

FOR LEASE

RE/MAX
COMMERCIAL

BUILDING FEATURES

- ±12,000 Sq ft
- Medical Building Previously “Molina Healthcare”
- Large Back up Power Generator
- Close access to 210, 10, 57, & 71 freeways
- Ample parking

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887 2ND ST
POMONA, CA 91766

REMAX MASTERS 14760 PIPELINE AVE, CHINO HILLS, CA 91709

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CONTACT:

PROPERTY DETAILS

887 2nd St Pomona, CA 91766

APN: 8335-003-041

Square Feet: ±12,000 sf

Year Built: 1958

Zoning: IX1

Construction: Reinforced Concrete

Medical Building

Parking: 58 spaces (33 parking spaces across the lot, 25 spaces onsite)

Property Highlights:

- High Identity Building Signage
- Close Proximity to CA 60, 10, 57, and 71 Freeways
- Secured private parking
- Near Pomona Valley Hospital
- Near Cal Poly College, Mt. Sac, Western University, and the Claremont Colleges
- Brackett Airport and Ontario International Airport nearby
- Transit Oriented Specific Plan
- Downtown Gateway Segment



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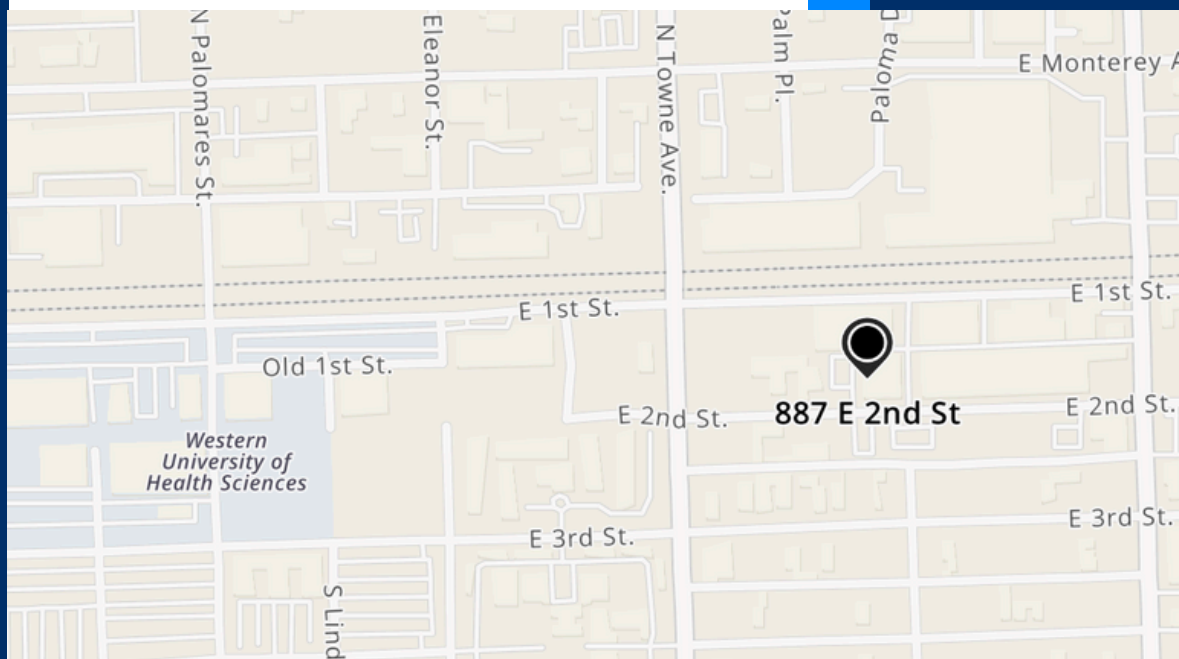
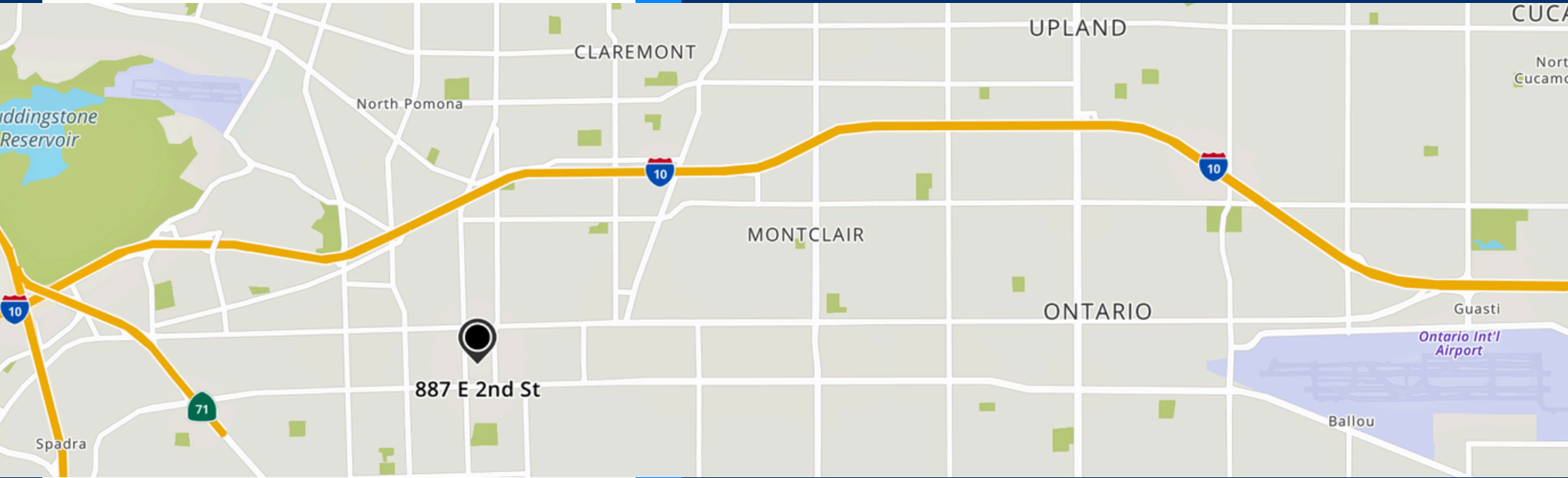
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MAPS



