

# FOR SALE

656-728 Fairplex Drive, Pomona, CA 91768



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**SVN**  
VANGUARD  
COMMERCIAL REAL ESTATE ADVISORS





## THE PROPERTY

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SVN Vanguard is pleased to present 1,000 - 6,660 SF Retail Opportunities including In-Line Space, Stand Alone, Big Box, & Drive Thru Ground Lease on the signalized corner of Fairplex Drive and West Orange Grove Blvd. Visible from the 71 Freeway, this center is centrally located near both residential and business industrial density. Join Burger King, the Famous Spike's Cake Shop, Chronos Escape Room and others in this busy neighborhood center.

Located directly off the 71 Freeway and West Holt Ave/Valley Blvd. This property sits on two signalized corners, Fairplex Dr / W. Holt Ave. and Fairplex Dr. / W. Orange Grove Ave with street frontage on three sides. Just minutes from both the Cal Poly Pomona and the LA County Fairgrounds with ideal proximity to both residential and commercial density which ensures the property is busy during all times of the day, every day of the week.

# PROPERTY DETAILS

ADDRESS	656-728 Fairplex Drive Pomona, CA 91768
PROPERTY TYPE	Retail
BUILDING SIZE	±45,777 SF
LOT SIZE	3.4 AC
YEAR BUILT	1961
ZONING	POC4YY
YEAR BUILT	1961
No. UNITS	18
No. STORIES	1
PARKING	Yes
CONDITION	Excellent
NOI	\$720,745.20

# HIGHLIGHTS

- Located in the vibrant Pomona area
- 83% occupancy, showcasing strong tenant interest
- Diverse mix of retail and neighborhood center offerings
- Ample parking for tenants and visitors
- Proximity to major transportation arteries for accessibility
- Strong potential for value-add investment opportunities
- Well-maintained exterior and common areas
- High visibility and signage opportunities for tenants
- Stable and varied tenant roster
- Attractive, well-maintained landscaping
- Close proximity to amenities and services
- Potential for repositioning or redevelopment opportunities



