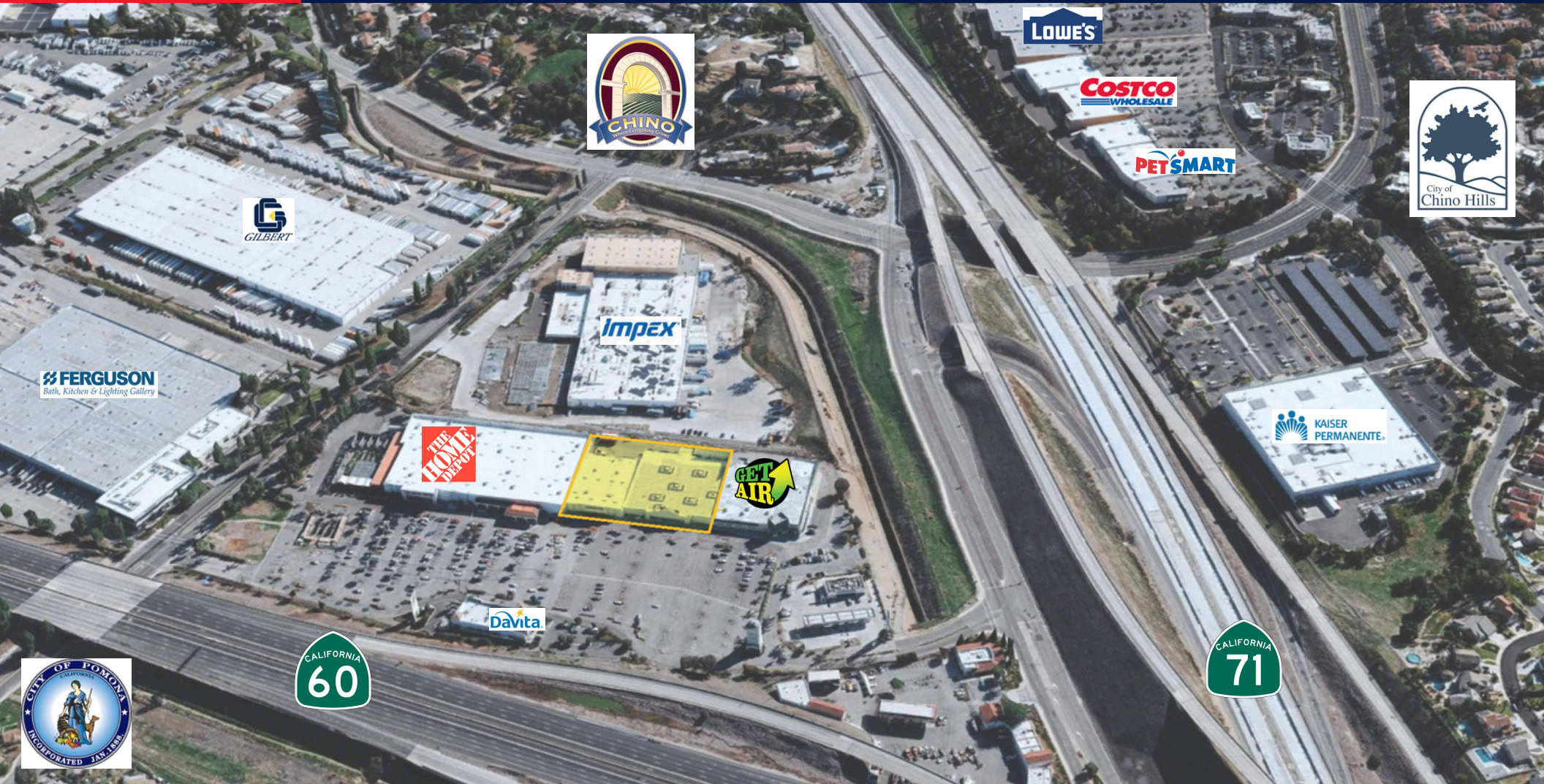


**FOR LEASE**

# POMONA MARKET PLACE

2721-2727 S TOWNE AVE, POMONA, CA 91766



**AVAILABLE SPACES: ± 26,780 SF \* ± 44,926 SF**



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**DISCLAIMER**

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# POMONA MARKET PLACE - PROPERTY DESCRIPTIONS



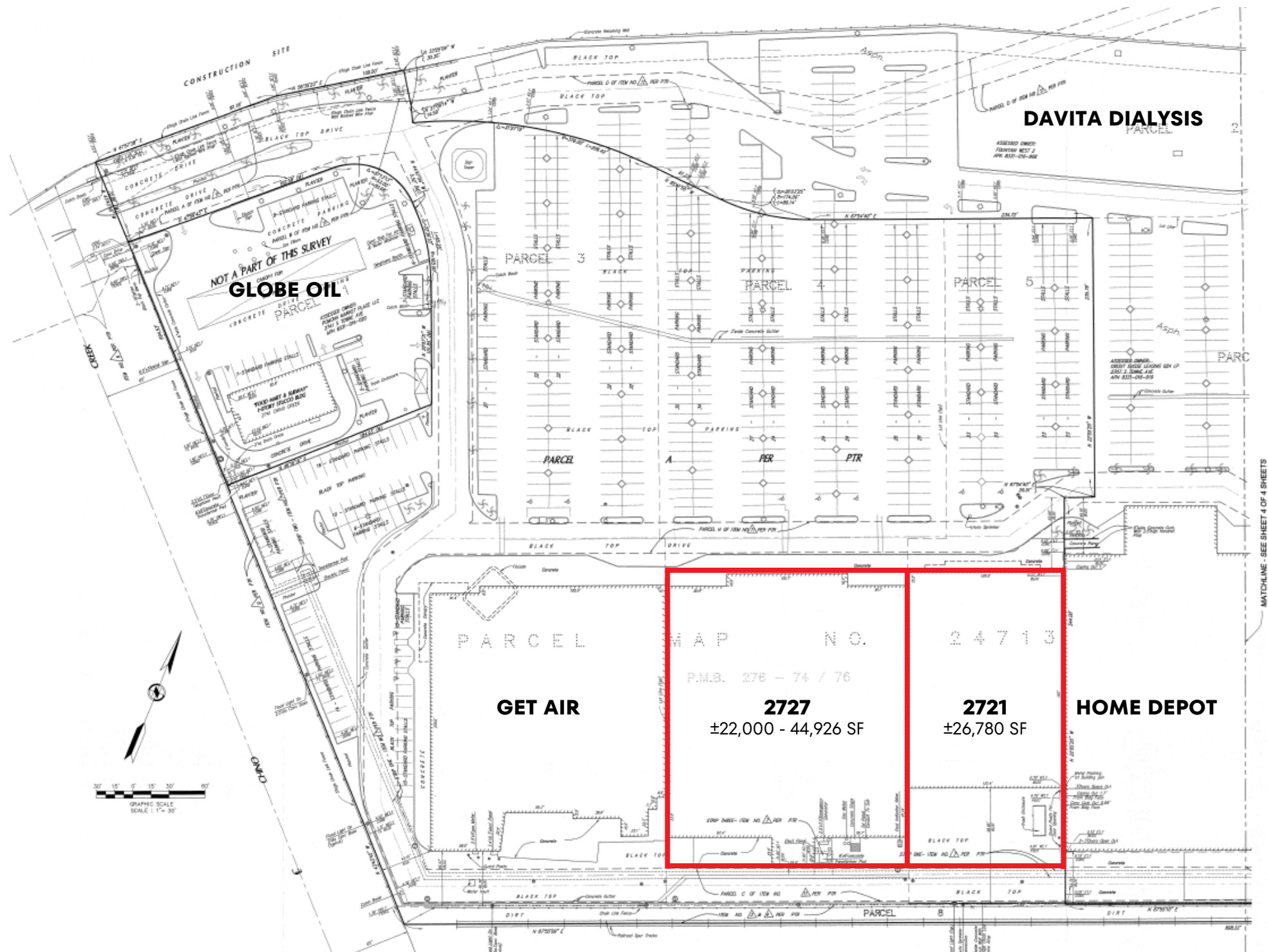
## UNIT 2721 S TOWNE AVE

- **Building Size:** ± 26,780 SF
