

CONTRACTOR'S YARD

OWNERSHIP PREPARED TO MAKE A DEAL!

FOR SALE OR LEASE

±2.4 ACRES (±104,544 SF)

1980 S. RESERVOIR ST.
POMONA | CA

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DAUM
COMMERCIAL REAL ESTATE SERVICES

±2.4 ACRES (±104,544 SF)

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PROPERTY HIGHLIGHTS



± 2.4 AC
Lot Size



Office Trailer can be
Provided (lease)



± 104,544 SF
Available SF



Graded Level Yard
Area, "As Is"



8329-006-007
Parcel Number



Asking Sale Price:
\$7,318,080.00
(\$70 PSF)



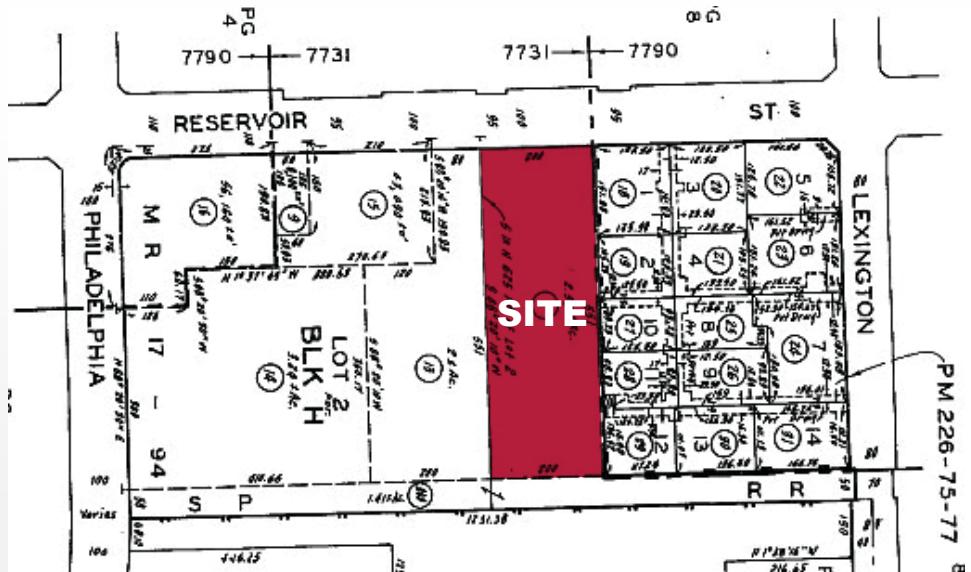
Varied uses allowed
under new Zoning
Fenced and Secure
Check with City for
Approved Uses

Asking Lease Rate:
\$36,590.40
(\$0.35 PSF Gross)

LOCATION:

Well-located with excellent access to 60 Freeway,
71 Expressway and major cross streets

