

±16,723 SF FREESTANDING RETAIL BUILDING FOR LEASE OR SALE

611 E Holt Ave, Pomona, CA 91767



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PROGRESSIVE
REAL ESTATE PARTNERS

INVESTMENT SUMMARY

FOR SALE

Sale Price:	\$4,495,000
Price/SF:	\$268.80
Lot Size:	1.43 AC
Financing Option (SBA Loan):	10% down (\$449,500)
Loan Payment:	Approximately \$26,257/month, or \$1.58/SF/month (Details Provided on Page 8)

FOR LEASE

Ground Lease Available:	Contact Broker for Details
Lease Rate:	\$1.65 SF/month
Lease Type:	NNN
Building Size:	±16,723 SF
Lot Size:	1.43 AC
Current Tenant:	MTM with a 6-months Termination Notice



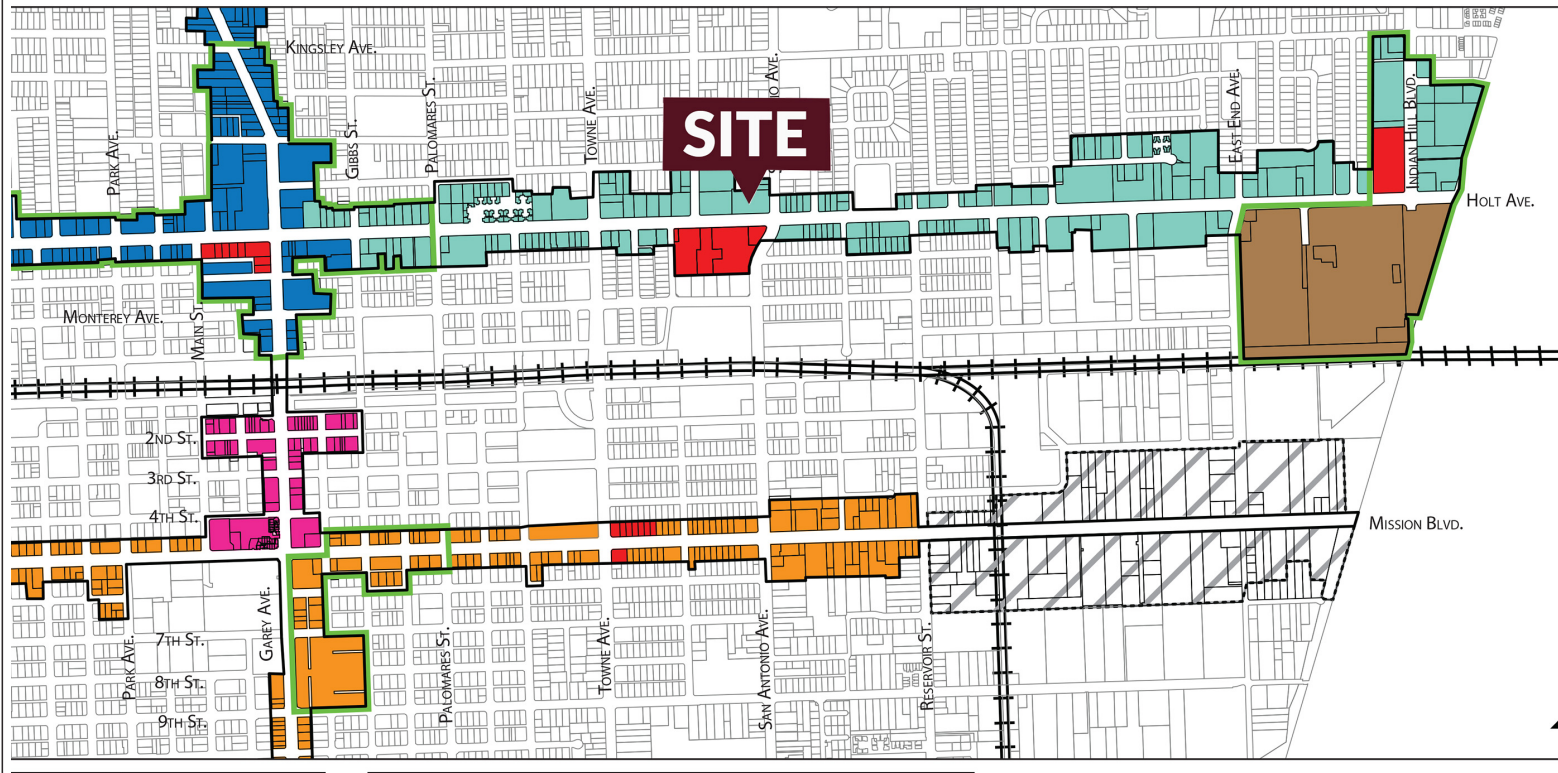
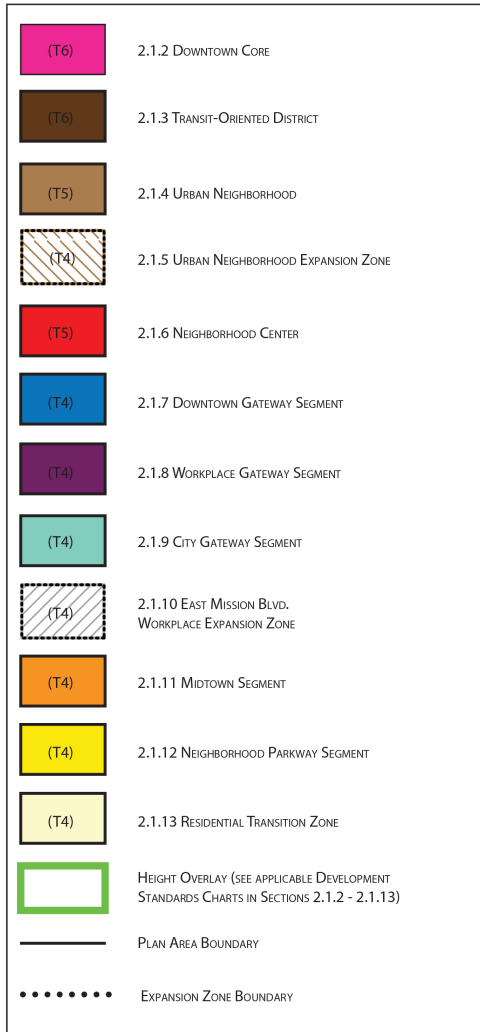
PROPERTY OVERVIEW



