

FOR SALE

| Lot Size: ± 86,100 SF / 1.97AC

INDUSTRIAL LAND OPPORTUNITY

10968 PIPELINE AVE, 10982 PIPELINE AVE, 10990 PIPELINE AVE., POMONA, CA 91766



POTENTIAL ASSEMBLAGE



PIPELINE AVE

RE/MAX
COMMERCIAL

PROPERTY DESCRIPTION

Subject Property: 10968 Pipeline Ave,
10982 Pipeline Ave,
10990 Pipeline Ave,

City: Pomona, CA 91766

County: San Bernardino

Buildings: 2

Lot Size: ± 86,100 SF / 1.97AC

Corner Streets: W Mission & Pipeline Ave

Property Type: Industrial Land

Zoning: Industrial Commercial (IC)

APN: 1012-231-31-0000
1012-231-32-0000
1012-231-33-0000



INVESTMENT HIGHLIGHTS

- **Excellent Owner-User Opportunity.**
- **Ample Parking Space.**
- **Located on a Truck Route.**
- **Private/Secured Fenced Yard.**
- **Excellent Ingress and Egress.**
- **Located off of W Mission Blvd., a main thoroughfare, and blocks away from Downtown Pomona and Other surrounding amenities.**
- **Great central location with Proximity to CA 10, 60, and 71 freeways.**
- **Pomona is the gateway to the Inland Empire, Los Angeles, Orange, and San Bernardino markets.**

RE/MAX
COMMERCIAL[®]



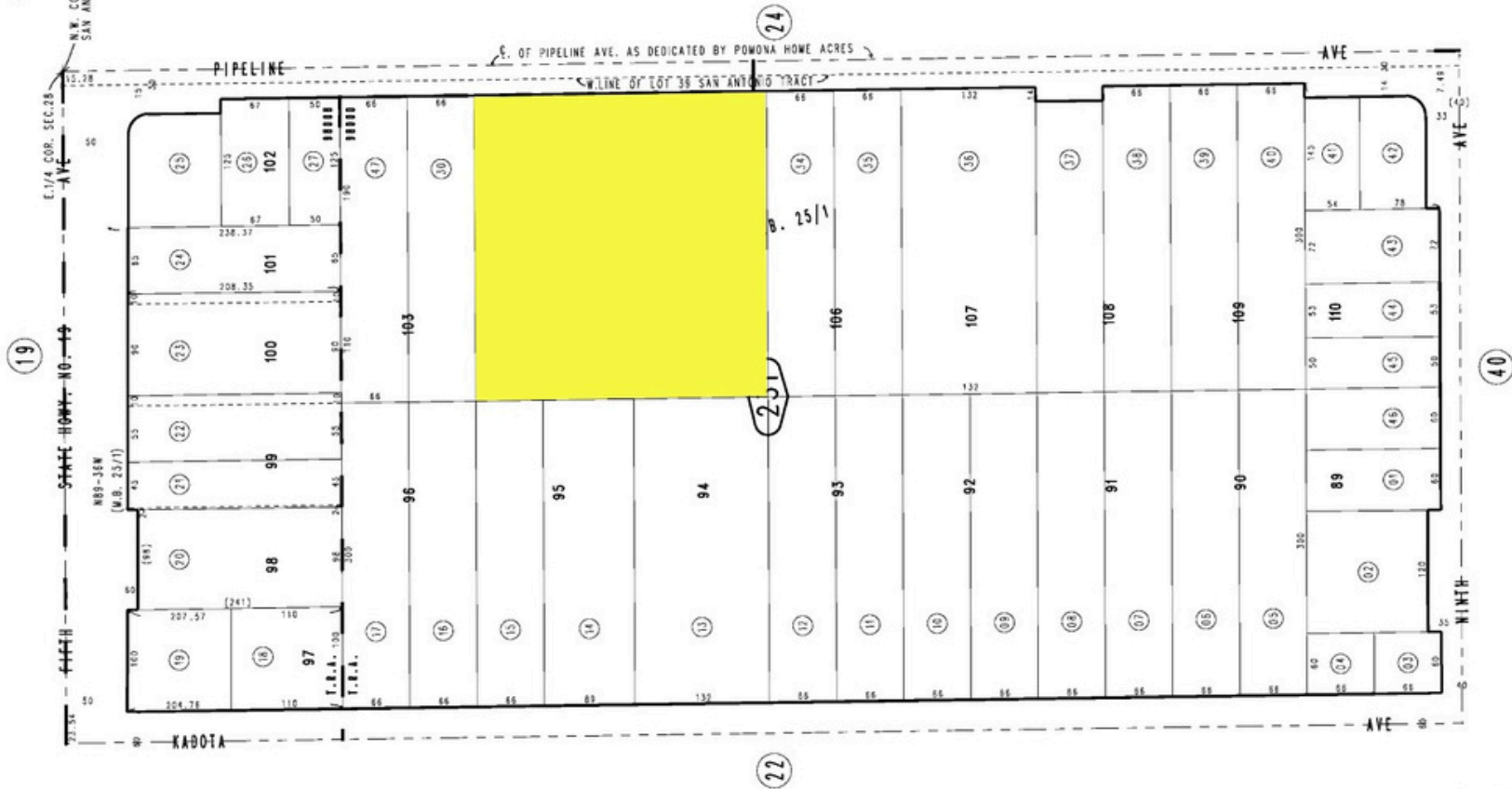
THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.



