

**OFF THE 10 FREEWAY**  
**Walking Distance to Pomona Valley Hospital**  
**COMMERCIAL BLDG FOR LEASE**  
1581 N. Orange Grove Ave. Pomona CA 91767

BLDG: ± 5,250 SF  
LOT: ± 18,369 SF



## PROPERTY DESCRIPTION

**Property Address:** 1581 N. Orange Grove Ave.  
Pomona CA 91767

**Bldgs:** ± 5,250 SF

**Lot:** ± 18,369 SF

**Zoning:** POC4\*

**APN:** 8339-020-028

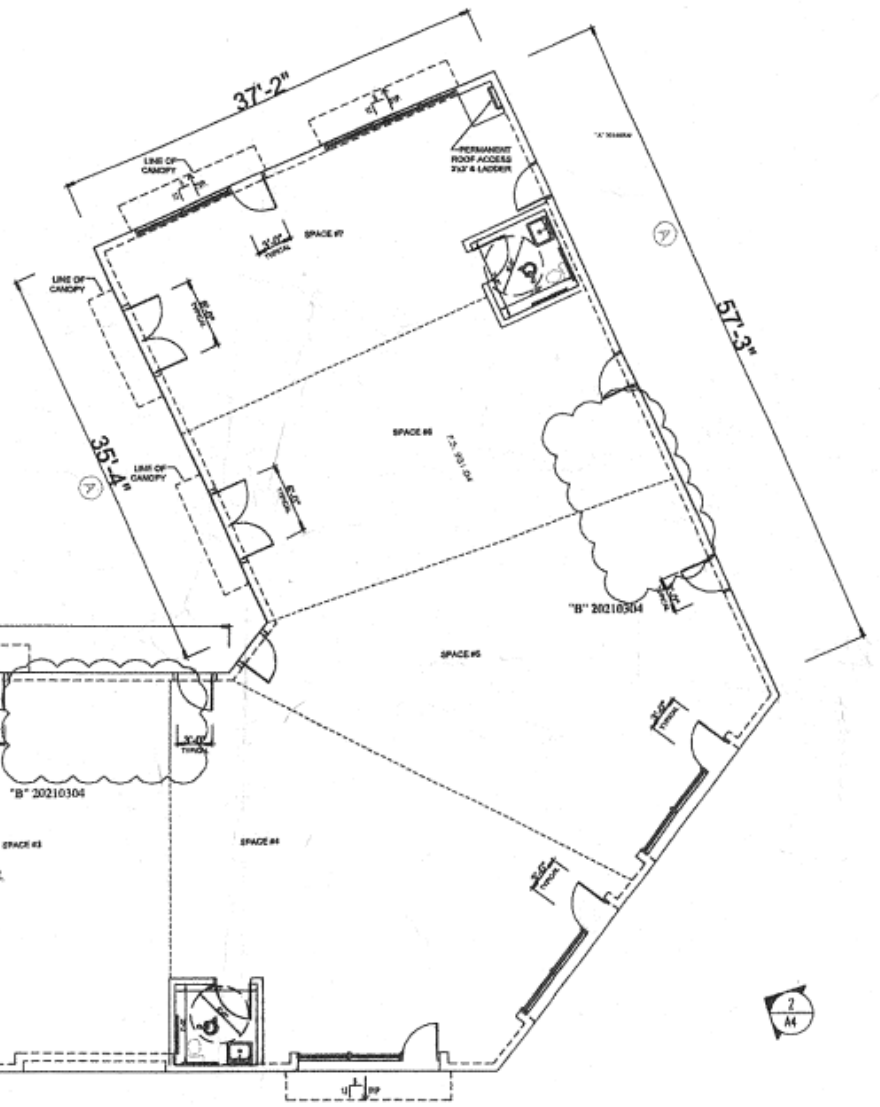
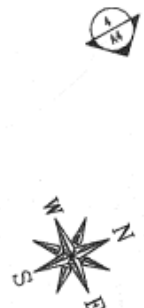
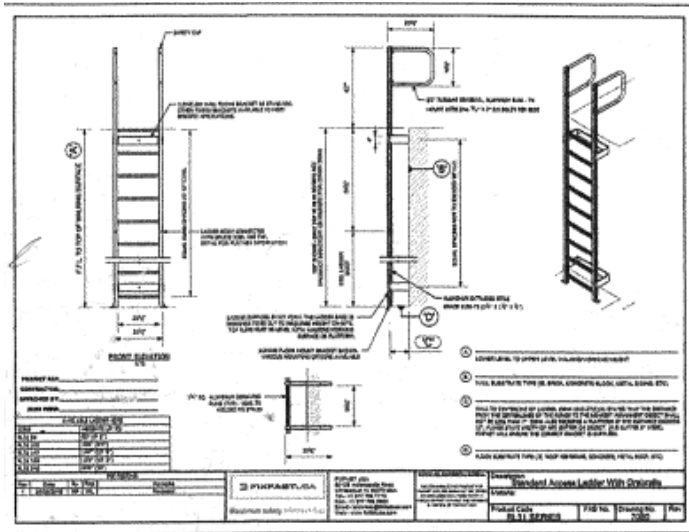
**County:** Los Angeles

