

# FOR LEASE

FORMER BANK LOCATION  
58 RIO RANCHO RD | POMONA, CA 91766

Unit A: ±1,660 SF | Unit B: ±2,210 SF | Unit C: ±2,130 SF



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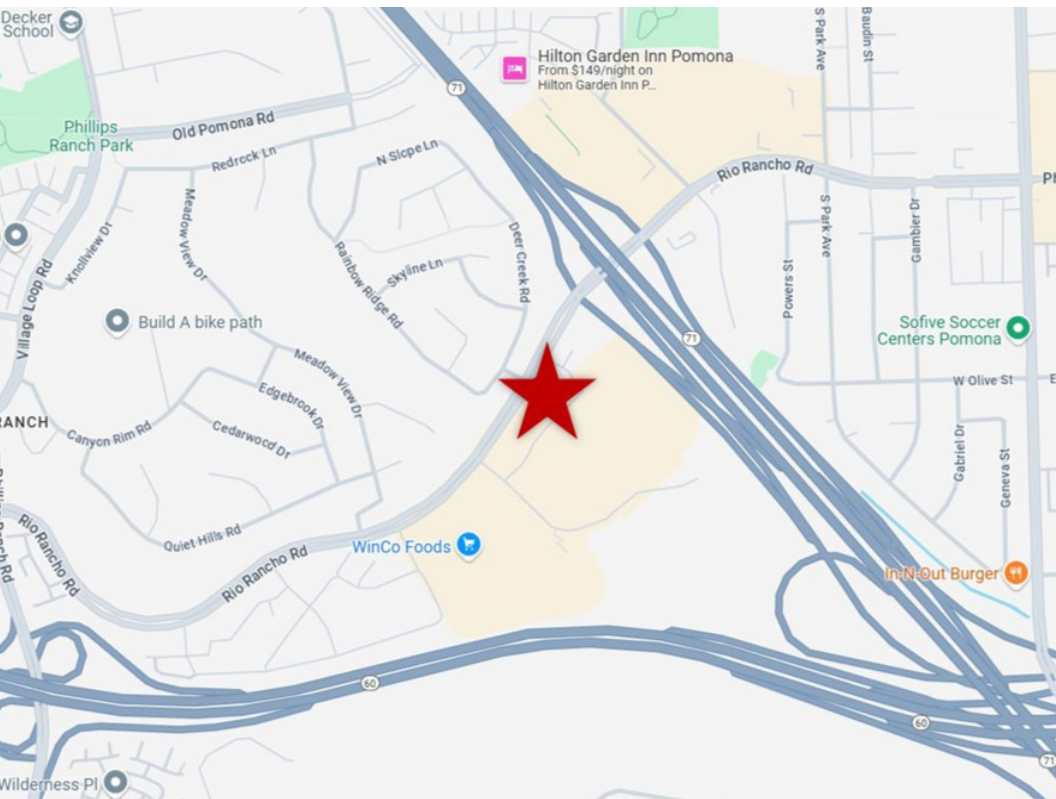
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# PROPERTY HIGHLIGHTS

Freestanding former Bank of America building situated in a bustling retail shopping center. The City of Pomona has officially sectioned diminishing this pad space into three separate units, ranging from  $\pm 1,660$ -2,210 SF, ideal for a variety of retail uses. The site boasts high street visibility on a major area thoroughfare, exterior signage facing three directions, and ample parking in a sizable, shared lot. The center's A+ national co-tenants include Starbucks and IHOP, completed by mix of local food and service-oriented providers. Adjacent to Walmart and WinCo, high volume sales retail outlets generating a consistent stream of consumer traffic.



Former Bank of America location divisible into three units, suitable for a variety of retail uses



Well-maintained, newer construction property with excellent curb appeal



Ample parking available in a shared lot within the larger retail complex



Situated in a Walmart + WinCo anchored shopping center



Located along a heavily trafficked retail corridor



Three (3) available units ranging from  $\pm 1,660$ -2,210 SF



Lease rate: \$2.20/psf monthly + NNN fee



***Last Remaining Units!***

**58 RIO RANCHO RD | POMONA, CA 91766**





## PROPERTY DETAILS

Total Pad Space Size:	±6,019 SF
Unit Size Range:	±1,660
Total Potential Units:	3
Shopping Center Total GLA:	±149,072 SF
Anchor Tenants:	Walmart + WinCo
Parking (Shared):	±1,279 Stalls in Shared Lot
Total Lot Size:	40.49 Acres
Year Built:	1995

