

± 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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DISCLAIMER: This information has been secured from sources we believe to be reliable, but we make no representations or guarantees, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bear all risk for any inaccuracies.

PROPERTY DESCRIPTION

Property Address:	2478 Arrow Hwy, La Verne, CA 91750
Year Built:	1981
Lot Size:	± 30,648 SF (± 0.7 AC)
Building Size:	± 8,928 SF
Corner Streets:	Arrow Hwy & N White Ave
Traffic Count:	± 32,000 SF
Street Frontage:	Arrow Hwy (± 156 Ft) N White Ave (± 166 Ft)
Zoning:	LVPID
APN:	8378-015-009

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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

 University of La Verne

NEW LA VERNE STATION
FOTHILL BLVD GOLD LINE 

367 Unit Multifamily
Development

SUBJECT PROPERTY

BRACKETT FIELD AIRPORT

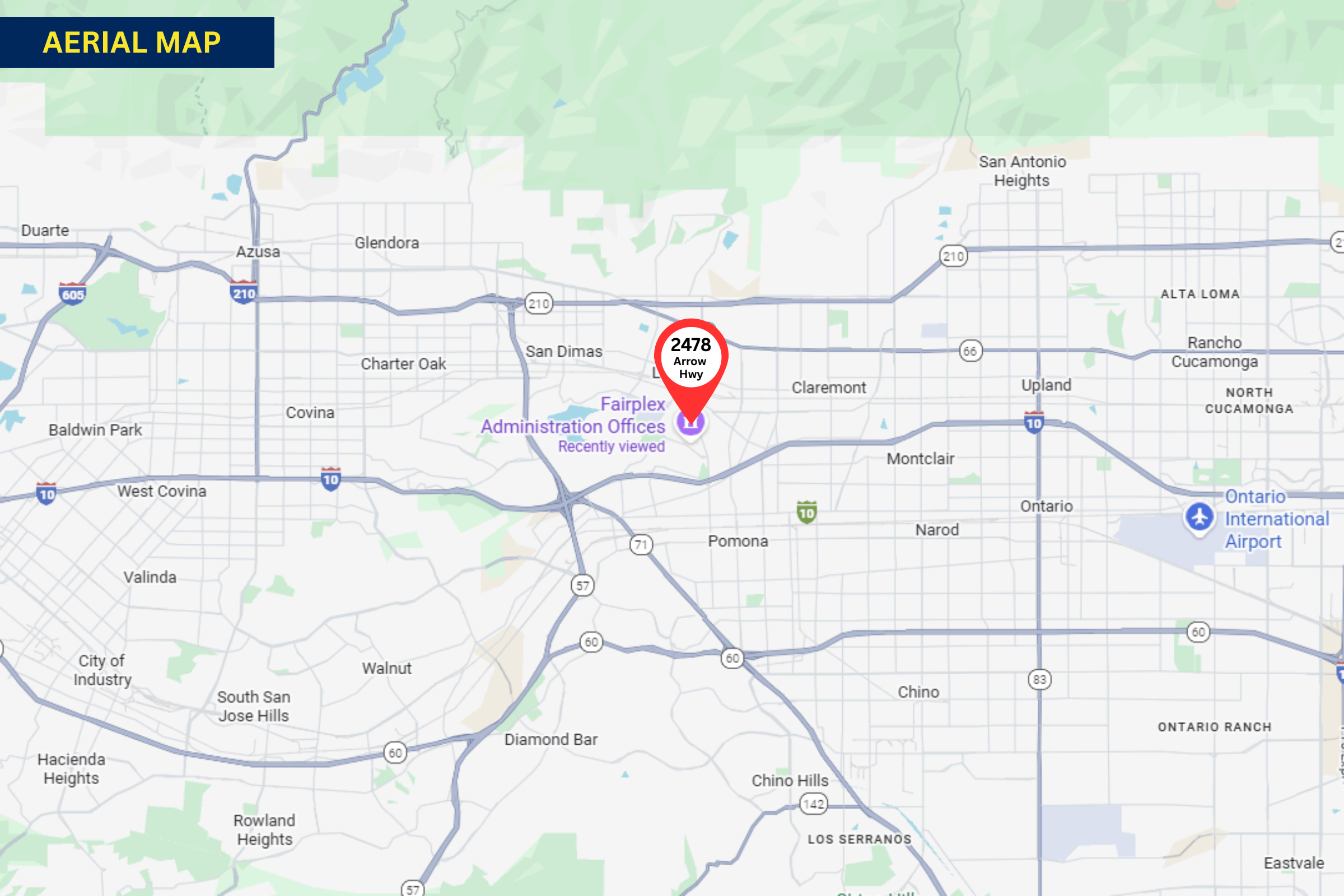
FAIRPLEX
PRESENTS

 MOUNTAIN MEADOWS
GOLF COURSE

 POMONA VALLEY HOSPITAL
MEDICAL CENTER



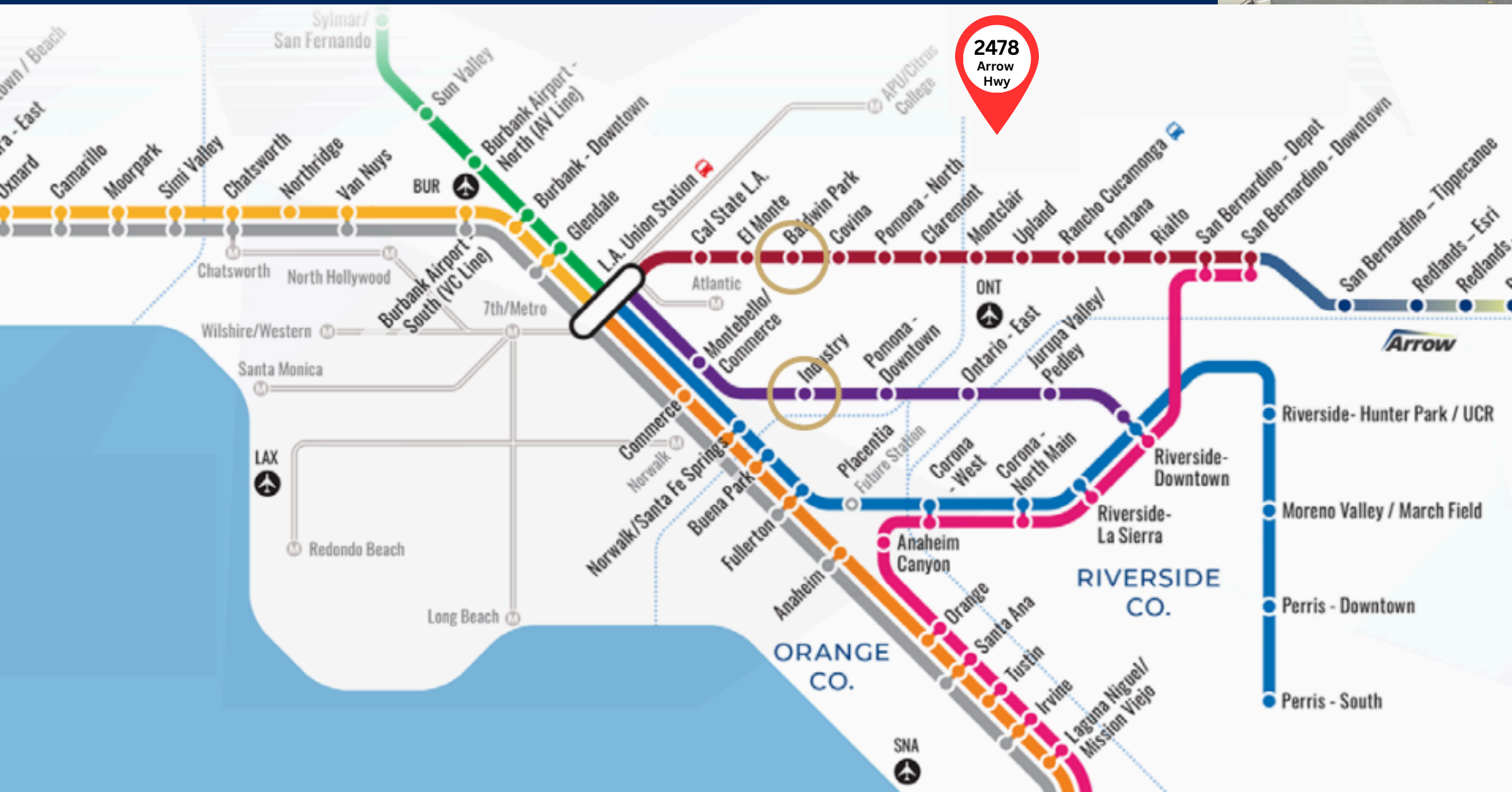
AERIAL MAP



NEW GOLD LINE TO POMONA

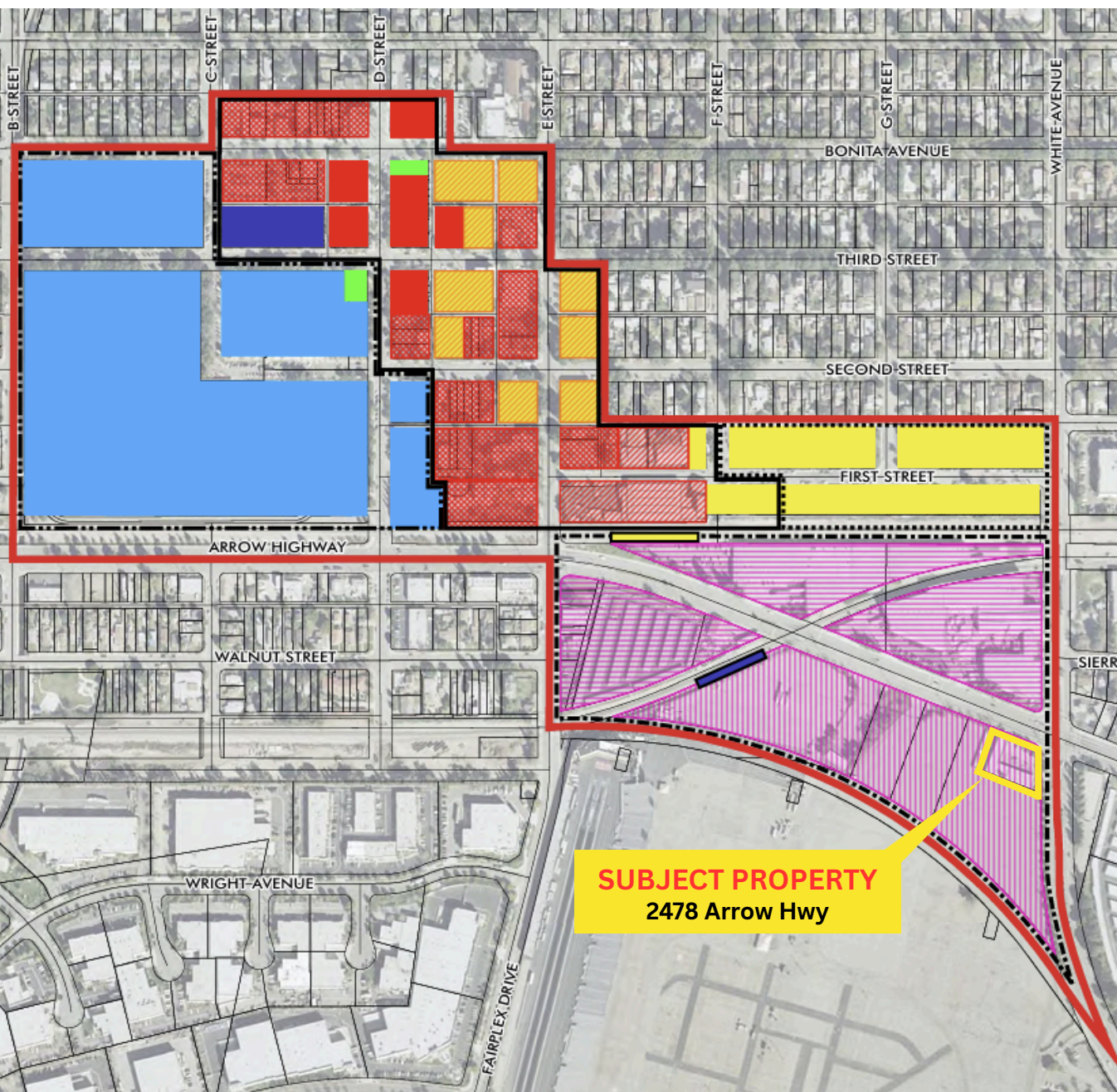
6 MIN (3.2 Miles)
Downtown Pomona Commuter Rail
(Riverside Line)