PARCEL MAP



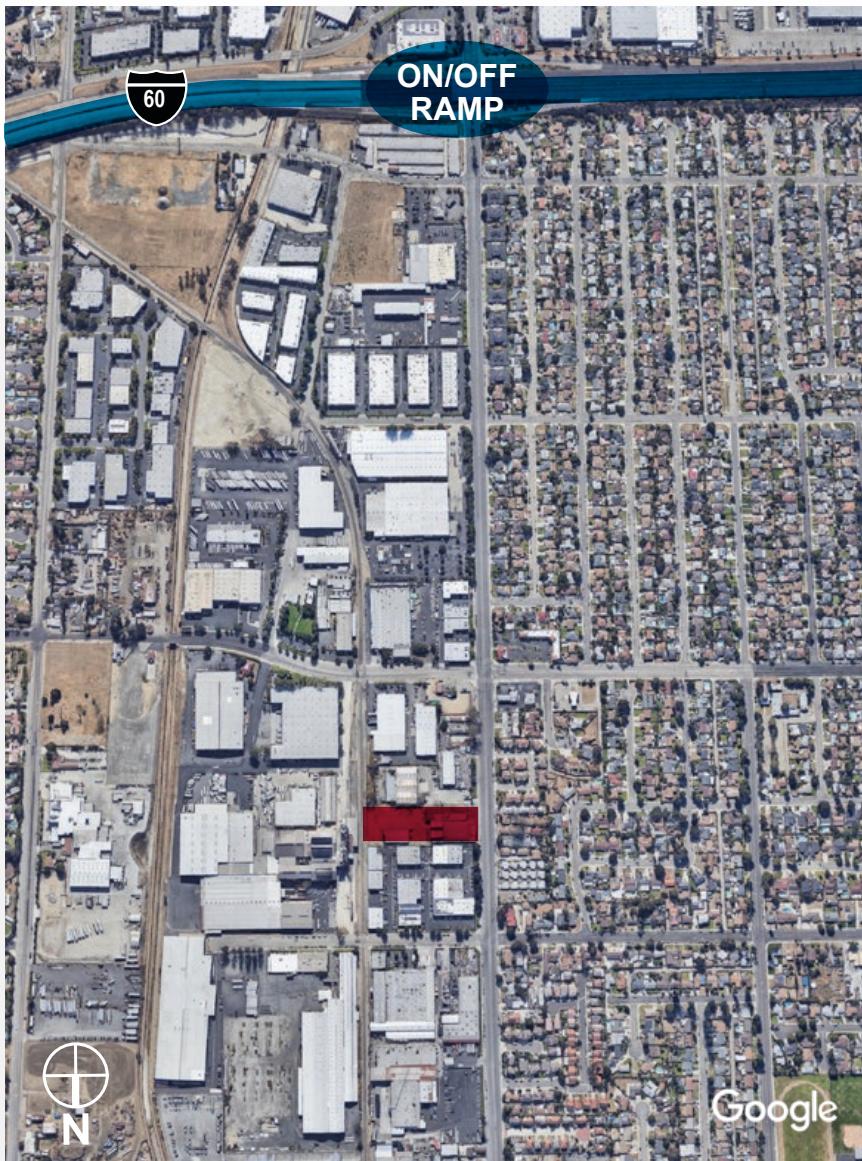
RENDERINGS + FLOOR PLAN



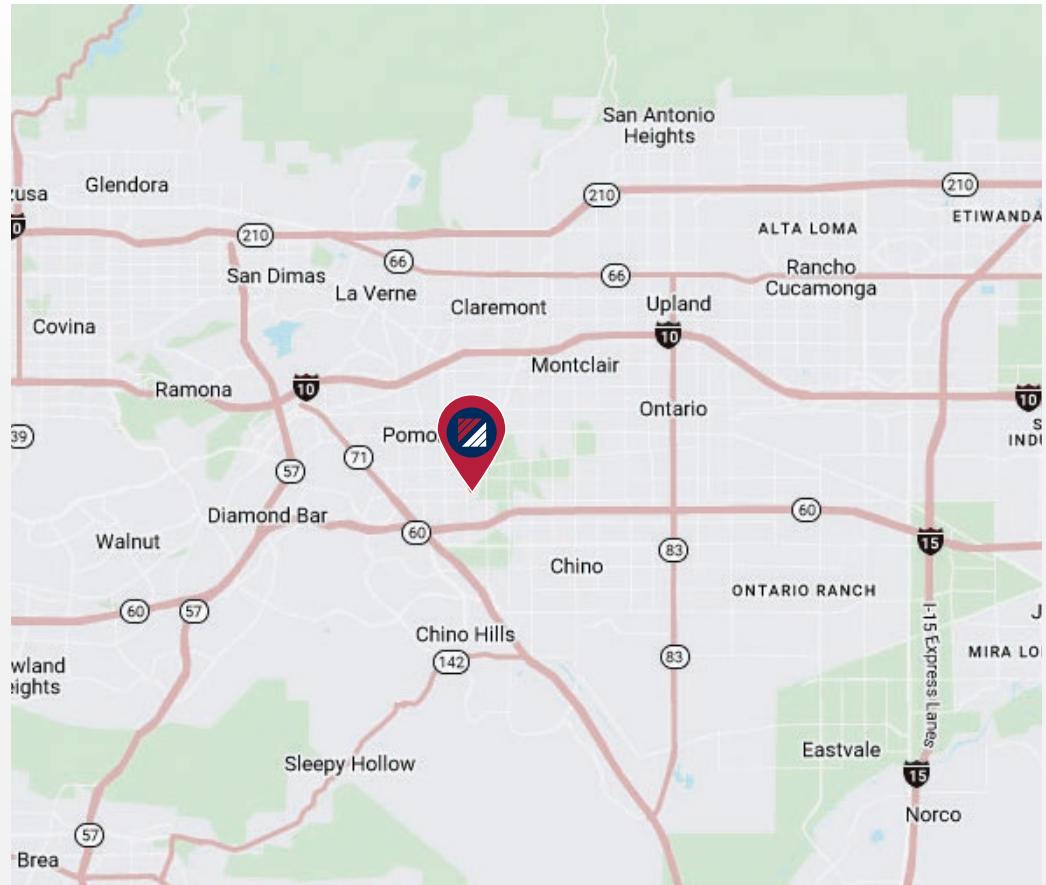
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LOCATION MAP



