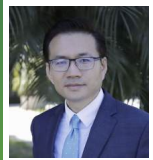




50 AND 58

RIO RANCHO RD
POMONA, CA 91766

Offering Memorandum



Leo Gao, CCIM
PRINCIPAL
626.864.1598
leo.gao@sperrycga.com
CalDRE #01409769



Table of Contents



CONFIDENTIALITY & DISCLAIMER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Hebron Equities in compliance with all applicable fair housing and equal opportunity laws.

Property Summary



PROPERTY DESCRIPTION

Bank of America previously occupied 3 of 4 units. Currently, only one unit is vacant.

The total size of 50 and 58 Rio Rancho is 10548 sqft. I will correct it on Buildout, including 4,529 sqft of 50 Rio Rancho and 6,019 sqft of 58 Rio Rancho.

PROPERTY HIGHLIGHTS

- Prime location with Bank of America previously occupied
- Value to be added by bringing a tenant
- IHOP is one of the 4 units
- Seller will credit one year of the vacant unit rent to the buyer
- May sell together with the Starbucks mixed-use building located on 68 Rio Rancho, Pomona, Ca

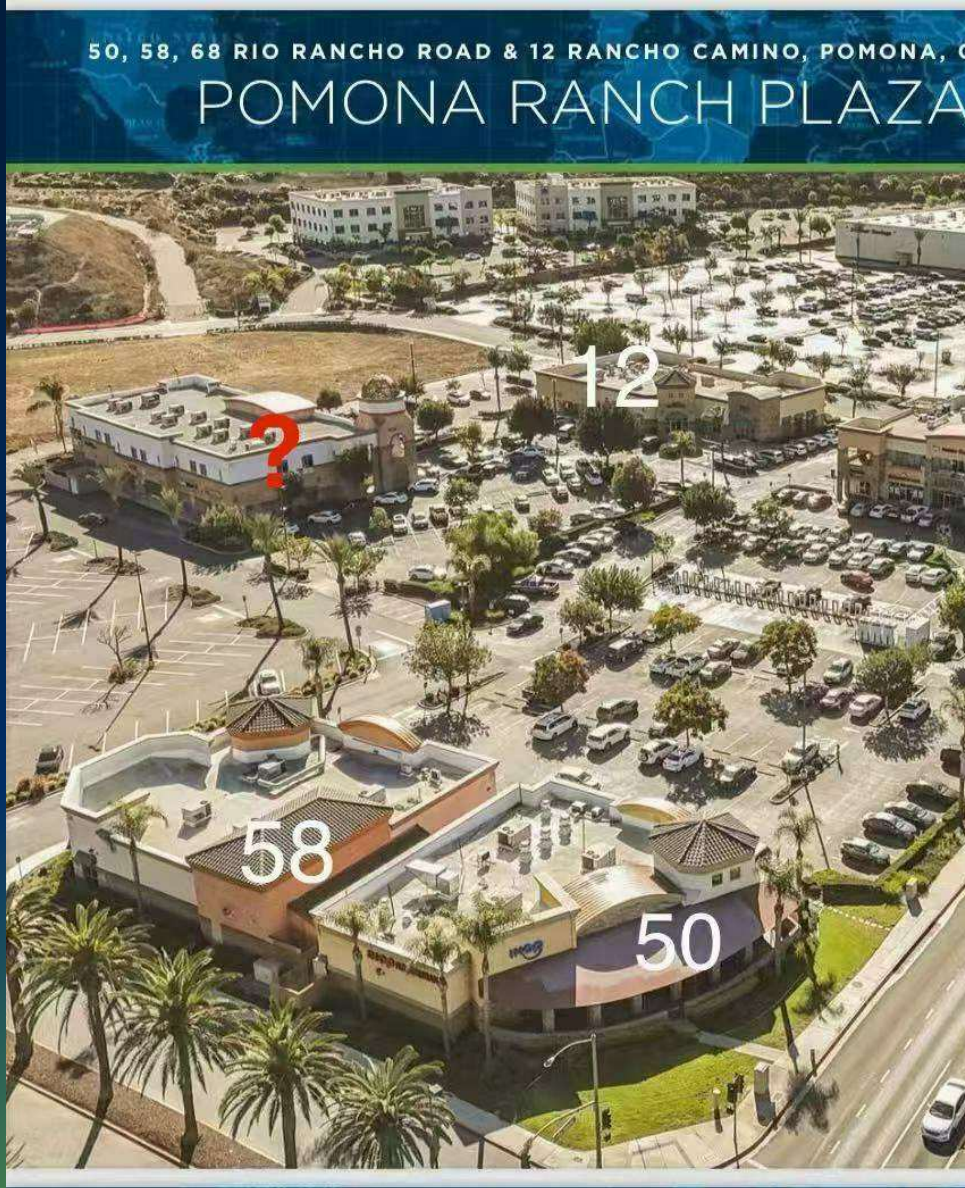
OFFERING SUMMARY

Sale Price:	\$5,600,000
Number of Units:	4
Lot Size:	156,153 SF
Building Size:	10,548 SF
NOI:	\$284,244.00
Cap Rate:	5.08%

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	192	1,056	4,832
Total Population	585	3,354	17,420
Average HH Income	\$132,276	\$116,653	\$116,208

Property Description



PROPERTY DESCRIPTION

Bank of America previously occupied 3 of 4 units. Currently, only one unit is vacant.

The total size of 50 and 58 Rio Rancho is 10548 sqft. I will correct it on Buildout, including 4,529 sqft of 50 Rio Rancho and 6,019 sqft of 58 Rio Rancho.

LOCATION DESCRIPTION

***The property is situated at the busy intersection of Freeways 60 and 71, offering high visibility and strong traffic flow. ***It benefits from a diverse tenant mix, including Walmart, WinCo, 24 Tesla Charging Stations, Starbucks, IHOP, Sonic, El Pollo Loco, and T-Mobile.

SITE DESCRIPTION

***The center features modern amenities, including 24 Tesla charging stations, which cater to the growing demand for electric vehicles. *** Significant growth potential exists due to the planned development of over 100 apartments and hotels within the same The total size of 50 and 58 Rio Rancho is 10548 sqft. I will correct it on Buildout, including 4,529 sqft of 50 Rio Rancho and 6,019 sqft of 58 Rio Rancho.

