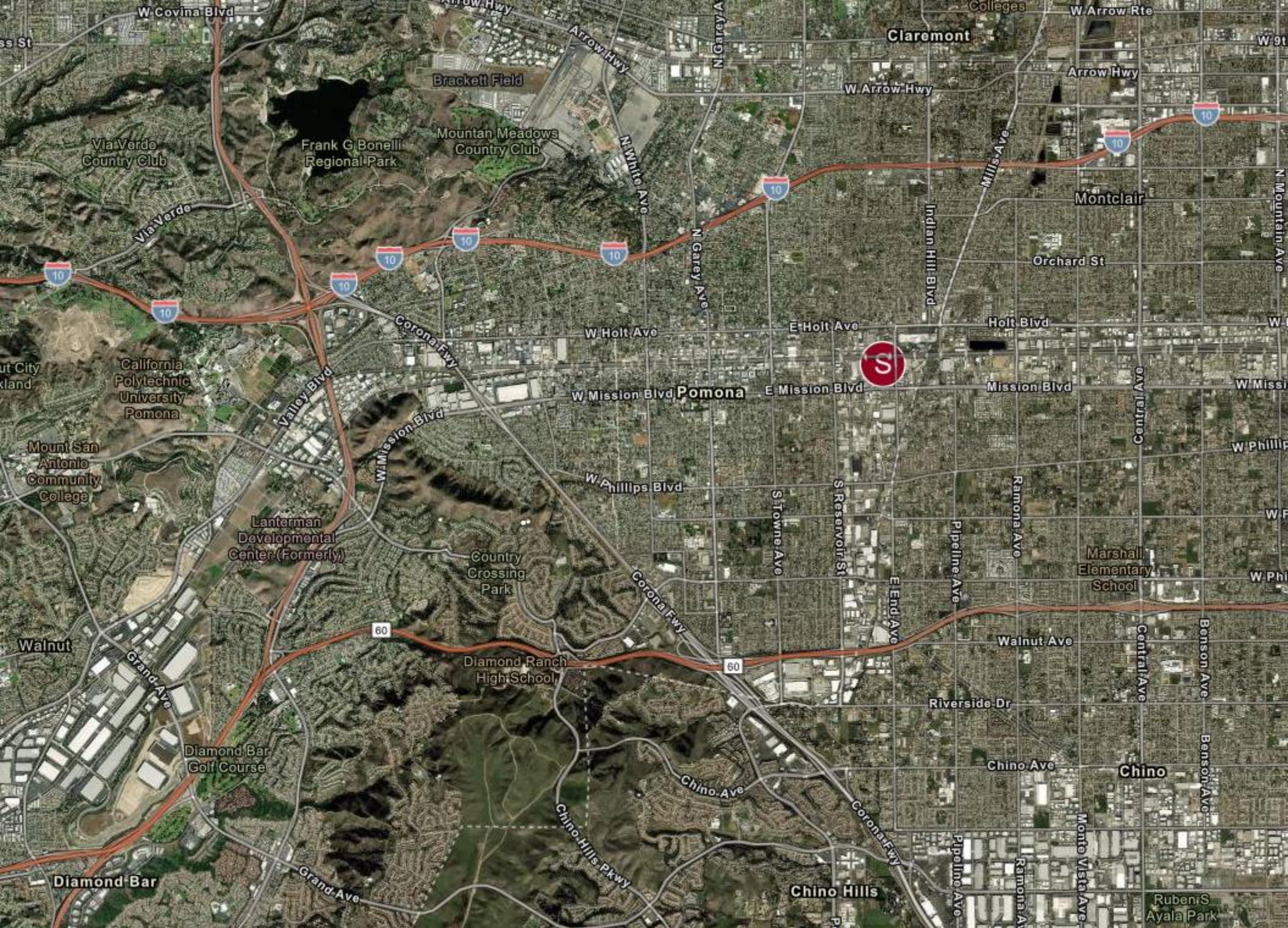


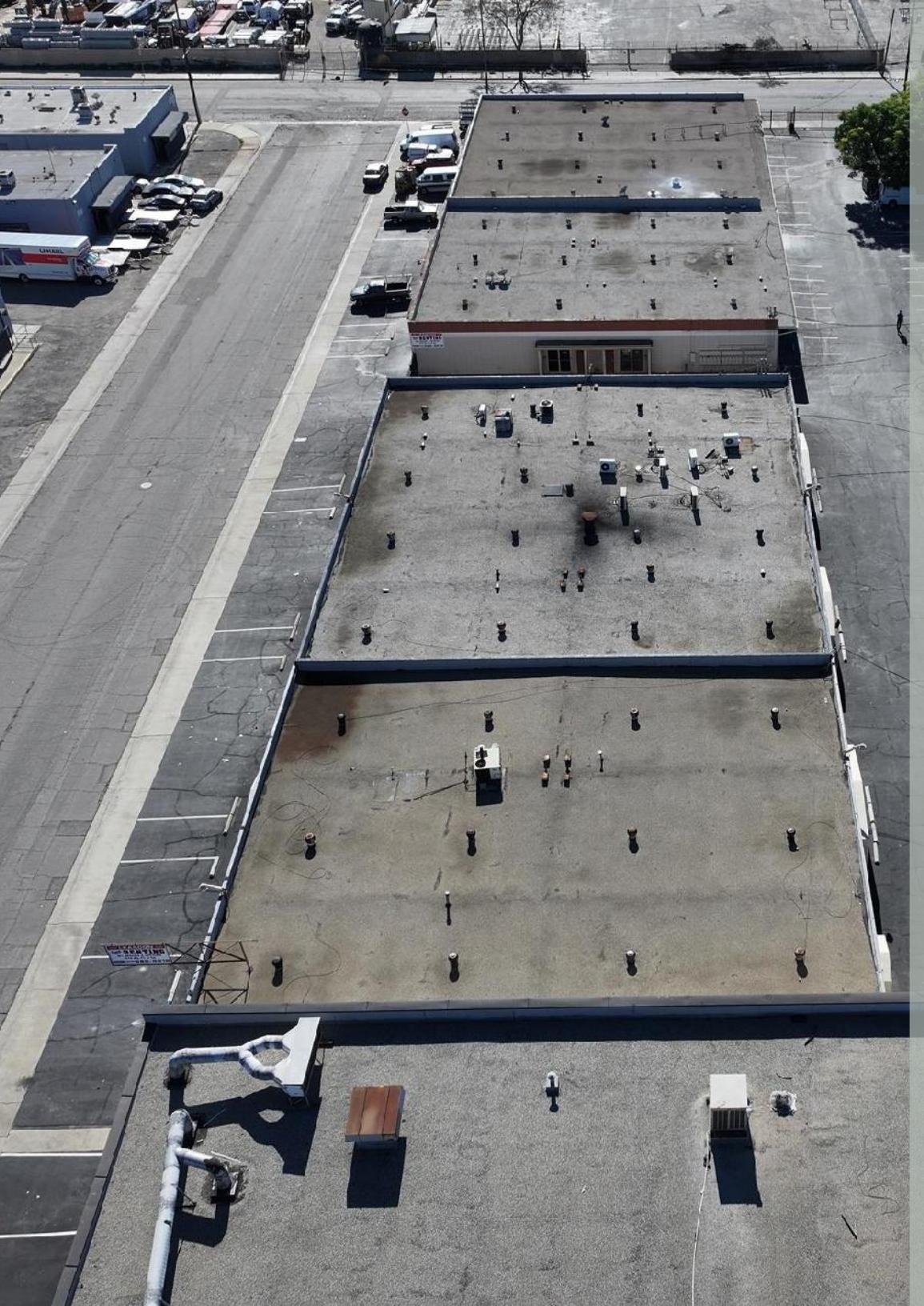
Largest Employers

Pomona Unified School District	4,000
Pomona Valley Hospital Medical Center	3,230
California State Polytechnic University, Pomona	2,648
Fairplex	1,071
Casa Colina Rehabilitation Center	1,020
Cal Spas	1,000
City of Pomona	661
County of Los Angeles Department of Social Services	350

Los Angeles County GDP Trend







03

Property Description

Property Features

Property Images

POMONA MULTI-TENANT INDUSTRIAL

PROPERTY FEATURES

NUMBER OF UNITS	33
BUILDING SF	32,384
LAND SF	70,393
LAND ACRES	1.62
YEAR BUILT	1970/1995
# OF PARCELS	2
ZONING TYPE	POM1*
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	4





