



S GAREY AVE

W 3RD ST

FOX THEATER DOWNTOWN POMONA INVESTMENT OPPORTUNITY
301 S GAREY AVE, POMONA, CA 91766



FLYWAY LOUNGE AT FOX

GAREY & TOWER ROOFTOP

THE V LOUNGE

S GAREY AVE

W 3rd St

CORNER RESTAURANT SPACE



SUBJECT PROPERTY	301 S GAREY AVE, POMONA, CA 91766
BUILDING SIZE	± 43,506 SF
ROOFTOP PATIO/RESTAURANT	± 3,837 SF
LOT SIZE	± 22,426 SF (± 0.51 AC)
YEAR BUILT	1930
YEAR RENOVATED	2009 & 2020
CORNER STREETS	S GAREY AVE & W 3 RD ST
STREET FRONTAGE	203 FT - S GAREY AVE, 119 FT - W 3 RD ST
PROPERTY TYPE	RECREATIONAL THEATER
ZONING	C3, POMONA
APN	8341-005-029

RECENT RENOVATIONS:

- INSTALLATION OF FIRE SPRINKLERS AND FIRE ALARMS
- SEISMIC RETROFIT AND STRUCTURAL UPGRADES
- TWO NEW ELEVATORS
- ADA-COMPLIANT RESTROOMS
- NEW PLUMBING / EXPANDED RESTROOMS
- WHEELCHAIR-DESIGNATED SEATING AREAS
- NEW ELECTRICAL SERVICE AND WIRING
- NEW MECHANICAL AND EXHAUST SYSTEMS
- NEW ROOF

**ART DECO LANDMARK & PREMIER EVENT VENUE
IN THE HEART OF DOWNTOWN POMONA**

STRATEGIC LOCATION HIGHLIGHTS

- LOCATED IN THE HEART OF DOWNTOWN POMONA
- TRANSIT-ORIENTED CORRIDOR
- WALKABLE ACCESS TO METROLINK, BUS ROUTES, AND FUTURE TOD DEVELOPMENTS
- HIGH FOOT TRAFFIC + NIGHTLIFE ACTIVITY

SURROUNDING NATIONAL & REGIONAL TENANTS

- CHASE BANK
- BANK OF AMERICA
- KFC
- METRO PCS
- BOOST MOBILE
- UPS STORE
- JUAN POLLO
- MI CAFECITO COFFEE
- STARBUCKS (A FEW BLOCKS NORTH ON GAREY)
- 7-ELEVEN
- DOMINO'S PIZZA

IN PROXIMITY TO:

- WESTERN UNIVERSITY OF HEALTH SCIENCES
- POMONA SCHOOL OF ARTS & ENTERPRISE
- POMONA CITY HALL
- ANTIQUE ROW
- POMONA ART DISTRICT
- POMONA CIVIC CENTER
- YMCA POMONA VALLEY

OTHER CONSIDERATIONS

- DENSE DAYTIME POPULATION
- (STUDENTS, GOVERNMENT WORKERS, ARTISTS)
- SURROUNDED BY RESIDENTIAL AND MIXED-USE ZONING
- HOSTS MULTIPLE CITY-SPONSORED EVENTS, ART WALKS, AND FESTIVALS



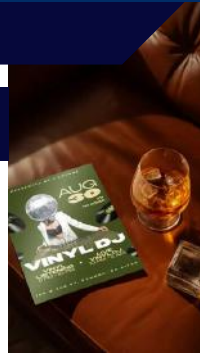
GRAND ENTRANCE & MAIN THEATER HALL

- ± 40,000 SQUARE FEET
- L-ACOUSTICS SOUND SYSTEM LIGHTING SYSTEM
BY ELS DISTRIBUTIVE AUDIO & VIDEO
- STAGE AUDIO & VIDEO FEEDS
TO ASSORTED VENUE SPACES
- GRAND HALL DIGITAL PANASONIC PROJECTOR
AND 30 X 30 CINEMA SCREEN
- CINEMA SURROUND SOUND FOR MAIN HALL & BALCONY
- CONFIGURABLE WITH/WITHOUT BALCONY
- FORMAL BANQUETS WITH BALCONY VIEWING
- FORMAL BANQUET WITH DANCE FLOOR
- DOWN-STAGE 30' X 30' PROJECTION SCREEN
- ADA ACCESS ON FLOOR LEVEL
- MAX CAPACITY STANDING: 1,273
- MAX CAPACITY - NON-FIXED SEATING: 843
- MAX CAPACITY BANQUET - (WITHOUT STAGE SEATING): 428