Ptn. Pomona Home Acres
M.B. 25/1

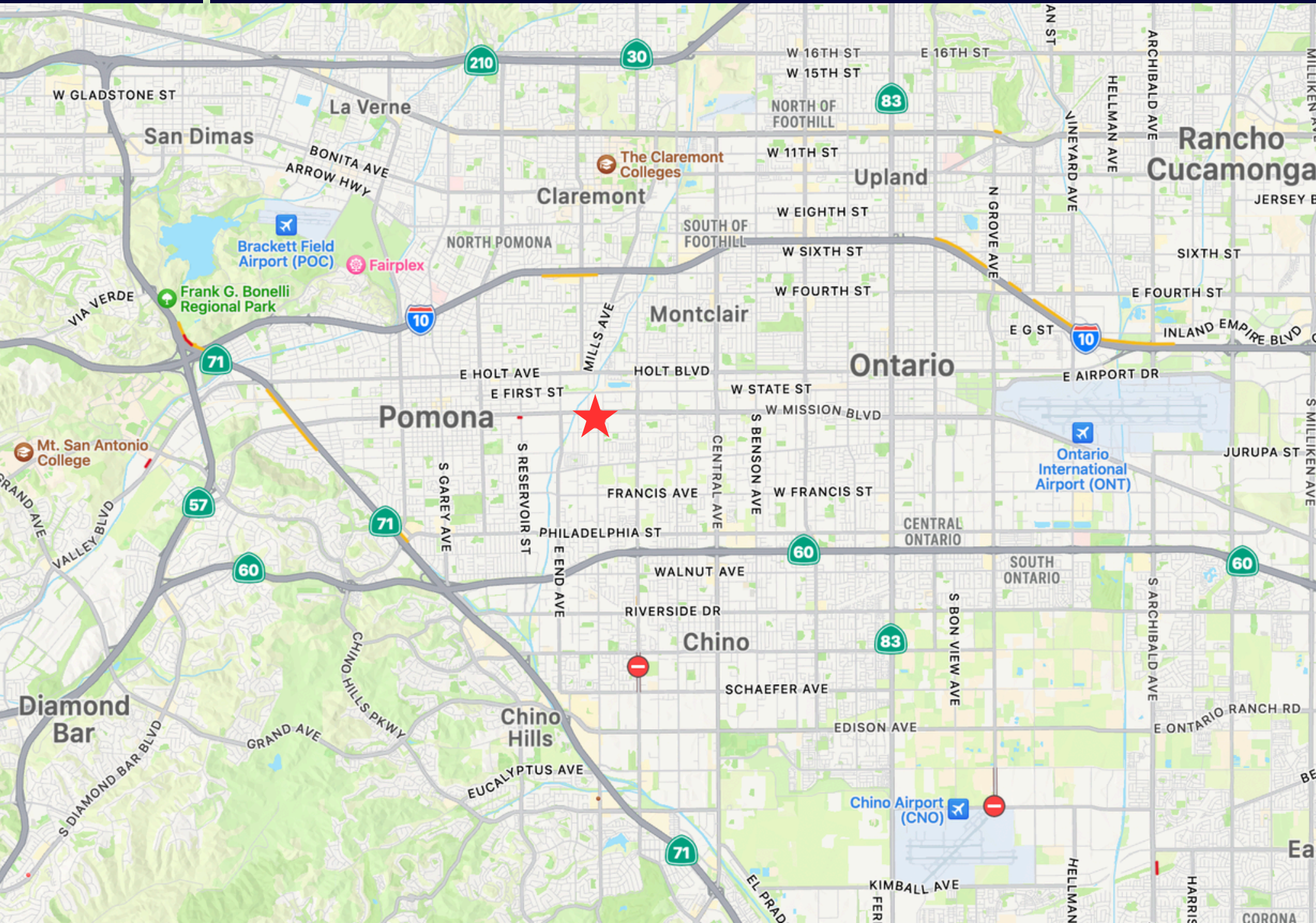
Ontario Outside
Tax Rate Area
98000 98008