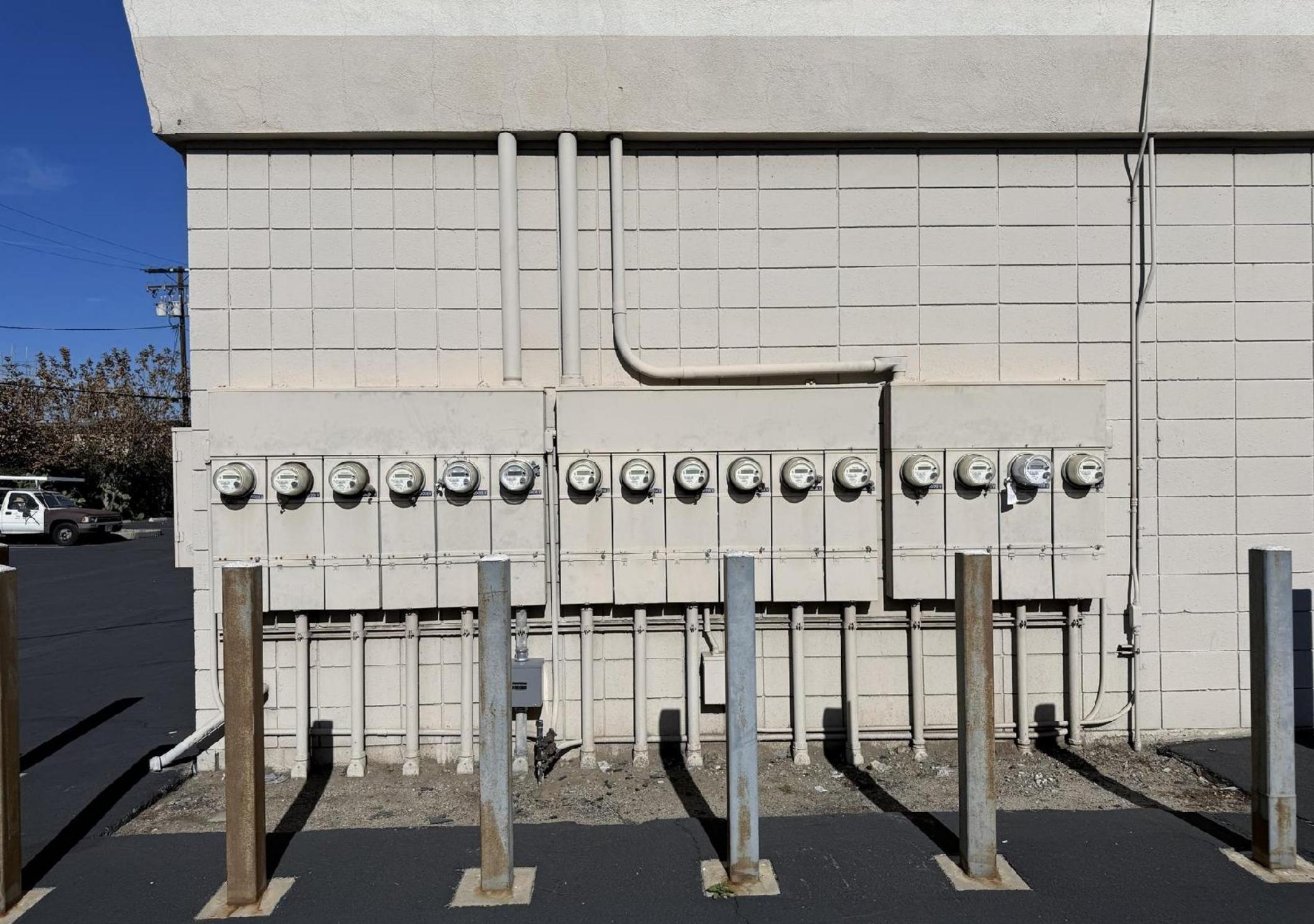














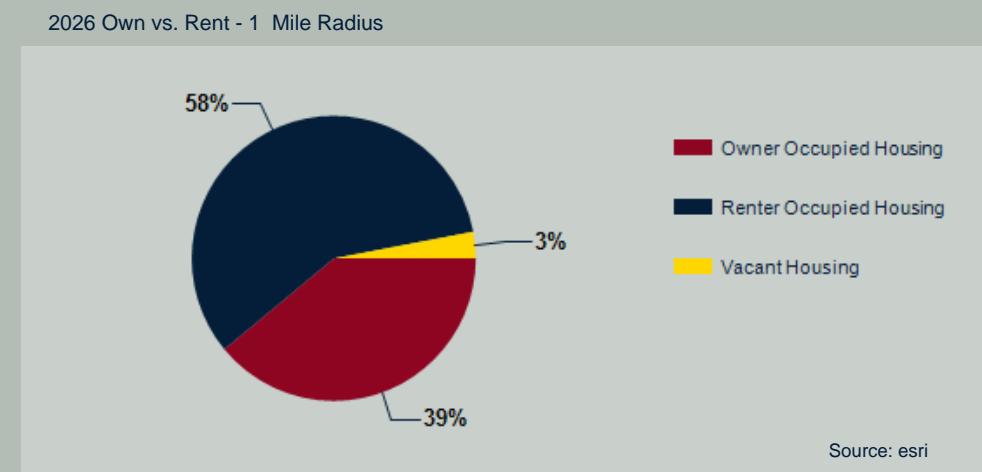
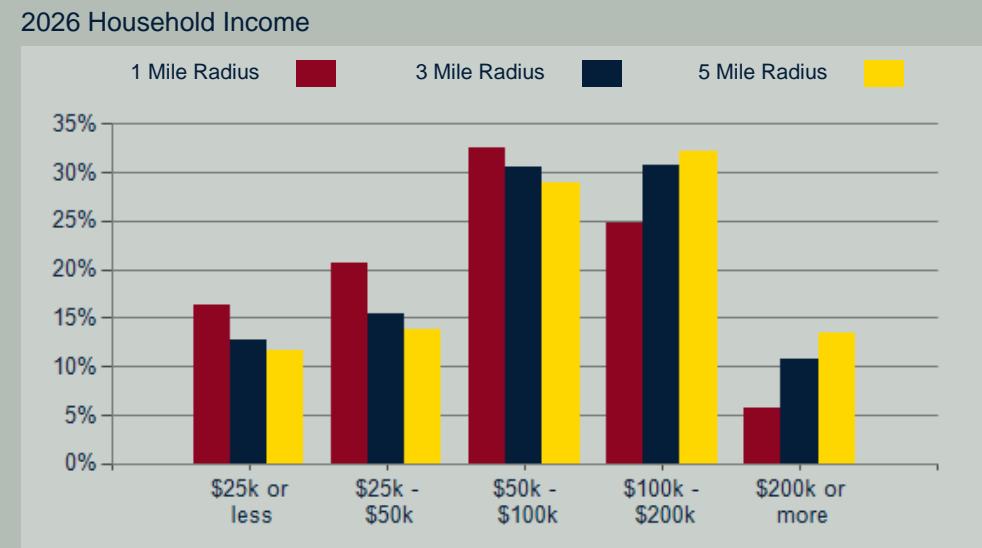
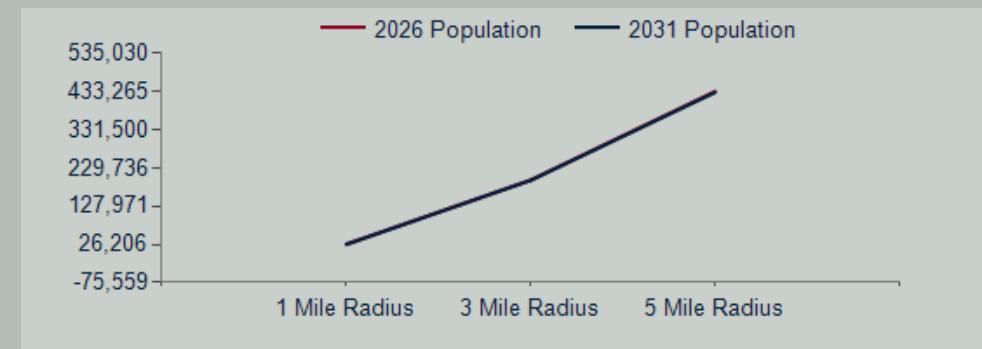
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Demographics

