

**FOR SALE**

**Building Size:  $\pm$  3,132 SF & Lot Size:  $\pm$  1.3 AC /  $\pm$  57,148 SF**

## **HEAVY INDUSTRIAL LAND**

**1132 W 1ST ST., POMONA, CA 91766**



*S Hamilton Blvd.*

*W 1st St.*

**RE/MAX**  
COMMERCIAL

**AGENCY8**  
REAL ESTATE GROUP



# PROPERTY DESCRIPTION

**Subject Property:** 1132 W 1st St & 161 S  
Hamilton Blvd., Pomona,  
CA 91766

**Building Size:** ± 3,132 SF

**Lot Size:** ± 57,148 SF (1.3AC)

**Corner Streets:** S Hamilton Blvd & W 1st  
St.

**Year Built:** 1939

**Property Type:** Industrial Land

**Zoning:** POM2/POM1

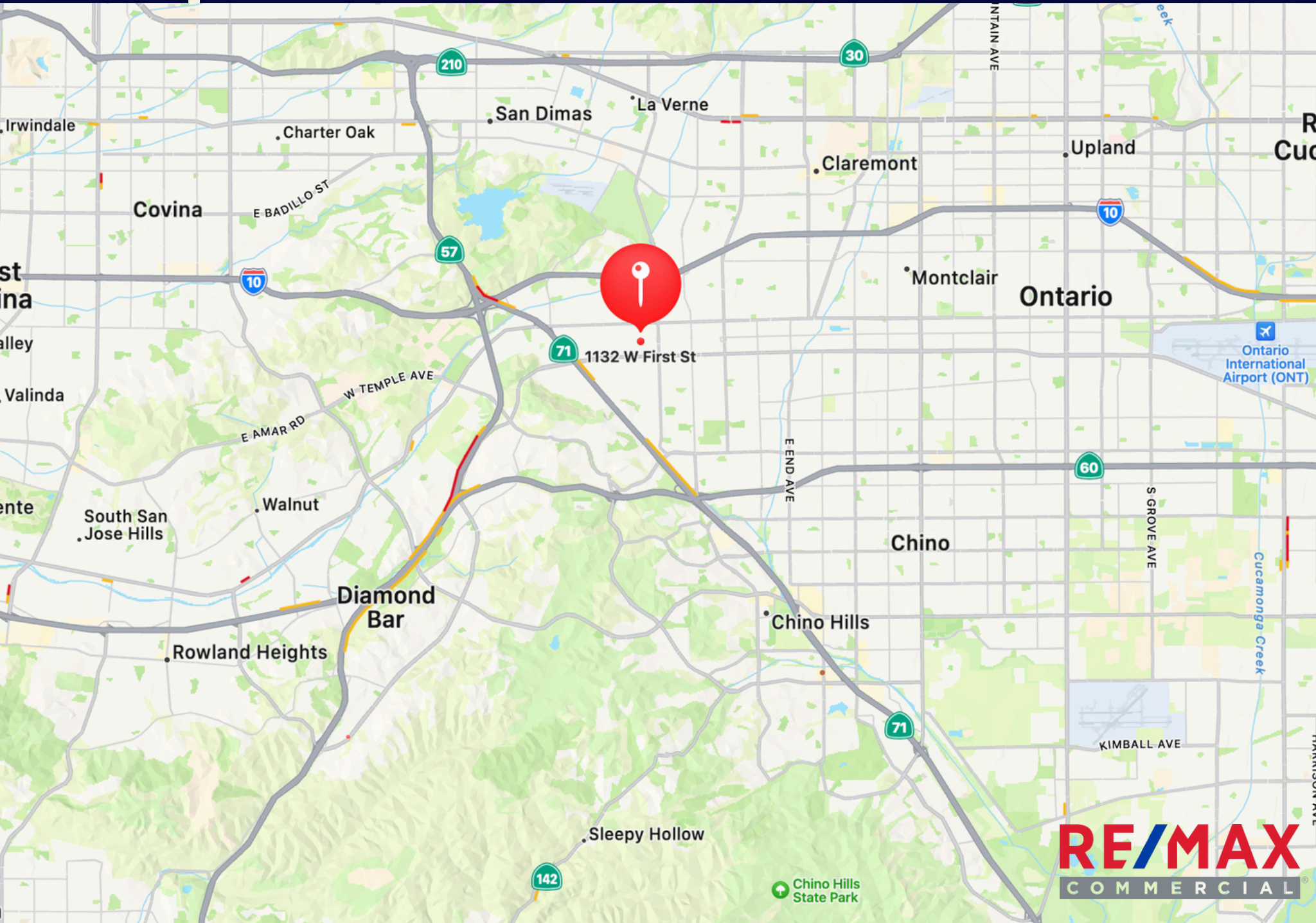
**APN:** 8348-014-002,  
8348-014-012

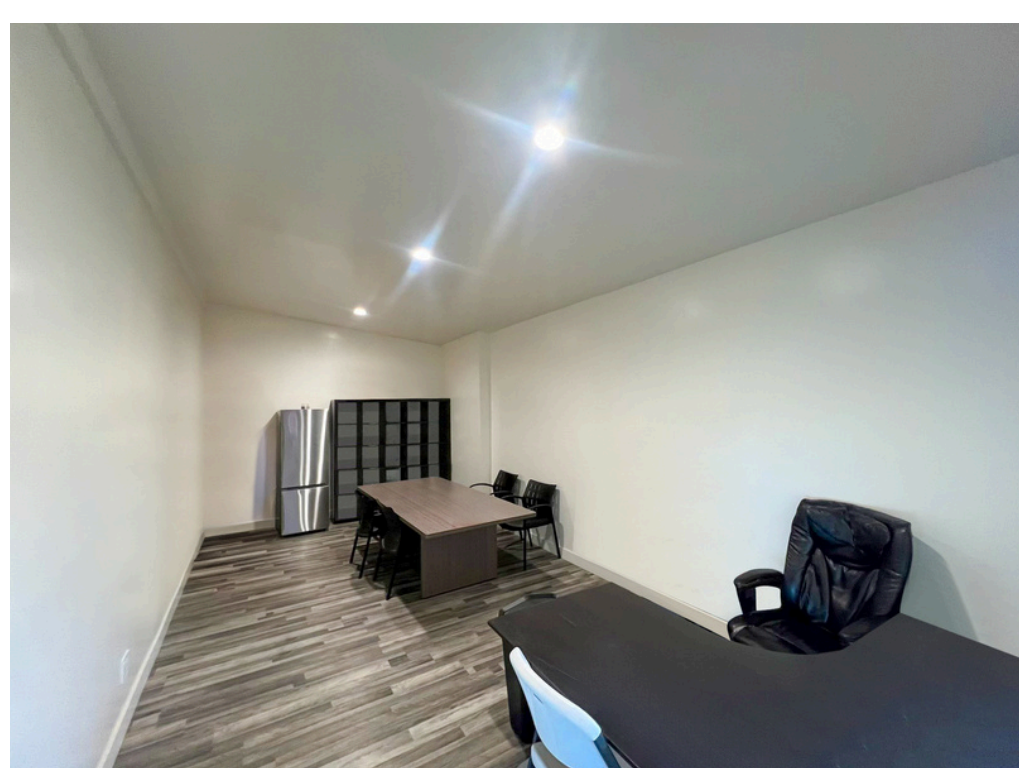
**Use:** Permitted for  
Autowrecking



## INVESTMENT HIGHLIGHTS

- Excellent Owner-User Opportunity
- Lack of Inventory for Industrial Land in the Market
- Private and Secured Fenced Yard
- Great Central Location with Close Proximity to CA 10, 60, and 71 Freeways.
- Pomona is the Gateway to the Inland Empire, Los Angeles, Orange, and San Bernardino Markets.





