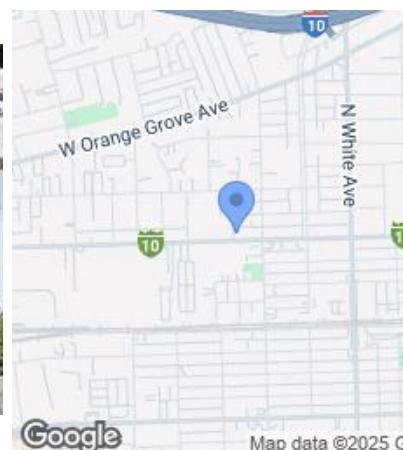


**855 W Holt Ave, Pomona 91768****687 - Pomona**STATUS: **Active**LIST CONTRACT: **07/01/25**

SELLER WILL CONSIDER

CONCESSIONS IN OFFER: **Yes**LISTING ID: **CV25147585**PROP TYPE: **Commercial Sale**PARCEL #: **8357012023**PROP SUB TYPE: **Mixed Use**LIST PRICE: **\$1,700,000**LIST \$ ORIGINAL: **\$2,400,000**SQFT(SRC): **4,110**SQFT LOT: **20,691**ACRES: **0.475**

BUSINESS NAME:

BUSINESS TYPE:

YEAR ESTABLISHED:

YEAR BUILT: **1890**SLC: **Standard, Trust**LEVELS: **2**

CURRENT USE:

MONTHLY RENT:

RENT MIN - MAX \$/SF/YR:

NUMBER OF UNITS:

ENTRY LEVEL: **1**BUILDING STATUS: **Existing**

OCCUPANCY:

BUILDING \$/PER SQFT: **\$413.63**

LAND \$/PER SQFT:

DAYS ACTIVE IN MLS: **169**COUNTY: **Los Angeles**

PARCEL MASTER:

INVEST?: **A/C:**FENCE: **HEAT:****DESCRIPTION**

**ATTENTION VISIONARIES, DEVELOPERS AND INVESTORS! IMAGINE TRANSFORMING THIS PROPERTY INTO URBAN HOUSING UNITS. PROPERTY SUITABLE FOR REDEVELOPMENT! LOCATED WITH EXCELLENT VISIBILITY (RIGHT OFF HOLT AVE) AND ACCESS (CLOSE TO FWYS). THIS PROPERTY PRESENTS ARE RARE OPPORTUNITY LOT SIZE and LOCATION! VISION A NEW REDEVELOPMENT, HOUSING, HOSPITALITY- HOTEL-MOTEL, MANY POSSIBILITIES. CALLING ALL VISIONARIES AND DEVELOPERS! HERE IS YOUR CHANCE TO ACQUIRE TWO LOTS; TOTAL LOT SIZE OF BOTH LOTS IS ABOUT: 30,021 SQ FT. THIS IS A ONCE IN A LIFETIME OPPORTUNITY! POSSIBLE REDEVELOPMENT FOR VARIOUS HOUSING UNITS, OTHER INVESTORS HAVE ACQUIRED SIMILAR PROPERTIES WITHIN A MILE OR TWO RADIOUS AND HAVE INITIATED THEIR HOUSING DEVELOPMENTS. PROPERTY READY FOR REDEVELOPMENT FOR VARIOUS HOUSING UNITS, HOTEL-MOTEL-HOSPITALITY, REATIL, PROPERTY OFFERS A TRULY UNIQUE CANVAS FOR YOUR NEXT AMBITIOUS PROJECT. LOCATION! LOCATION! LOCATION!**

BUSINESS URL:

**BUILDING DETAILS**

FEATURES:

HEATING:

LAUNDRY: **See Remarks**

CLEARANCE:

INDUSTRIAL TYPE:

OFFICE CLASS:

ROOFING:

SECURITY:

CONSTRUCTION:

LOT: **Lot 20000-39999 Sqft, Near Public Transit, Value In Land****UTILITIES**

ELECTRICITY:

AMPERAGE:

VOLTS:

UTILITIES:

WATER: **Public****BUSINESS DETAILS**

OWNERSHIP:

DAYS / HOURS OPEN:

FULLTIME EMPLOYEES:

LEASE EXPIRES:

EQUIPMENT VALUE:

SPECIAL LICENSES:

PART TIME EMPLOYEES

ACTUAL RENT:

INVENTORY VALUE:

YEARS CURRENT OWNER:

HOURS OWNER WORKS:

LEASABLE SQFT:

MONTHLY NNN:

PARKING TOTAL:

**SQUARE FOOTAGE**

CONDO SQFT:

HIGH TECH FLEX SQFT:

RETAIL SQFT:

TOTAL SQFT:

INDUSTRIAL SQFT:

INDUSTRIAL MIN/MAX:

DIVISIBLE SQFT:

LAND \$/PER ACRE:

OFFICE SQFT:

OFFICE MIN/MAX:

RESIDENTIAL SQFT:

**PARKING**

PARKING TOTAL:

UNCOVERED:

CARPORT:

PARKING RATIO:

**LAND**

LAND USE:

BUILDER NAME:

PARK NAME:

LOT SIZE DIM.:  
TOPOGRAPHY:

ZONING:  
SURVEY TYPE:

PHASE:

**TERMS**

LEASE RENEW OPTION?:  
LISTING TERMS: **1031 Exchange**  
EXISTING LEASE TYPE:  
INCLUSIONS:  
EXCLUSIONS: **liquor license**

**OWNER / TENANT**

OWNERS NAME:  
OWNER PHONE:  
OWNER PAYS:  
TENANT PAYS:

LEASE ASSIGNABLE?:  
FINANCIAL RMKS:  
CLOSE DATE:

MIN. DOWN AMOUNT:  
OWNERSHIP TYPE:  
BAC:

**FINANCIAL**

GROSS OPERATING INCOME:

NET PROFIT:

MOVE-IN:

# of UNITS LEASED:  
ANCHORS / CO-TENANTS:

OPERATING EXPENSE:

**ANNUAL EXPENSE INFORMATION**

EXPENSE YEAR:  
REAL ESTATE TAX:  
PERSONAL PROPERTY:  
ACCOUNTING/LEGAL:  
ADVERTISING:  
INSURANCE:  
ELECTRICITY:  
WATER/SEWER:  
TRASH:

PROFESSIONAL MANAGER:  
RESIDENTIAL MANAGER:  
MAINTENANCE:  
SUPPLIES:  
OTHER:  
BUILDING EXPENSE:  
RESERVES:  
INVENTORY VALUE:

GROSS SCHEDULED RENTS:  
VACANCY ALLOWANCE:  
LAUNDRY:  
OTHER:  
EFFECTIVE GROSS:  
TOTAL EXPENSE:  
NET OPERATING INCOME:

**INVESTMENT INFORMATION**

ACCOUNTING:  
OPERATING EXPENSES:

GROSS OPERATING INCOME:  
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:  
CAP RATE:

**TAXES**

TAX RATE:  
TAX OTHER ASSESSMENT: • \$1,288 (Estimated)

TAX ANNUAL \$:

TAX YEAR:

**PHOTOS**

CUSTOMER FULL- **Commercial Sale**

LISTING ID: **CV25147585**

Printed: 12/17/2025 10:09:01 AM