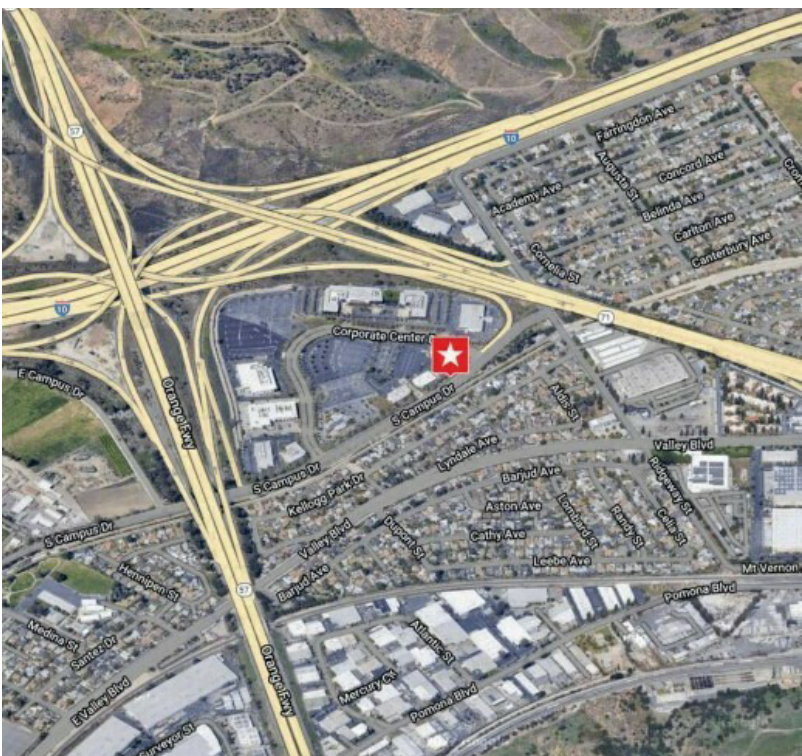




PROPERTY DESCRIPTION

700 Corporate Center Drive is a 9,024 SF two-story building at the University Corporate Center, adjacent to the SR-57/SR-60 interchange in Pomona. The second floor is leased to Social Vocational Services, Inc. through November 2028 with scheduled rent steps. The ground floor – improved as a purpose-built laboratory with supporting office – will be delivered vacant at the close of escrow, giving the buyer an income stream and possession of the ground floor on day one.

[CLICK HERE FOR MORE INFORMATION](#)

OFFERING SUMMARY

|                           |                                                 |
|---------------------------|-------------------------------------------------|
| Address:                  | 700 Corporate Center Drive,<br>Pomona, CA 91768 |
| Building Size:            | 9,024 SF                                        |
| Lot Size:                 | 18,557 SF                                       |
| Ground Floor (Lab):       | 4,512 SF (Delivered Vacant)                     |
| Second Floor:             | 4,512 SF (Leased Through<br>November 30, 2028)  |
| Second Floor Annual Rent: | \$139,037                                       |

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