

FOR SALE

655-685 N MILLS AVE.
Pomona, CA 91767

3.92 AC OF PRIME DEVELOPMENT LAND AVAILABLE IN POMONA, CA



LOT SIZE: +/- 170,798 SF
ASKING PRICE: \$7,495,000 (\$43.88/SF)
BUILDING SIZE: +/- 7,000 SF

SELLER MOTIVATED TO CLOSE BY:
DECEMBER 31, 2025

KATHI CONSTANZO
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CalDRE #02067397



**COLDWELL BANKER
COMMERCIAL
REALTY**

COMMERCIAL LAND FOR SALE

655-685 N MILLS AVE.
Pomona, CA 91767

PROPERTY DESCRIPTION

LOCATION

655-685 N MILLS AVE, POMONA, CA 91767

COMBINED LOT SIZE:

+/-170,798 SF

SELLING PRICE:

\$7,495,000 (\$43.88/SF)

ZONING:

POCC* and POC4* (Pomona Corridors Specific Plan)

APN:

8323-027-024 and 8323-027-031

TWO PARCELS:

655 N MILLS AVE, POMONA

LOT SIZE : +/-148,104 SF

APN# 8323-027-031

685 N MILLS AVE, POMONA

BUILDING SIZE: +/-7,000 SF (Current M-M Tenant)

Church User

LOT SIZE : +/- 22,694 SF

APN# 8323-027-024

PRIME DEVELOPMENT LAND AVAILABLE IN POMONA, CA!

OTHER POTENTIAL USES: CITY GATEWAY SEGMENT OF THE CORRIDOR SPECIFIC PLAN



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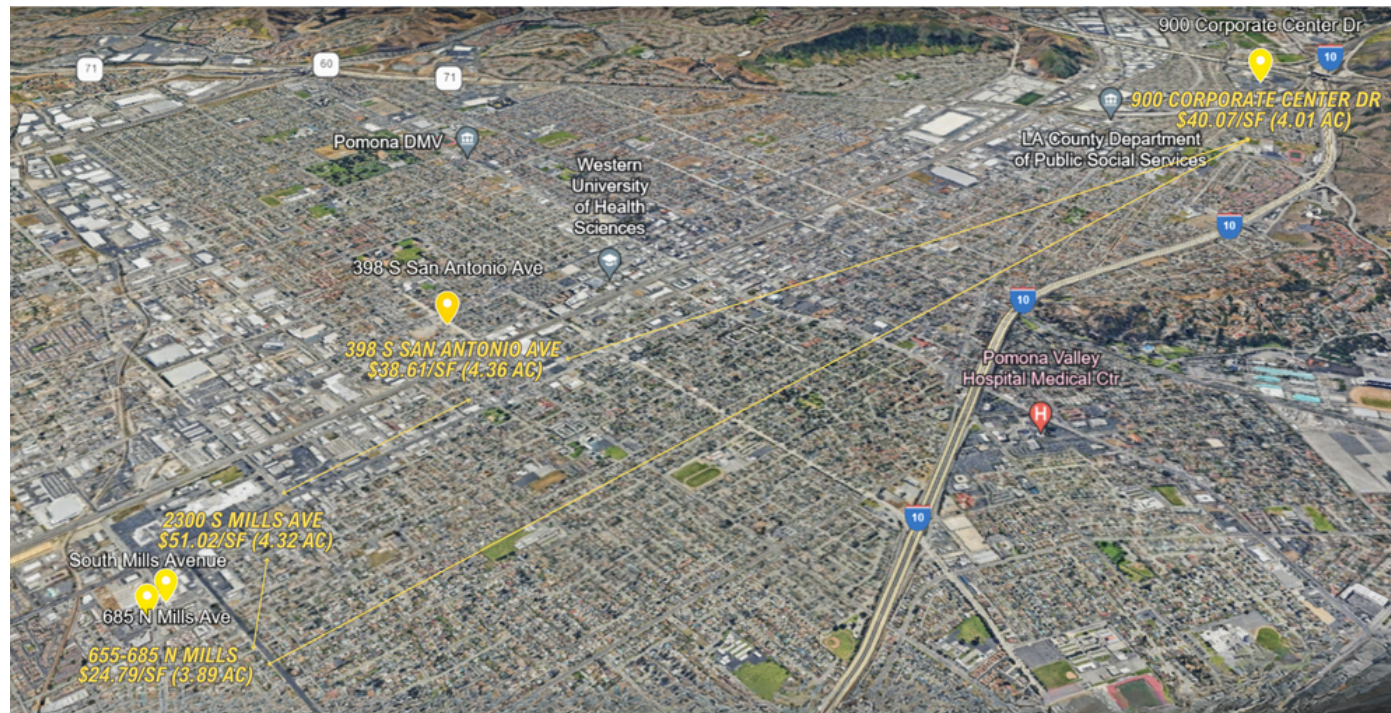