Complete Highlights

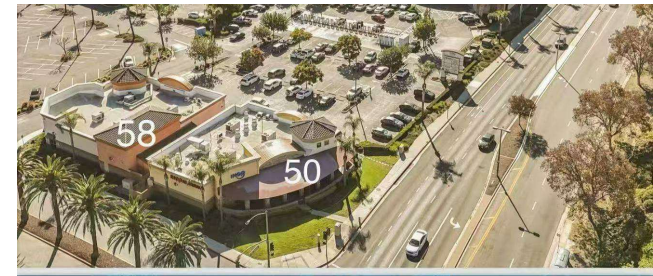


PROPERTY HIGHLIGHTS

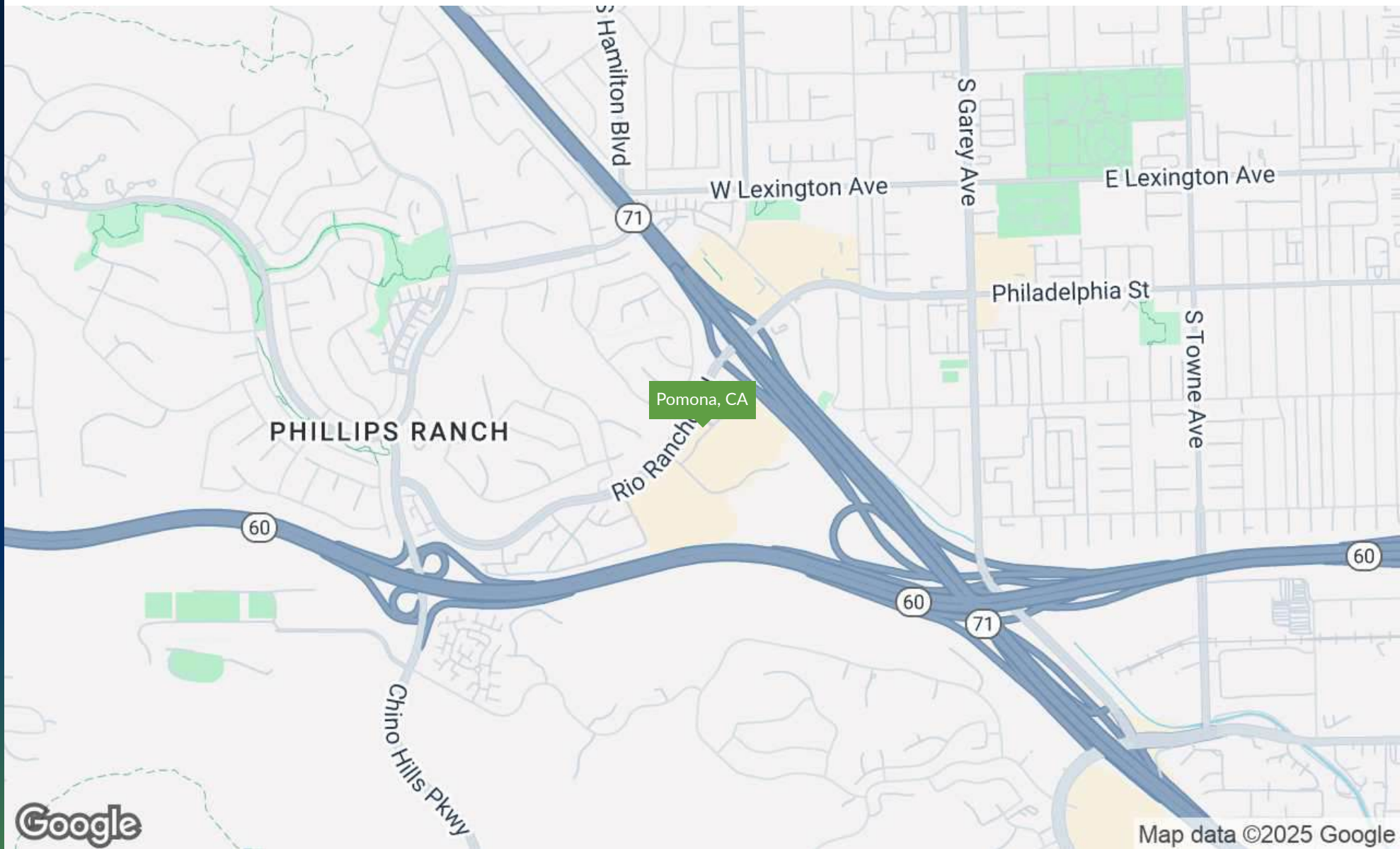
