



1995 West Holt Avenue

Pomona, California 91768

Property Overview

Current build-out is approximately 2/3 office and 1/3 warehouse. 5 offices, cubicle area, reception, kitchen/conference room. Mezzanine over the office used for storage.

Property Highlights

- Approximately 18' ceilings in the warehouse
- Easy 71 & 10 Freeway access
- Roll up door
- 800 Amps/480 Volt

Offering Summary

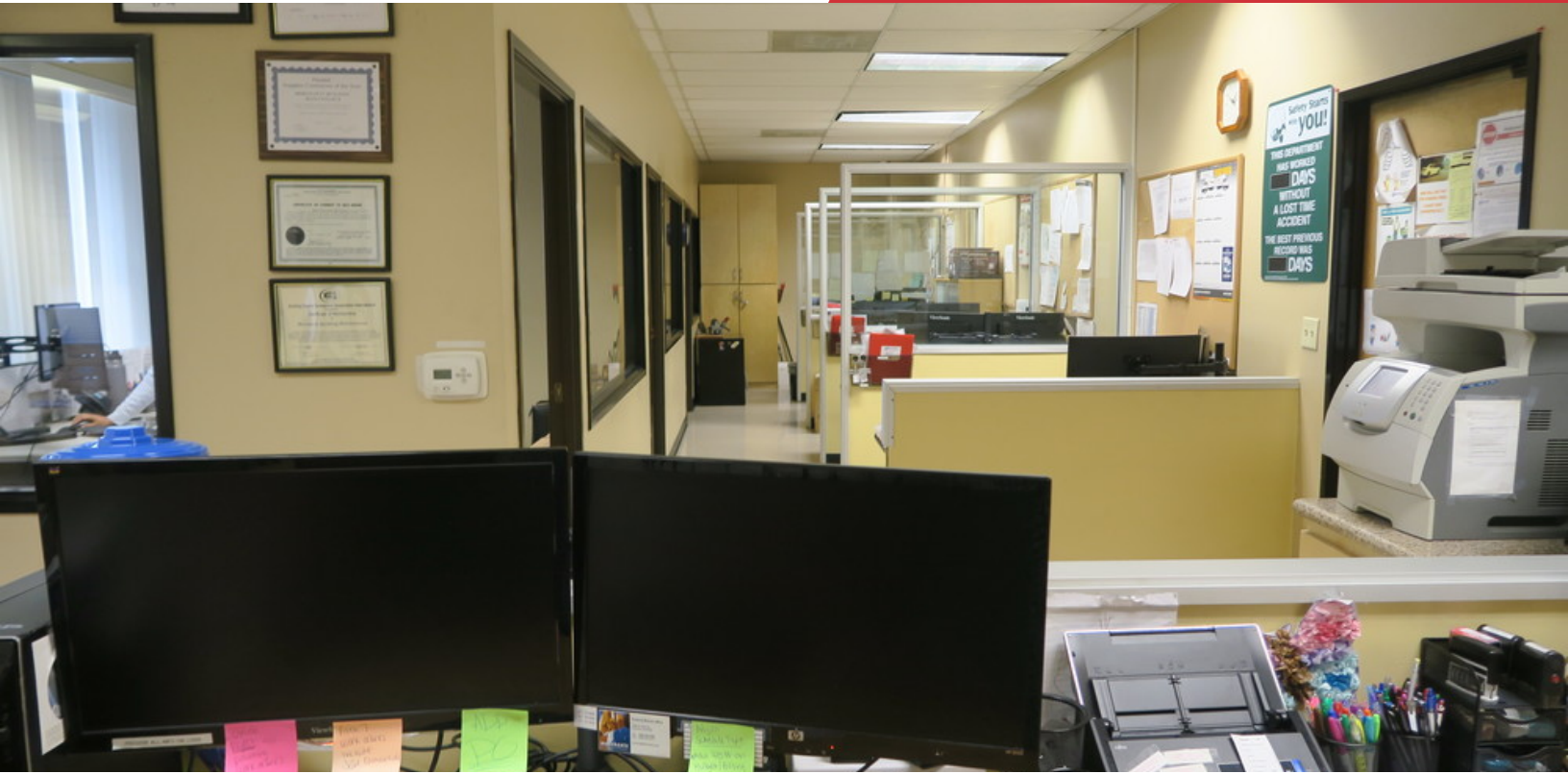
Lease Rate:	\$1.50 SF/month (Gross)
Building Size:	3,269 SF