HIGHLIGHTS

- **Freestanding Retail Building:** The property features a freestanding retail building encompassing approximately 16,700 square feet, situated on a generous 1.43-acre lot. This layout provides ample parking space and flexibility for diverse retail or commercial uses, accommodating various tenant or owner-occupant needs.
- **Prime Location:** Strategically positioned at the signalized intersection of Holt Avenue and North San Antonio Avenue, the property offers excellent visibility and exposure. This high-traffic intersection sees over 30,000 vehicles per day, making it an ideal location for businesses seeking maximum exposure.
- **Outstanding Investment Opportunity:** With a purchase price of \$268 per square foot—significantly below replacement cost—this property represents exceptional value for investors seeking to capitalize on a cost-effective acquisition.
- **Signage & Visibility:** The property features prominent storefront & pylon signage opportunities, further enhancing its appeal for tenants or owner-occupants looking to maximize exposure.
- **Ideal for Owner-Occupants:** By occupying 51% or more of the building's square footage, buyers may qualify for SBA financing with as little as 10% down. Monthly interest costs are significantly lower than current market lease rates, making ownership a more affordable and attractive option.
- **Redevelopment Potential:** The property offers a redevelopment opportunity, providing additional value and flexibility for investors or owner-users seeking to maximize the site's potential.

