

EXCLUSIVE LISTING

1700 S Garey Ave, Pomona, CA 91766

100% Vacant Freestanding Commercial on Hard Corner, Superb Traffic Volume (25k VPD), Excellent Visibility on Garey Ave and Franklin Ave, Newer built in 2007, Large Lot with Ample Parking, Owner-user or Value-Add Investment, Medical Use Allowed.

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CALIFORNIA



Subject Property:	1700 S Garey Ave Pomona, CA 91776
Price:	\$1,980,000 \$1,880,000
Price Per SF:	\$343 \$325
Year Built:	2007
Building Area:	±5,776 SF
Lot Size:	19,961 SF
APN#:	8328-022-025
Zoning:	C-S (Commercial Service)
Parking:	22 Open

OFFERING HIGHLIGHTS

- 100% VACANT commercial building, Perfect for an OWNER-USER or turned into an investment
- Exceptional visibility on two major street in Pomona – Garey Ave and Franklin Ave
- Perfect for an owner-user or a savvy value-add investor
- Medical Use Allowed (buyer to verify)
- High Density area with residential population and commercial traffic providing stable customer base on this location
- Flexibility of use either for retail sales or services (could be suitable for medical use)
- Superb access to FWY 60, FWY 71 and only minutes from FWY 10
- Hard-Corner location on Garey Ave with ±25k Vehicles Per Day Traffic Volume
- Exceptional visibilities on Garey Ave and Franklin Ave
- Right across from Garey Senior High School
- Newer built (2007) providing newer MEP (Mechanical, Electrical, and Plumbing)
- Flexibility of Use with C-S Zoning (Commercial Service)
- Large lot size providing ample parking
- Excellent curb appeal, freestanding single-story building
- Located block(s) from many other national and local retailers (Target, etc.)

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CITY OF CHINO HILLS



POMONA RANCH PLAZA

71 FWY

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1700 S GAREY AVE



GAREY HIGH SCHOOL

(#25,000 CPD)
GAREY AVE

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RIO RANCHO TOWNE CENTER

71 FWY



GAREY HIGH SCHOOL



1700 S GAREY AVE

GAREY AVE
(±25,000 CPD)

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GAREY AVE
(±25,000 CPD)