# PARCEL MAP

8348 | 14  
SCALE 1" = 100'

85104501-84



17

BK. 8342

CODE 7790

15

PART OF LE MAR TRACT POMONA

M. R. 18-4

FOR PREV. ASSM'T SEE: 8349 - 4 & 5

ASSESSOR'S MAP COUNTY OF LOS ANGELES, CALIF.



# THE YAMZON TEAM

---

## CONTACT

### **JORGE YAMZON**

Remax Commercial  
Senior Vice President / Director  
Direct: 626-786-5869  
Email: [Jorgeyamzon@remax.net](mailto:Jorgeyamzon@remax.net)  
CA DRE LICENSE #01359483

### **DEREK ING**

Remax Commercial  
Senior Sales Associate  
Direct: 626-272-0948  
Email: [Dereking.remaxcre@gmail.com](mailto:Dereking.remaxcre@gmail.com)  
CA DRE LICENSE #02041751

### **JESSE SANCHEZ**

Remax Commercial  
Senior Sales Associate  
Direct: 909-235-2776  
Email: [Jessesanchezremaxcre@gmail.com](mailto:Jessesanchezremaxcre@gmail.com)  
CA DRE LICENSE #02092550

### **ABRAHAM PRATTELLA**

Agency 8 Real Estate Group  
Senior Vice President / Director  
Direct: 909-851-9953  
Email: [Abraham@realestatewithabraham.com](mailto:Abraham@realestatewithabraham.com)  
CA DRE LICENSE #01506646