



FOR LEASE

Pomona Packing Plant

560 E. Commercial St., Pomona

Industrial Work/Live Historic Reuse | 3090 SF

Presented by

Pablo Velasco
Principle
951-961-1883
Pablo@nxscre.com
Lic. # 01755526

Nexus Commercial Real Estate

951.961.1883
www.nxscre.com
Broker DRE# 02271928

PROPERTY OVERVIEW

Pomona Packing Plant
560 E. Commercial St, Pomona 91767



PROPERTY DESCRIPTION

The Pomona Packing Plant is a landmark adaptive reuse project offering unique industrial, retail, and creative office opportunities in the heart of Pomona's Arts District. This rare availability in one of the region's most iconic industrial properties provides unmatched character, flexible space, and a strong connection to the surrounding cultural hub.

PROPERTY HIGHLIGHTS

- ±3,094 SF available (ideal for retail, or creative office)
- Prime location near Downtown Pomona & Arts Colony
- Historic industrial architecture with exposed brick & high ceilings

OFFERING SUMMARY

Lease rate	\$1.03 SF/mo (NNN)
Building size	55,889 SF
Available SF	3094 SF
Number of units	1
Property Use	Industrial, Retail, Mixed-Use

- Easy access to I-10, SR-60, and SR-71 freeways
- Proximity to Metrolink Station, Western University, and Pomona Fairplex
- Strong cultural and entertainment synergy

VALUE PROPOSITION

Pomona Packing Plant
560 E. Commercial St, Pomona 91767



WHY LEASE HERE

The Pomona Packing Plant is more than a property—it's a destination. Located in the Pomona Arts Colony and adjacent to Downtown Pomona, tenants benefit from visibility, cultural vibrancy, and strong community engagement

SUPPORTING DETAILS:

- **Strategic Location:** Near Pomona Fairplex, Cal Poly Pomona, and Western University of Health Sciences
- **Diverse Demographics:** Strong consumer base with household sizes averaging 3.5 persons
- **High Cultural Foot Traffic:** Surrounded by galleries, breweries, music venues, and dining
- **Transit Access:** Minutes to Pomona's Metrolink station and walkable to Downtown core
- **Zoning:** Supports mixed commercial, restaurant, and entertainment uses

PROPERTY SITE PLAN

Pomona Packing Plant
560 E. Commercial St, Pomona 91767



Unit	TENANT	SF
1		
2		
3		
4/5		
6	Artery Art Services	

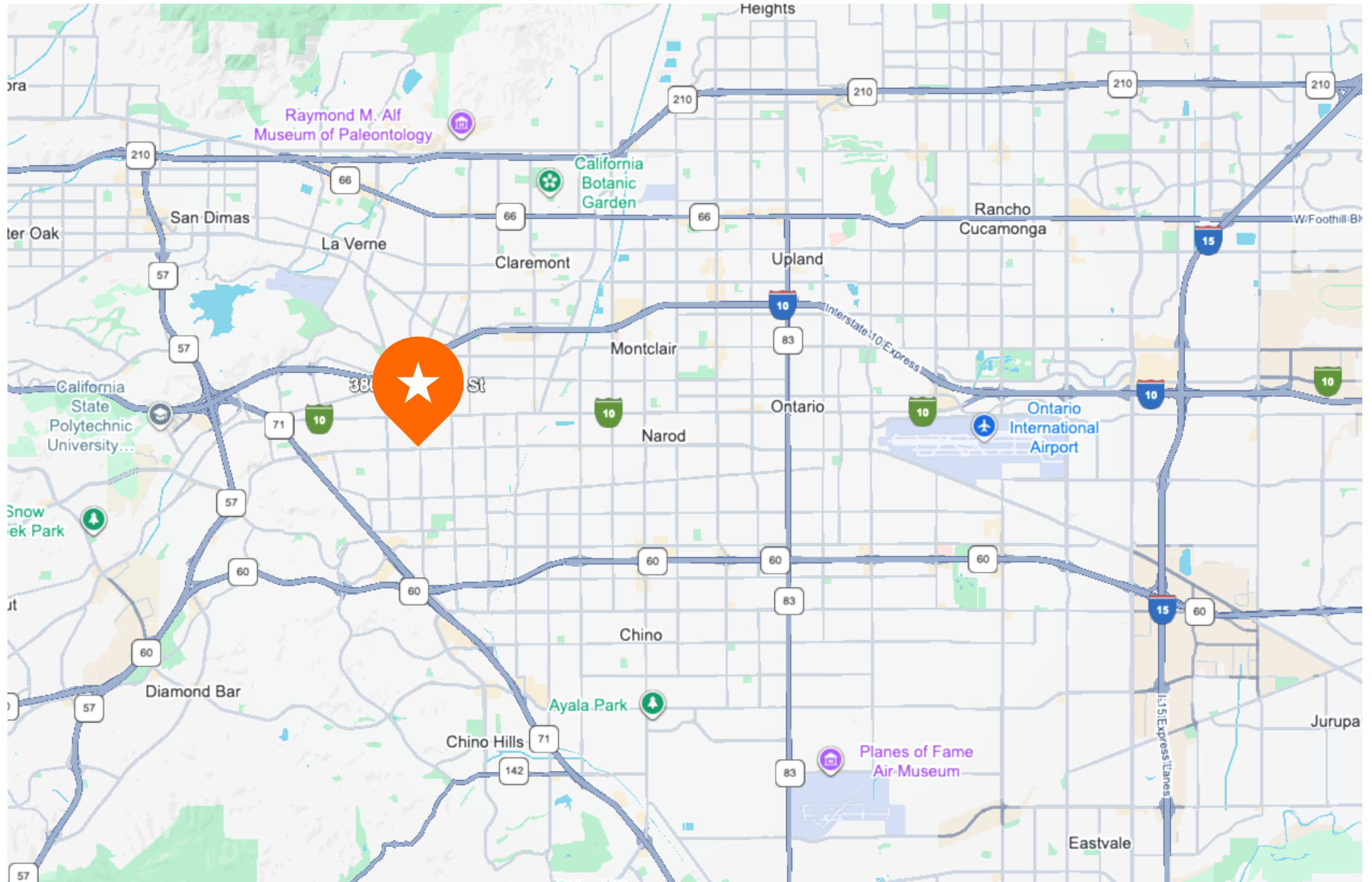
Unit	TENANT	SF
7		
8		
9		
10		
11	Fleabag Workshop	