CAL POLY POMONA

Frank G. Bonelli
Regional Park

BONELLI PARK AREA

GAREY HIGH SCHOOL

1700 S GAREY AVE

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**GAREY AVE
(±25,000 CPD)**

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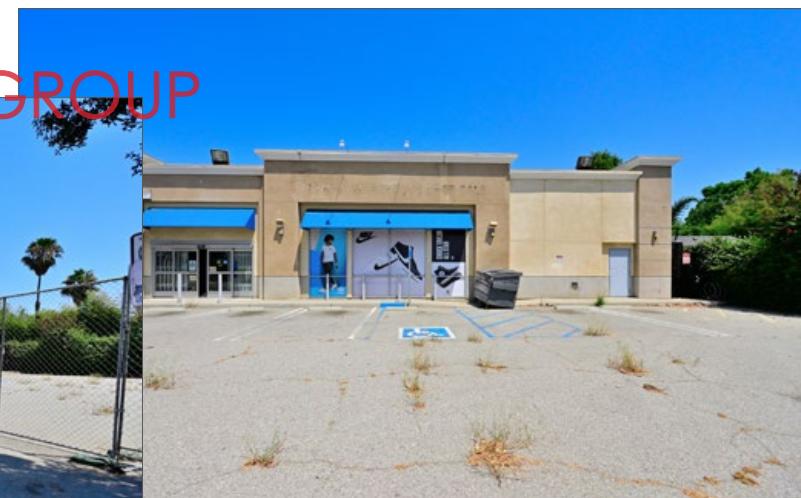
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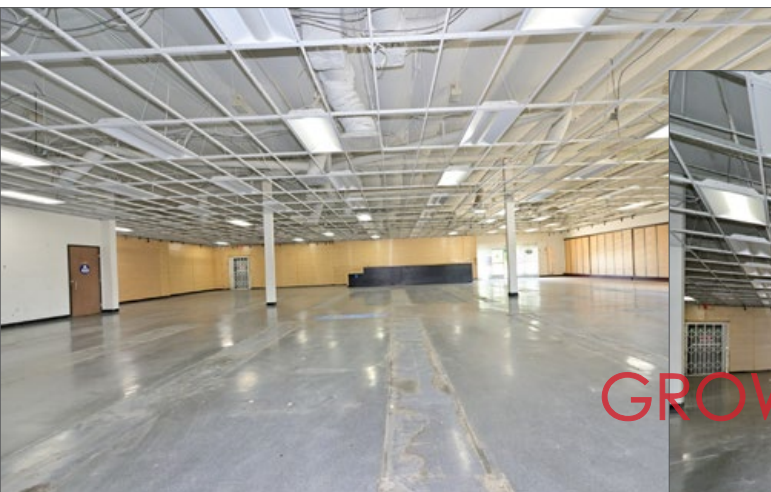
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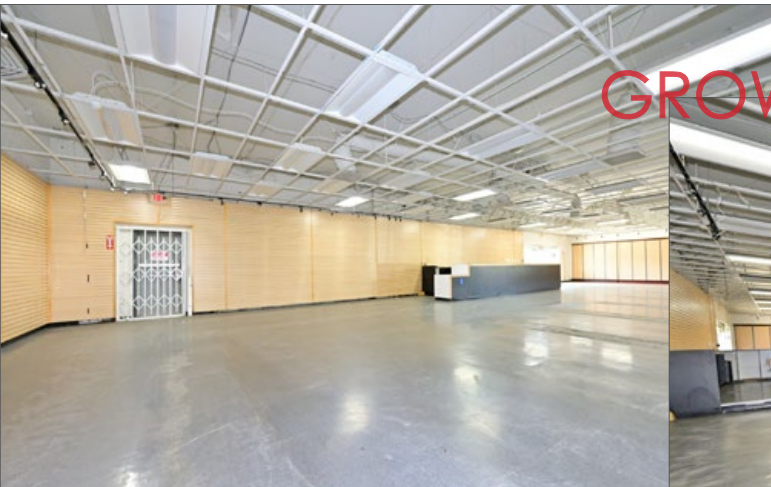
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City of Pomona - Allowed Use Table Zoning Code (partial - buyer to verify)

520.C. Allowed Use Table

Use	Use Module																Reference
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1	OS2		
RESIDENTIAL																	
Household Living:																	
Dwelling Unit	P	P	P	P	P	P	P*	P	-	-	-	C	FD	-	-	Sec. 540.A.1.a.	
Manufactured Housing Park	P*	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	Sec. 540.A.1.b.	
Live/Work Unit	-	P*	P*	P*	P*	P*	P*	P*	-	-	-	C*	FD	-	-	Sec. 540.A.1.c.	
Family Day Care, Small	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	-	-	Sec. 540.A.1.d.	
Family Day Care, Large	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	-	-	Sec. 540.A.1.d.	
Low-Barrier Navigation Center	P	P	P	P	P	P	P	P	-	-	-	P	FD	-	-		
Community Care Center	P	P	P	P	P	P	P	P	-	-	-	P	FD	-	-		
Transient Occupancy:																	
Short-Term Rental	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	FD	-	-	Sec. 540.A.2.a.	
Hotel/Motel	-	-	C	C	C	C	C	C	-	-	-	-	FD	-	-		
Boardinghouse/ Roominghouse	-	-	P	P	P	P	P	P	-	-	-	-	FD	-	-		
ASSEMBLY																	
Civic and Institutional:																	
Campus Format	C	C	C	C	C	C	C	-	-	-	-	-	FD	-	-		
Non-Campus Format, Small	P	P	P	P	P	P	P	-	-	-	-	-	FD	-	-		
Non-Campus Format, Large	C	C	C	C	C	C	C	-	-	-	-	-	FD	-	-		
Sports Arena and Stadium	-	-	-	-	C	C	C	C	-	-	-	C	FD	-	-		
OPEN SPACE AND RECREATION																	
Nature Reserve	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P		
Open Space, Public	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P		
Recreation, Public:																	
General	P	P	P	P	P	P	P	P	P	C	C	P	FD	P	C		
Golf Course	C	C	C	C	C	C	C	C	-	-	-	C	FD	C	-		
Indoor Recreation, Commercial:																	
Small	-	-	P	P	P	P	P	P	P	P	P	-	FD	-	-		
Large	-	-	-	C	C	C	C	C	P	P	P	-	FD	-	-		
Outdoor Recreation, Commercial:																	
General	C	C	C	C	C	C	C	C	-	-	-	-	FD	C	-		
Golf Course	C	C	C	C	C	C	C	C	-	-	-	-	FD	C	-		
Cemetery	C*	C*	-	-	-	-	-	-	-	-	-	-	FD	C*	C*	Sec. 540.B.1.	
INFRASTRUCTURE																	
General Public Utility Infrastructure	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	C*	-	Sec. 540.C.1.	
Flood Control Facility	P	P	P	P	P	P	P	P	P	P	P	P	FD	C	C		

