

± 0.7 AC TOD MIXED USE DEVELOPMENT OPPORTUNITY

2478 Arrow Hwy, La Verne, CA 91750

ADJACENT TO POMONA FAIRPLEX: HOME OF LA COUNTY FAIR &
DOWN THE STREET FROM UNIVERSITY OF LA VERNE



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PROPERTY DESCRIPTION

Property Address: 2478 Arrow Hwy,
La Verne, CA 91750

Year Built: 1981

Lot Size: \pm 30,648 SF (\pm 0.7 AC)

Building Size: \pm 8,928 SF

Corner Streets: Arrow Hwy &
N White Ave

Traffic Count: \pm 32,000 SF

Street Frontage: Arrow Hwy (\pm 156 Ft)
N White Ave (\pm 166 Ft)

Zoning: LVPID

APN: 8378-015-009

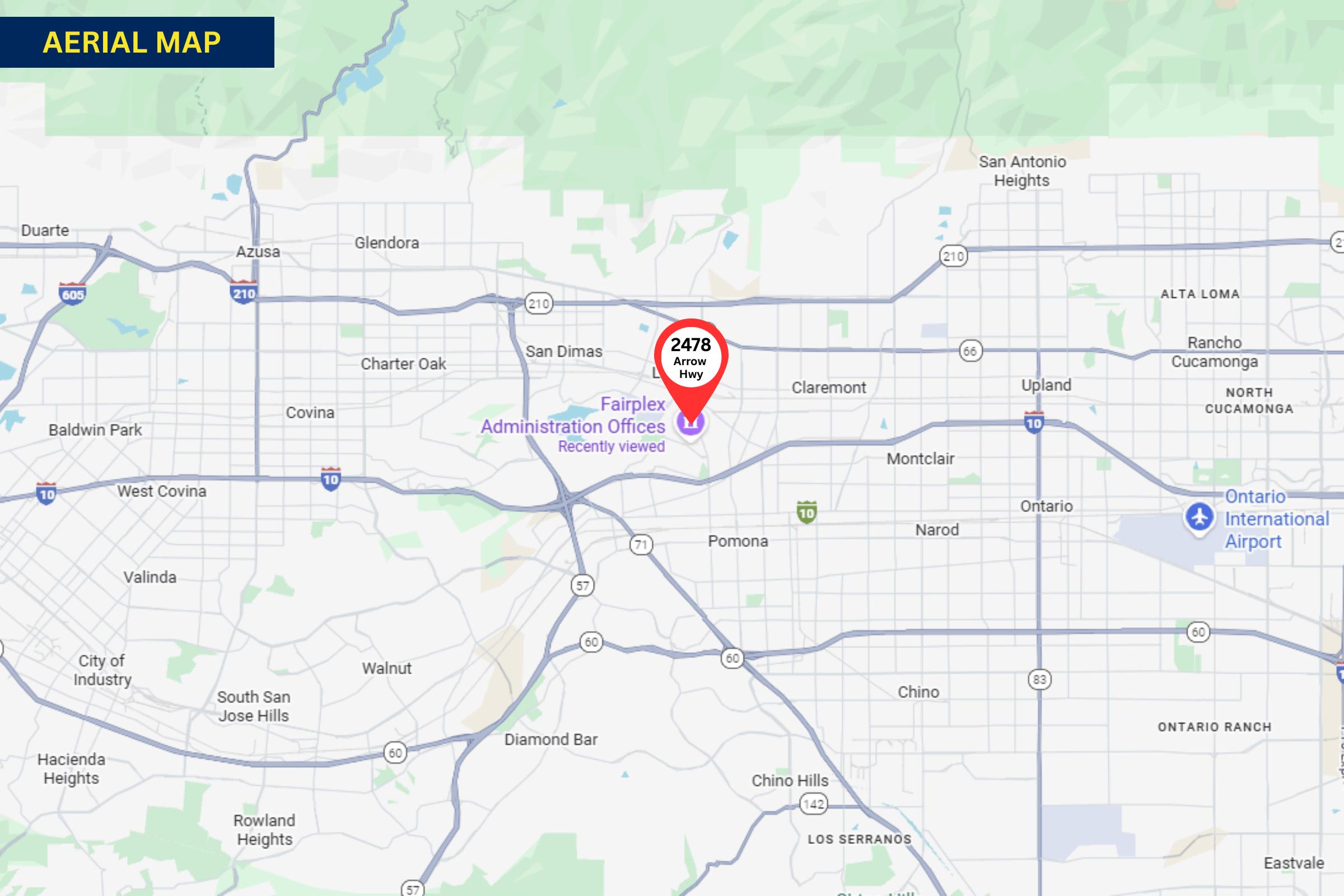


INVESTMENT HIGHLIGHTS

- Transit-Oriented Mixed Use Development
- Directly Adjacent to Pomona Fairplex, Home of LA County Fair
- Old Town La Verne Specific Plan Provides Favorable By-Right Development Standards
- Across the Street from La Verne's New Metro Gold Line Light Rail Station and Metrolink Commuter Rail
- Right Down the Street from the University of La Verne (Less than Half a Mile Away), and Situated within a 5-Mile Radius of Other Prestigious Universities, Including Claremont Colleges, Cal Poly Pomona, and Western University.
- Across the Street from Potential Future 367-Unit Multifamily Development Project
- Location has a High Tenant Demand with Submarket Occupancy
- Close Proximity to CA I-10 FWY, making this location a Center Point to the Greater Los Angeles Area and the Inland Empire