THE V LOUNGE

- DJ STATION MEZZANINE & FLOOR
- PROJECTION FEED TO 12'8" X 18' SCREEN
- CLUB LIGHTS & SOUND
- SMALL STAGE (4-PIECE BAND)
- ELEVATOR ACCESS TO GAREY ROOFTOP
- MAX CAPACITY FLOOR STANDING: 324
- MAX CAPACITY FLOOR BANQUET: 210
- MAX CAPACITY MEZZANINE STANDING: 36
- MAX CAPACITY ROOFTOP STANDING: 98
- FLOOR CONFIGURABLE W/ NON-FIXED SEATING



THE FLYWAY LOUNGE

- FORMERLY "THE GREEN ROOM"
- CHILL + CLASSY VIBE
- COCKTAIL BAR + KITCHEN
- STAGE SOUND FEED STATE-OF-THE-ART LIGHTING & SOUND
- FLAT SCREENS W/STAGE FEED
- DIRECT ACCESS TO THEATER LOBBY
- DIRECT ACCESS TO COURTYARD
- MAX CAPACITY FLOOR STANDING: 91
- MAX CAPACITY FLOOR NON-FIXED SEATING: 62
- CAPACITY MEZZANINE STANDING: 9



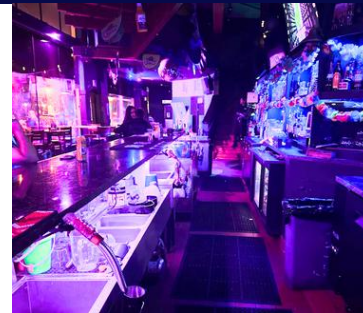
THE COURTYARD

- OUTDOOR BARS
- MARKET STRING LIGHTS
- EDGY URBAN SETTING
- OWN ENTRANCE
- BLUETOOTH SOUND SYSTEM
- MAX CAPACITY STANDING: 355
- MAX CAPACITY BANQUET: 200



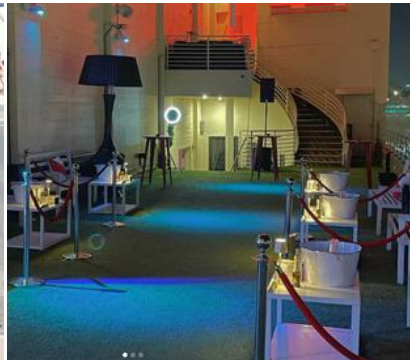
GAREY CORNER

- OUTDOOR BARSTOOL SEATING
- CORNER APPEAL
- HIGH FOOT TRAFFIC
- OWN ENTRANCE
- 2 STORIES
- ELEVATOR
- RESTAURANT/KITCHEN INFRASTRUCTURE