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FLOOR PLAN



FIRST FLOOR

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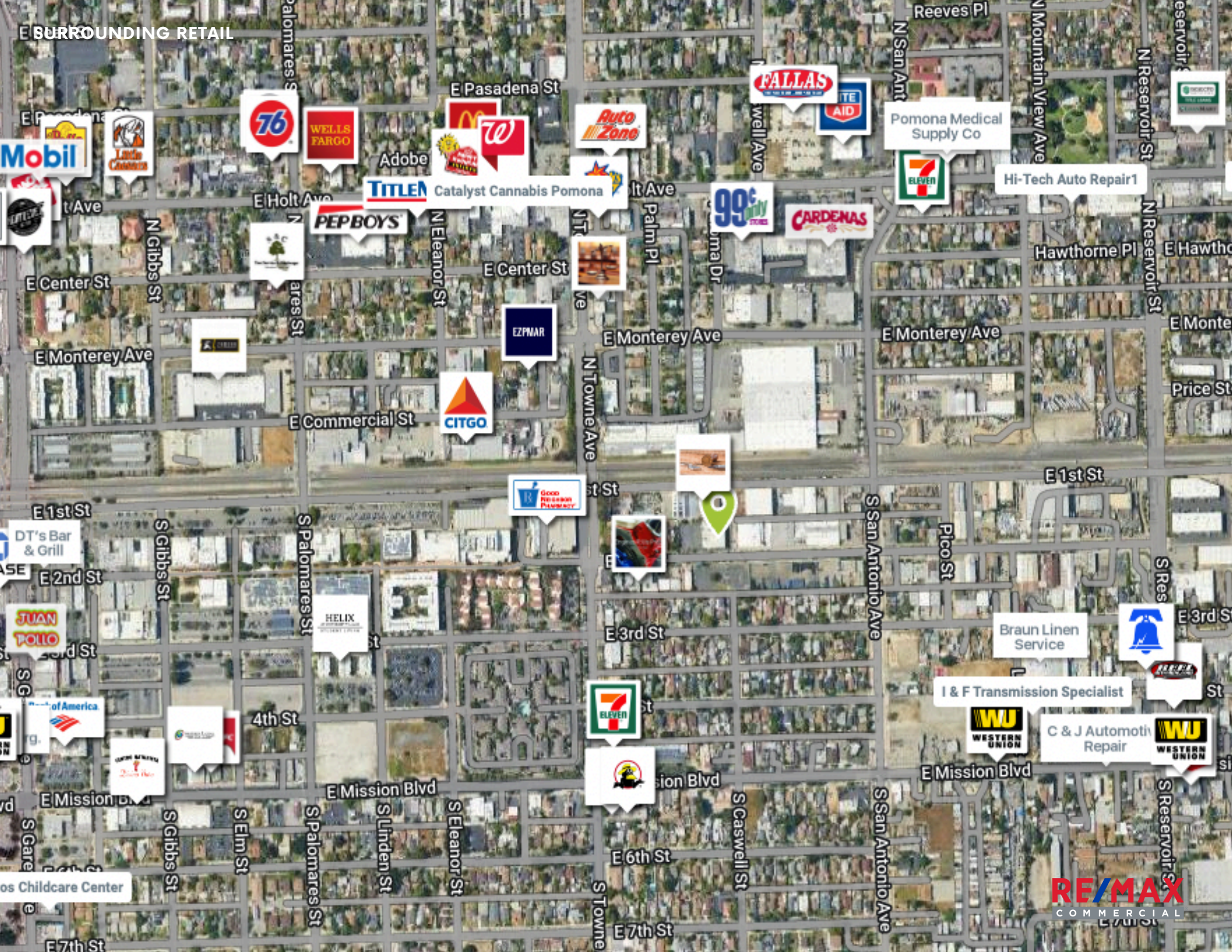
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SURROUNDING RETAIL