AERIAL MAP



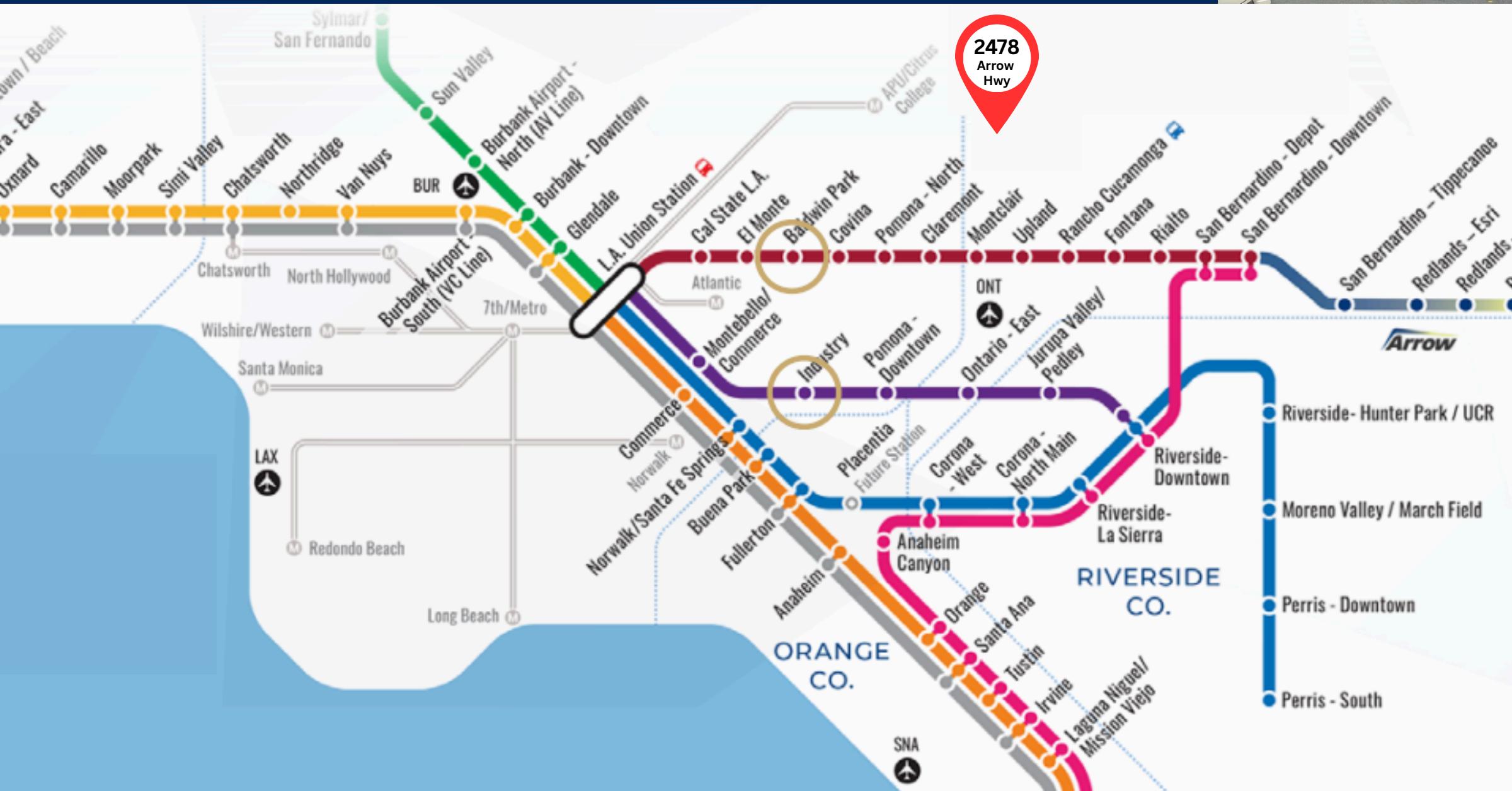
NEW GOLD LINE TO POMONA

6 MIN (3.2 Miles)

Downtown Pomona Commuter Rail
(Riverside Line)

