



# 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

#### Sheri McCanless

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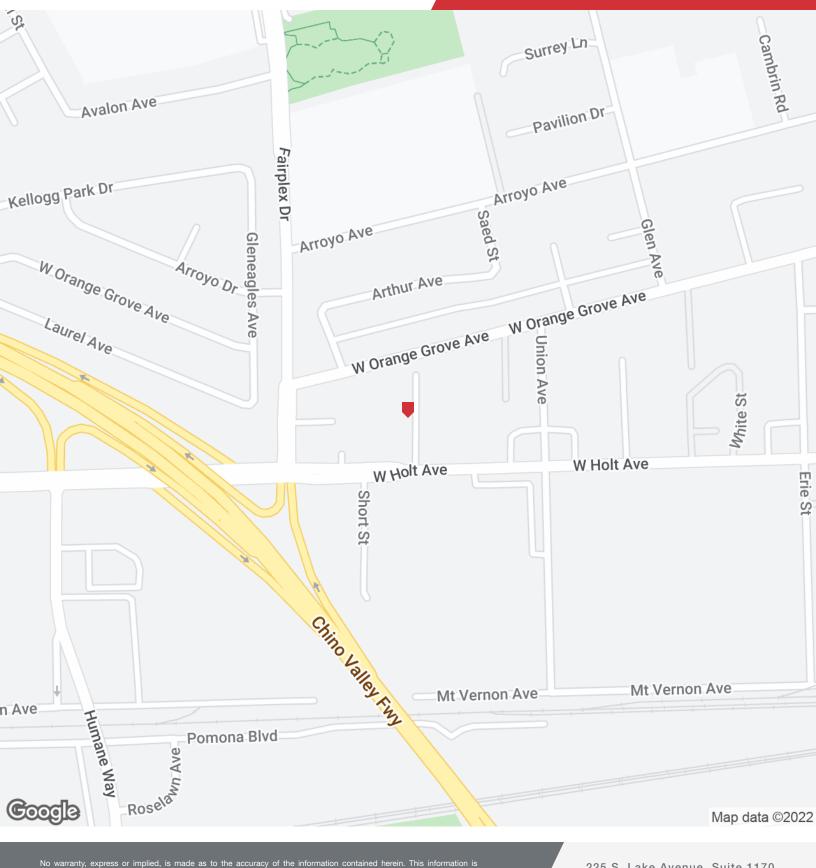






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- 605 - FR 210	210	and the		ALTA LOMA
	San Dimas La Verr	6)	56) Upland	Rancho Cucamonga
Baldwin Park Covina		Montclai	10	
West Covina 39		omona	Ontario	
60 City of Walr	Diamond Bar	60 Chino		60
Hacienda Heights Rowland Heights	0	Chino Hills	(83) Map	ONTARIO RANCH data ©2022 Google

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
Households & Income Total Households	<b>1 Mile</b> 4,456	2 Miles 15,477	<b>3 Miles</b> 33,795
	-		
Total Households	4,456	15,477	33,795

\* Demographic data derived from 2010 US Census

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