



FOR LEASE OR SALE ± .71 ACRES

FAST FOOD DRIVE THRU OR CAR WASH SITE



**1331 N. DUDLEY ST.
POMONA | CA**

For More Information, Contact:

LEE SPENCE
EXECUTIVE VICE PRESIDENT
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Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558



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PROPERTY HIGHLIGHTS

- Property Type: Commercial Land
- Total Lot Size: \pm .71 AC
- Tall Freeway Dylon Sign
- APN / Parcel ID: 8355-029-016
- C-4 Hwy Commerical Zone
- *Driveway Already Built

Permitted Uses:

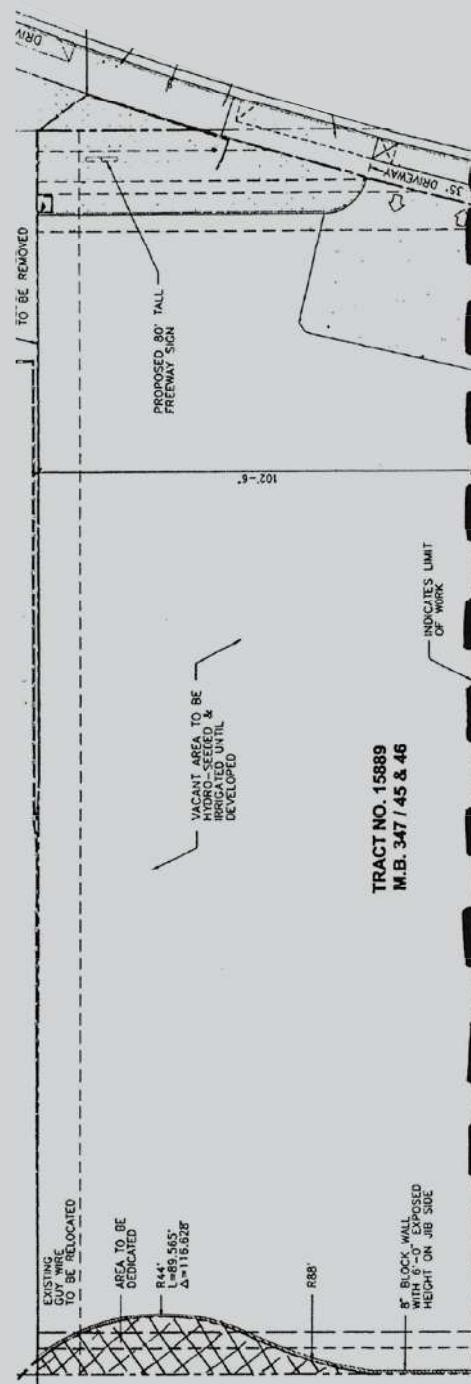
- Fast Food Drive Thru
- Car Wash
- Off-Site Alcohol Sales
- Many Other



INTERSTATE 10 FWY

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DAUM
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SUBJECT PROPERTY

FREEWAY VISIBLE
268,000 CPD
10 FREEWAY



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ABOUT POMONA

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 Gabrieleno 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.



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POMONA

DEMOGRAPHICS & TRAFFIC COUNTS

Demographics	3 mile	5 miles	10 miles
2024 Population	142,214	341,666	1,131,095
Median Household Income	\$74,972	\$86,039	\$88,656

Collection Street	Cross Street	Traffic Volume	Count Year	Dist from Subject
North Dudley Street	I- 10 SW	249,342	2025	0.13 mi
10	Home Terrace Dr S	275,333	2025	0.14 mi
N Dudley St	Lavita Ave N	7,113	2025	0.19 mi
I- 10	Dudley St E	259,806	2024	0.25 mi



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DISNEYLAND

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SUBJECT PROPERTY

CONDOMINIUM DEVELOPMENT
UNDER CONSTRUCTION



ON & OFF
RAMPS



Google



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