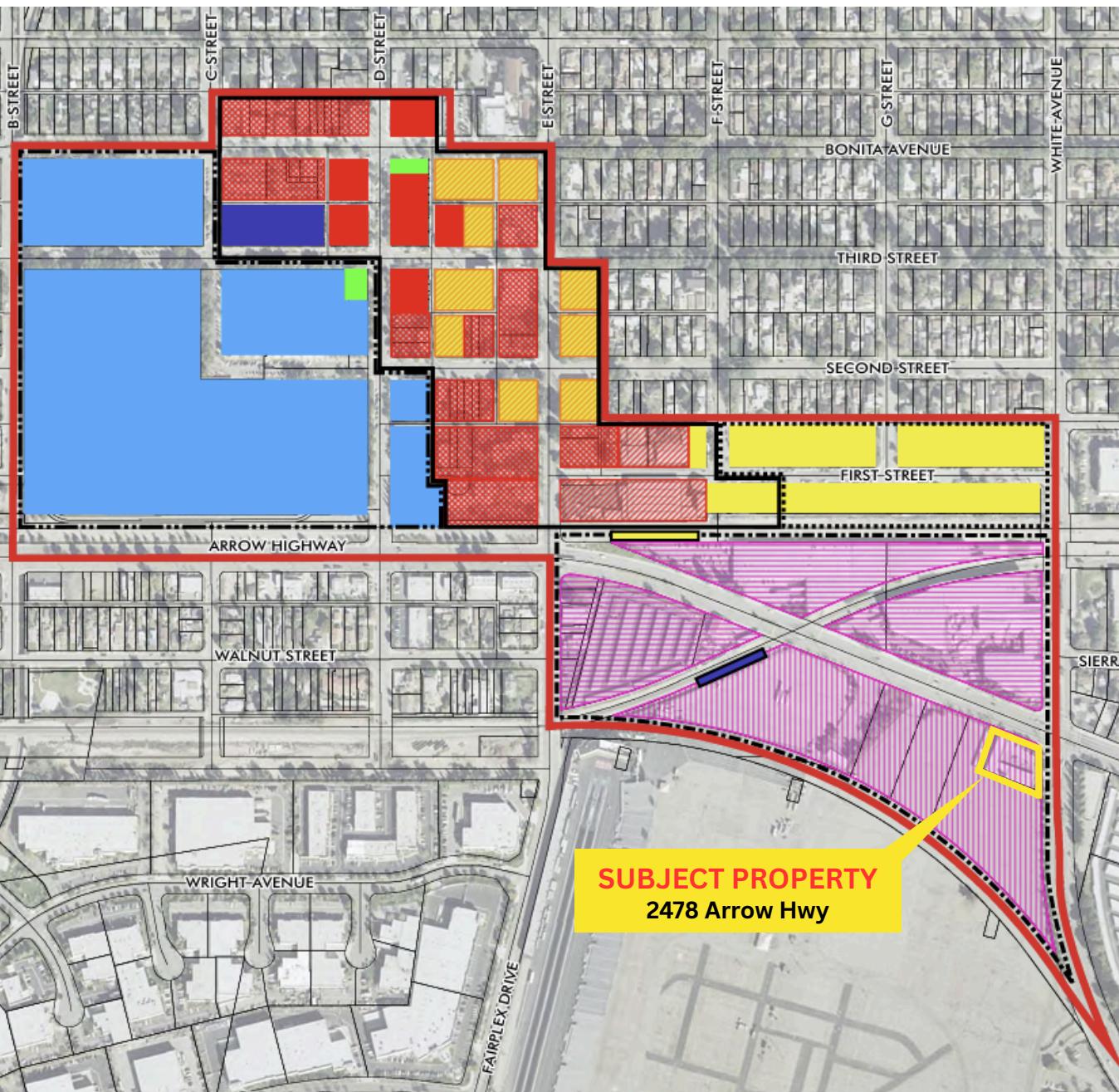
5 MIN (1.3 Miles)

Pomona North Metrolink
(San Bernardino Red Line)



PART OF OLD TOWN LA VERNE SPECIFIC PLAN

Old Town La Verne Specific Plan Provides Favorable By-Right Development Standards



Old Town La Verne Specific Plan

FIGURE 9.1: LAND USE DISTRICTS

- Specific Plan Area
- Gold Line Station Platform
- Metrolink Station Platform
(currently Metrolink stops only during the LA County Fair)
- Historic Core Retail District
(Small-Scale Shops, Restaurants and Services)
- Old Town Mixed-Use District
(Small-Scale Shops and Restaurants and Services. First Level Retail with Residential above for Residents.)
- Adaptive Reuse Mixed-Use District
(Adaptive Reuse of Packing Houses for Shops, Restaurants, Services and Educational Uses.)
- Historic Fabric Mixed-Use District
(Adaptive Reuse of Single-Family Structures for Retail, Office, Restaurant, or Residential)
- Medium Density Residential District
(Two or Three Story Row Houses, Stacked Flats or Lofts)
- Mixed-Use 1 District
(Retail with Residential or Office above)
- Mixed-Use 2 District**
(Retail and/or Cultural with Residential or Office above)
- University of La Verne District
- Institutional District
- City Parks
(Parks or Plazas)
- Historic Old Town Sector
- University of La Verne Sector
- Arrow Corridor / TOD Sector
- First Street Sector