GAREY ROOFTOP

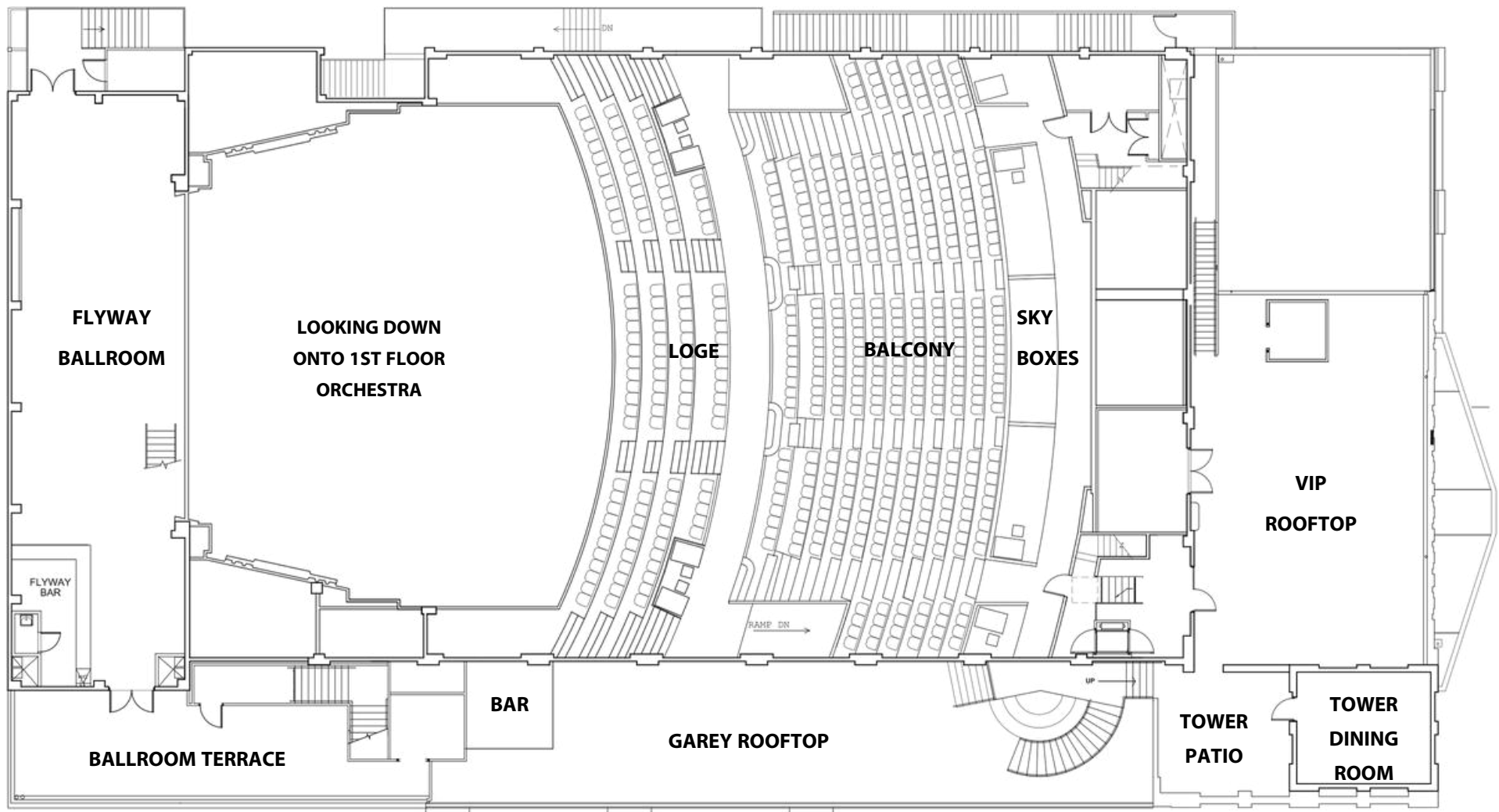
- VIEW OF S GAREY AVE NIGHTLIFE
- DIRECT ACCESS TO THEATER MEZZANINE
- EXCELLENT ENTERTAINMENT SPACES
- MAX CAPACITY STANDING OR SEATED: 190
- MAX CAPACITY BANQUET: 110
- 19' X 54'-9" USABLE FOOTPRINT
- (OR 1,040 SQ. FT.)



TOWER ROOFTOP

- ELEVATOR TO MEZZANINE
- CONFIGURABLE WITH GAREY ROOFTOP
- PRIVATE BOOTH UNDERNEATH THE TOWER
- ROOFTOP ENTERTAINMENT
- MAX CAPACITY STANDING OR SEATED: 140
- MAX CAPACITY BANQUET: 130
- 41'-8" X 25'-6" USABLE FOOTPRINT
- (OR 1,062 SQ. FT.)





