

207-211 | ERIE STREET

POMONA, CA 91768

28,610 SF ■ INDUSTRIAL BUILDING



KW COMMERCIALSM

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DESIGN BY CRESC



01
EXECUTIVE SUMMARY

PROPERTY SUMMARY

INDUSTRIAL

Property Type

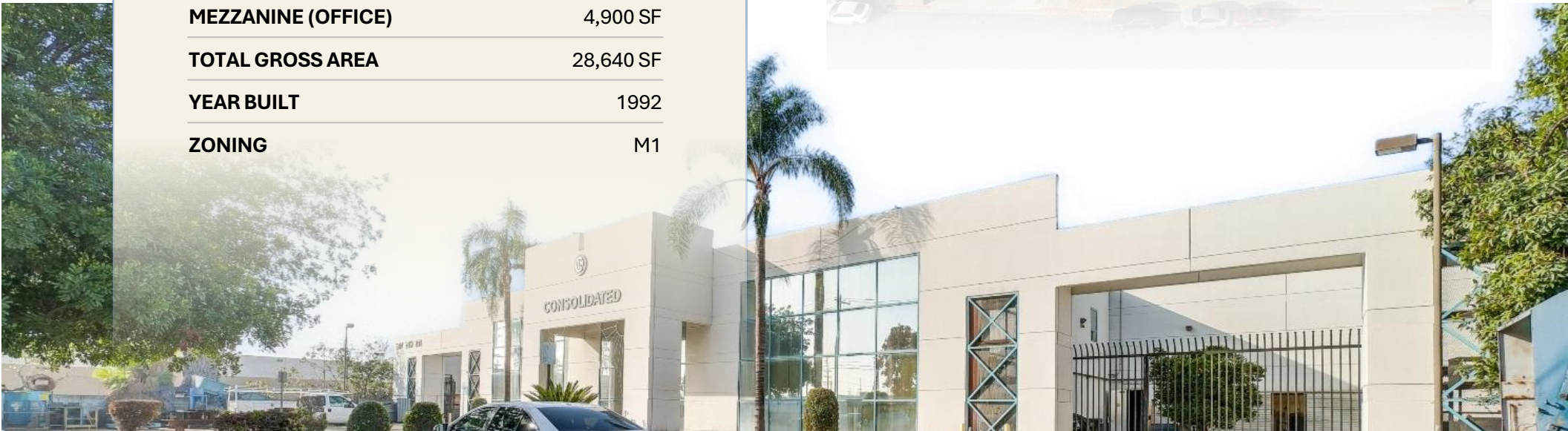
28,610

Square Feet

1.33

Lot Acreage

WAREHOUSE SF	18,240 SF
GROUND FLOOR OFFICE	5,500 SF
MEZZANINE (OFFICE)	4,900 SF
TOTAL GROSS AREA	28,640 SF
YEAR BUILT	1992
ZONING	M1