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population:	27,335	197,314	418, 851
Median Household Inc:	\$53,092	\$67,845	\$74,988

Age

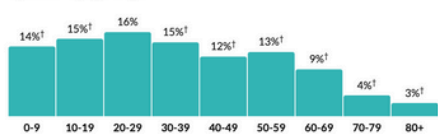
32.9

Median age

about 90 percent of the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 38.1

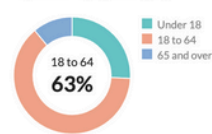
about 90 percent of the figure in California: 37.6

Population by age range



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Population by age category



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\$24,692

Per capita income

about three-fifths of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$40,569

about three-fifths of the amount in California: \$42,396

\$70,494

Median household income

about 80 percent of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$82,503

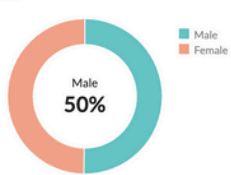
about 80 percent of the amount in California: \$84,907

Household income



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Sex

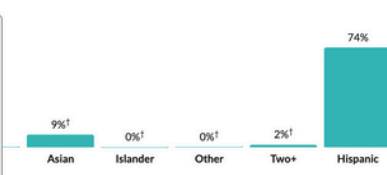


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Race & Ethnicity

Other: 0%†
 about half the rate in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 1%
 about two-fifths of the rate in California: 1%
 † Margin of error at least 10 percent of total value

Hispanic includes respondents of any race. Other categories are non-Hispanic.



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Poverty

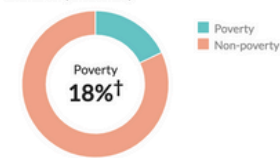
15.1%

Persons below poverty line

about 20 percent higher than the rate in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 13.1%

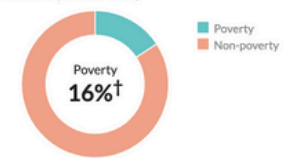
about 25 percent higher than the rate in California: 12.3%

Children (Under 18)



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Seniors (65 and over)



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40,142

Number of households

the Los Angeles-Long Beach-Anaheim, CA Metro Area: 4,452,780

California: 13,429,063

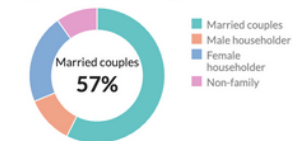
3.6

Persons per household

about 25 percent higher than the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 2.9

about 25 percent higher than the figure in California: 2.9

Population by household type



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Transportation to work

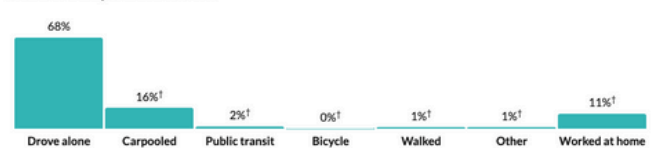
31.1 minutes

Mean travel time to work

about 10 percent higher than the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 28.4