1012 - 23



AERIAL MAP

Pomona is the Gateway to Inland Empire, Los Angeles, and San Bernardino



POMONA DEMOGRAPHICS



Total Population: 146,015
23 Square Miles
6,352.8 People per square mile



Age

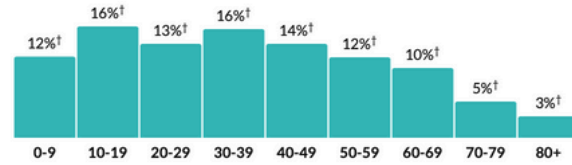
35.9

Median age

about 90 percent of the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 38.5

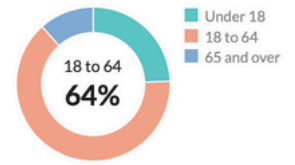
a little less than the figure in California: 37.9

Population by age range



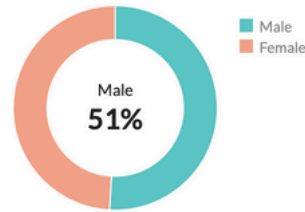
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Population by age category

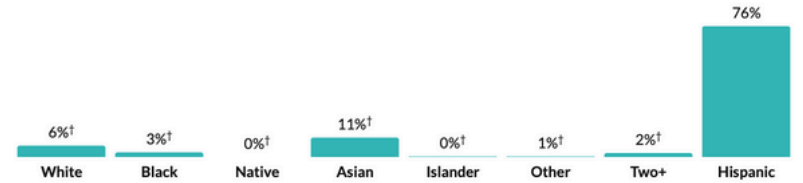


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Sex



Race & Ethnicity



[Show data / Embed](#)

* Hispanic includes respondents of any race. Other categories are non-Hispanic.

[Show data / Embed](#)

Income

\$26,759

Per capita income

about three-fifths of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$45,171

about three-fifths of the amount in California: \$46,661

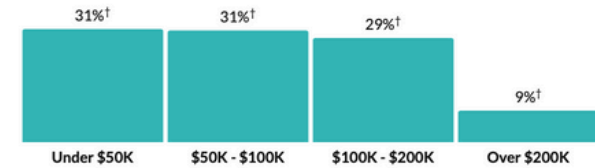
\$77,609

Median household income

about 90 percent of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$87,743

about 80 percent of the amount in California: \$91,551

Household income



[Show data / Embed](#)

Poverty

12%

Persons below poverty line

about 90 percent of the rate in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 12.9%

about the same as the rate in California: 12.2%

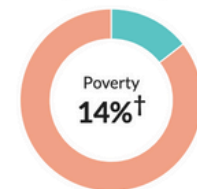
Children (Under 18)



■ Poverty
 ■ Non-poverty

[Show data / Embed](#)

Seniors (65 and over)



■ Poverty
 ■ Non-poverty

[Show data / Embed](#)

FOR SALE

POTENTIAL ASSEMBLAGE

± 19,800 SF / .45 AC LOT

INCOME PROPERTY OR OWNER-USER INDUSTRIAL LAND

11012 PIPELINE AVE., POMONA, CA 91766

ZONING: INDUSTRIAL COMMERCIAL (IC)



RE/MAX
COMMERCIAL



THE YAMZON TEAM

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