- **Ceiling Height:** Up to 21 FT
- **No. of GL Doors:** 2 docks
- **No. of Parking:** 800+
- **Year Built:** 1998, R2023
- **Zoning:** [MB1-SH1-CX5]

## UNIT 2727 S TOWNE AVE

- **Building Size:** ± 22,000 - 44,926 SF
- **Ceiling Height:** Up to 18 FT
- **No. of GL Doors:** 2 docks
- **No. of Parking:** 800+
- **Year Built:** 1993, R2023
- **Zoning:** [MB1-SH1-CX5]

# POMONA MARKET PLACE - SITE PLAN



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# POMONA MARKET PLACE - PROPERTY HIGHLIGHTS

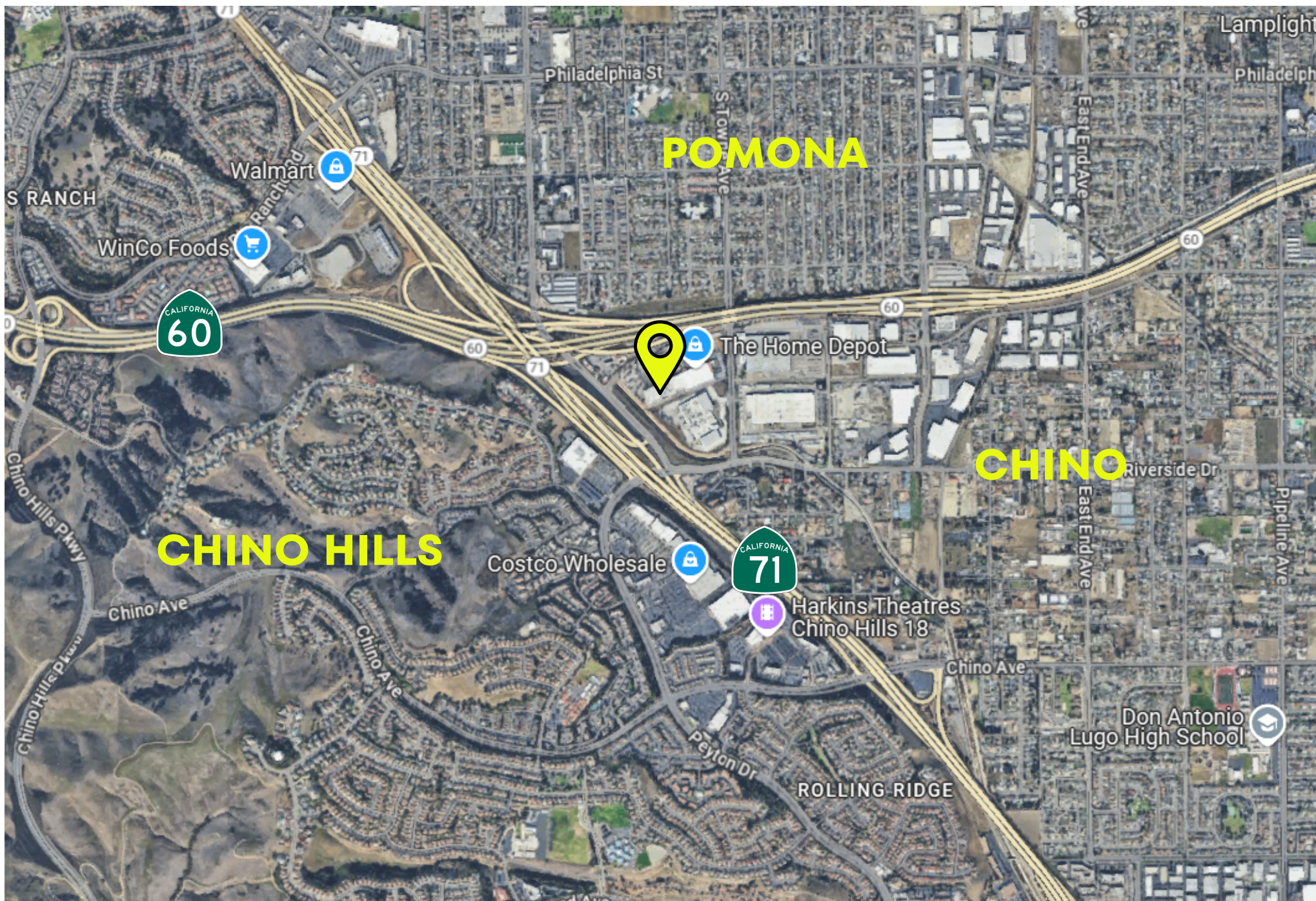
- **Prime Freeway Visibility:** Located at the intersection of I-60 and I-71, offering exceptional exposure.
- **High-Traffic Area:** Daily traffic count exceeding 400,000 vehicles (AADT).
- **Ample Parking:** Over 800 parking spaces available for customers and tenants.
- **Strong Tenant Mix:** Anchored by national retailers including The Home Depot, Get Air Trampoline Park, DaVita Dialysis, and GlobeOil Gas Station.
- **Diverse Demographics:** Access to a population of over 1 million within a 15-mile radius.
- **Multiple Access Points:** Features several grade-level doors and dock loading options.
- **Freeway Marquee Signage:** Prominent signage visible from major highways.
- **Enhanced Security:** Two on-site mobile security units with 24-hour monitoring.