Development Standards

Old Town Mixed-Use (2), Medium Density Residential

SUBJECT PROPERTY: 2748 ARROW HWY, LA VERNE, CA

ZONING (SPECIFIC PLAN): Mixed-Use 2



Land Use Districts	DEVELOPMENT STANDARDS					
	MAXIMUM HEIGHT	MINIMUM LOT SIZE	MAXIMUM RESIDENTIAL UNIT DENSITY	PUBLIC STREET SETBACK (except as noted in Design Standards & Guidelines)	PUBLIC ALLEY SETBACK (except as noted in Design Standards & Guidelines)	PARKING
Old Town Mixed-Use	24 Feet flat roof, 32 feet pitched roof	10,000 SF	30 DU/ACRE	0 FT*	2 FT	2 spaces per 1,000 SF of retail/7.5 spaces per 1,000 SF of restaurant/2 spaces per 1,000 SF of office/1 space per residential bedroom
Mixed-Use 1	72 feet	40,000 SF	60 DU/ACRE	0 FT*	2 FT	2 spaces per 1,000 SF of retail/7.5 spaces per 1,000 SF of restaurant/2 spaces per 1,000 SF of office/1 space per residential bedroom
Mixed-Use 2	84 feet ^(a) 108 feet ^(b)	40,000 SF	70 DU/ACRE	0 FT*	2 FT	2 spaces per 1,000 SF of retail/7.5 spaces per 1,000 SF of restaurant/2 spaces per 1,000 SF of office/1 space per residential bedroom
Medium Density Residential	24 Feet flat roof, 32 feet pitched roof	10,000 SF	40 DU/ACRE	3 FT	2 FT	1 space per bedroom
University of La Verne	See Campus Master Plan	See Campus Master Plan	See Campus Master Plan	See Campus Master Plan	See Campus Master Plan	See Campus Master Plan

* Projects over 10,000 square feet or with a frontage that exceeds 100 feet are subject to landscaping and open space improvements subject to review and approval by the Development Review Committee.

