

# FOR LEASE OR SALE ± .71 ACRES

FAST FOOD DRIVE THRU OR CAR WASH SITE

ONTARIO INTERNATIONAL  
AIRPORT

CLAREMONT

SITE ±.71 ACRES

60

10

10



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

For More Information, Contact:

**LEE SPENCE**  
EXECUTIVE VICE PRESIDENT  
P: 909.652.9044 | C: 909.969.8800  
lee.spence@daumcommercial.com  
CA License #00954487



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## PROPERTY HIGHLIGHTS

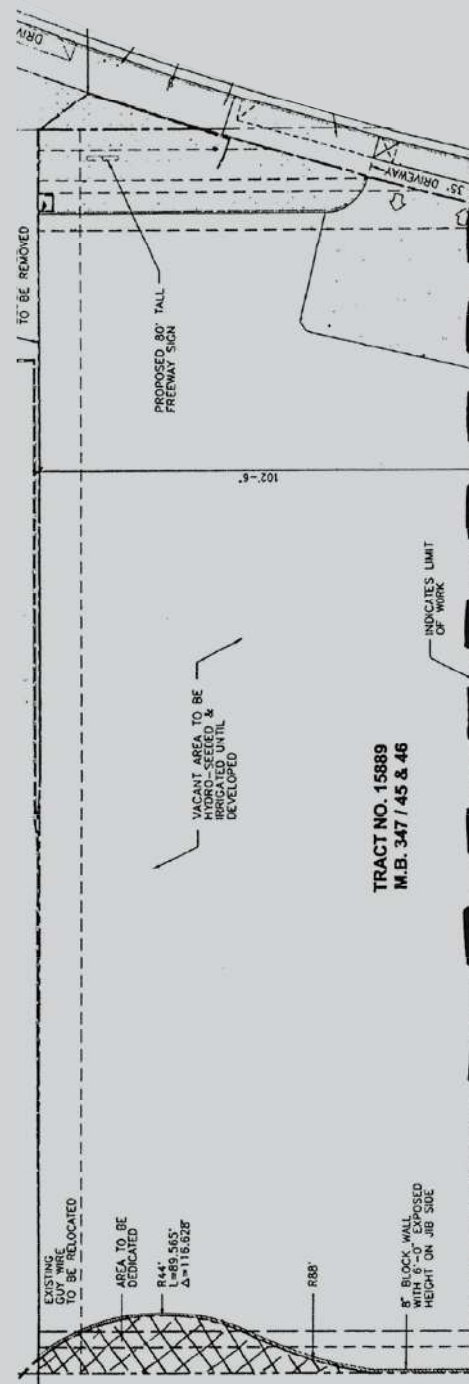
- Property Type:  
Commercial Land
  - Total Lot Size:  $\pm .71$  AC
  - Tall Freeway Dylan Sign
  - APN / Parcel ID:  
8355-029-016
  - C-4 Hwy Commerical Zone
  - \*Driveway Already Built
- Permitted Uses:
    - Fast Food Drive Thru
    - Car Wash
    - Off-Site Alcohol Sales
    - Many Other

INTERSTATE 10 FWY

N. DUDLEY ST.



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D/AQ Corp. # 01129558



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FAST FOOD DRIVE THRU OR CAR WASH SITE

FREEWAY VISIBLE  
268,000 CPD  
10 FREEWAY

SUBJECT PROPERTY



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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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FAST FOOD DRIVE THRU OR CAR WASH SITE



**SUBJECT PROPERTY**

CONDOMINIUM DEVELOPMENT  
UNDER CONSTRUCTION



ON & OFF  
RAMPS



Google



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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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