# POMONA MARKET PLACE - AERIAL MAP

Located in the Middle of Three Cities

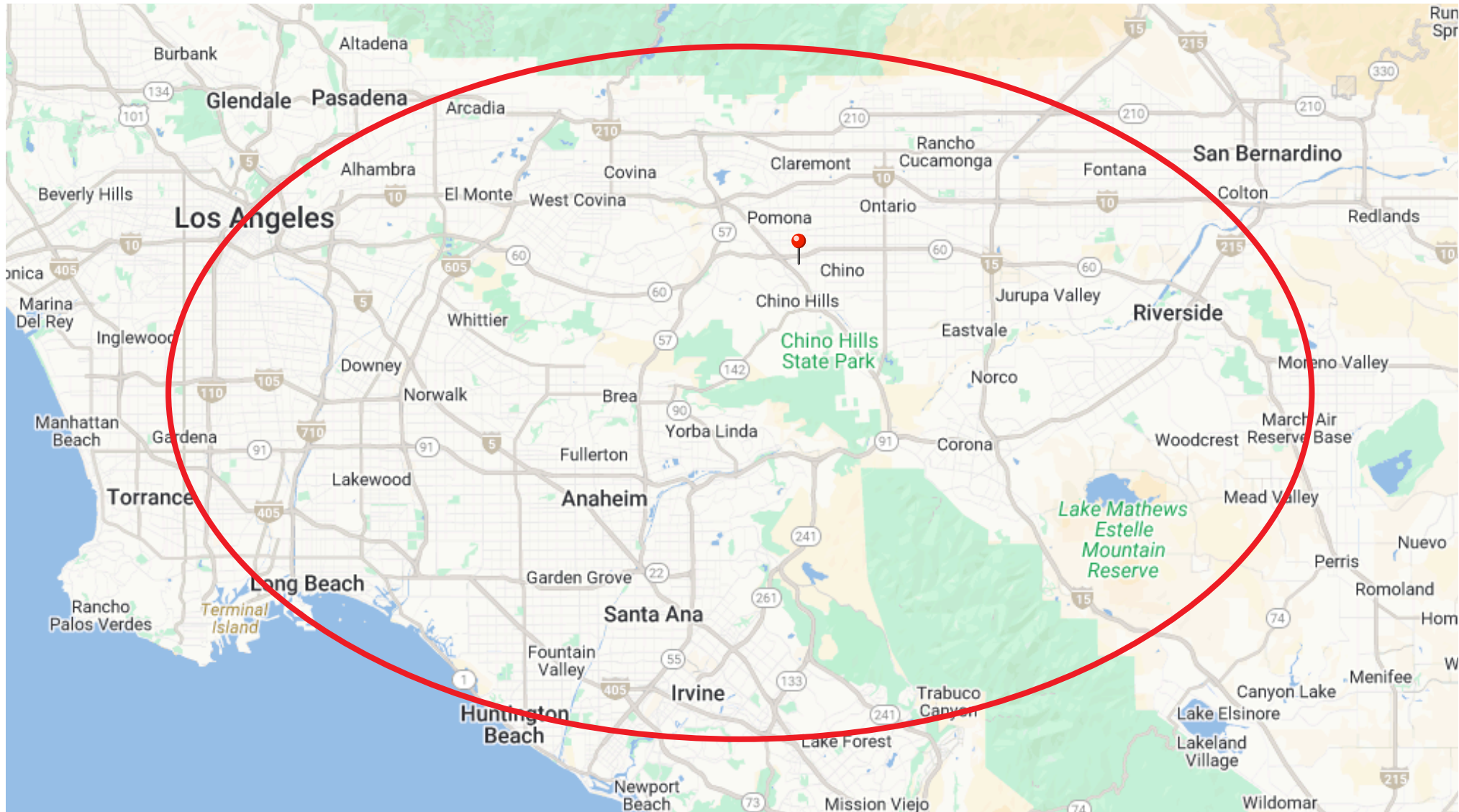


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# POMONA MARKET PLACE - GATE WAY TO ALL MARKETS

Gateway to Inland Empire, Los Angeles, Orange, Riverside and San Bernardino County



Miles from Pomona:  
(Approximated)

- Los Angeles, 32 Miles
- Pasadena, 31 Miles
- Anaheim, 21.6 Miles
- Irvine, 33.4 Miles
- Riverside, 23.8 Miles
- San Bernardino, 32.8 Miles
- Corona, 16.7 Miles
- Lakewood, 34.5 Miles



POMONA MARKET PLACE - POMONA DEMOGRAPHIC



**Populations and People**  
Total Population  
**151,713**  
*P1 | 2020 Decennial Census*



**Income and Poverty**  
Median Household Income  
**\$78,317**  
*S1901 | 2023 American Community Survey 1-Year Estimates*



**Education**  
Bachelor's Degree or Higher  
**22.1%**  
*S1501 | 2023 American Community Survey 1-Year Estimates*



**Employment**  
Employment Rate  
**61.6%**  
*DP03 | 2023 American Community Survey 1-Year Estimates*



**Housing**  
Total Housing Units  
**43,352**  
*H1 | 2020 Decennial Census*



**Health**  
Without Health Care Coverage  
**11.7%**  
*S2701 | 2023 American Community Survey 1-Year Estimates*



**Families and Living Arrangements**  
Total Households  
**42,390**  
*DP02 | 2023 American Community Survey 1-Year Estimates*



