

**FOR SALE**

Building Size: ± 3,660 SF & Lot Size: ± 7,561 SF / ± 0.17 AC

# INDUSTRIAL MANUFACTURING OPPORTUNITY

1193 W 2ND ST., POMONA CA 91766



**RE/MAX**  
COMMERCIAL®



# PROPERTY DESCRIPTION

<b>Subject Property:</b>	1193 W 2nd St., Pomona, CA 91766
<b>Building Size:</b>	± 3,660 SF
<b>Lot Size:</b>	± 7,561 SF / (.017 AC)
<b>Ceiling Height:</b>	± 17 FT
<b>No. of Loading Docks:</b>	0
<b>No. of GL Doors:</b>	1
<b>Corner Streets:</b>	S Myrtle Ave and W 2nd St
<b>Year Built:</b>	1946
<b>Property Type:</b>	Industrial
<b>Subtype:</b>	Manufacturing
<b>Zoning:</b>	Light Industrial
<b>APN:</b>	8348-014-005



## INVESTMENT HIGHLIGHTS

- Excellent Owner-User Opportunity
- Lack of Inventory for Industrial Freestanding Buildings on the Market
- High Power
- Yard Area
- Great Central Location with Close Proximity to CA 10, 60, and 71 Freeway
- Pomona is the Gateway to the Inland Empire, Los Angeles, Orange, and San Bernardino Markets

