

OFFERING MEMORANDUM

PERSNICKITY ANTIQUITY

158 E 2ND ST
POMONA, CA

158 E SECOND

RETAIL NAME

DOWNTOWN POMONA MIXED-USE DEVELOPMENT OPPORTUNITY
PINNACLE REAL ESTATE GROUP



PROPERTY SUMMARY

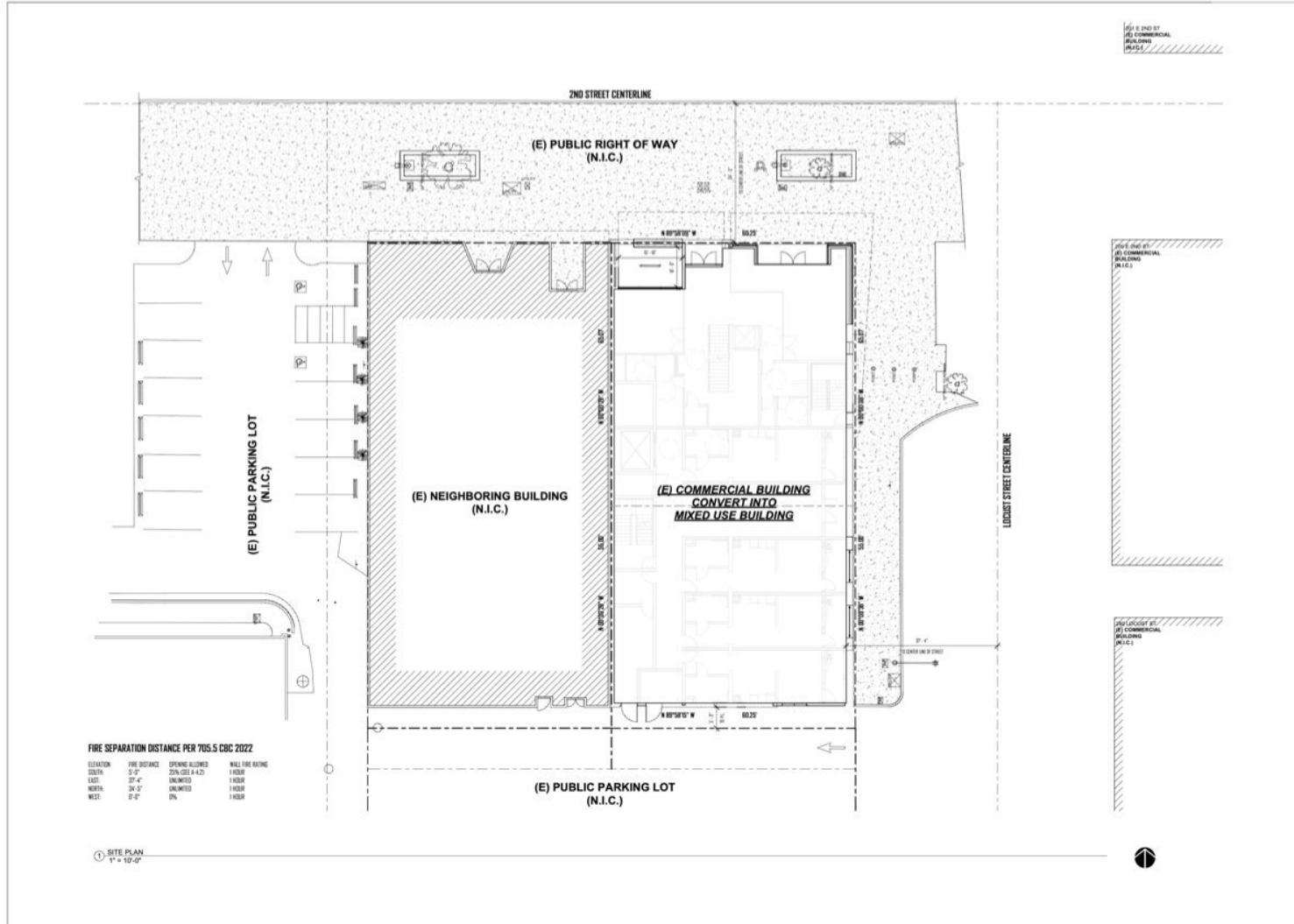
This development is entitled for 19 apartment units, catering to the growing demand for modern and convenient living spaces in Pomona. It also features 5 commercial spaces which aims to foster a lively business environment in the heart of the city. Located in extremely close proximity to Western University of Health and Sciences, and neighboring Cal Poly Pomona, 158 E 2nd St enhances the appeal to both students and natives to Pomona.