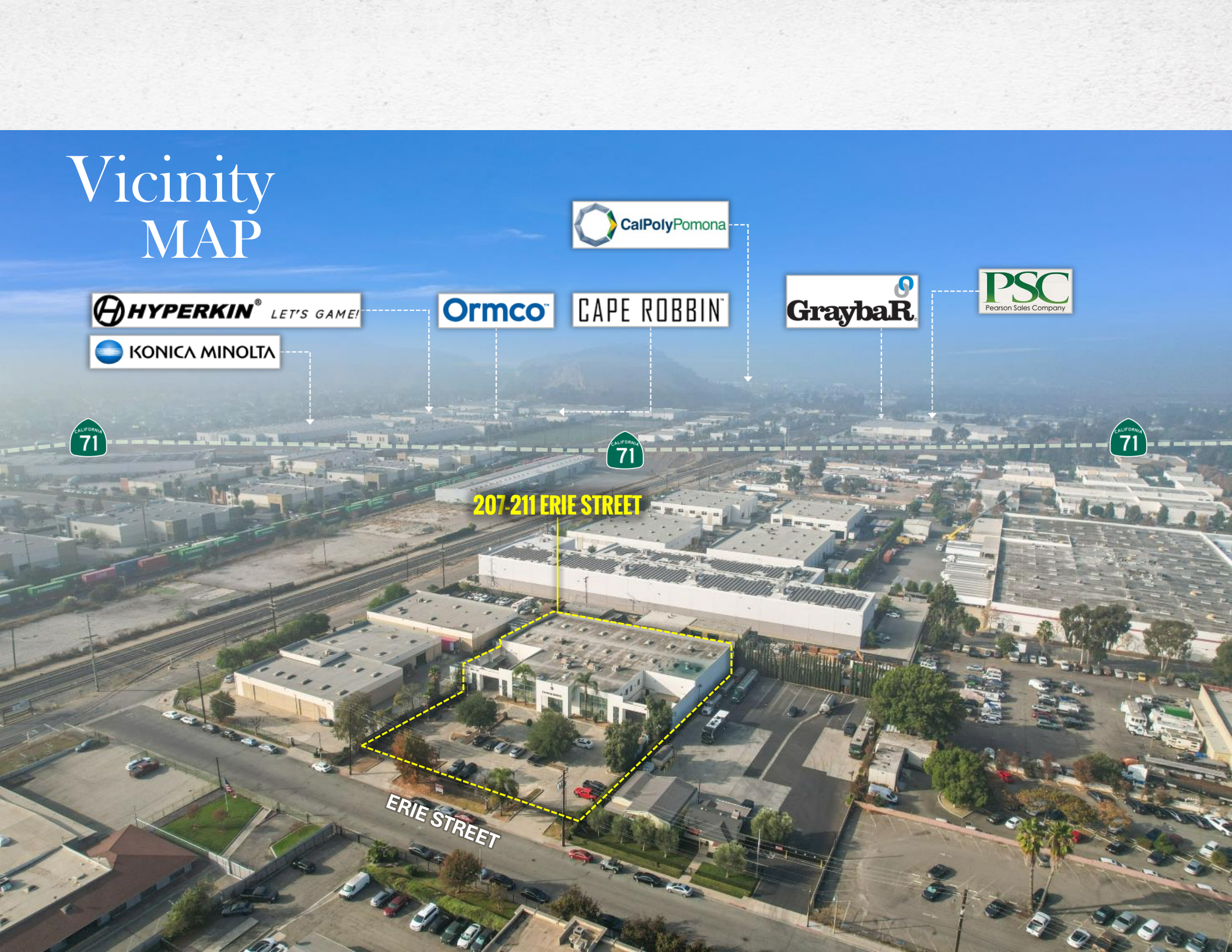


Vicinity MAP



207-211 ERIE STREET

ERIE STREET



207 209 211

Property OVERVIEW

This 28,610-square-foot, free-standing industrial building is situated on a 1.33-acre, fully fenced lot, offering exceptional space and flexibility for a wide range of industrial operations, such as warehousing, distribution, manufacturing, and logistics. The facility features well-appointed office areas, including conference rooms and a training room, providing a seamless blend of administrative and industrial

functions. With heavy power availability, it is ideal for high-energy manufacturing or equipment usage (buyer to verify). Zoned M1, the property supports a variety of industrial uses, including import/export, machining, automotive services, and storage. Conveniently located near the 10, 57, and 60 Freeways, it is approximately a 19-minute drive from Ontario International Airport (ONT).

Property Highlights



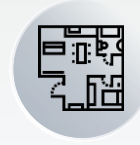
- Free-standing Industrial Building on a Large Fenced Lot with Concrete Parking and Yard.



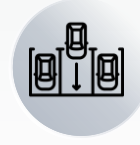
- 28,610 SF Building with Two Stories Building Offices and Warehouse on a 1.33 Acres Lot.



- 1 Internal Dock High Loading and 1 Ground Level Door.



- Zoned M1, supports a variety of industrial uses.



- Conveniently located near the 10, 57, and 60 Freeways, it is approximately a 19-minute drive from Ontario International Airport (ONT).



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GROUND FLOOR OFFICE

207-211 ERIE STREET



WAREHOUSE GALLERY

207-211 ERIE STREET





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LOCATION OVERVIEW

Pomona

CALIFORNIA

The city of Pomona is located on the eastern border of Los Angeles County and encompasses approximately 22 square miles. Located in the heart of Greater Los Angeles Basin, Pomona is bordered by the San Gabriel Valley and the Inland Empire. Incorporated in 1888, Pomona is connected to downtown Los Angeles and downtown Riverside by the Metrolink as well as the 10, 57, 60, 71, and 210 Freeways. Pomona is serviced by Ontario Airport which is located just 12 miles from the city center and is also proximate to John Wayne Airport, Long Beach Airport, and Los Angeles International Airport (LAX).