W 3RD ST

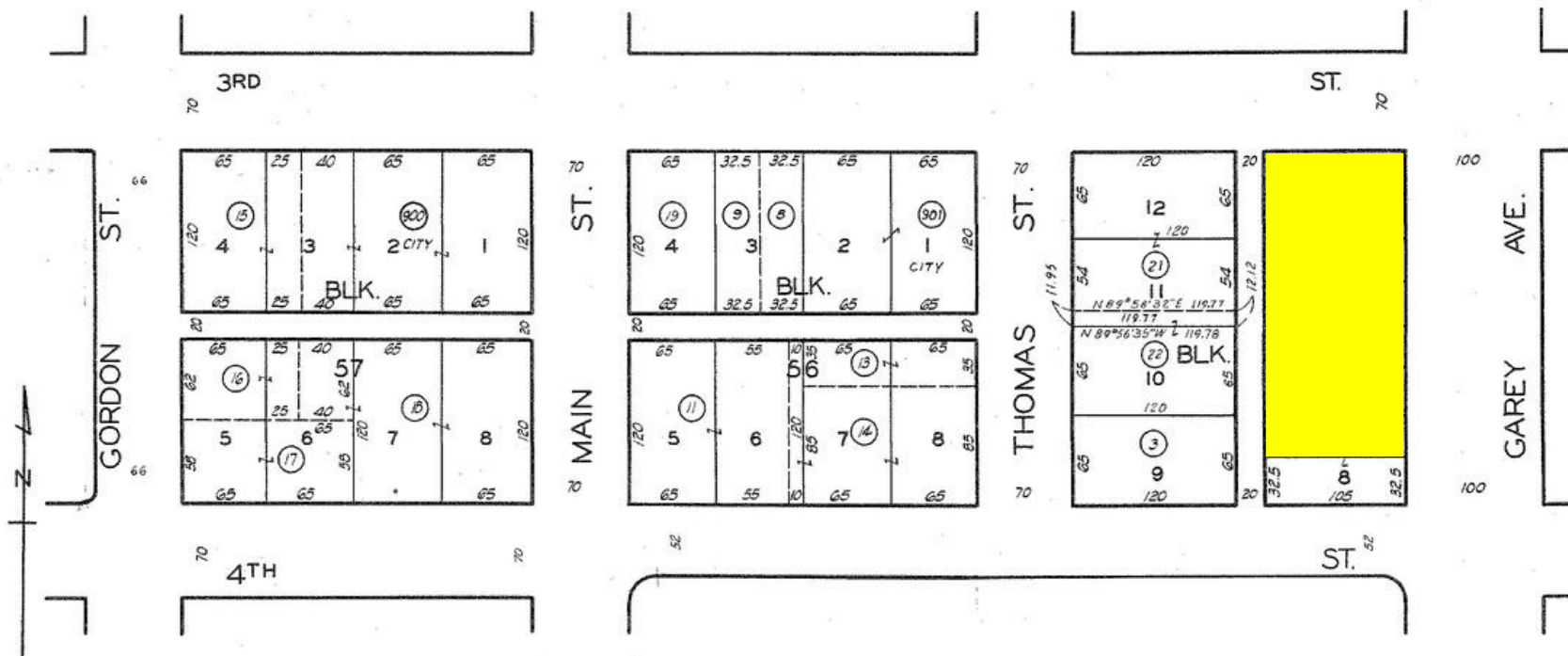
S GAREY AVE

8341 5

1" = 80'