## HIGHLIGHTS

- Freeway Visibility/ Frontage
- High Identity Building Signage
- High Traffic Counts Per Day
- Close Proximity to CA 60, 10, 57, and 71 Freeways
- Newly renovated shell space
- Build to Suit
- Secured private parking
- Near Pomona Valley Hospital
- Near Cal Poly College, Mt. Sac, Western University, and the Claremont Colleges
- Brackett Airport and Ontario International Airport nearby
- Transit Oriented Specific Plan
- Downtown Gateway Segment



# SHELL SPACE BUT POSSIBLE FLOOR PLAN



Not to Scale

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# DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>2023 Total Population:</b>	<b>27,335</b>	<b>197,314</b>	<b>418, 851</b>
<b>Median Household Inc:</b>	<b>\$53,092</b>	<b>\$67,845</b>	<b>\$74,988</b>

## Age

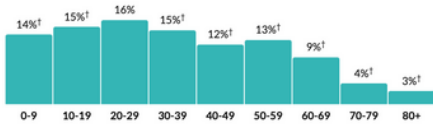
**32.9**

Median age

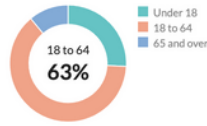
about 90 percent of the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 38.1

about 90 percent of the figure in California: 37.6

Population by age range



Population by age category



**\$24,692**

Per capita income

about three-fifths of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$40,569  
about three-fifths of the amount in California: \$42,396

**\$70,494**

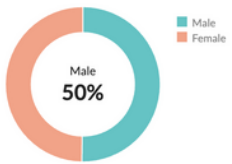
Median household income

about 80 percent of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$82,503  
about 80 percent of the amount in California: \$84,907

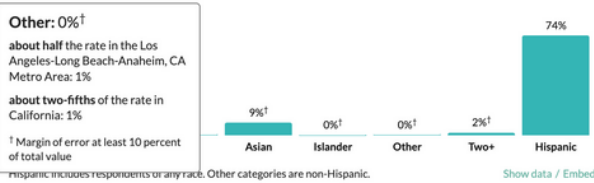
Household income



## Sex



Race & Ethnicity



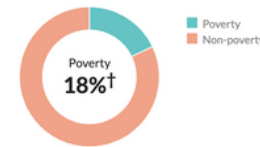
## Poverty

**15.1%**

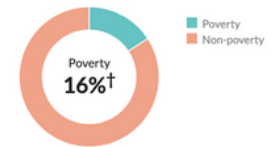
Persons below poverty line

about 20 percent higher than the rate in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 13.1%  
about 25 percent higher than the rate in California: 12.3%

Children (Under 18)



Seniors (65 and over)



**40,142**

Number of households

the Los Angeles-Long Beach-Anaheim, CA Metro Area: 4,452,780

California: 13,429,063

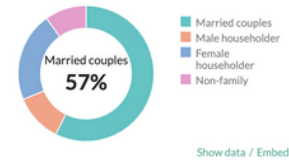
**3.6**

Persons per household

about 25 percent higher than the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 2.9

about 25 percent higher than the figure in California: 2.9

Population by household type



## Transportation to work

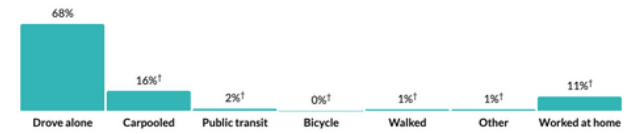
**31.1** minutes

Mean travel time to work

about 10 percent higher than the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 28.4