# SITE PLAN

± 3,660 SF & Lot Size: ± 7,561 SF / ± 0.17 AC

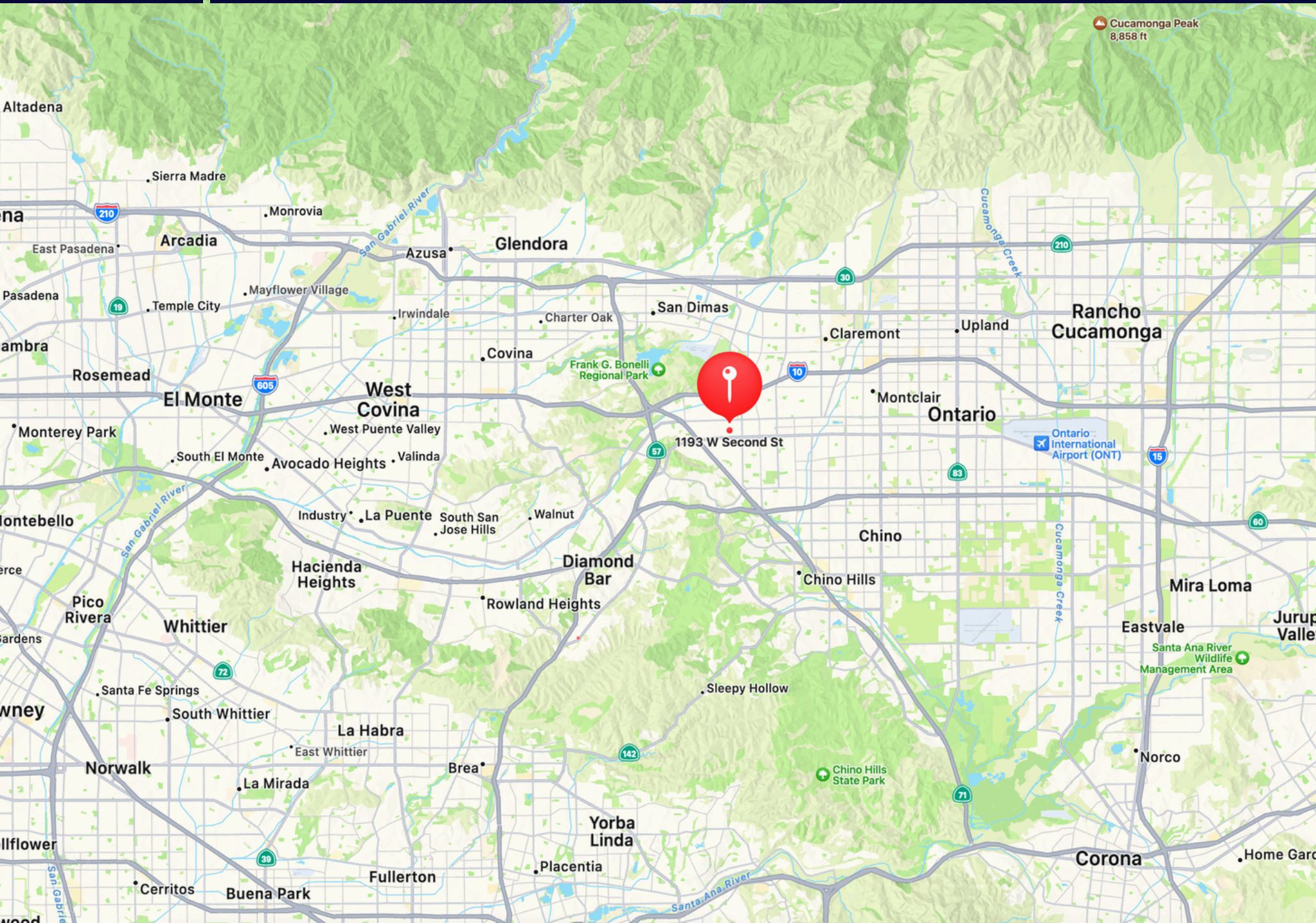


**NOT TO SCALE**

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# AERIAL MAP

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



# PARCEL MAP



CODE  
7790

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TRACT POMONA

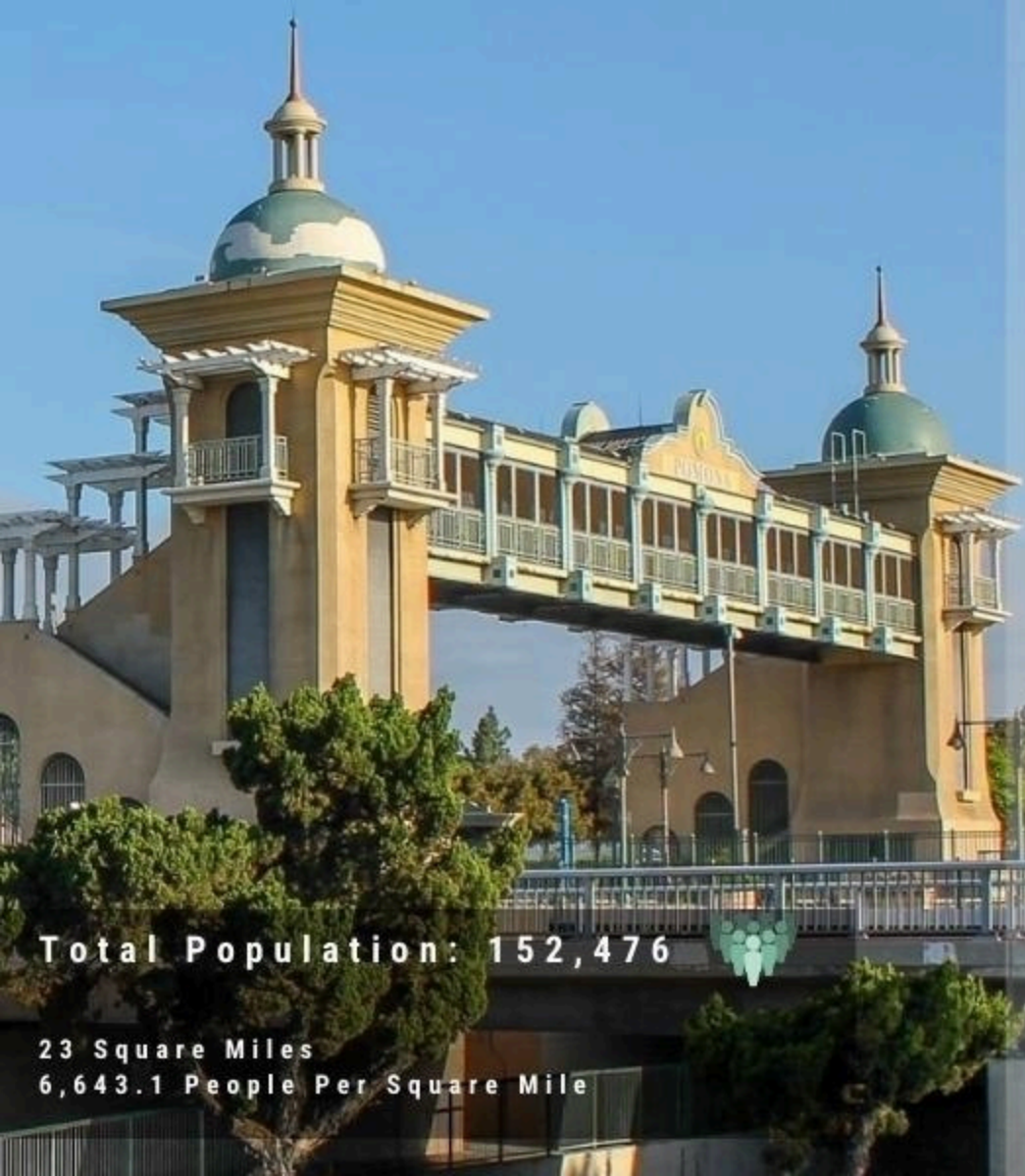
M. R. 18-4

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

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



# POMONA DEMOGRAPHICS



Total Population: 152,476

23 Square Miles  
6,643.1 People Per Square Mile

## Age

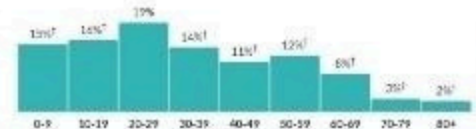
**30.2**

Median age

about 80 percent of the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 36.6

about 80 percent of the figure in California: 36.4

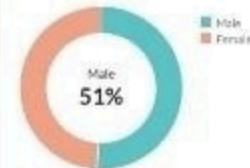
Population by age range



Population by age category



## Sex



## Race & Ethnicity



## Income

**\$17,756**

Per capita income

about half the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$32,594

about half the amount in California: \$33,389

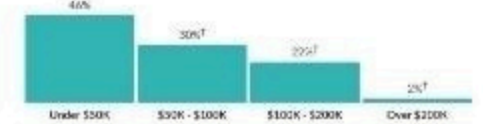
**\$53,972**

Median household income

about 80 percent of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$65,950

about 80 percent of the amount in California: \$67,739

Household income



## Households

**35,503**

Number of households

the Los Angeles-Long Beach-Anaheim, CA Metro Area: 4,337,902

California: 12,944,126

**4.2**

Persons per household

about 1.4 times the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 3

about 1.4 times the figure in California: 3

Population by household type

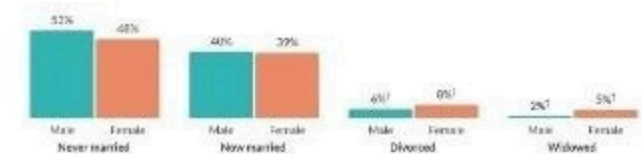


## Marital status



\* Unborn: Population 15 years and over

Marital status, by sex







# THE YAMZON TEAM

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CONTACT

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