



**1044 W 1ST STREET, POMONA, CA 91766**

**±4,000 SF**  
BUILDING

**±7,400 SF**  
LOT

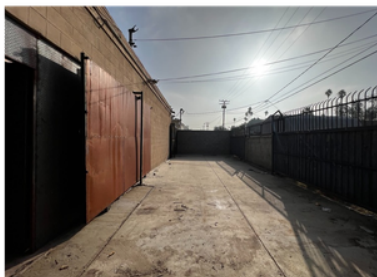
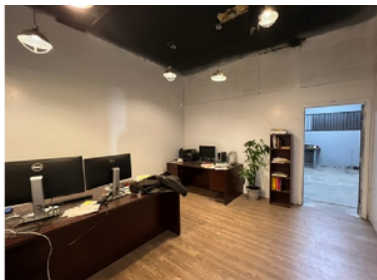
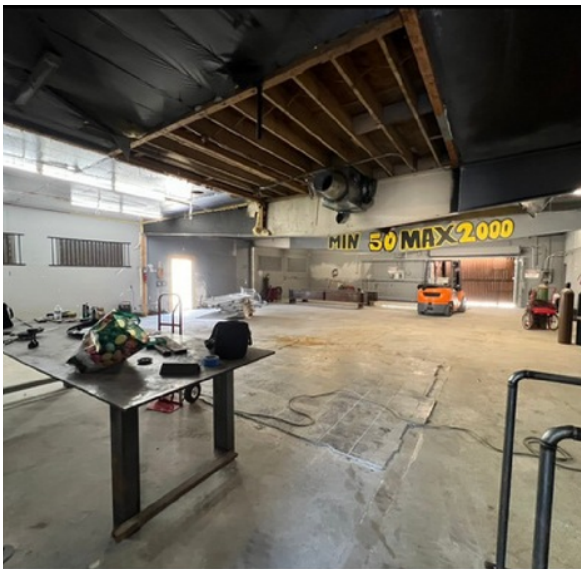
**2**  
DRIVE-INS

**10'10"**  
CLEAR HEIGHT

**CX1**  
ZONING

## PROPERTY OVERVIEW

Freestanding commercial building, offering secure fenced improvements, rear yard space and convenient access to Downtown Pomona and regional freeways.



Information secured from sources believed reliable; no representations or guarantees are made. Buyer to verify all information.

## PROPERTY DETAILS

|               |                      |
|---------------|----------------------|
| Building Size | ± 4,000 SF           |
| Lot Size      | ± 7,400 SF / 0.16 AC |
| Drive-Ins     | 2                    |
| Clear Height  | 10'10"               |
| Year Built    | 1961                 |
| Zoning        | CX1                  |
| APN           | 8342-003-004         |

## HIGHLIGHTS

- Central location
- Proximity to Downtown Pomona
- Easy freeway access
- Secure/Fenced
- Rear yard space