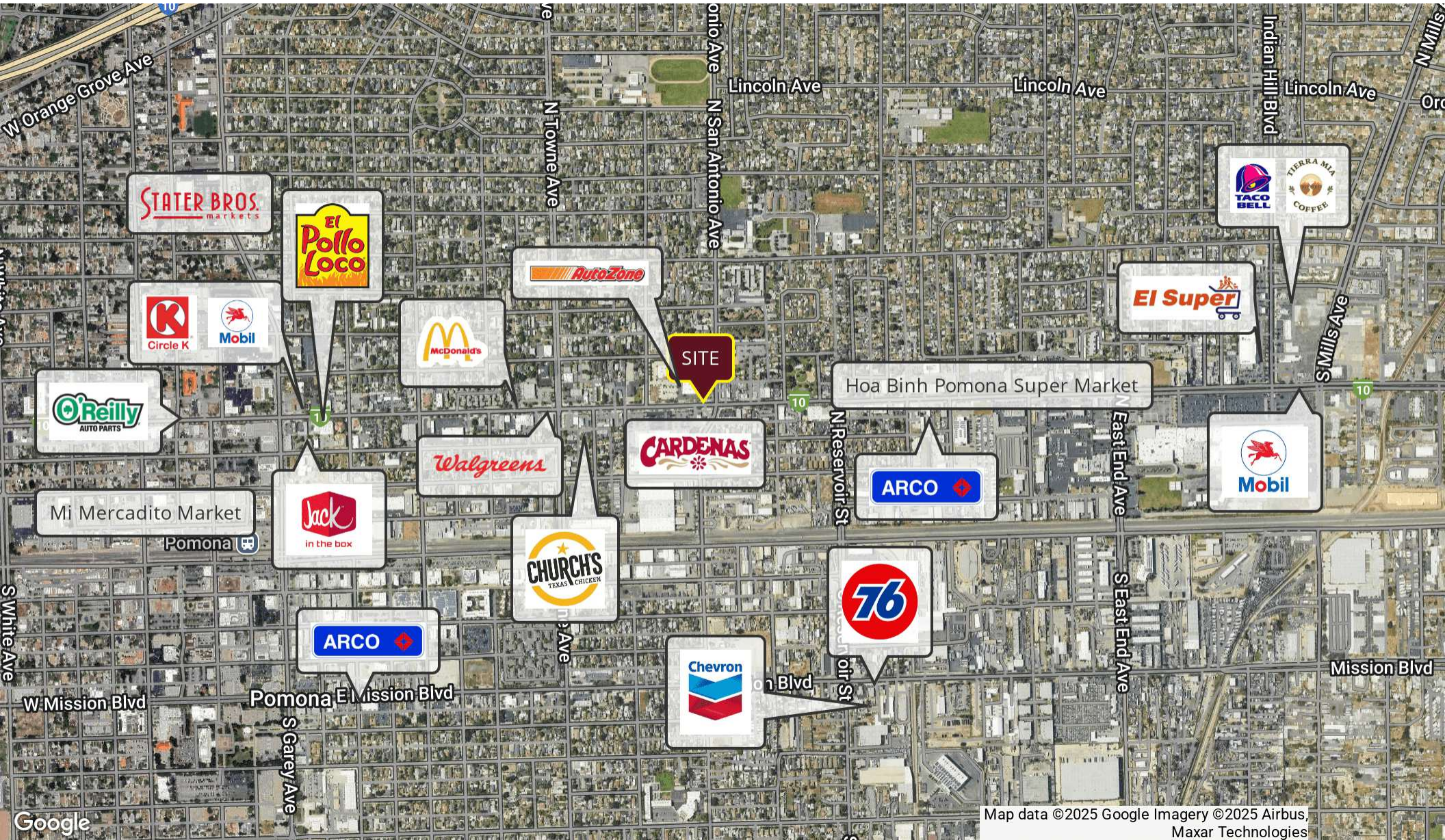
ZONING MAP



For further information about Zoning Codes, please click the link below:

<https://www.pomonaca.gov/home/showpublisheddocument/2745/637527185742870000>

RETAILER MAP

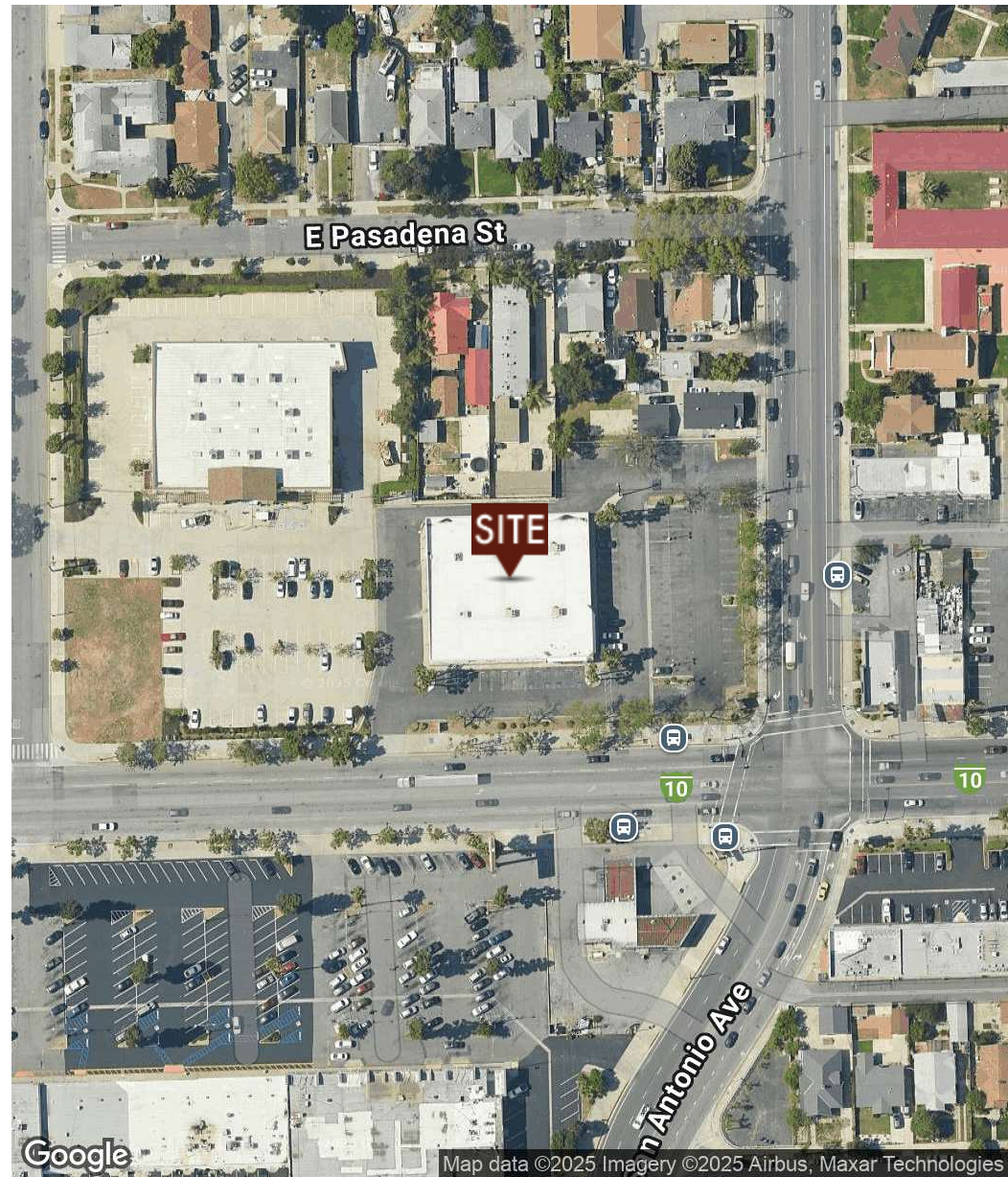
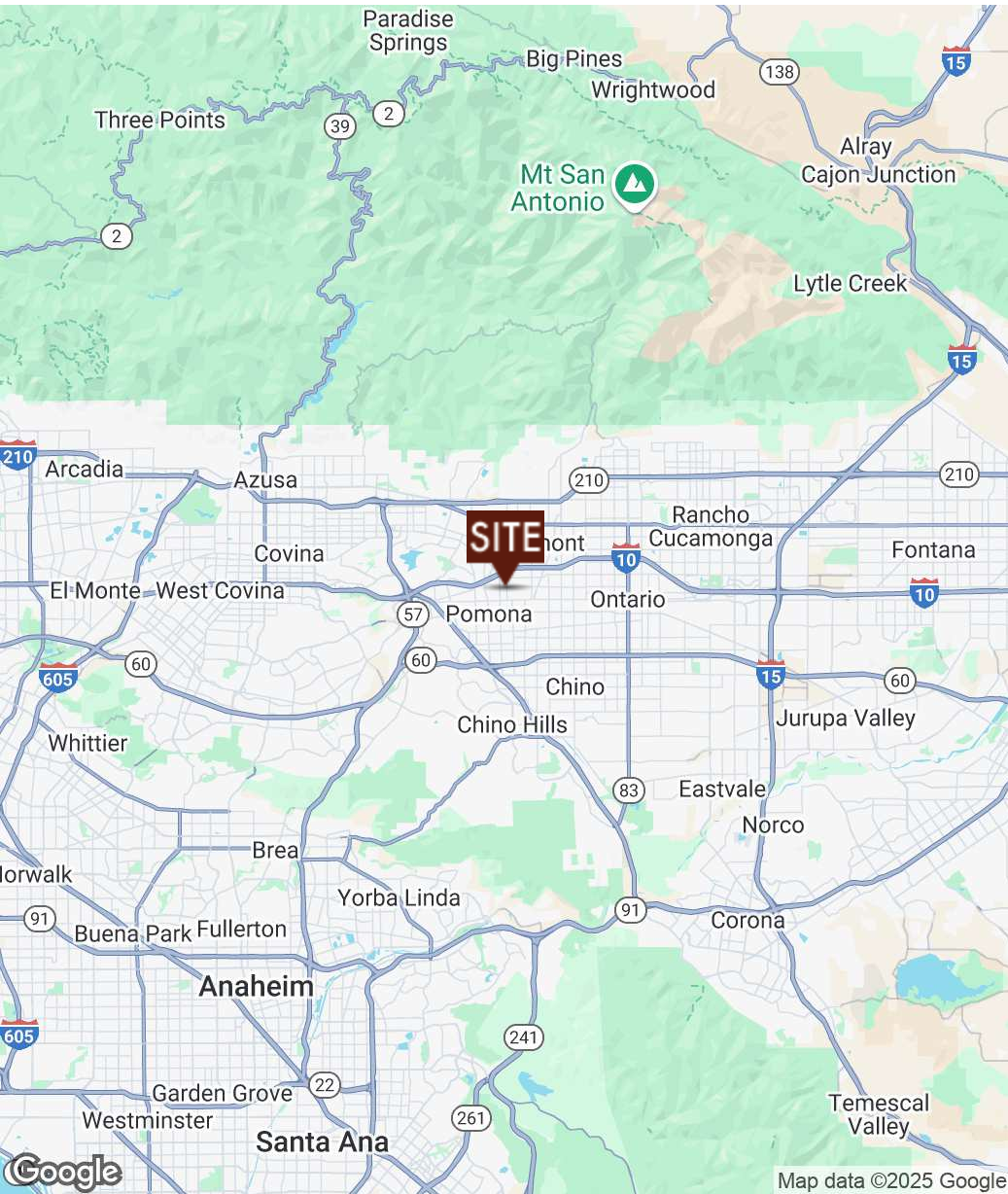