KEY: P = Permitted; C = Conditional use permit; - = Not permitted; * = Use standard applies;
FD = Fairplex Overlay District; W = Wireless facility permit; CD = Cannabis Overlay District

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Use	Use Module																Reference
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1	OS2		
Public Utility Substation/ Facility	C	C	C	C	C	C	C	P	P	P	P	P	FD	C	C		
Wireless																	
Telecommunications Facility:																	
Stealth Facility	-	-	W*	W*	W*	W*	W*	W*	W*	W*	W*	W*	FD	W*	W*	Sec. 540.C.2.	
Monopole Facility	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-		
Data Center	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-		
Freight Terminal	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-		
Heliport	-	-	-	-	-	C	C	C	C	C	C	C	FD	-	-		
Railway Facility	-	-	C	C	C	C	C	C	C	P	P	C	FD	-	-		
Transit Station	C	C	C	P	P	P	P	P	P	C	C	P	FD	C	-		
GENERAL COMMERCIAL																	
Veterinary Care	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	FD	-	-	Sec. 540.D.1.	
Commissary Kitchen	-	-	-	-	-	C*	P*	P*	P*	P*	P*	-	FD	-	-	Sec. 540.D.1.	
Food and Beverage:																	
Alcohol, Off-Sale	-	-	C*	C*	C*	C*	C*	C*	C*	C*	C*	-	FD	-	-	Sec. 540.D.1. Sec. 540.D.2.a. Sec. 540.D.2.b.	
Alcohol, On-Sale	-	-	C*	C*	C*	C*	C*	C*	C*	C*	C*	-	FD	-	-	Sec. 540.D.1. Sec. 540.D.2.a. Sec. 540.D.2.c.	
Alcoholic Beverage Manufacturing	-	-	-	-	-	-	-	P*	P*	P*	P*	-	FD	-	-	Sec. 540.D.1.	
Restaurant/Drinking Establishment	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	FD	P*	P*	Sec. 540.D.1.	
Tasting Room	-	-	-	-	-	-	-	C*	C*	C*	C*	-	FD	-	-	Sec. 540.D.1.	
Entertainment Venue:																	
Indoor	-	-	-	-	C*	P*	P*	P*	C*	C*	-	P*	FD	P*	-	Sec. 540.D.1.	
Outdoor	-	-	-	-	C*	C*	C*	P*	C*	C*	-	P*	FD	P*	-	Sec. 540.D.1.	
Banking and Financial Services:																	
Bank or Finance Institution	-	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	FD	-	-	Sec. 540.D.1.	
Deferred Deposit Originator (Payday Lender) Office	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-		
Plasma Center	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-		
Medical Clinic	-	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	-	-	Sec. 540.D.1.	
General Office	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-	Sec. 540.D.1.	
Personal Services:																	
General	-	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	-	-	Sec. 540.D.1.	
Massage	-	-	P*	P*	P*	P*	P*	P*	-	-	-	-	FD	-	-	Sec. 540.D.3.a.	
Fortuneteller	-	-	-	-	C*	C*	C*	C*	C*	-	-	-	FD	-	-	Sec. 540.D.1.	
Mortuary Services	-	-	-	-	C*	C*	P*	P*	P*	P*	-	-	FD	-	-	Sec. 540.D.1.	

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