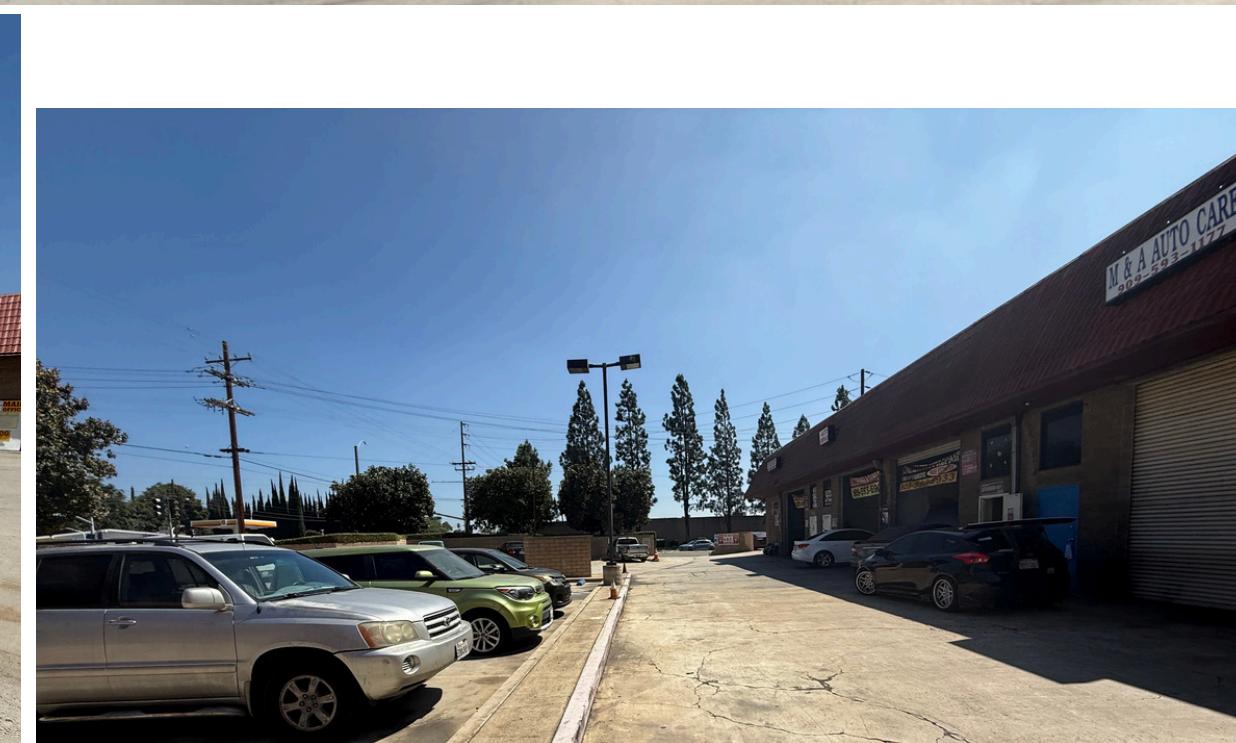
^(a) Residential or Office

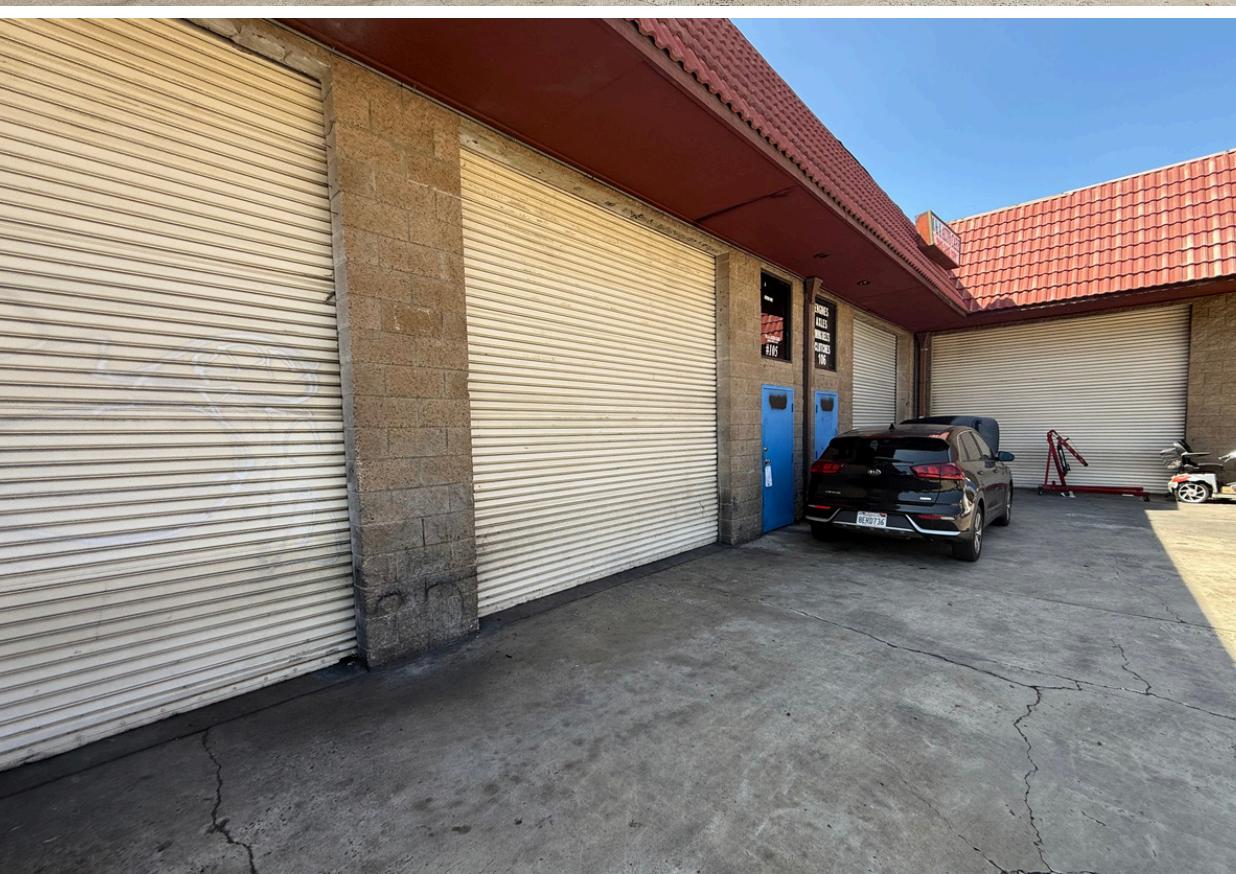
^(b) Hotel

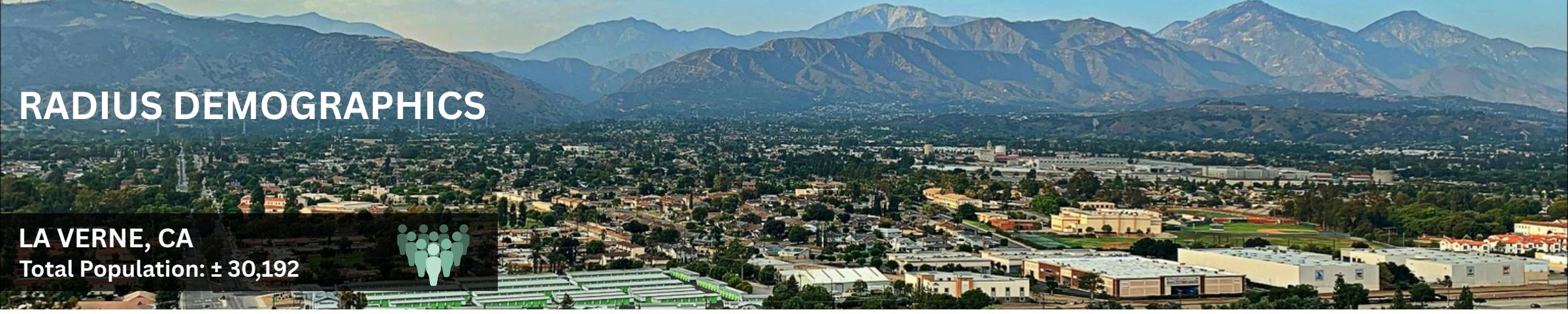
OLD TOWN LA VERNE SPECIFIC PLAN: WEBSITE LINK

<http://www.lavernecrossings.com/documents/OldTownLaVerneSpecificPlan.pdf>

PROPERTY PHOTOS







RADIUS DEMOGRAPHICS

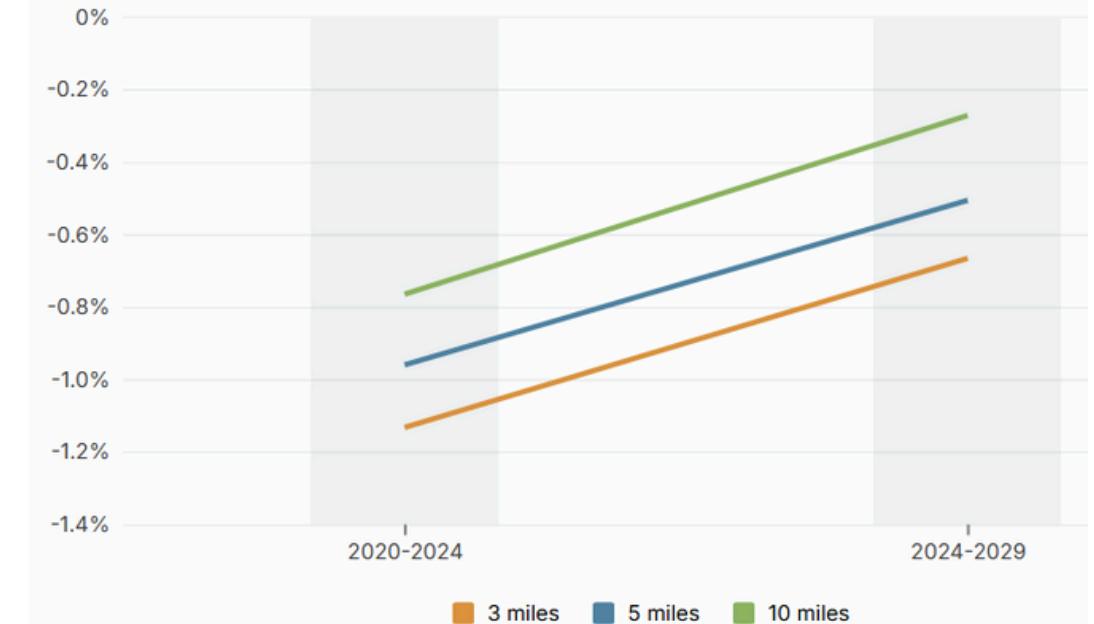
LA VERNE, CA

Total Population: ± 30,192



Population

	3 miles	5 miles	10 miles
2020 Population	148,868	336,962	1,103,736
2024 Population	142,119	324,006	1,069,967
2029 Population Projection	137,386	315,809	1,055,378
Annual Growth 2020-2024	-1.1%	-1.0%	-0.8%
Annual Growth 2024-2029	-0.7%	-0.5%	-0.3%
Median Age	38.5	37.5	38.6
Annual Population Growth			



Population By Race

	3 miles	5 miles	10 miles
White	44,779	92,070	279,197
Black	7,389	14,916	42,805
American Indian/Alaskan Native	2,301	4,996	15,415
Asian	13,721	39,727	198,896
Hawaiian & Pacific Islander	259	596	2,138
Two or More Races	73,671	171,702	531,516
Hispanic Origin	81,232	188,458	588,708