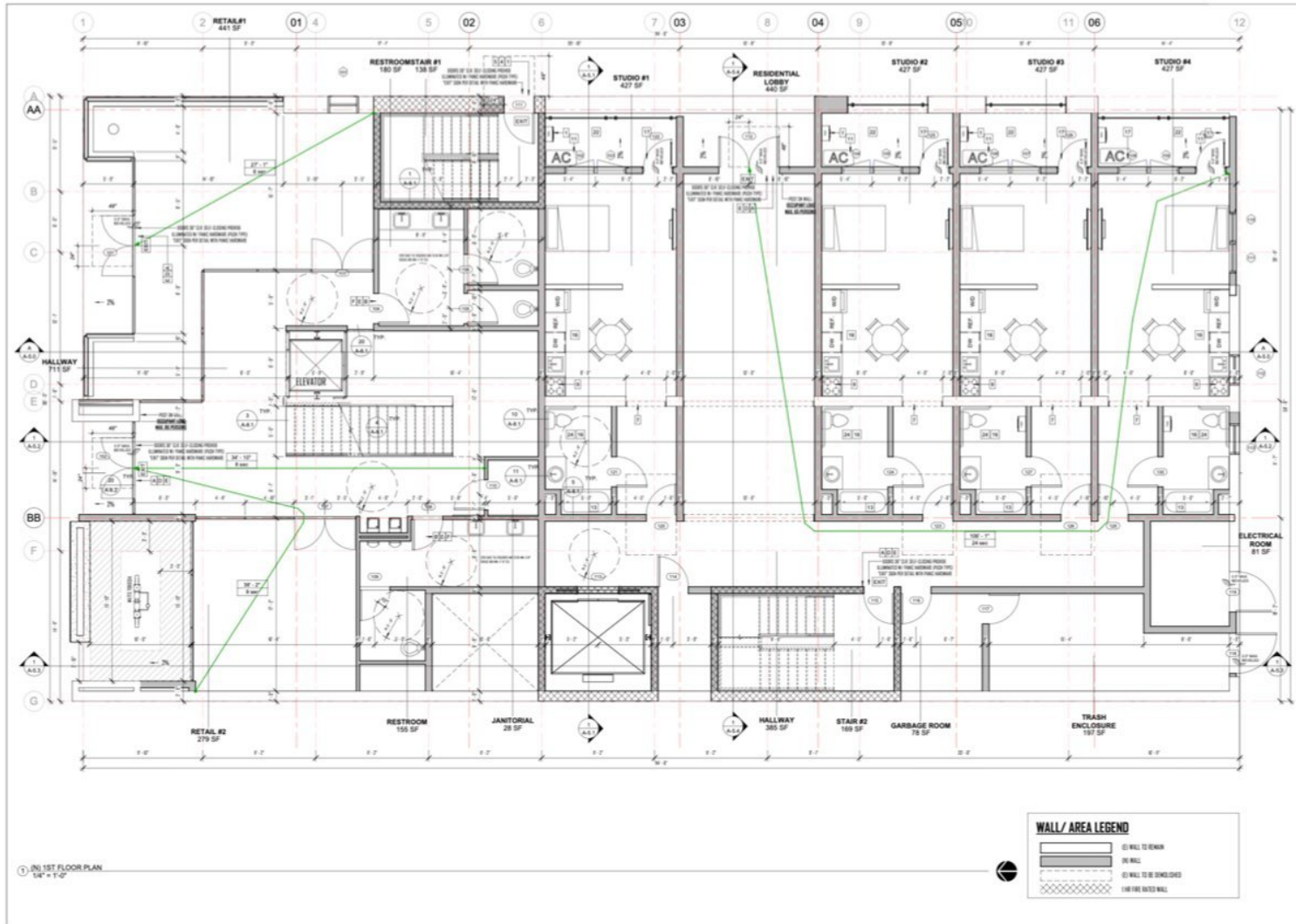
HIGHLIGHTS

- 19 Apartments, 1-2 bedroom configurations
- 5 Commercial Shell Spaces
- Brand New Development
- Fully Entitled
- Permits expected to be ready March 2024
- No Parking Required
- Amenities on Roof Deck
- Private Balconies for Units
- Modern Design