**Race and Ethnicity**  
Hispanic or Latino (of any race)  
**108,044**  
*P9 | 2020 Decennial Census*



Occupations

69.6k

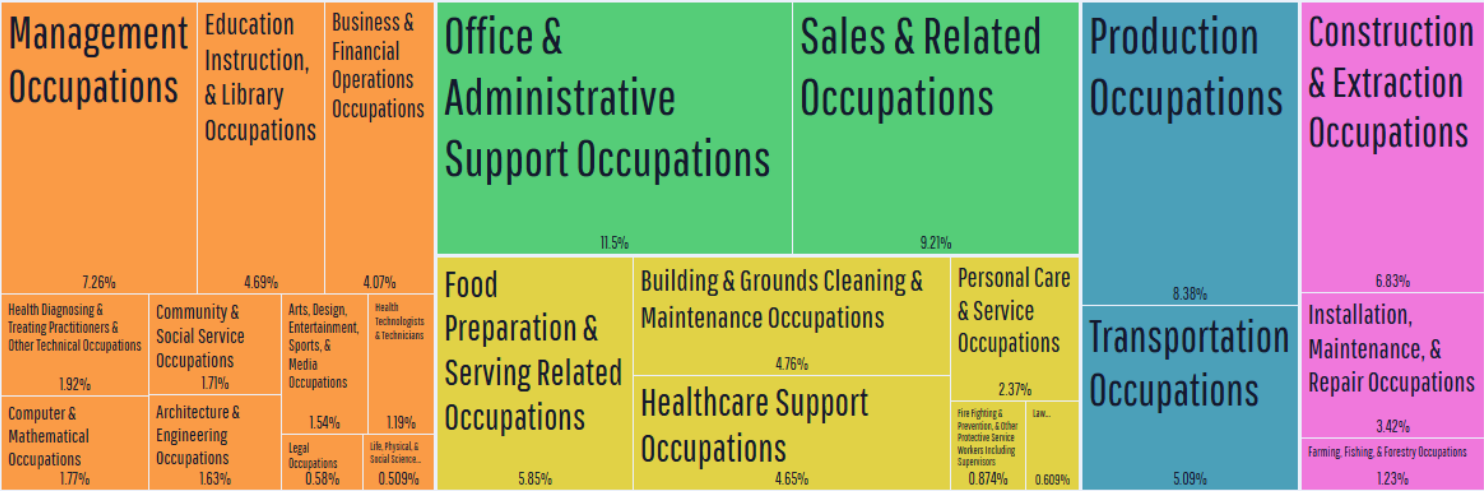
2023 VALUE  
± 2,152

0.646%

1 YEAR GROWTH  
± 4.29%

From 2022 to 2023, employment in Pomona, CA grew at a rate of 0.646%, from 69.2k employees to 69.6k employees.

The most common job groups, by number of people living in Pomona, CA, are Office & Administrative Support Occupations (7,973 people), Sales & Related Occupations (6,411 people), and Material Moving Occupations (5,848 people). This chart illustrates the share breakdown of the primary jobs held by residents of Pomona, CA.



By - datausa.io

Household Income

Please note that the buckets used in this visualization were not evenly distributed by ACS when publishing the data.