Households

	3 miles	5 miles	10 miles
2020 Households	47,905	102,985	341,669
2024 Households	45,358	98,308	329,688
2029 Household Projection	43,730	95,577	324,807
Annual Growth 2020-2024	0%	0.3%	0.3%
Annual Growth 2024-2029	-0.7%	-0.6%	-0.3%
Owner Occupied Households	24,391	56,609	201,232
Renter Occupied Households	19,339	38,969	123,575
Avg Household Size	3	3.1	3.1
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$1.7B	\$3.7B	\$13B

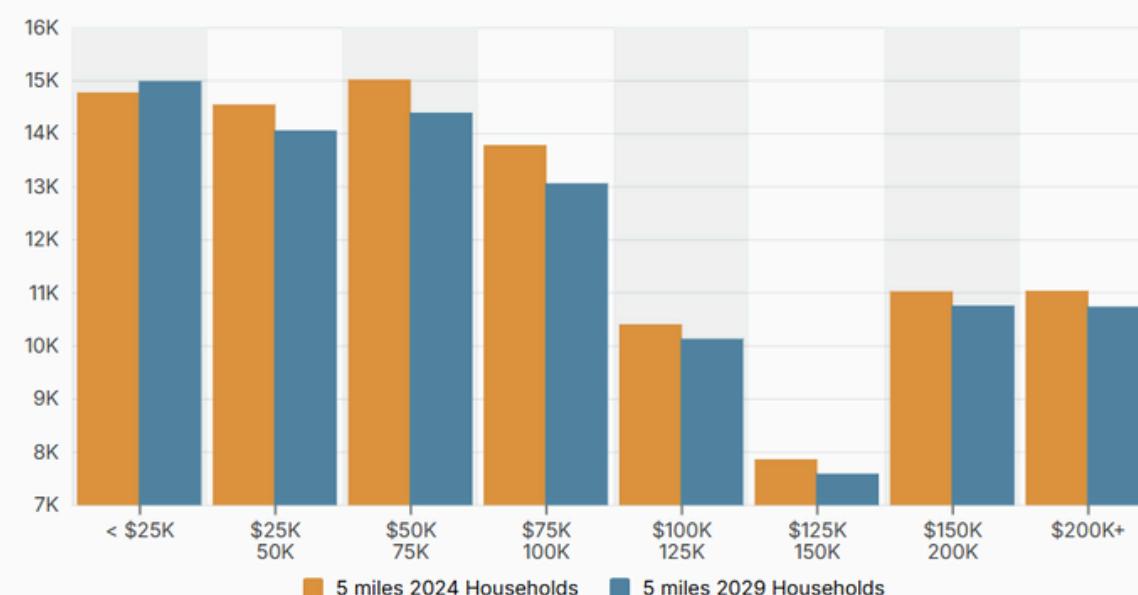
Housing

	3 miles	5 miles	10 miles
Median Home Value	\$649,638	\$655,205	\$681,173
Median Year Built	1967	1971	1973

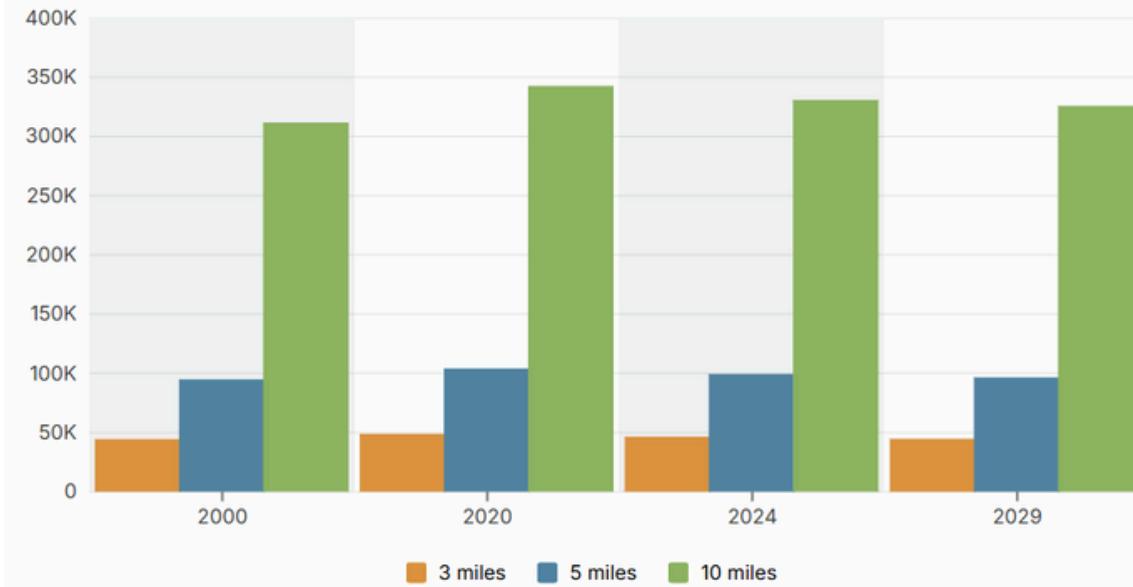
Income

	3 miles	5 miles	10 miles
Avg Household Income	\$103,172	\$106,544	\$110,913
Median Household Income	\$81,250	\$83,839	\$89,185
< \$25,000	7,439	14,757	41,713
\$25,000 - 50,000	6,903	14,531	45,416
\$50,000 - 75,000	6,763	14,998	51,515
\$75,000 - 100,000	6,290	13,765	46,176
\$100,000 - 125,000	5,015	10,387	38,878
\$125,000 - 150,000	3,270	7,842	29,272
\$150,000 - 200,000	4,939	11,008	38,085
\$200,000+	4,736	11,018	38,634