Unit	TENANT	SF
12	Dream Dinners	
13	Green Resources Energy Group	
14	AVAILABLE	3094
15	Gift Shop	
19	Dance Studio	

Unit	TENANT	SF
20	Museum of Neon Art	
21	Neon Bear Brewery	

LOCATION MAP

Pomona Packing Plant
560 E. Commercial St, Pomona 91767



Demographics & Economic Profile

Pomona Packing Plant
560 E. Commercial St, Pomona 91767

Demographic Highlights:

(1, 3, 5-mile radius)

- **POPULATION:** ~64K / ~218K / ~386K (daytime + residential)
- **HOUSEHOLDS:** ~18K / ~67K / ~118K
- **AVG HH INCOME:** \$71K / ~\$82K / ~\$89K

Education & Consumer Trends

- **EDUCATION:** Proximity to Western University of Health Sciences and Cal Poly Pomona supports a large student and professional population.
- **CONSUMER TRENDS:** Diverse, family-oriented, and youthful consumer base with strong demand for dining, entertainment, and experiential retail. Nightlife, cultural venues, and breweries drive consistent activity.

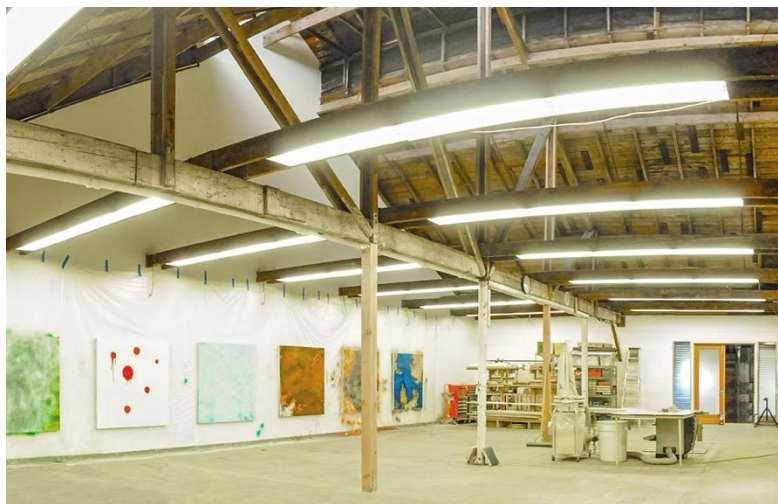
Ethnic Composition

- Hispanic/Latin: ~ 71%
- White (non-Hispanic): ~ 21%
- Asian: ~10%
- Black/African American: ~6%
- Other: ~3%



Additional Photos

Pomona Packing Plant
560 E. Commercial St, Pomona 91767





DISCLAIMER

Each Party Shall Conduct Its Own Independent Investigation and Due Diligence

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.