about 10 percent higher than the figure in California: 27.6

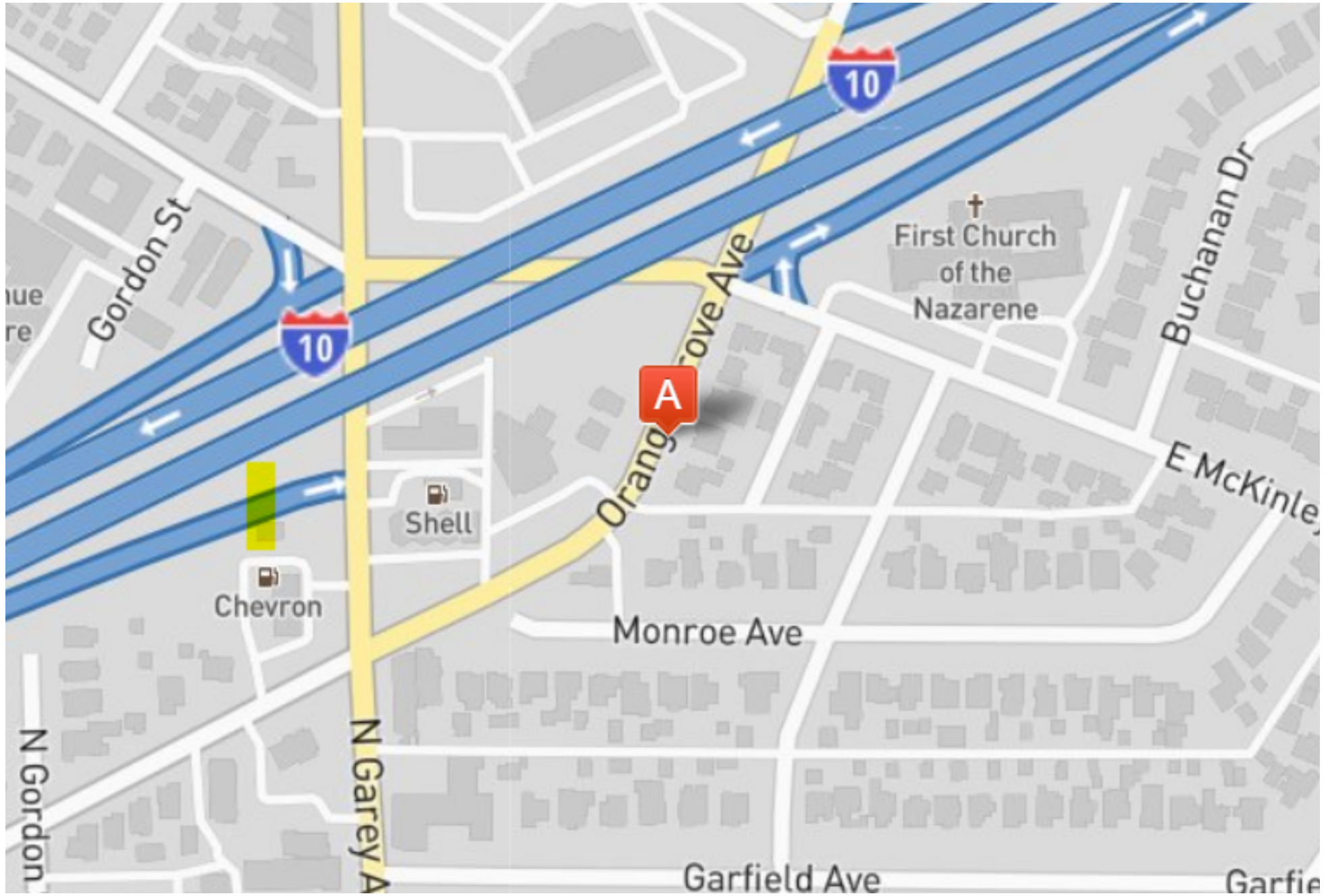
Means of transportation to work



\* Universe: Workers 16 years and over

Show data / Embed