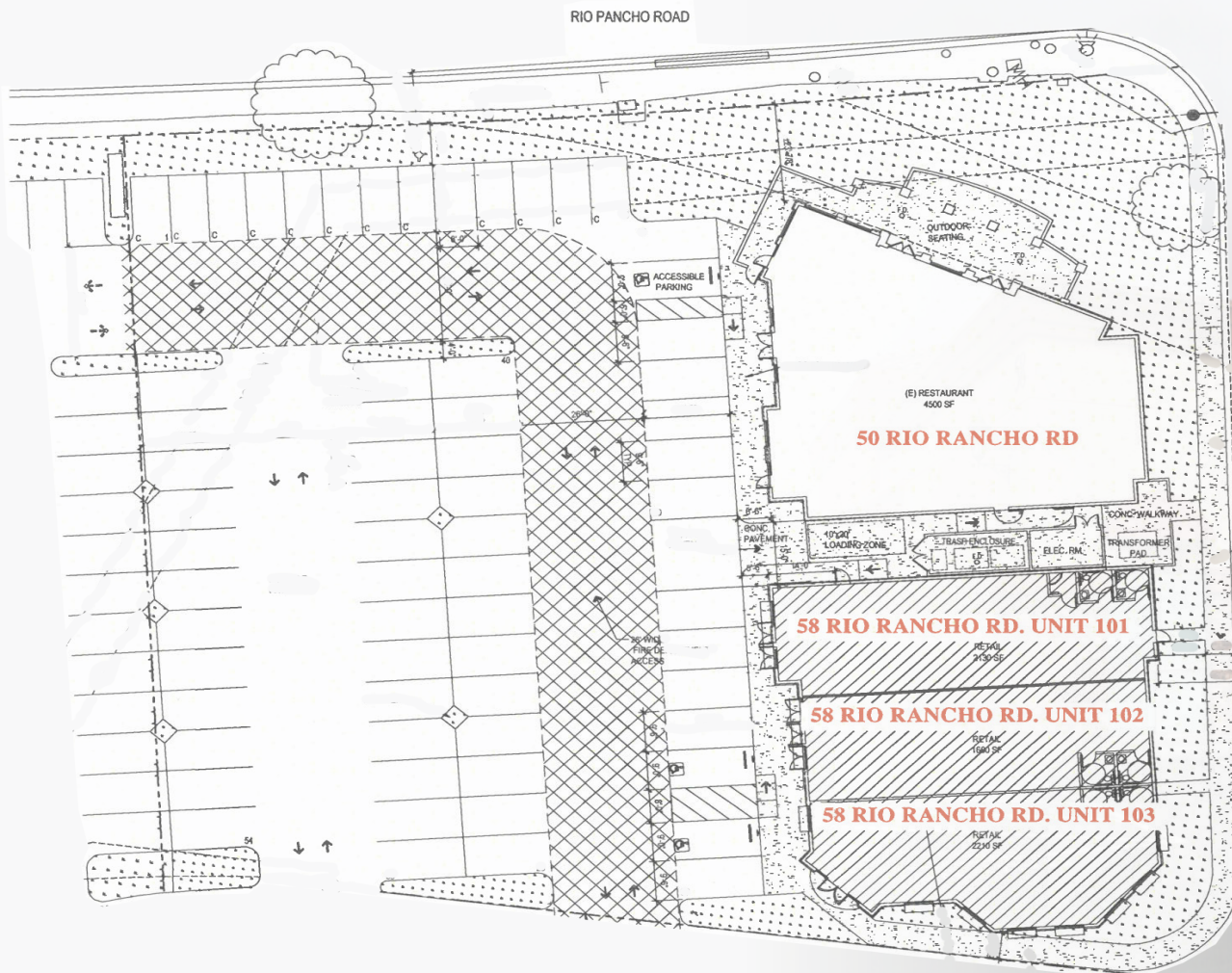
## AVAILABLE UNITS

SPACE	SIZE	RENTAL RATE	RENTAL TYPE
Unit A	±1,660 SF	\$2.20/psf Monthly	NNN
Unit B	±2,210 SF	\$2.20/psf Monthly	NNN
Unit C	±2,130 SF	\$2.20/psf Monthly	NNN

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# SITE PLAN



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# SITE OVERVIEW



## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	17,420	136,850	326,792
Households:	4,832	40,157	97,985
Median Age:	40	39	39
Average HH Income:	\$116,208	\$111,390	\$115,377

*\*Courtesy of 2020 Census Data*

## COMMUNITY PROFILE

A flourishing community on the northeastern edge of Los Angeles County, Pomona is positioned at the gateway to SoCal's Inland Empire. With a population of 150,000+ residents, Pomona ranks as LA County's 7th largest city. Boasting a progressive, business-friendly economy, driven by a strong local workforce bolstering the city's productivity. Key industries include retail trade, healthcare, education, and manufacturing. Cal Poly Pomona University has over 25,000 students presently enrolled and employs nearly 5,000 faculty members and support staff.

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# BROKER TEAM



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