KEY DISTANCES



CA-60
.9 miles



2.8 miles
Downtown Pomona
Commuter Rail



CA-10
3.5 miles



1.9 miles
SR-71 Expressway



9.7 miles
Ontario Int. Airport



33.2 miles
John Wayne Airport

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AMENITIES MAP



ABOUT POMONA



DEMOGRAPHICS			
	3 Mile	5 Miles	10 Miles
2010 Population	174,266	420,558	993,461
2022 Population	179,612	440,660	1,062,261
2027 Population Projection	181,219	447,802	1,082,677
2010 Households	45,947	116,155	296,913
2022 Households	47,488	122,183	317,176
2027 Household Projection	47,988	124,300	323,083
Total Specified Consumer Spending (\$)	\$1.7B	\$4.7B	\$12.7B
Avg Household Income	\$86,595	\$95,951	\$106,675
Median Household Income	\$67,654	\$76,316	\$85,59

Named in honor of the Roman goddess of fruit, the City of Pomona has a history as rich as its fertile soil. The Pomona area was situated along a trade route used by Native Americans. The first recorded inhabitants were the Gabrieleño Native Americans. The valley became known in the 1700's as Rancho San Jose. A year later it became part of the Mission San Gabriel Grazing lands. Over fifty years later, two soldiers, Don Ingacio Palomares and Don Ricardo Vejar petitioned the governor and on April, 1837 were granted rights to the land.

In the early 1800s, Pomona was known as an "urban garden". Pomona quickly became an economic leader in citrus. In the 1870s, the coming of the railroad spurred agriculture. Pomona's role in the expanding industry influenced the citrus community to name "Pomona" after the Roman goddess of fruit and fruit trees. The name proved prophetic and vineyards flourished in the 1880's, supplying the winemaking and raisin industries. Citrus orchards and olive groves replaced vineyards in the 1890's and, through its agricultural enterprises Pomona maintained an economic lead in the valley.

On January 6, 1888, Pomona was incorporated as a City and became a charter City in 1911. Today, Pomona is the seventh largest city in Los Angeles County, with a population of over 151,000 residents. Pomona boasts a progressive economy, business opportunity, and a strong workforce with attractive shopping, recreational, and real estate offering. The Pomona Valley had been a fruitful valley in the past and is now fruitful from the strength and efforts of its people. With a vision to promote harmonious diversity and economic prosperity, Pomona is vibrant community with progressive citizens leading, testing the limits of progress, and striving to provide a high quality of life for all of Pomona.