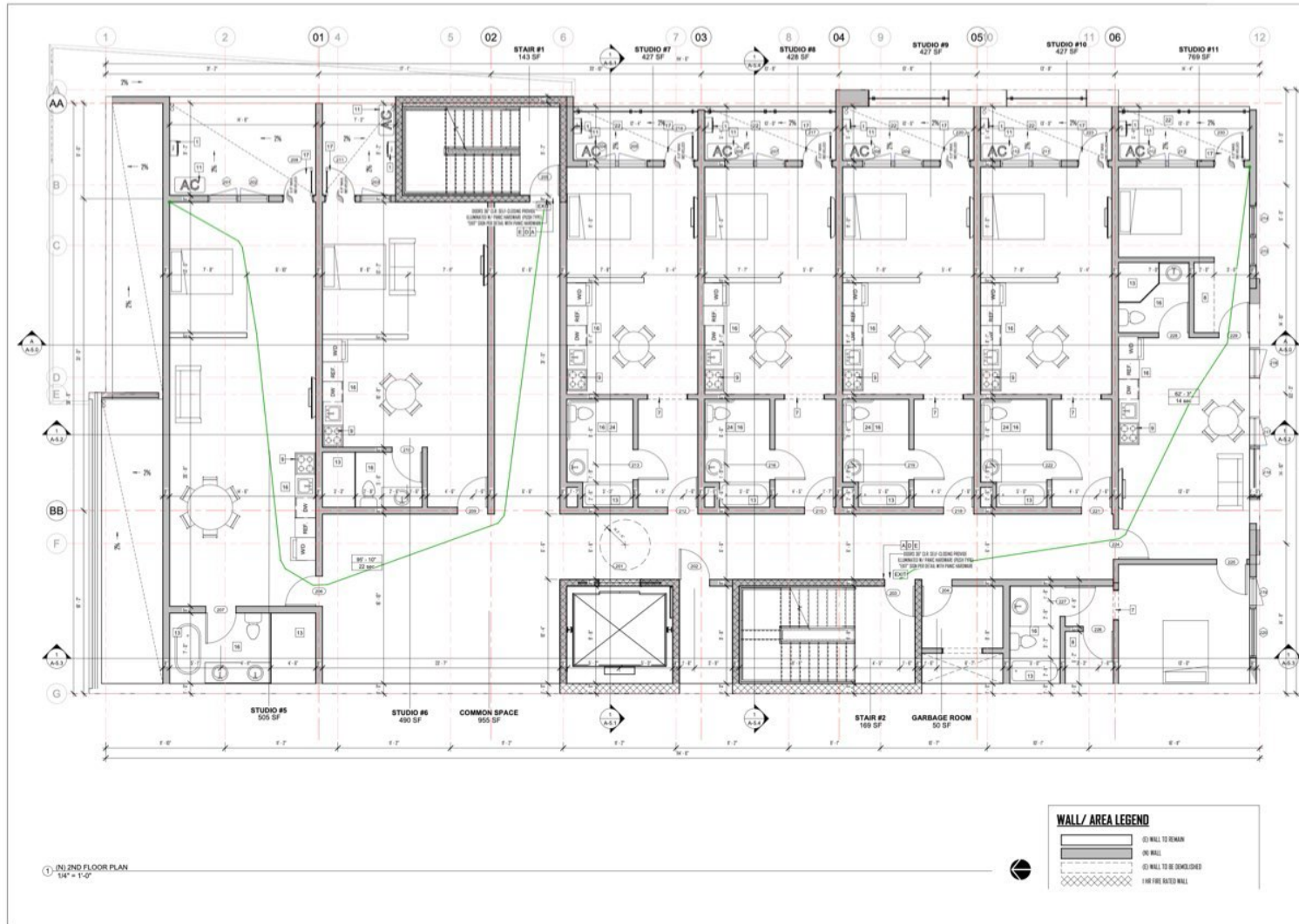
SITE PLAN