# PHOTOS

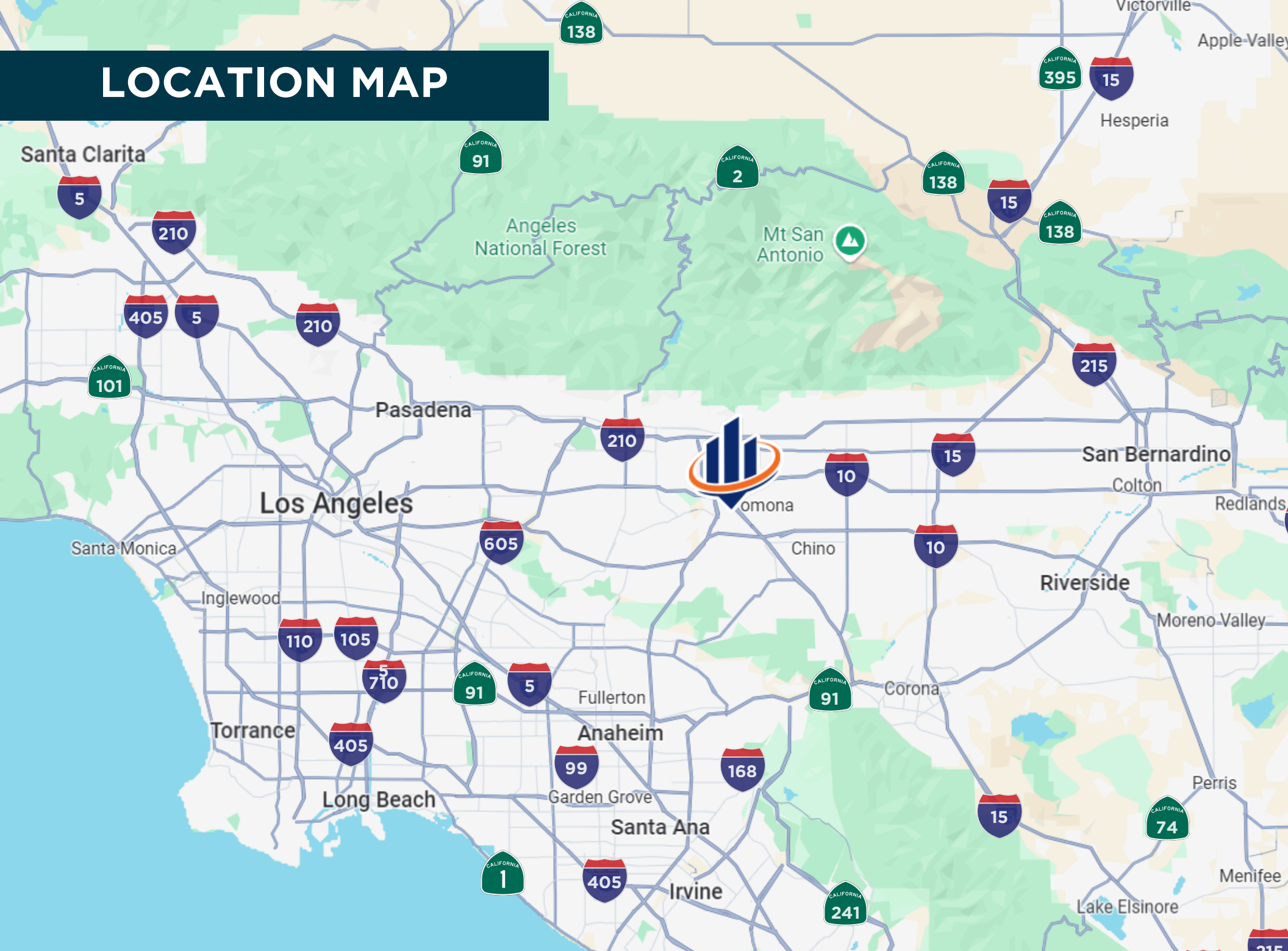








# LOCATION MAP







# AERIAL MAP

FAIRPLEX



GANESHA  
HIGH  
SCHOOL

JOHN  
MARSHALL  
MIDDLE  
SCHOOL

ARROYO  
ELEMENTARY  
SCHOOL



CARDENAS

NEW 200 UNIT  
MULTIFAMILY  
DEVELOPMENT



CAL POLY  
POMONA  
INNOVATION  
VILLAGE

LANTERMAN  
DEVELOPMENTAL  
CENTER



# RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	ANNUAL RENT	LEASE START	LEASE END
2085	Burger King	3,200 SF	6.99%	\$39.75	\$36.00	\$127,200.00	11/15/1988	12/6/2036
656-662	Spike's Cake Shop/Bocanegra Meat Market	7,280 SF	15.90%	\$18.91	\$27.00	\$137,664.80	2/1/2021	1/31/2028
664	Beauty Co.	650 SF	1.42%	\$24.00	\$27.00	\$15,600.00	5/1/2024	4/30/2029
666	Mundo Natural	1,015 SF	2.22%	\$24.96	\$27.00	\$25,334.40	1/1/2024	12/31/2028
668	Vacant	1,200 SF	2.62%	-	\$27.00	-	-	-
670	Owl Drug	871 SF	1.90%	\$24.00	\$27.00	\$20,904.00	7/30/2024	9/30/2031
672	Ace Market and Liquor	1,515 SF	3.31%	\$24.00	\$27.00	\$36,360.00	9/1/2024	8/31/2029
674	China Wok	870 SF	1.90%	\$24.00	\$27.00	\$20,880.00	3/1/2024	2/28/2029
676-678	Chronos Escape Room	10,776 SF	23.54%	\$9.00	\$27.00	\$96,984.00	1/1/2025	12/31/2031
680	Vacant	6,600 SF	14.42%	-	\$27.00	-	-	-
690	JME Management	4,000 SF	8.74%	\$12.55	\$27.00	\$50,200.00	12/9/2021	12/8/2026
700-728	Autozone	7,800 SF	17.04%	\$24.31	\$27.00	\$189,618.00	-	-
<b>TOTALS</b>		<b>45,777 SF</b>	<b>100%</b>	<b>\$225.48</b>	<b>\$333.00</b>	<b>\$720,745.20</b>		
<b>AVERAGES</b>		<b>3,815 SF</b>	<b>8.33%</b>	<b>\$22.55</b>	<b>\$27.75</b>	<b>\$72,074.52</b>		



An aerial photograph of Pomona, California, taken during the golden hour of sunset. The sun is low on the horizon, casting a warm, orange glow over the city. The image shows a dense urban landscape with numerous buildings, streets, and parking lots. In the background, a range of mountains is visible under the hazy sky. The overall scene is a panoramic view of the city from a high vantage point.

# LOCATION SUMMARY

## POMONA, CALIFORNIA

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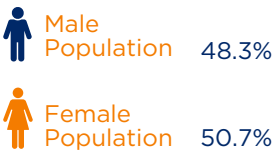


# DEMOGRAPHICS

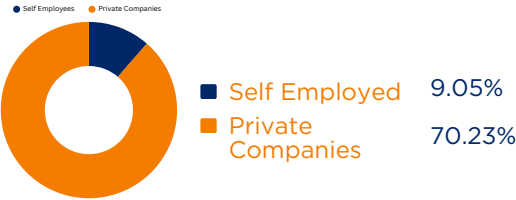
## POMONA

Pomona, CA, has a population of 151,713, with 71.2% Hispanic/Latino, 10.4% Asian, 10.3% White (Non-Hispanic), and 5.3% Black. The median household income is \$73,515, and 14.8% of residents live in poverty. 53.4% of housing units are owner-occupied, with a median home value of \$524,700. High school graduation rates are 73.8%, and 17.2% hold a bachelor's degree or higher.

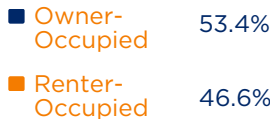
### POPULATION



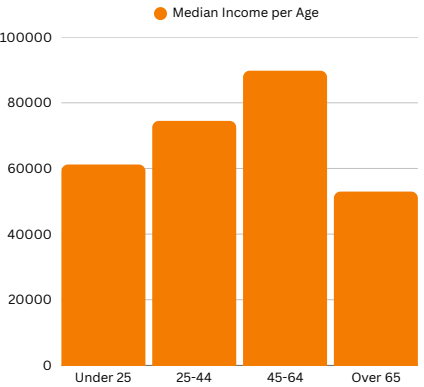
### EMPLOYMENT



### HOUSEHOLDS



### INCOMES



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These statistics provide a comprehensive overview of Pomona's demographic profile, reflecting its diverse population and economic characteristics.



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