2009

REVISED
10-27-6
1-26-6
4-21-6
690317
691027
730310207
740614605



CODE
7746

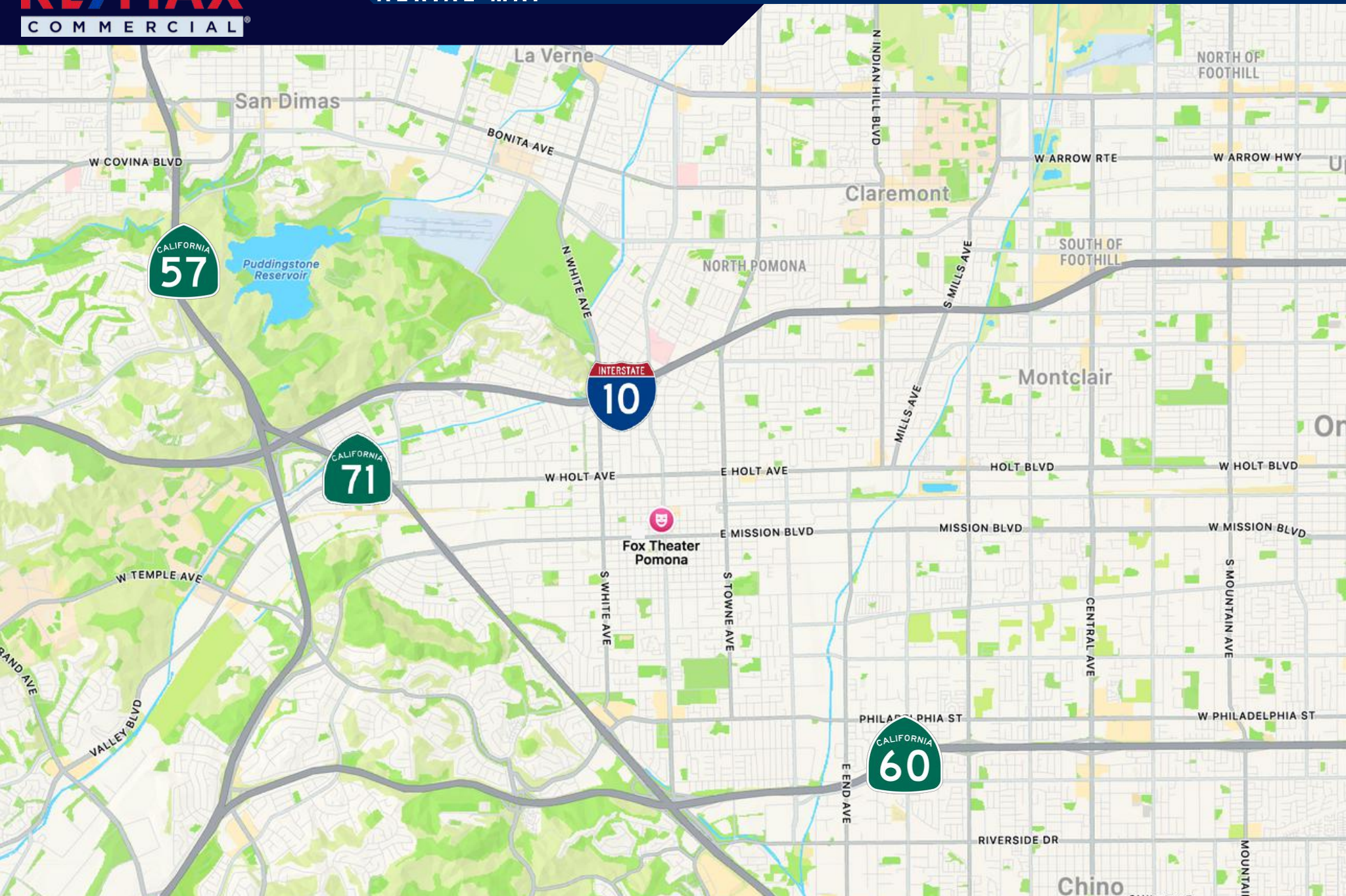
Street lines per M.R. 3-90-91 are considered the lot lines in this tract, although the divisions of some lots are measured from the centerlines of the streets.

POMONA
M.R. 3-90-91

All 900 Parcels on this page are assessed to Redevelopment Agency of the City of Pomona, unless otherwise noted.

FOR PREV. ASSM'T. SEE: III-7

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



- **ARTS & CULTURE:** POMONA ARTS COLONY, GALLERIES, STUDIOS, MONTHLY ART WALK WITH LIVE MUSIC AND FOOD.
- **HISTORIC ARCHITECTURE:** EARLY 20TH-CENTURY BUILDINGS, VINTAGE STREETS WITH OLD-TOWN CHARM.
- **DINING:** WIDE RANGE OF CAFÉS, DINERS, AND RESTAURANTS WITH DIVERSE CUISINES.
- **LIVE ENTERTAINMENT:** FOX THEATER POMONA, LOCAL BARS, CLUBS, THEATER, AND COMEDY.
- **COMMUNITY EVENTS:** FESTIVALS, PARADES, AND FARMERS' MARKETS THROUGHOUT THE YEAR.