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SITE PLAN



LOCATION MAPS



CLICK HERE FOR A VIRTUAL TOUR



SBA ANALYSIS

PROPOSED SBA 504 LOAN STRUCTURE



BUILDING ACQUISITION	\$4,495,000
TENANT IMPROVEMENTS	
SBA/CDC FEES	\$45,000
TOTAL PROJECT COST	\$4,540,000

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
Bank	50%	\$2,247,500	5.50%	25 Years 25 Yr. Amort.	1st Deed	\$13,802	\$165,619
SBA 504 LOAN	40%	\$1,843,000	6.51% Jan '24	25 Years Full Amort.	2nd Deed	\$12,456	\$149,467
BORROWER	10%	\$449,500					
TOTAL	100%	\$4,540,000				\$26,257	\$315,086

RATES: Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is FIXED at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.15%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

Lee Kleinman, SVP

(818) 438-0828 / Lee@bfcfunding.com

DEMOGRAPHICS

	1 mi	2 mi	3 mi
POPULATION			
2024 Total Population	27,367	100,244	189,843
2024 Median Age	33.0	33.5	35.1
2024 Total Households	8,269	28,546	55,968
2024 Average Household Size	3.2	3.4	3.3
INCOME			
2024 Average Household Income	\$90,065	\$93,820	\$105,584
2024 Median Household Income	\$73,702	\$75,599	\$84,192
2024 Per Capita Income	\$27,458	\$26,932	\$31,386
BUSINESS SUMMARY			
2024 Total Businesses	1,105	2,870	6,249
2024 Total Employees	8,145	25,287	54,485

Presented By



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BROKER CO-OPERATION

Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

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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 Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

1,650+
SALES/LEASES

TOTAL SALES OVER

\$1.8B+