\$78,869

MEDIAN HOUSEHOLD INCOME  
± \$3,818

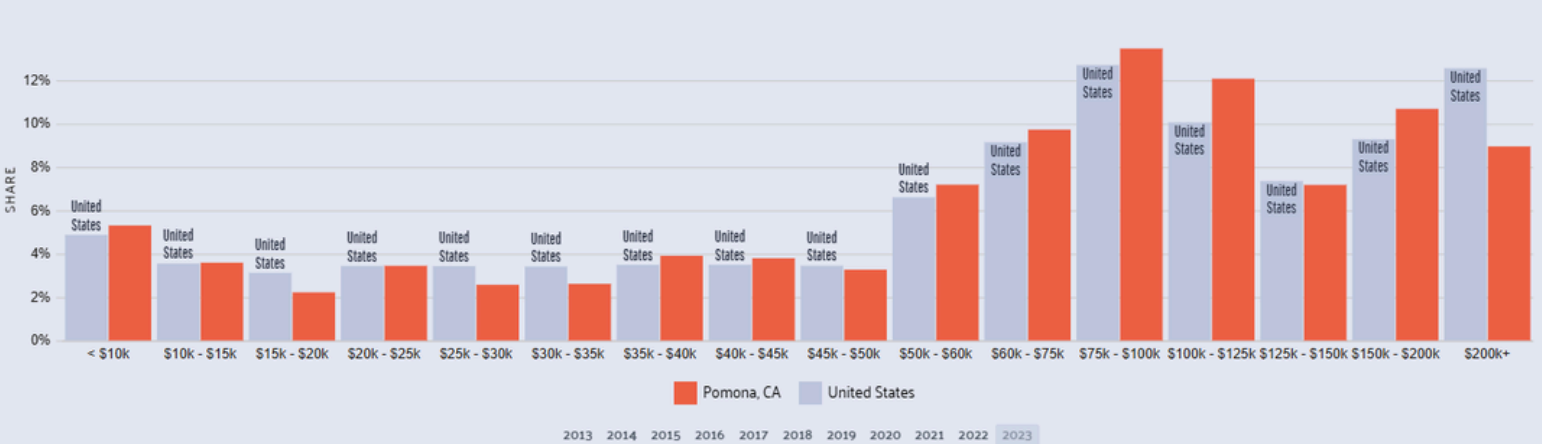
41.8k

NUMBER OF HOUSEHOLDS  
± 1,687

In 2023, the median household income of the 41.8k households in Pomona, CA grew to \$78,869 from the previous year's value of \$73,515.

The following chart displays the households in Pomona, CA distributed between a series of income buckets compared to the national averages for each bucket. The largest share of households have an income in the \$75k - \$100k range.

Data from [the Census Bureau ACS 5-year Estimate](#)



By - datausa.io



# POMONA MARKET PLACE - CITY HIGHLIGHTS

## Pomona is the 5th most populous city in Los Angeles County

Pomona's population density is 3 times that of Los Angeles County, but less than that of the City of Los Angeles. Its population is projected to increase by 22 percent by the year 2025. The racial and ethnic composition of Pomona is 65 percent Hispanic, 17 percent non-Hispanic white 9 percent African American, and 9 percent other. One-third of its population is under age 18.

In 2000, the average household size for Pomona was 3.8 persons, significantly higher than Los Angeles County (3.0) and California (2.9). Fifty-seven percent of housing in Pomona is owner occupied, a proportion similar to that of California and higher than that of Los Angeles County. The rate of growth of new housing units in Pomona is lower than population growth, resulting in an overcrowding rate of 34.5 percent, significantly higher than the county and state.

- By USC Center for Economic Development

## Gateway to Los Angeles, Orange and Inland Empire markets

The City of Pomona, 22.85 square miles, is located on the eastern-most border of Los Angeles County in the heart of the Greater Los Angeles Basin. Pomona is positioned at the crossroads of the Inland Empire and the San Gabriel Valley, surrounded by the cities of Claremont, La Verne, San Dimas, Walnut, Diamond Bar, Chino, Chino Hills, and Montclair. In the lower-lying areas, the city is divided by three major freeways, the Orange Freeway (57) which separates the western portion of the city near Cal Poly Pomona, the Corona Expressway (71) which diagonally transects the western half of the city, and the San Bernardino Freeway (10) which separates the northern-most corner of the city. A fourth freeway, the Pomona Freeway (60), runs east-west along the southern edge of the city, separating some residential uses, major commercial uses (the Pomona Marketplace), light-industrial/business park uses, and the Diamond Ranch High School from the rest of the city.

The City of Pomona is a great population center and is home to many colleges & trade schools due to its central location (Please ask broker for a list of regional educational centers). Pomona as well offers an array of highly skilled work force with approximately 20% of the businesses in Pomona are related in manufacturing work

## The Goddess of fruit

The city is named for Pomona, the ancient Roman goddess of fruit. Supplied by horticulturist Solomon Gates, "Pomona" was the winning entry in a contest to name the city. The city was first settled by Spaniards in the 1830s and the first Anglo-Americans arrived in 1868. By the 1880s, the arrival of railroads and Coachella Valley water had made it the western anchor of the citrus-growing region. Pomona was officially incorporated on January 6, 1888.







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