

# 309-355 EAST FOOTHILL BOULEVARD

POMONA, CA 91767

JOIN BIG 5 SPORTING GOODS AND DOLLAR TREE



**KAVITA BHATIA**

President/Broker  
CaldRE #01895064 | CalDRE #02034779  
909.210.1570  
Kavita@TheAcreage.net



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## PROPERTY PROFILE



### PROPERTY DESCRIPTION

Join Big 5 Sporting Goods and Dollar Tree at this prime retail center offering exceptional visibility and easy access to Foothill Boulevard, perfect for businesses seeking a high-traffic location. This expansive property features a spacious lot with ample parking, making it an ideal choice for a wide-range of enterprises. Situated along the bustling Foothill Boulevard, this property benefits from heavy traffic flow and is surrounded by a variety of nearby amenities including shopping centers and popular eateries such as Starbucks. Its central location offers unmatched connectivity, with the I-210 Freeway just 0.9 miles away and the I-10 Freeway only 2 miles, ensuring seamless access to surrounding areas. Whether you're looking to expand or establish a new presence, this retail center offers the ideal foundation for your business to succeed.

### OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (NNN)
Available SF:	1,100 - 1,850 SF
Lot Size:	165,328 SF
Building Size:	35,930 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 319	\$2.50 SF/month	1,100 SF
Suite 355	\$2.50 SF/month	1,850 SF

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CONVENIENTLY ACCESSIBLE | AMPLE PARKING



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## NEIGHBORHOOD MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

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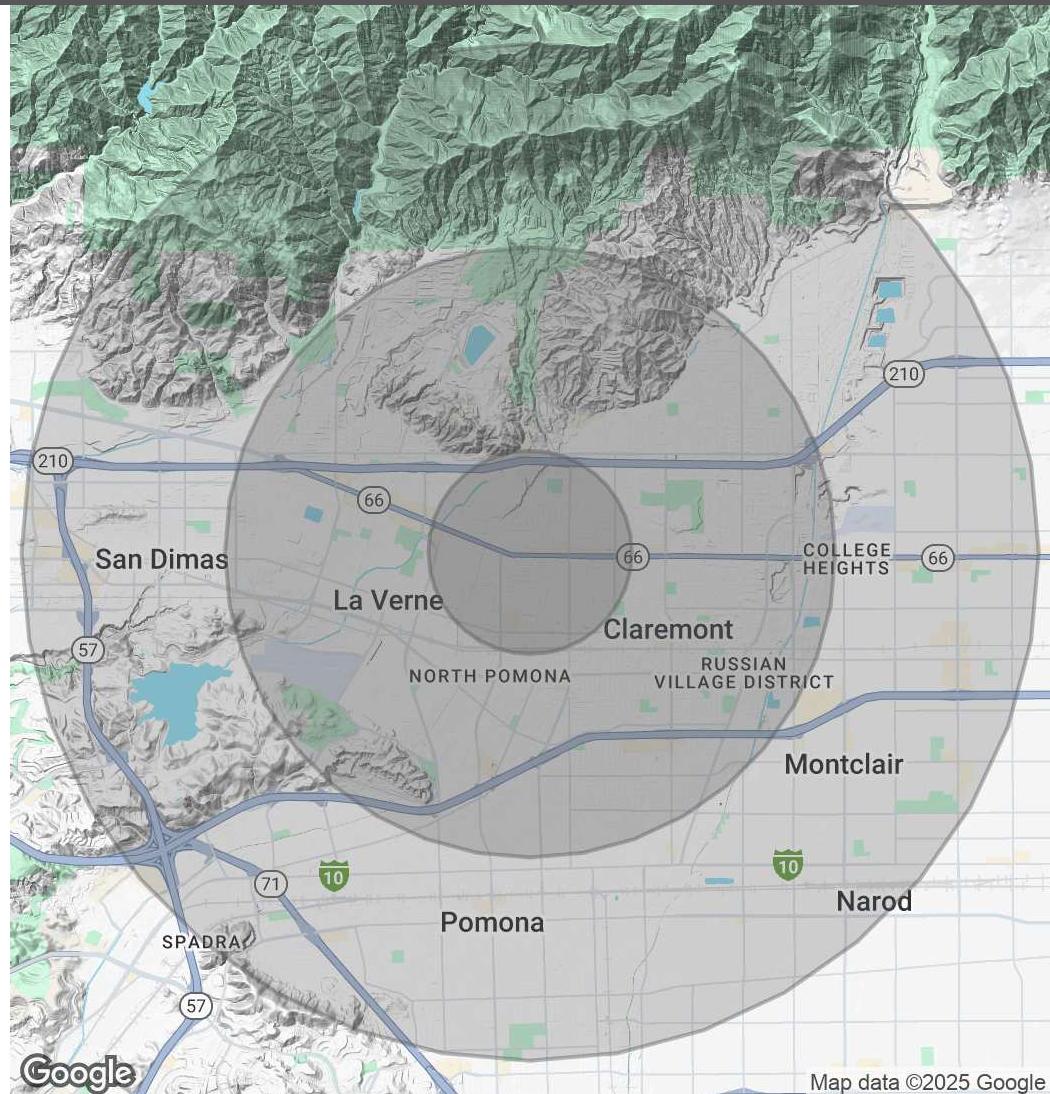
## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,911	125,337	306,104
Average Age	43	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,915	41,304	96,950
# of Persons per HH	2.8	3	3.2
Average HH Income	\$125,895	\$128,442	\$114,566
Average House Value	\$726,410	\$795,258	\$718,555

## HIGH TRAFFIC LOCATION

Foothill Boulevard and Sumner Avenue 39,662/day

*Demographics data derived from AlphaMap*



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