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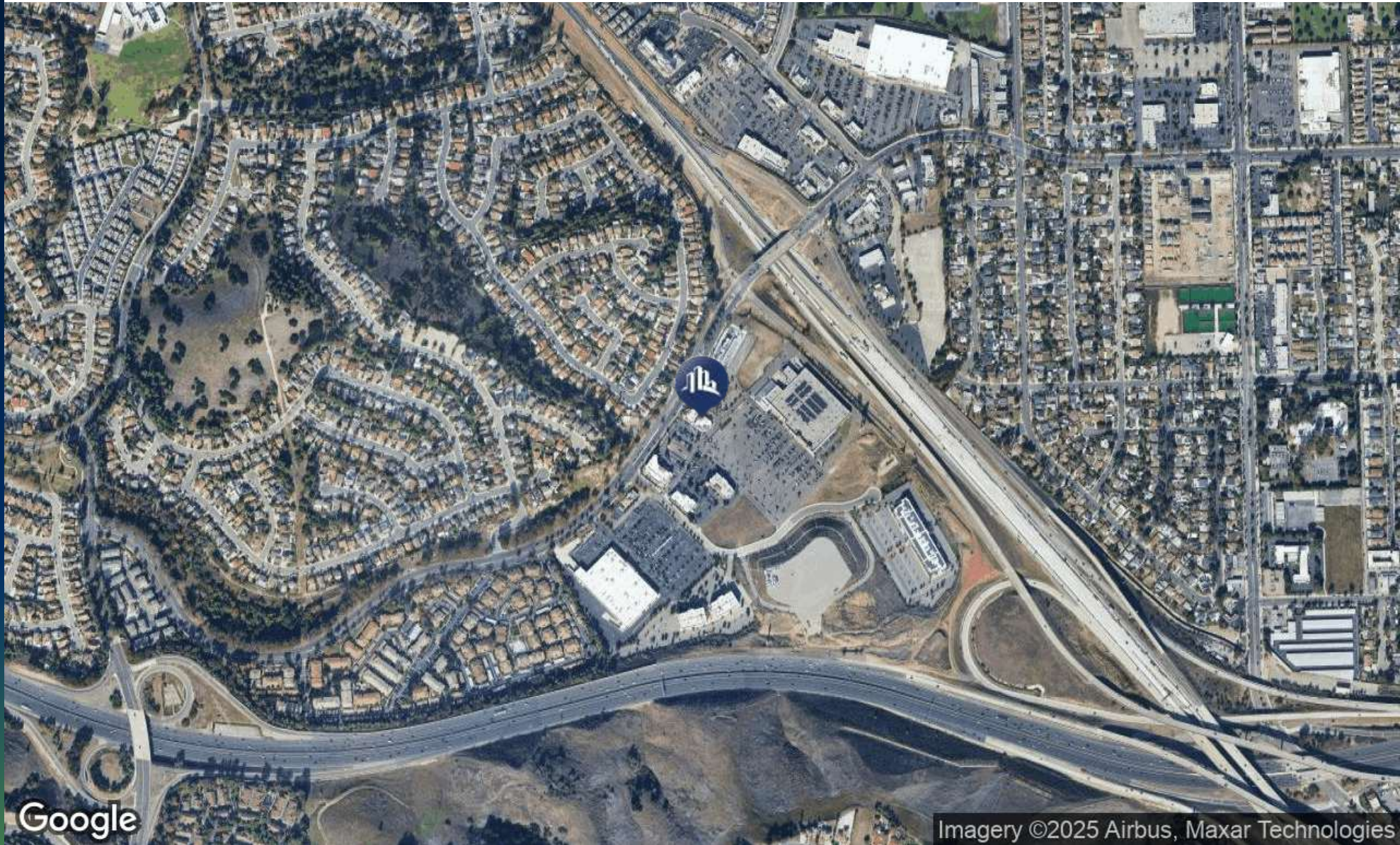
Additional Photos