DEMOGRAPHICS



\$73,515

Median Household Income



149,831

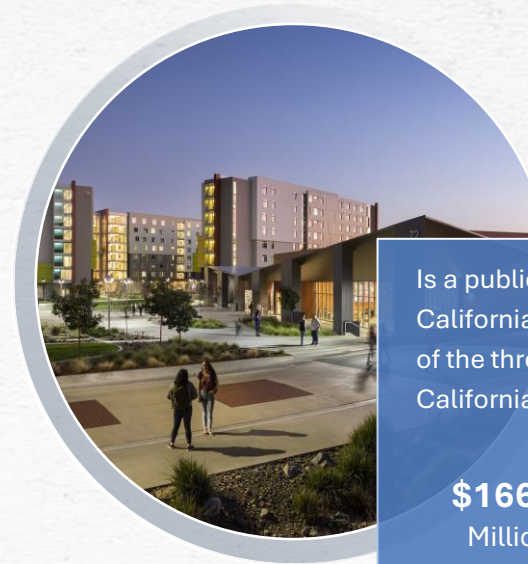
Population



\$524,700

Median Home Value

Renowned Universities



Is a public polytechnic university in Pomona, California. It is the largest (by student body) of the three polytechnic universities in the California State University system.

\$166.5
Million

29,704
Students

1,330
Staff

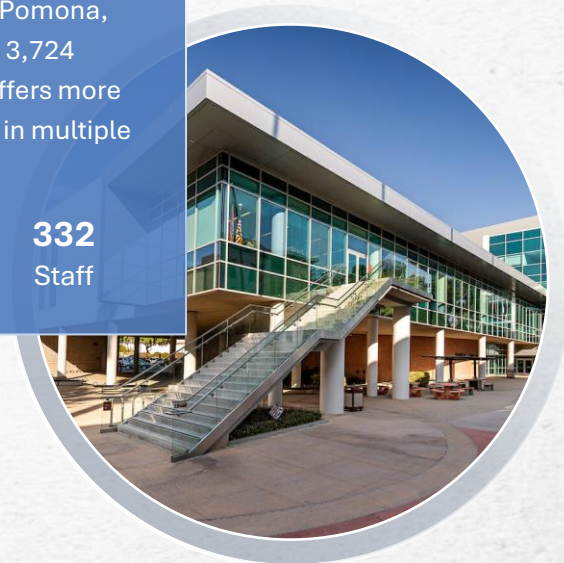
Is a private medical university in Pomona, California. With an enrollment of 3,724 students (2022–23), WesternU offers more than twenty academic programs in multiple colleges.