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





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

PROPERTY PHOTOS



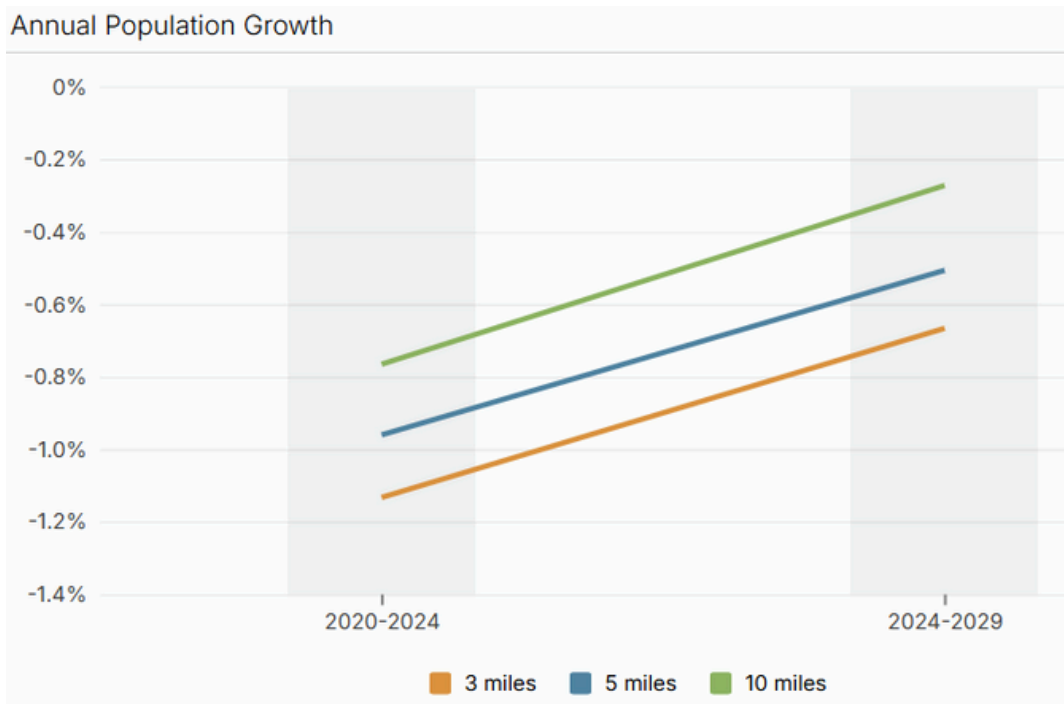


RADIUS DEMOGRAPHICS

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



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

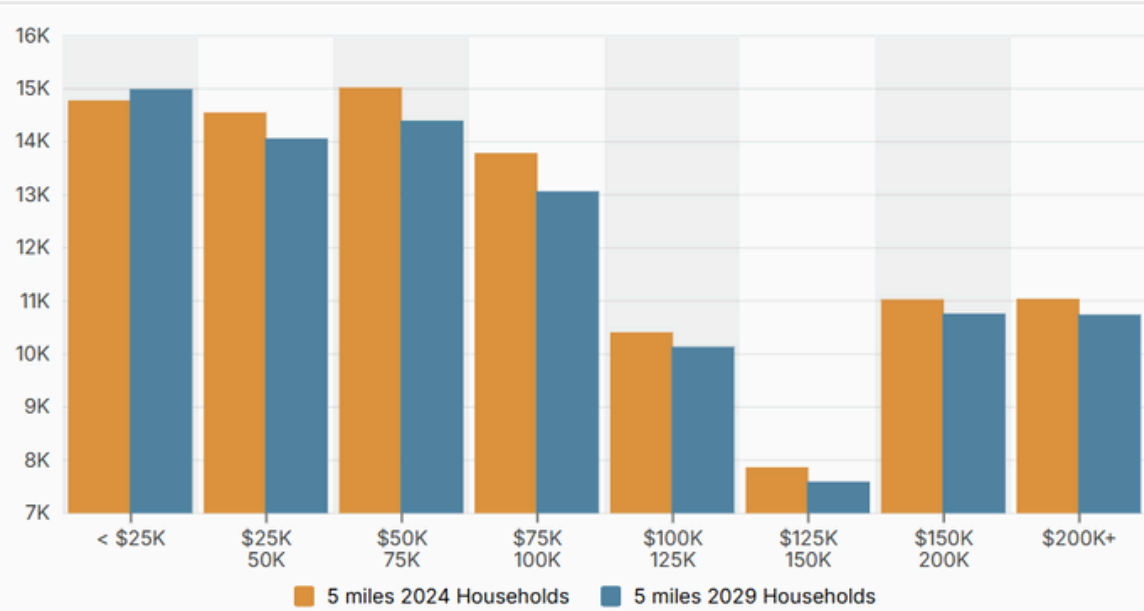