Regional Map



Aerial Map



Google

Imagery ©2025 Airbus, Maxar Technologies

SPERRY - HEBRON EQUITIES | 1360 VALLEY VISTA DRIVE #200 | DIAMOND BAR, CA 91765

SPERRYCGA.COM

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Financial Summary



INVESTMENT OVERVIEW

Price	\$5,600,000
Price per SF	\$531
Price per Unit	\$1,400,000
CAP Rate	5.08%

OPERATING DATA

Net Operating Income	\$284,244
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FINANCING DATA

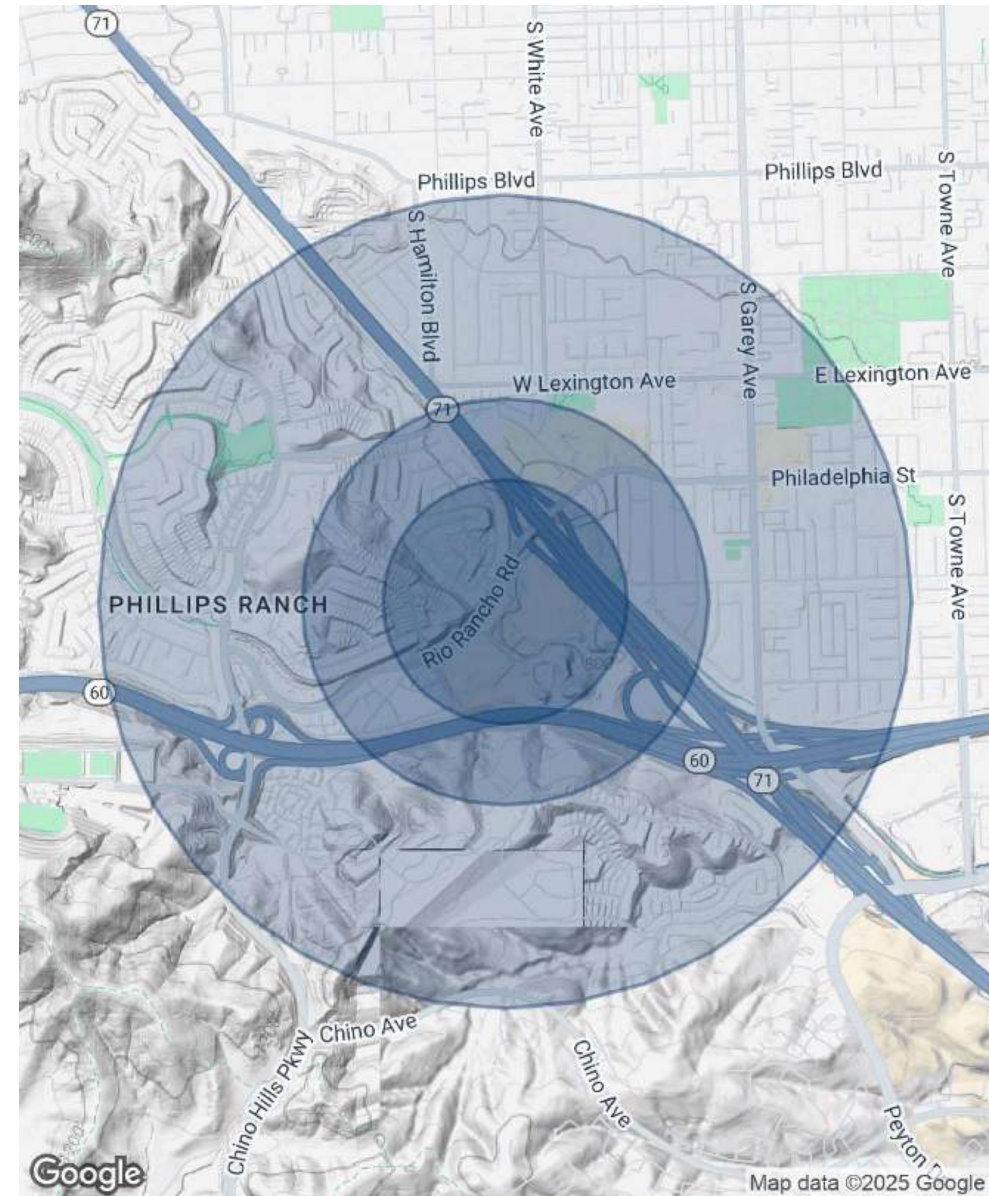
Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	585	3,354	17,420
Average Age	44	41	40
Average Age (Male)	43	40	39
Average Age (Female)	45	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	192	1,056	4,832
# of Persons per HH	3	3.2	3.6
Average HH Income	\$132,276	\$116,653	\$116,208
Average House Value	\$717,001	\$642,433	\$638,354

Demographics data derived from AlphaMap



Advisor Bio



LEO GAO, CCIM

Principal

leo.gao@sperrycga.com

Direct: 626.864.1598

CalDRE #01409769

PROFESSIONAL BACKGROUND

Leo Yong Gao, CCIM, CM&AA, serves as the Principal of SERRY - Hebron Equities, a prominent full-service commercial real estate company and a member of SPERRY, which is one of the top-ranking national commercial services and investment firms in the United States. Holding the prestigious Certified Commercial Investment Member (CCIM) designation, Mr. Gao is widely recognized as an esteemed expert in the field of commercial real estate investment.

Having amassed extensive experience in the commercial real estate industry, Mr. Gao's successful track record includes handling sale and lease transactions with a cumulative value of over \$200 million in commercial income properties over the past years. Notably, he has served as Chair of SPERRY National Industrial Specialty Group.

BUSINESS FOCUS

- The lease and sale of industrial properties. Mr. Gao and his National Industrial Specialty Group have completed industrial property transactions involving over 12 million square feet.
- The Investments include retail, apartments, and offices.

PERSONAL CREDENTIALS

- CCIM, Certified Commercial Investment Member. The CCIM lapel pin denotes that the wearer has completed advanced coursework in financial and market analysis, and demonstrated extensive experience in the commercial real estate industry. CCIM designees are recognized as leading experts in commercial investment real estate
- SPERRY National Industrial Group Chair
- CM&AA, M&A Advisor certified by The Alliance of Merger & Acquisition Advisors, which is the most advanced credential illustrating the highest recognized standards of professional excellence for middle market corporate finance, advisory, and transaction service professionals
- Multiple-time Recipient Of The "Top 10 Producer Award" among hundreds of SPERRY commercial brokers nationwide

Hebron Equities
1360 Valley Vista Drive #200
Diamond Bar, CA 91765