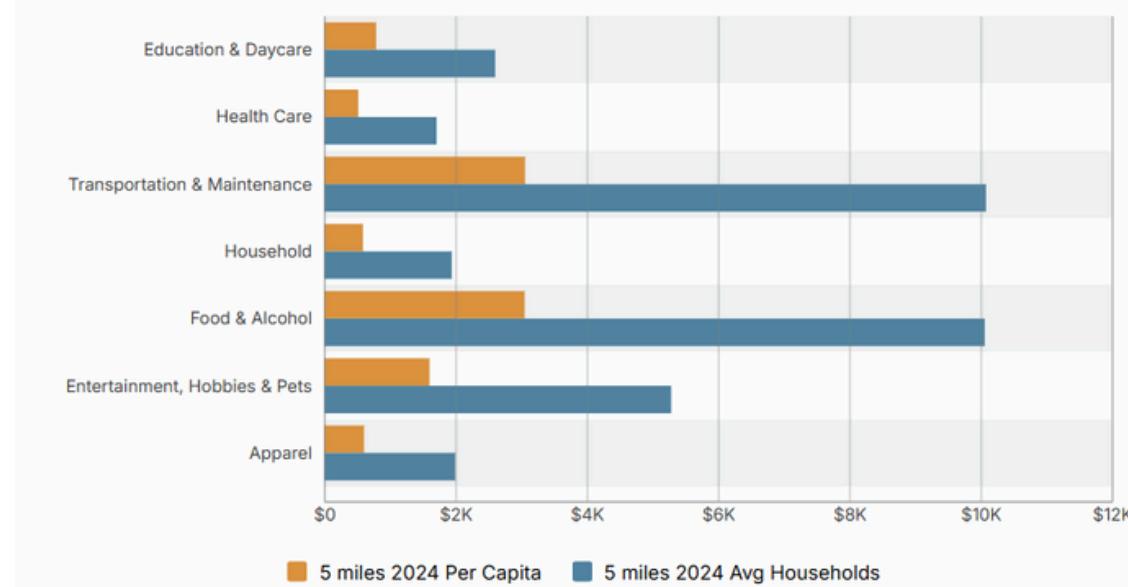
Household Income



Households



Per Capita & Avg Household Spending



OVER 140,000 AGENTS



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Panama
Paraguay
Peru
Suriname
United States
Uruguay
Venezuela

Angola
Benin
Botswana
Ethiopia
Kenya
La Réunion
Mauritius
Morocco
Namibia
Nigeria
Seychelles
South Africa
Swaziland
Tanzania
Tunisia
Uganda
Zambia

Albania
Austria
Belgium
Bosnia & Herzegovina
Bulgaria
Croatia
Cyprus
Czech Republic
England* and Wales
Estonia
Finland
France
Germany
Greece
Georgia
Hungary
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Israel
Italy
Kosovo
Liechtenstein
Lithuania
Luxembourg
Malta
Moldova
Montenegro
Netherlands
Norway
Poland
Portugal
Romania
Republic of Ireland
Russia
Slovenia
Spain

MIDDLE EAST

Egypt
Qatar
Saudi Arabia
United Arab Emirates

CARIBBEAN

Aruba*
Antigua & Barbuda
Bonaire*
British Virgin Islands*
Cayman Islands*
Curacao*
Dominican Republic
Grenada
Guadeloupe
Jamaica
Puerto Rico*
St. Barthelemy*
St. Lucia
St. Kitts & Nevis
St. Maarten/St. Martin*
St. Vincent/Grenadines
Trinidad & Tobago
Turks & Caicos*
U.S. Virgin Islands*

Australia
China
Fiji
Guam*
Hong Kong*
Kazakhstan
Mongolia
New Zealand
Palau
Pakistan
Philippines
South Korea
Sri Lanka
Taiwan
Thailand

ASIA/PACIFIC

2024 RANKINGS
SMALL TEAMS
#1 CALIFORNIA
#2 NATIONWIDE
#3 WORLDWIDE

THE YAMZON TEAM

2024 RANKINGS
SMALL TEAMS

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#2 NATIONWIDE

#3 WORLDWIDE