

# 1450-1456 POMONA ROAD



± 4,564 SF – 26,394 SF FOR LEASE & SALE

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## THE OFFERING

1450, 1452, 1454 and 1456 Pomona Road in West Corona present a rare opportunity to acquire a high profile industrial campus with 600 feet of direct freeway exposure. The 91 Freeway ensures daily visibility to 175,000 to 275,000 vehicles. Two large dual sided electronic billboards, one fully dedicated to tenant or ownership advertising, further enhance the property's visibility, and create a powerful branding presence.

**Owner Occupy with Cash Flow:** Excluding 1454 Pomona (15,462 SF), the three additional buildings and billboard revenues are projected to generate about \$23,000 per month. An owner user occupying 1454 Pomona, which represents roughly 70 % of the total square footage, would meet the SBA requirement of occupying at least 51% of the property and could qualify for favorable financing. Under current market SBA terms, nearly half of your monthly mortgage payment could be offset by rental and billboard income, making this an ideal opportunity to build equity while leveraging tenant income.



## PROPERTY HIGHLIGHTS

- Four Freestanding Buildings: 26,394 SF Total
  - 1450 Pomona Road: 1,797 SF – Freestanding office
  - 1452 Pomona Road: 4,564 SF – Industrial building w/ fenced yard & 3 GL doors
  - 1454 Pomona Road: 15,462 SF – Storefront/office w/ warehouse & 4 GL doors
  - 1456 Pomona Road: 4,571 SF – Leased w/ fenced yard & 2 GL doors
- Prime Freeway Frontage: 600 Feet Along the 91 Freeway
- High-Traffic Exposure: 175,000 – 275,000 Vehicles Per Day
- Secure, Fully Paved & Fenced Lot
- Two (2) Electronic Dual-Sided Billboards:
  - Property Owned Electronic Billboard For Tenant or Owner Advertising
  - Electronic Billboard 14'X48': 20 Year Lease Provides Rental Income

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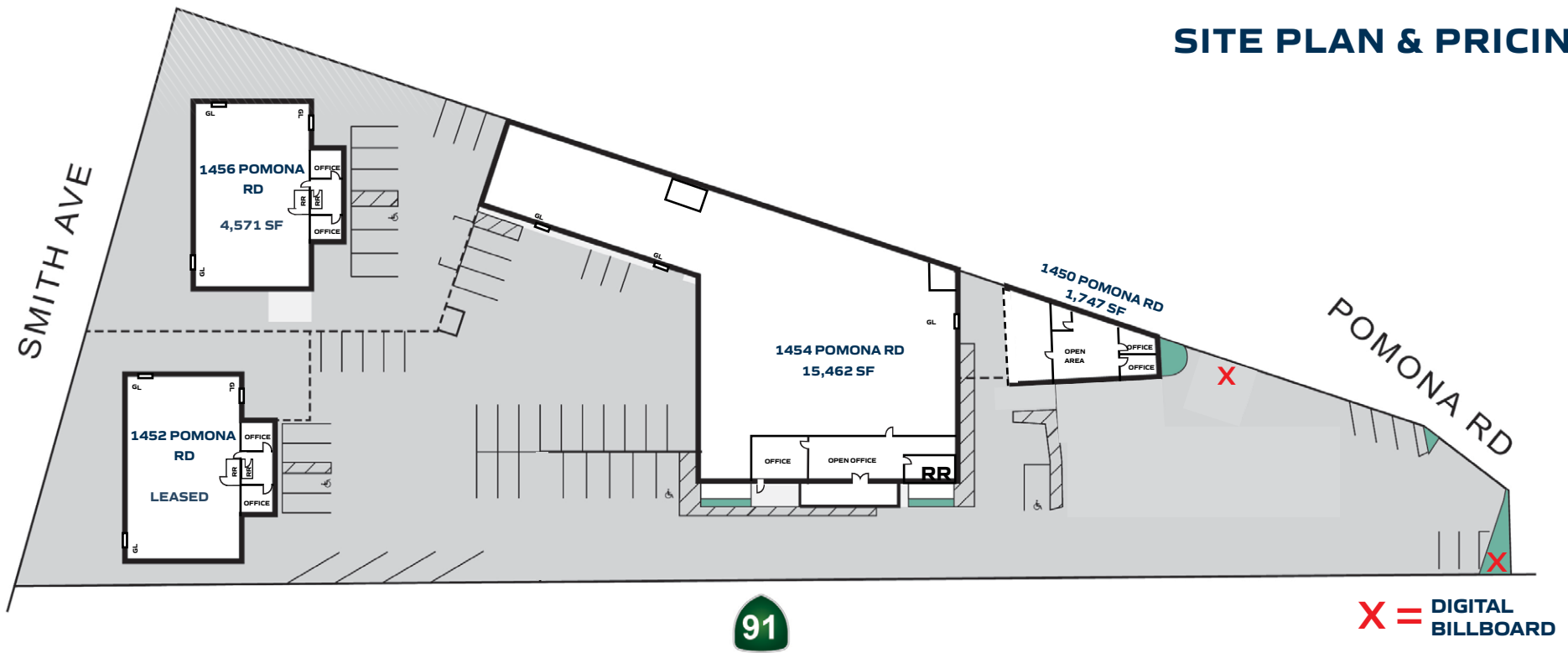
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# SITE PLAN & PRICING



ADDRESS	BUILDING SIZE	OFFICE SPACE	LEASE RATE / SALE PRICE	LOADING DOORS	CLEAR HEIGHT	COMMENTS
1450-1454 Pomona Road	±17,259 SF	1,488 SF	\$1.45 PSF Gross	4 GL	14'-16'	2 Freestanding Buildings, Freeway Frontage, Office Space Expandable, Four Restrooms
1450-1456 Pomona Road	±21,830 SF	2,092 SF	\$1.45 PSF \$7,975,000	13 GL	14'-18'	Entire Site, 4 Freestanding Buildings, Located on 2.12 AC, Two Electric Billboards

\* COMMON AREA MAINTENANCE FEE :\$0.08 PSF

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