# AERIAL MAP







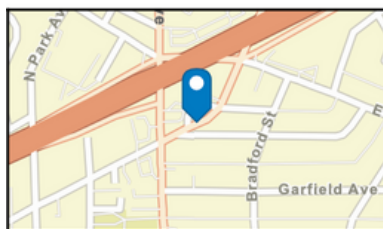
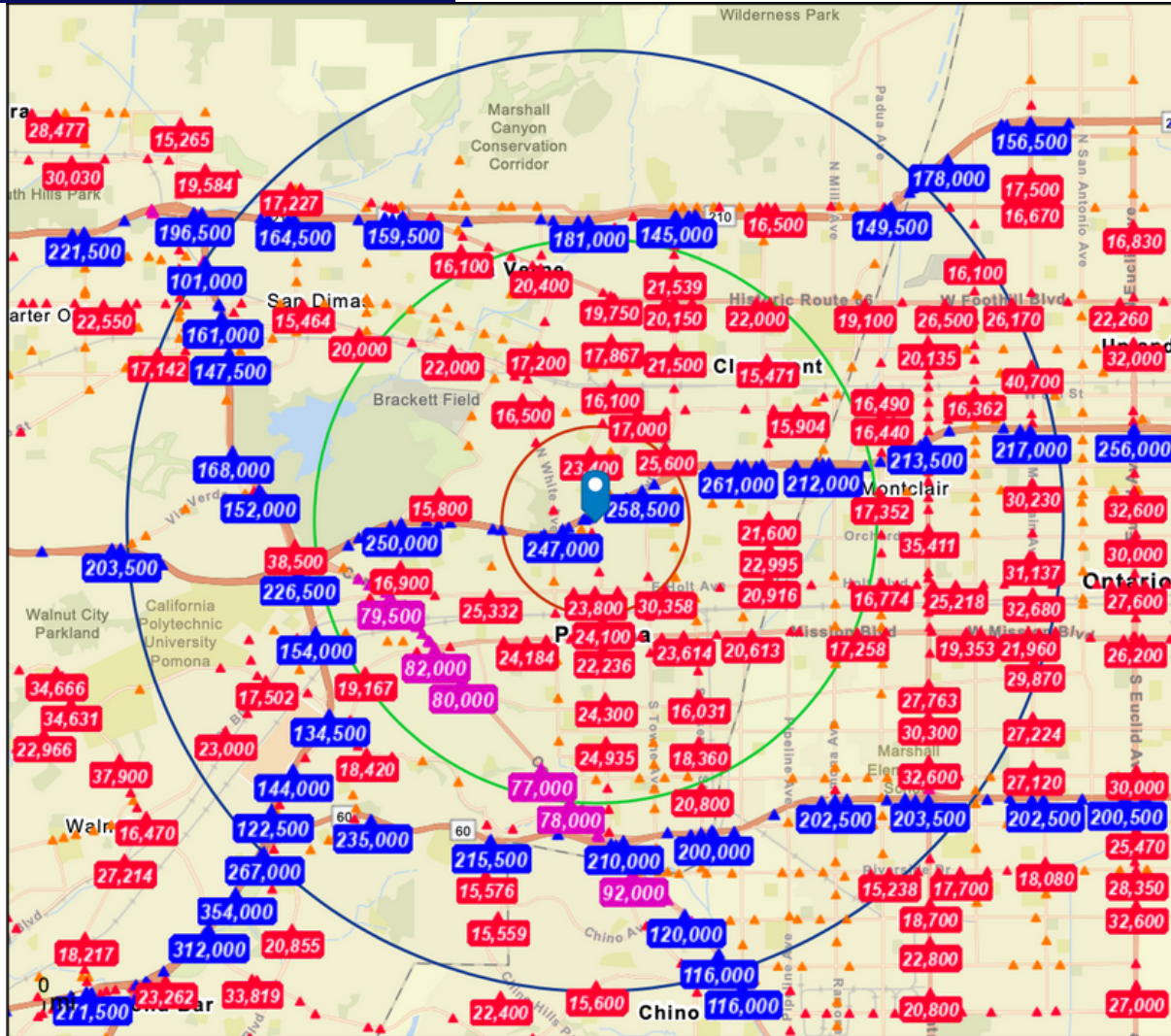
Traffic Counts Per Day  
+/- 258,605

N. Orange Grove Ave

McKinley Ave



# TRAFFIC COUNTS



- Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day

