

Pomona Office Tower For Sale

9-Story | ±120,776 SF | Freestanding Office Building

300

POMONA, CA



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www.300ParkAve.com



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
PASADENA



Investment SUMMARY

Lee & Associates - Pasadena is pleased to present for sale Pomona Office Tower located at 300 S Park Avenue in the city of Pomona of Los Angeles County, California.

THE OFFERING

The Pomona Office Tower is a freestanding, high-image, nine-story office building of approximately 120,776 SF on a 1.58-acre lot. The building has on-site security and is served by three elevators with a 3-level parking structure consisting of 311 parking spaces, offering secured parking for \$30.00 per stall per month.

The building is equipped with fiber optics and cable networks and received an Energy Star Label in 2012. The interior layout provides a flexible configuration allowing for a wide variety of business uses that will benefit from its location in the Transit Oriented District Core of Downtown Pomona. The property is highly accessible to rail commuters from the Downtown Pomona Metrolink station located 1/2-mile northwest and within walking distance to numerous restaurants and shops in the neighboring Arts and Antiques District.

In addition, the property provides convenient access to the 10, 60, 57 & 71 Freeways.

Currently, tenants' use includes office, medical, and government administration. The subject property is currently 36% vacant, allowing an owner-user to immediately occupy a large portion of the building or an investor the ability to lease up the property as a value-add investment play.

In closing, Downtown Pomona holds vast economic and social development potential, boasting a unique blend of historic architecture, cultural attractions, and an active arts community. The area's recent revitalization projects have already begun attracting new businesses and residents, providing further growth and investment opportunities within the area. The property would be an excellent investment for any owner-user, mixed-use, live-work residential conversion, or value-add office buyer.

Downtown Pomona's future remains bright as investors begin to move capital into the area, transforming the local landscape into a thriving, sustainable neighborhood.

POMONA OFFICE TOWER

PROPERTY NAME

**300 S. PARK AVENUE
POMONA CA 91766**

ADDRESS

\$15,988,000

OFFERING PRICE

\$132.38

PRICE PER SF

±120,776

GROSS MEASURED BUILDING SIZE SF (BOMA)

±1.58 AC

PARCEL SIZE

75.6%

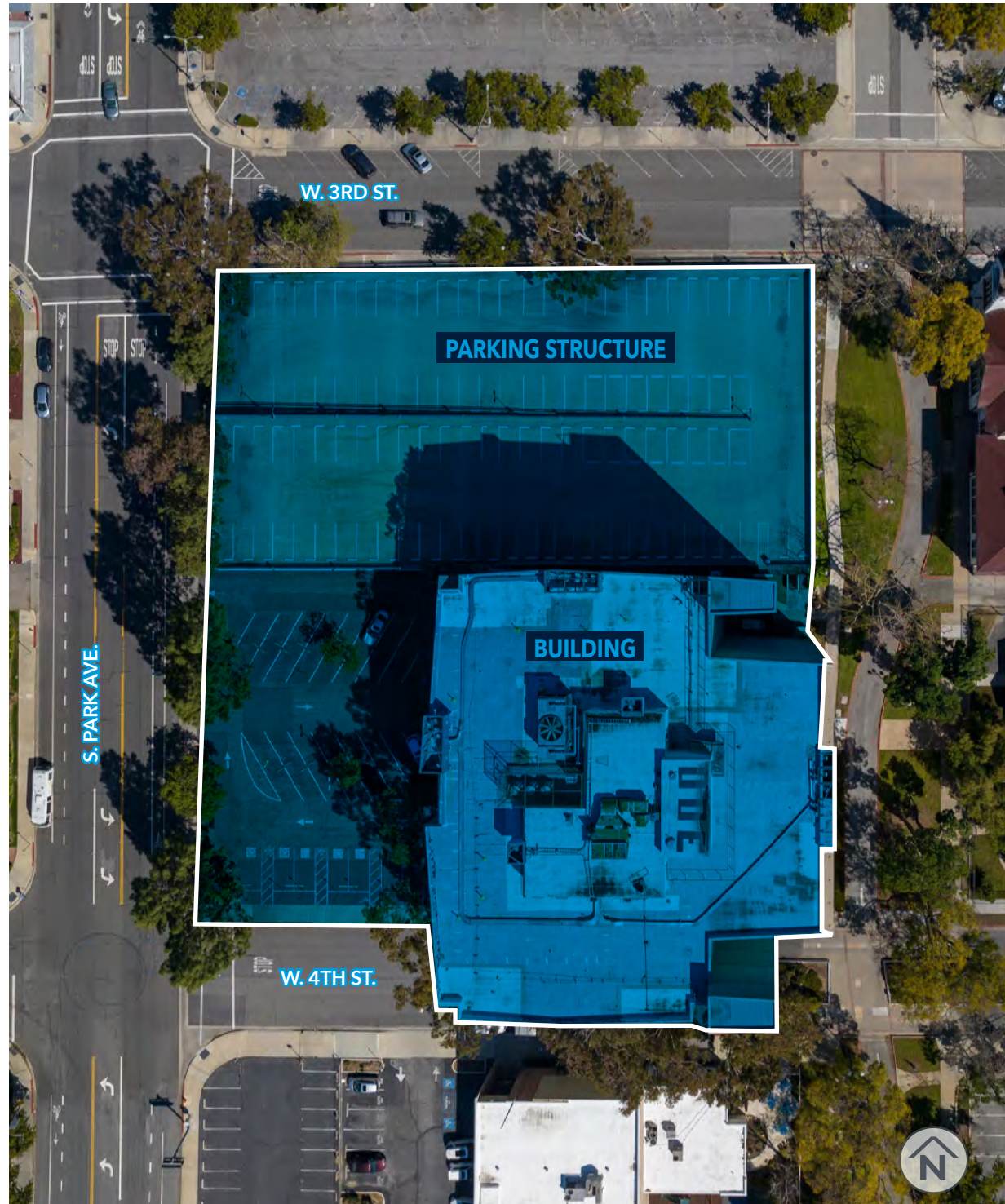
OCCUPANCY

INVESTMENT HIGHLIGHTS

- THE ONLY 9-STORY HIGH-IMAGE BUILDING IN ENTIRE CITY
- CLASS B STABILIZED OFFICE INVESTMENT WITH UPSIDE
- LONG-TERM STABLE CASH FLOW POTENTIAL
- VALUE-ADD INVESTMENT OPPORTUNITY
- PROFESSIONAL LOBBIES FACING EAST AND WEST
- MIXED-USE, LIVE-WORK RESIDENTIAL DEVELOPMENT OPPORTUNITY

Property SUMMARY

Property Name	Pomona Office Tower
Address	300 S. Park Avenue, Pomona CA 91766
County	Los Angeles
APN	8341-006-022
Gross Building Size	±120,776 SF per BOMA 9/2022
Average Floor Plate	±13,419 SF
Lot Size	±1.58 Acres (±68,825 SF)
Year Built/Renovated	1972 / 1987
Parking Ratio	2.62/1,000 SF
Parking Spaces	267 parking spaces located in adjacent three-level parking structure and 44 surface parking spaces
Elevators	Three services elevators
No. of Stories	Nine (9)
Current Use	Professional Office
Zoning	Downtown Specific Plan
Land Use	MU-CBD (Mixed-Use Central Business District)
Opportunity Zone	Yes (Low-Income Community)
Zoning	Downtown Specific Plan



Regional Location Maps