Housing

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

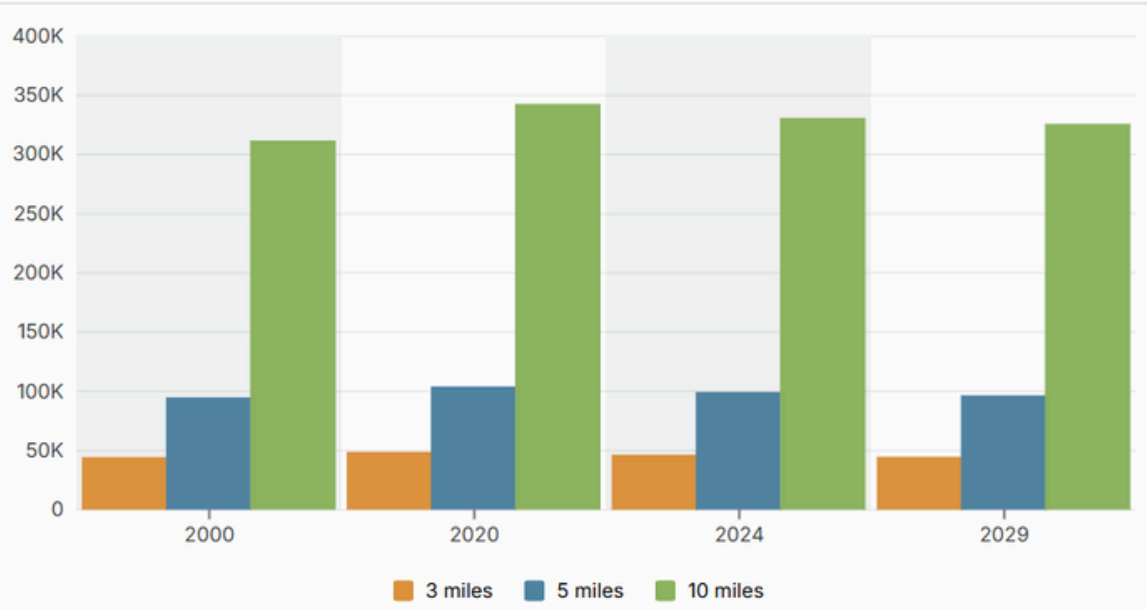
Income

	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

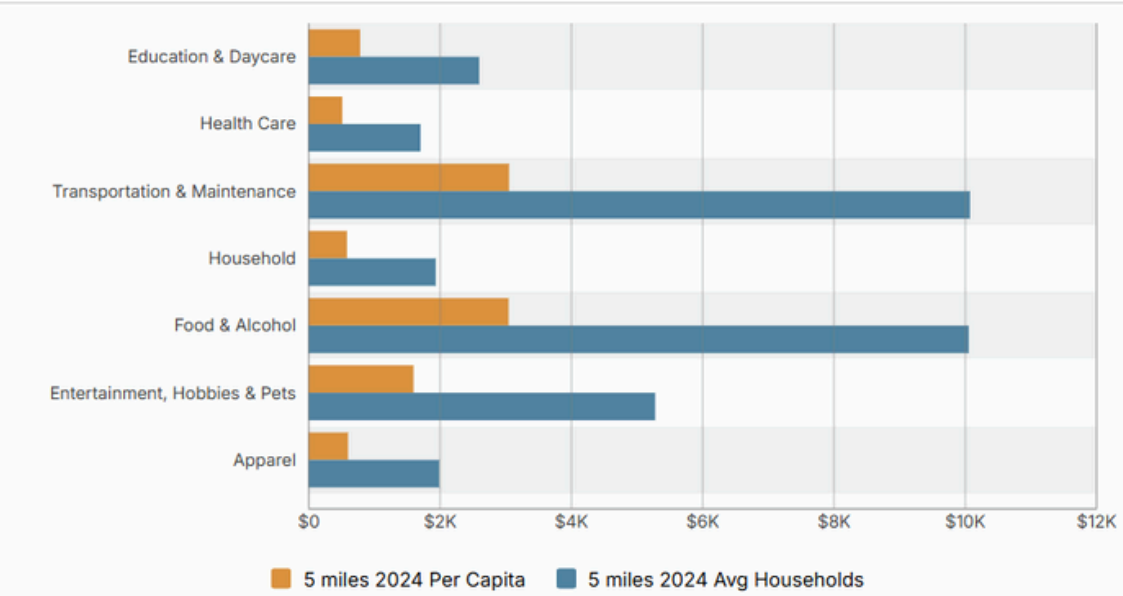
Household Income



Households



Per Capita & Avg Household Spending



OVER 140,000 AGENTS



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