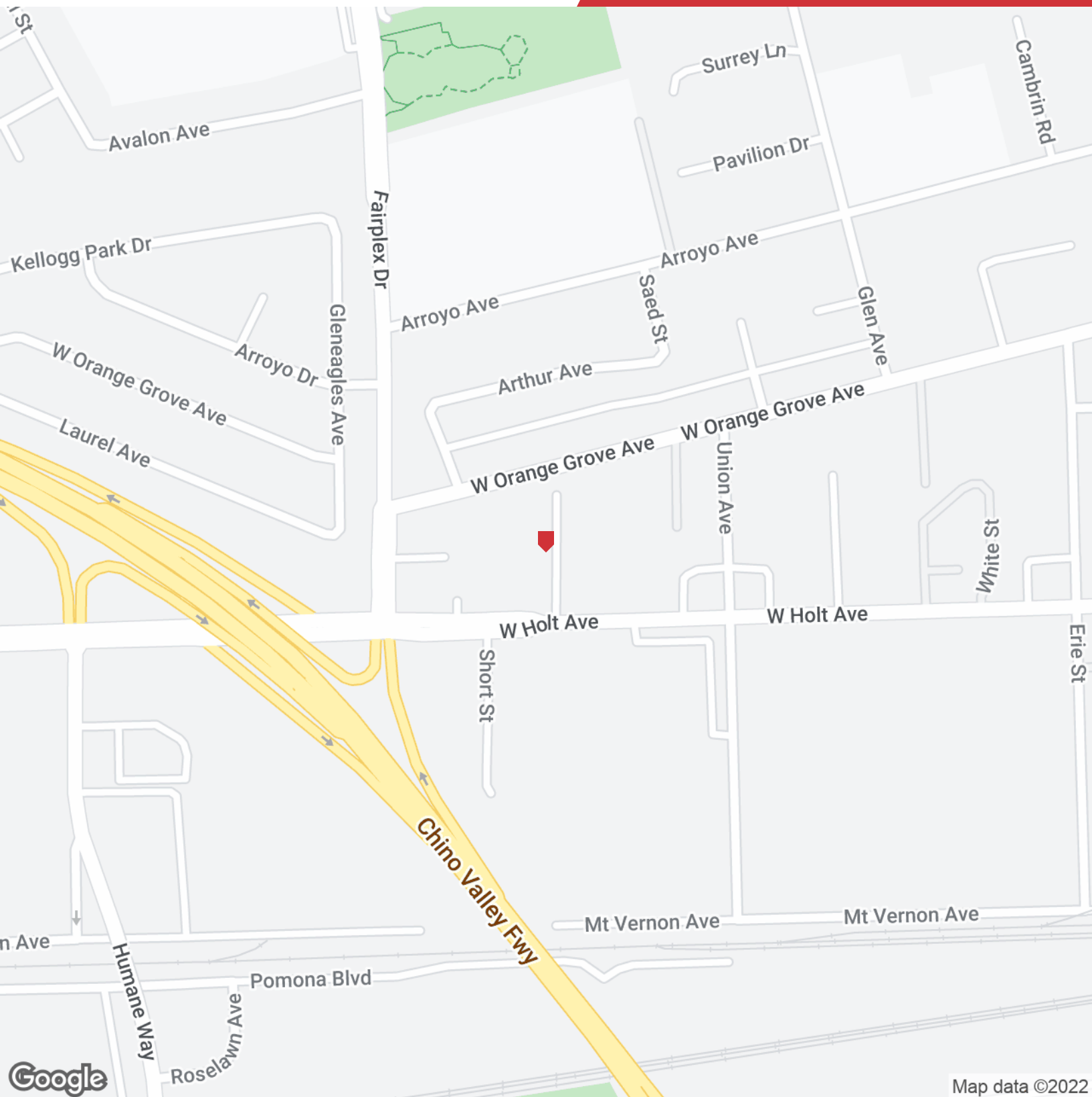
For More Information

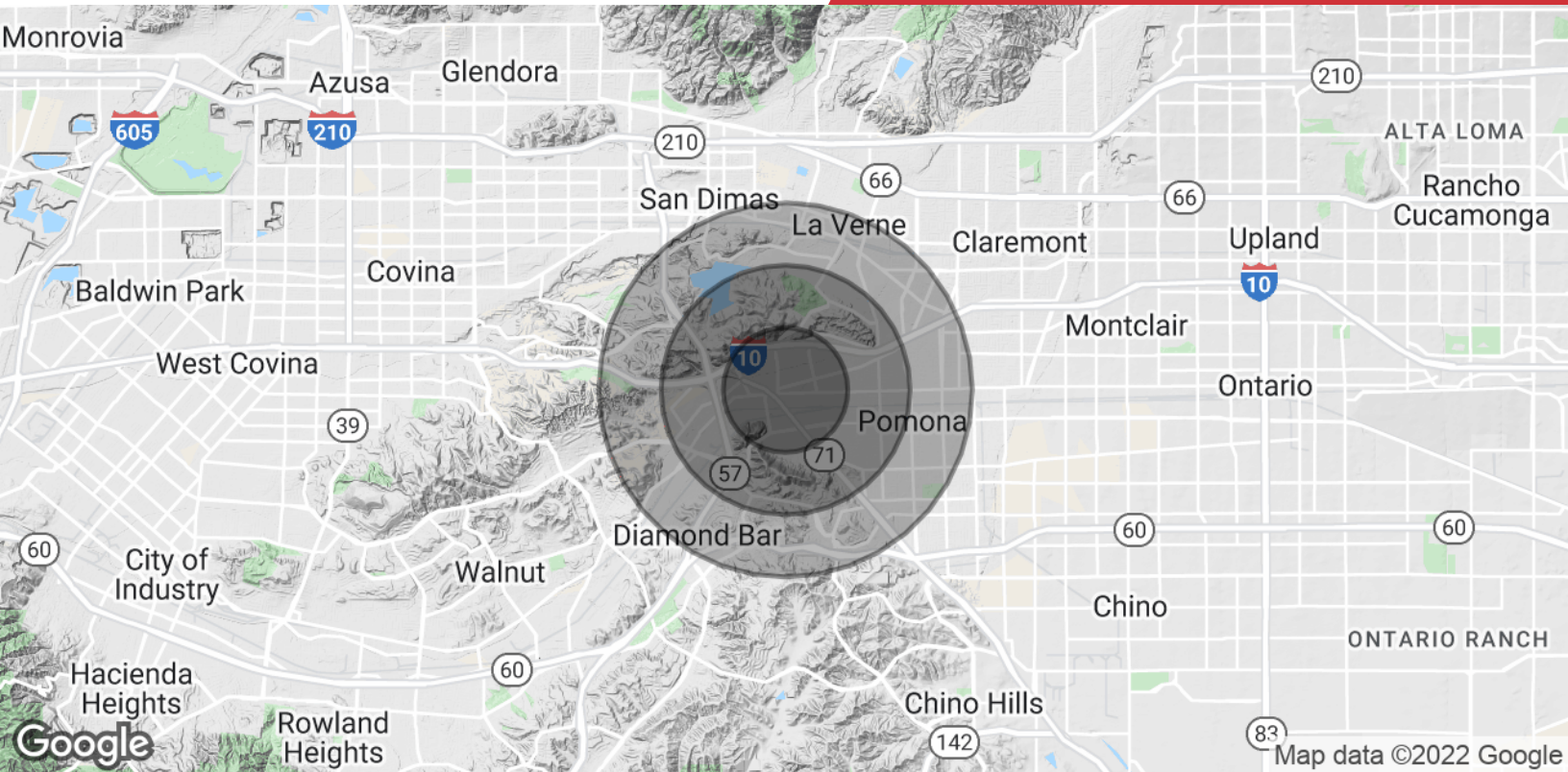
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Population	1 Mile	2 Miles	3 Miles
Total Population	17,471	60,084	123,472
Average Age	28.5	30.1	31.6
Average Age (Male)	26.4	29.3	31.0
Average Age (Female)	29.4	30.4	32.1
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	4,456	15,477	33,795
# of Persons per HH	3.9	3.9	3.7
Average HH Income	\$64,446	\$67,589	\$69,834
Average House Value	\$303,678	\$345,060	\$390,607

* Demographic data derived from 2010 US Census