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RECENT LAND SALES COMPS

Property Name - Address	Property		Sale		
	Type	Size	Sale Date	Price	Price/SF
900 Corporate Center Dr. Corporate Center Pomona, CA 91768	Land	174,675 SF	12/22/2021	\$7,000,000	\$40.07
2300 S Mills Ave. Pomona, CA 91766	Land	188,179 SF	6/14/2022	\$9,600,000	\$51.02
398 S San Antonio Ave. Pomona, CA 91766	Land	190,357 SF	06/08/2022	\$16,180,000	\$85.00
2331 S Baker Ave. Ontario, CA 91761	Land	137,214 SF	11/15/2021	\$9,600,000	\$69.96





685 N. MILLS AVE. POMONA, CA



655 N. MILLS AVE. POMONA, CA

COMMERCIAL LAND FOR SALE

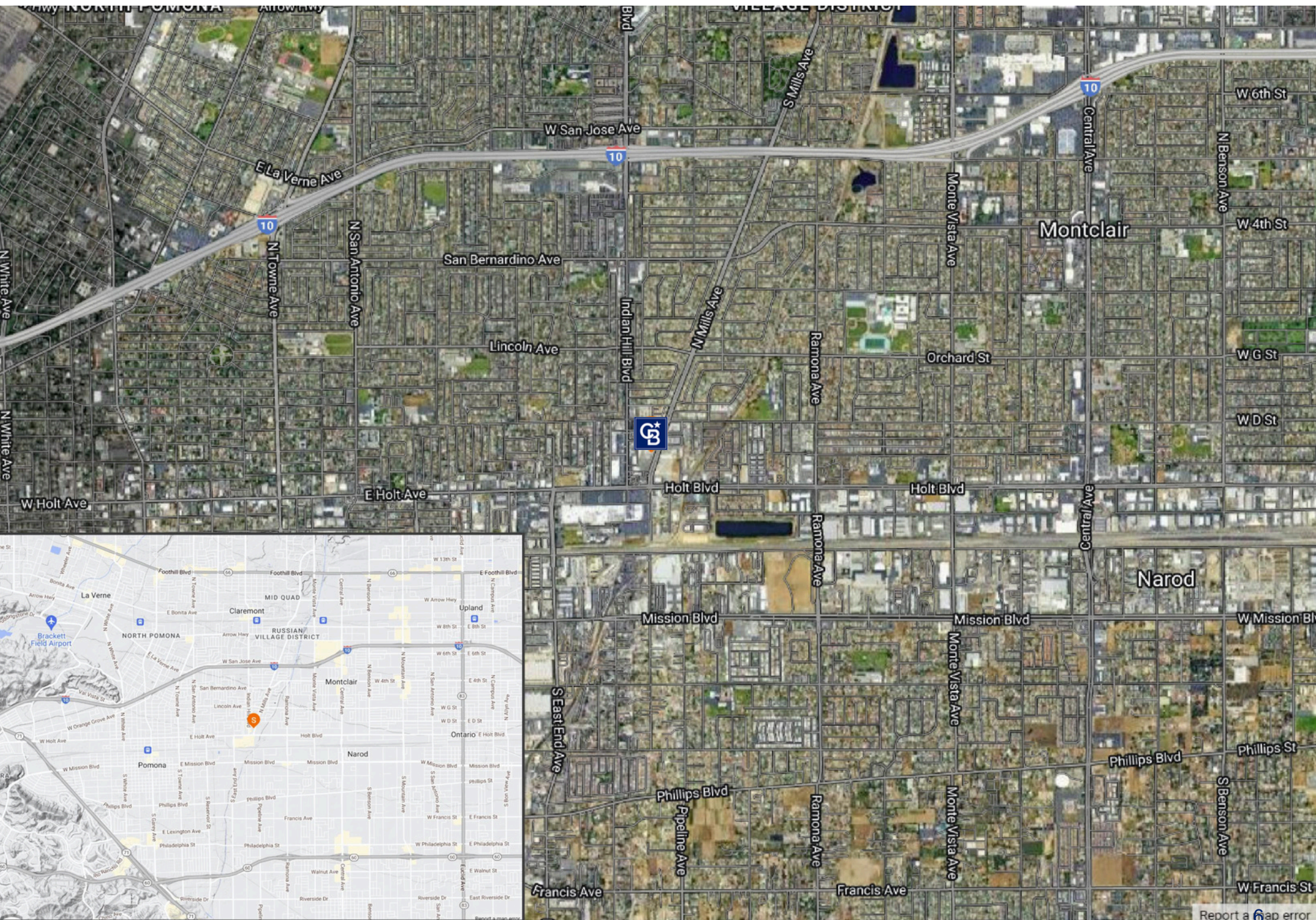
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2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,480	17,268	37,581
2023 Population Age 35-39	2,045	14,239	31,767
2023 Population Age 40-44	1,836	12,753	28,662
2023 Population Age 45-49	1,544	11,142	25,531
2023 Population Age 50-54	1,553	11,018	25,935
2023 Population Age 55-59	1,293	9,945	24,454
2023 Population Age 60-64	1,190	9,526	23,698
2023 Population Age 65-69	914	7,881	20,202
2023 Population Age 70-74	655	6,260	15,773
2023 Population Age 75-79	400	4,325	10,686
2023 Population Age 80-84	228	2,966	6,887
2023 Population Age 85+	199	3,456	7,170
2023 Population Age 18+	20,287	154,563	346,462
2023 Median Age	30	32	34