about 10 percent higher than the figure in California: 27.6

Means of transportation to work



* Universe: Workers 16 years and over

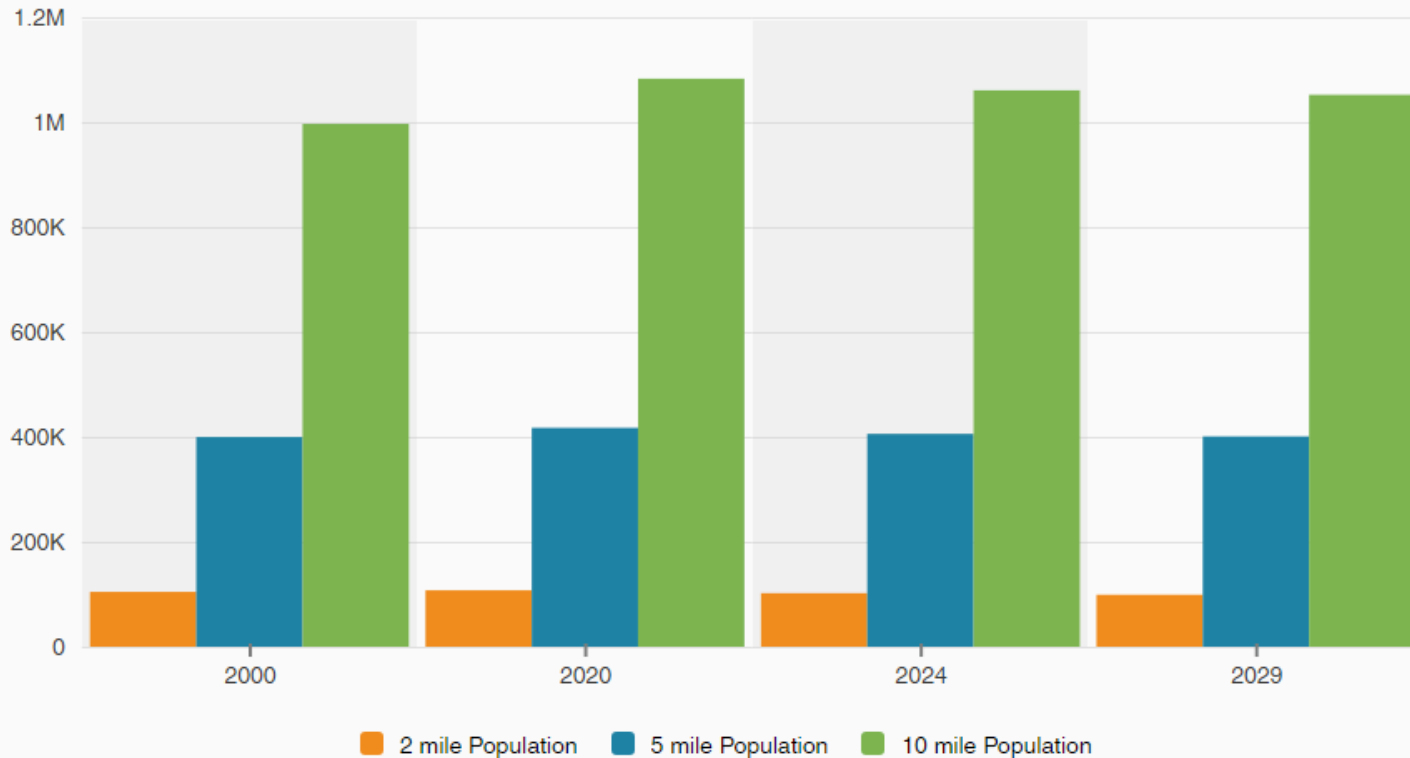
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TRAFFIC COUNTS/ POPULATION

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
S Towne Ave	E 2nd St S	21,185	2022	0.11 mi
N San Antonio Ave	E 1st St S	9,687	2022	0.15 mi
E Monterey Ave	Palm Pl W	3,459	2022	0.17 mi
S San Antonio Ave	E 4th St S	6,644	2022	0.18 mi
S Caswell St	E Mission Blvd N	21,471	2022	0.22 mi
Towne Ave	E Center St N	19,834	2022	0.24 mi
E 1st St	Pico St W	5,299	2018	0.26 mi
E 1st St	S Eleanor St E	1,664	2022	0.27 mi
E Monterey Ave	N Mountain View Ave E	1,364	2022	0.29 mi
E Mission Blvd	S Eleanor St W	19,566	2022	0.29 mi

Population



HOSPITALS WITHIN A 5-MILE RADIUS

SUBJECT PROPERTY:
887 E 2ND STREET, POMONA

- 1: RITE MEDICAL URGENT CARE CLINIC, POMONA**
- 2: LANDMARK MEDICAL CENTER (95 BEDS), POMONA**
- 3: POMONA PEDIATRICS, POMONA**
- 4: CLAREMONT MEDICAL CENTER, CLAREMONT**
- 5: POMONA VALLEY HOSPITAL MEDICAL CENTER (412 BEDS), CLAREMONT**
- 6: FOUR SEASONS SURGERY CENTER, ONTARIO**
- 7: MONTCLAIR HOSPITAL MEDICAL CENTER (102 BEDS), MONTCLAIR**
- 8: MY FAMILY MEDICAL GROUP, CHINO**
- 9: CHINO VALLEY MEDICAL CENTER (112 BEDS), CHINO**
- 10: CANYON RIDGE HOSPITAL (106 BEDS), CHINO**