General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	26,863	188,753	422,925
2010 Population	27,729	194,398	432,213
2026 Population	26,770	197,466	433,265
2031 Population	26,206	196,625	430,653
2026 African American	1,018	9,145	20,889
2026 American Indian	694	4,536	8,852
2026 Asian	1,812	19,801	55,514
2026 Hispanic	22,158	141,678	274,499
2026 Other Race	14,060	82,537	149,824
2026 White	4,368	43,674	114,333
2026 Multiracial	4,768	37,388	82,914
2026-2031: Population: Growth Rate	-2.10%	-0.45%	-0.60%

2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	716	4,304	9,265
\$15,000-\$24,999	517	3,169	6,622
\$25,000-\$34,999	742	3,804	7,651
\$35,000-\$49,999	822	5,225	11,085
\$50,000-\$74,999	1,491	9,571	20,628
\$75,000-\$99,999	960	8,259	18,659
\$100,000-\$149,999	1,159	11,101	26,446
\$150,000-\$199,999	717	6,882	17,182
\$200,000 or greater	425	6,236	18,329
Median HH Income	\$63,880	\$83,035	\$90,425
Average HH Income	\$83,997	\$104,949	\$115,531

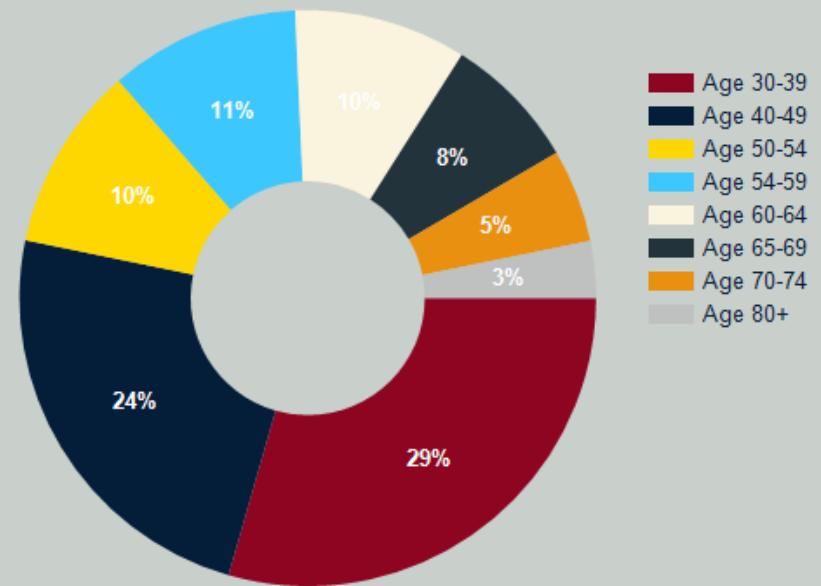


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,225	16,505	34,642
2026 Population Age 35-39	1,955	14,015	30,108
2026 Population Age 40-44	1,689	12,807	28,017
2026 Population Age 45-49	1,691	11,717	26,066
2026 Population Age 50-54	1,475	11,900	26,319
2026 Population Age 55-59	1,517	11,363	25,276
2026 Population Age 60-64	1,374	10,661	24,427
2026 Population Age 65-69	1,079	9,065	21,315
2026 Population Age 70-74	743	7,200	17,522
2026 Population Age 75-79	454	4,994	12,440
2026 Population Age 80-84	227	3,080	7,642
2026 Population Age 85+	165	3,178	7,114
2026 Population Age 18+	20,084	154,371	341,960
2026 Median Age	33	35	37
2031 Median Age	34	37	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,150	\$85,280	\$90,168
Average Household Income 25-34	\$84,172	\$103,034	\$111,031
Median Household Income 35-44	\$69,518	\$98,325	\$107,175
Average Household Income 35-44	\$92,643	\$121,111	\$133,604
Median Household Income 45-54	\$75,627	\$99,152	\$109,874
Average Household Income 45-54	\$94,660	\$121,350	\$135,780
Median Household Income 55-64	\$65,984	\$88,898	\$101,716
Average Household Income 55-64	\$84,095	\$110,279	\$125,474
Median Household Income 65-74	\$51,452	\$69,157	\$76,853
Average Household Income 65-74	\$73,494	\$91,473	\$100,358
Average Household Income 75+	\$61,001	\$66,403	\$71,759

Population By Age



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