Age

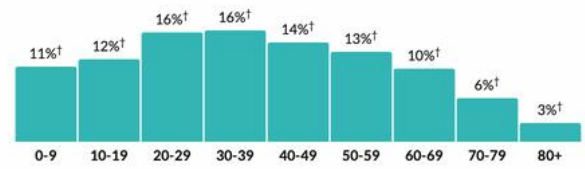
37

Median age

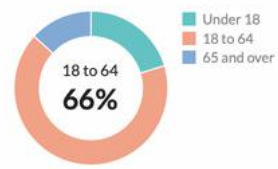
a little less than the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 38.9

a little less than the figure in California: 38.2

Population by age range



Population by age category



Income

\$29,187

Per capita income

about three-fifths of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$46,589

about three-fifths of the amount in California: \$48,013

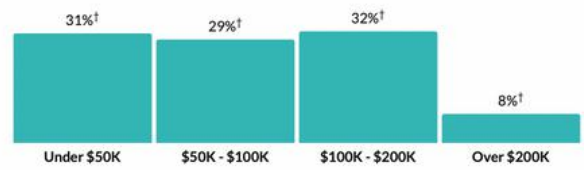
\$78,317

Median household income

about 80 percent of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$91,960

about 80 percent of the amount in California: \$95,521

Household income



Households

42,390

Number of households

the Los Angeles-Long Beach-Anaheim, CA Metro Area: 4,542,998

California: 13,699,816

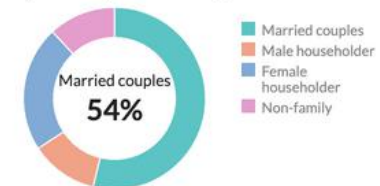
3.3

Persons per household

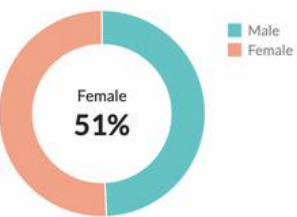
about 20 percent higher than the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 2.8

about 20 percent higher than the figure in California: 2.8

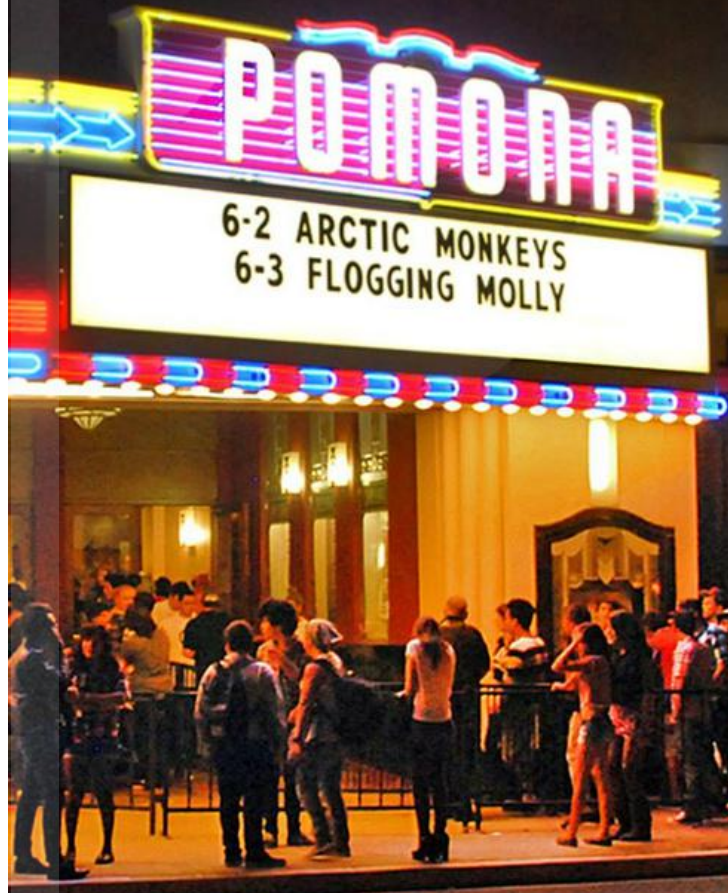
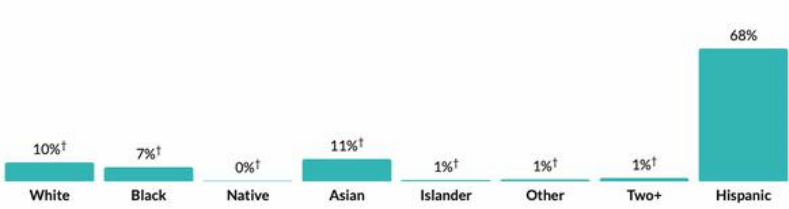
Population by household type



Sex



Race & Ethnicity





THE YAMZON TEAM

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