\$39.6
Million

3,724
Students

332
Staff

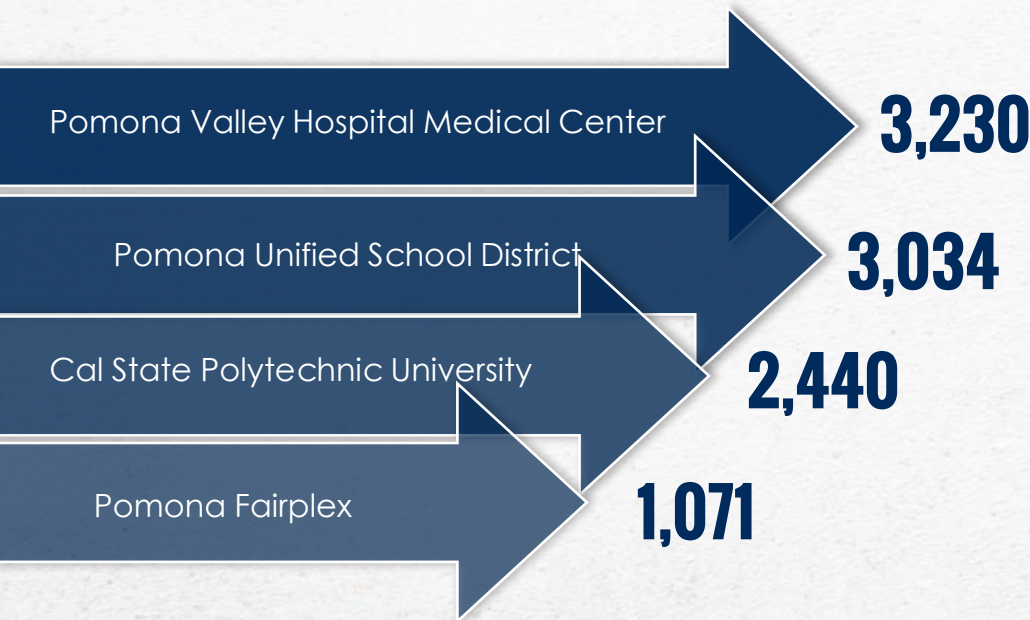
Western
University
OF HEALTH SCIENCES



Academic Profile



TOP POMONA EMPLOYERS



AREA HIGHLIGHTS

Of the 88 incorporated cities in Los Angeles County, Pomona ranks as the fifth largest city with just over 154,000 residents

The L.A. County Fair is the fourth largest fair in the US (per visitors) and the largest in California, attracting more than 1.4 million people annually

Northern Pomona has seen some gentrification with additional housing units added and revamped streetscapes.

Pomona is the site of the Fairplex, which hosts the L.A. County Fair, and the NHRA Auto Club Raceway at Pomona (formerly known as Pomona Raceway) home to the Circle K Winternationals, Auto Club Finals and other races.

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Area Amenities



LA VERNE TOWNE CENTER
Target, Marshalls, Banfield PET HOSPITAL, STAPLES, BLAZE PIZZA, FIVE BELLY, ALDI, IN-N-OUT BURGER, STATER BROS. MARKET, SUPERIOR GROCERS, SPROUTS FARMERS MARKET, TRADER JOE'S, CLAREMONT MCKENNA COLLEGE

SAN DIMAS MKT PLACE
Target, PartyCity, Total Wine & More, ROSS DRESS FOR LESS, petco, TRADER JOE'S

Bonelli Park
Brackett Field Airport

Puddingston Lake

MOUNTAIN MEADOWS GOLF COURSE

FAIRPLEX
Walmart

CLAREMONT LINCOLN UNIVERSITY
Socially Conscious Education

Pomona College

BEST PLAZA
Walmart, BEST BUY, Target, 99¢ ONLY STORES, RODRIGO'S Mexican Grill

Ganesha High School

Coco Palm Restaurant

Pomona Valley Mining Co.

DOWNTOWN POMONA
THE CLASS HOUSE, POMONA ARTS COLONY, FOX THEATRE, Western University OF HEALTH SCIENCES, El Super, cuesta menos

MONTCLAIR PLACE
macy's, JCPenney, AMC THEATRES, Applebees, Olive Garden, HONEYDEW

CalPoly Pomona

Cal Poly Pomona University Village

THE HISTORICAL SOCIETY OF POMONA VALLEY INC.

SUBJECT

CITY OF POMONA
City Hall, Public Library, Civic Park, Superior Court

RIO RANCHO TOWNE CENTER
Target, ROSS DRESS FOR LESS, GOLDEN CORRAL, WaBa Grill, Ono Hawaiian BBQ, Planet Fitness

RIO RANCHO PLAZA
Walmart, WinCo FOODS, SONIC, IHOP, PULPITO, PANDA EXPRESS

POMONA VALLEY HOSPITAL MEDICAL CENTER

El Super
cuesta menos

VALLEY INDOOR SWAP MEET
Pomona Indoor Marketplace

POMONA UNIFIED SCHOOL DISTRICT

CARDENAS

FOOD 4 LESS

TRANSIT ORIENTED DEVELOPMENT

State to release funds for A Line's Pomona-to-Montclair extension



Among the new money being released is \$500 million for Metro's extension of the A Line from Pomona to Claremont and Montclair. That 3.2-mile addition to what is already the longest light rail line in the world will make the A Line the first to extend beyond Los Angeles County borders into San Bernardino County. The resulting corridor will span more than 50 miles between Montclair and Long Beach, with stops in Downtown Los Angeles and Pasadena along the way.

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