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,960	\$73,198	\$77,852
Average Household Income 25-34	\$77,749	\$91,799	\$97,630
Median Household Income 35-44	\$71,537	\$83,669	\$91,830
Average Household Income 35-44	\$90,334	\$108,290	\$119,384
Median Household Income 45-54	\$73,074	\$85,846	\$96,552
Average Household Income 45-54	\$88,000	\$109,025	\$123,221
Median Household Income 55-64	\$66,901	\$78,286	\$88,856
Average Household Income 55-64	\$85,072	\$100,944	\$117,899
Median Household Income 65-74	\$51,707	\$63,400	\$71,819
Average Household Income 65-74	\$70,960	\$89,064	\$97,550
Average Household Income 75+	\$55,893	\$67,049	\$70,519

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	2,271	15,819	34,884
2028 Population Age 35-39	2,343	16,670	37,388
2028 Population Age 40-44	1,947	13,831	31,173
2028 Population Age 45-49	1,726	12,253	27,819
2028 Population Age 50-54	1,436	10,624	24,649
2028 Population Age 55-59	1,426	10,468	24,641
2028 Population Age 60-64	1,146	8,997	22,196
2028 Population Age 65-69	1,012	8,402	20,873
2028 Population Age 70-74	762	7,028	17,662
2028 Population Age 75-79	518	5,335	13,234
2028 Population Age 80-84	299	3,730	8,762
2028 Population Age 85+	247	3,974	8,437
2028 Population Age 18+	20,673	158,234	353,098
2028 Median Age	32	34	36

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$66,586	\$80,514	\$85,054
Average Household Income 25-34	\$85,942	\$104,312	\$110,507
Median Household Income 35-44	\$81,841	\$95,021	\$103,884
Average Household Income 35-44	\$105,203	\$124,881	\$137,772
Median Household Income 45-54	\$82,225	\$96,600	\$105,890
Average Household Income 45-54	\$101,947	\$125,133	\$139,902
Median Household Income 55-64	\$75,756	\$87,724	\$100,638
Average Household Income 55-64	\$97,395	\$116,426	\$133,924
Median Household Income 65-74	\$60,233	\$77,437	\$84,059
Average Household Income 65-74	\$83,428	\$105,755	\$115,638
Average Household Income 75+	\$69,109	\$83,676	\$87,612

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TRAFFIC COUNT



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