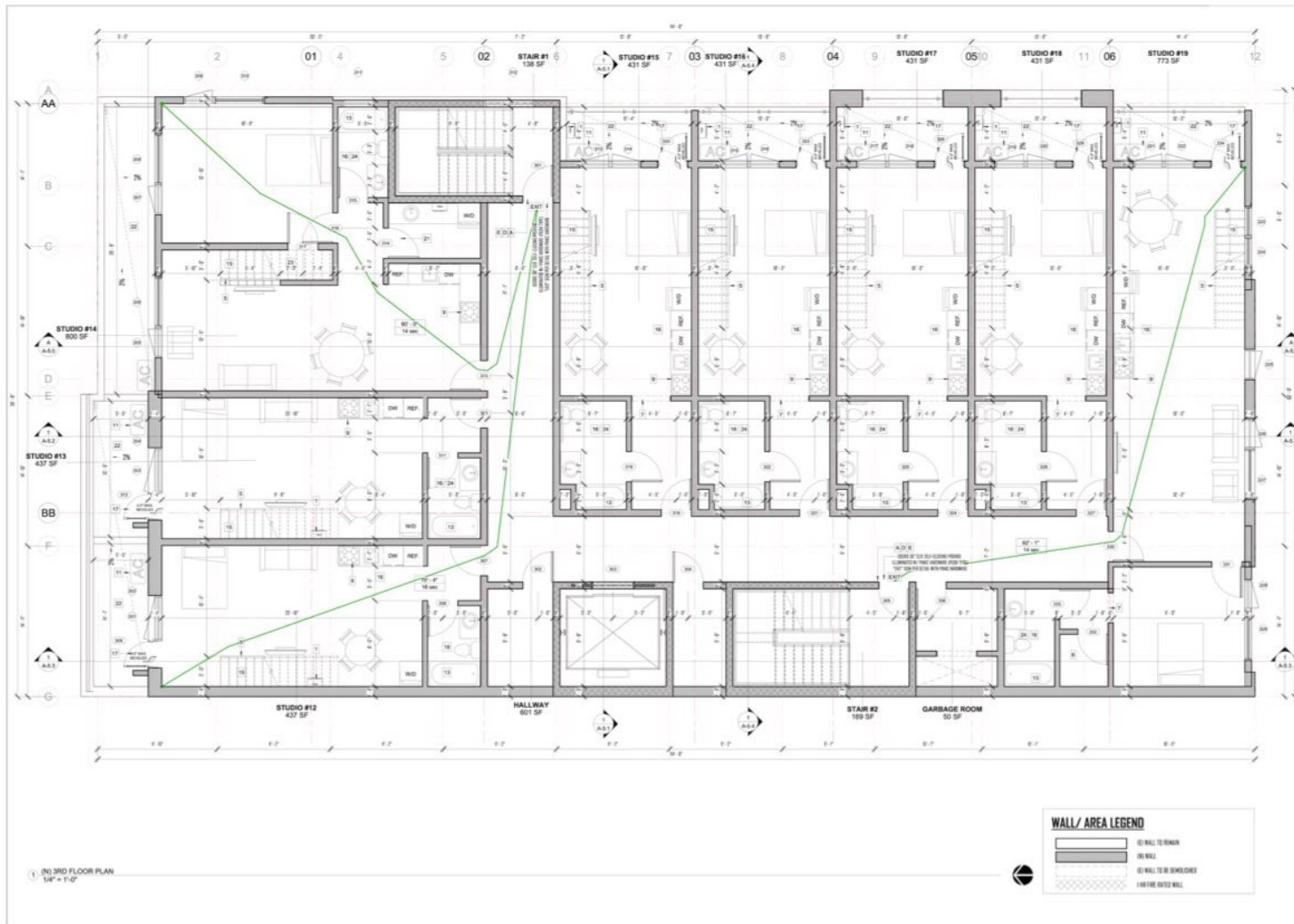
FLOOR PLANS



FLOOR PLANS



FLOOR PLANS

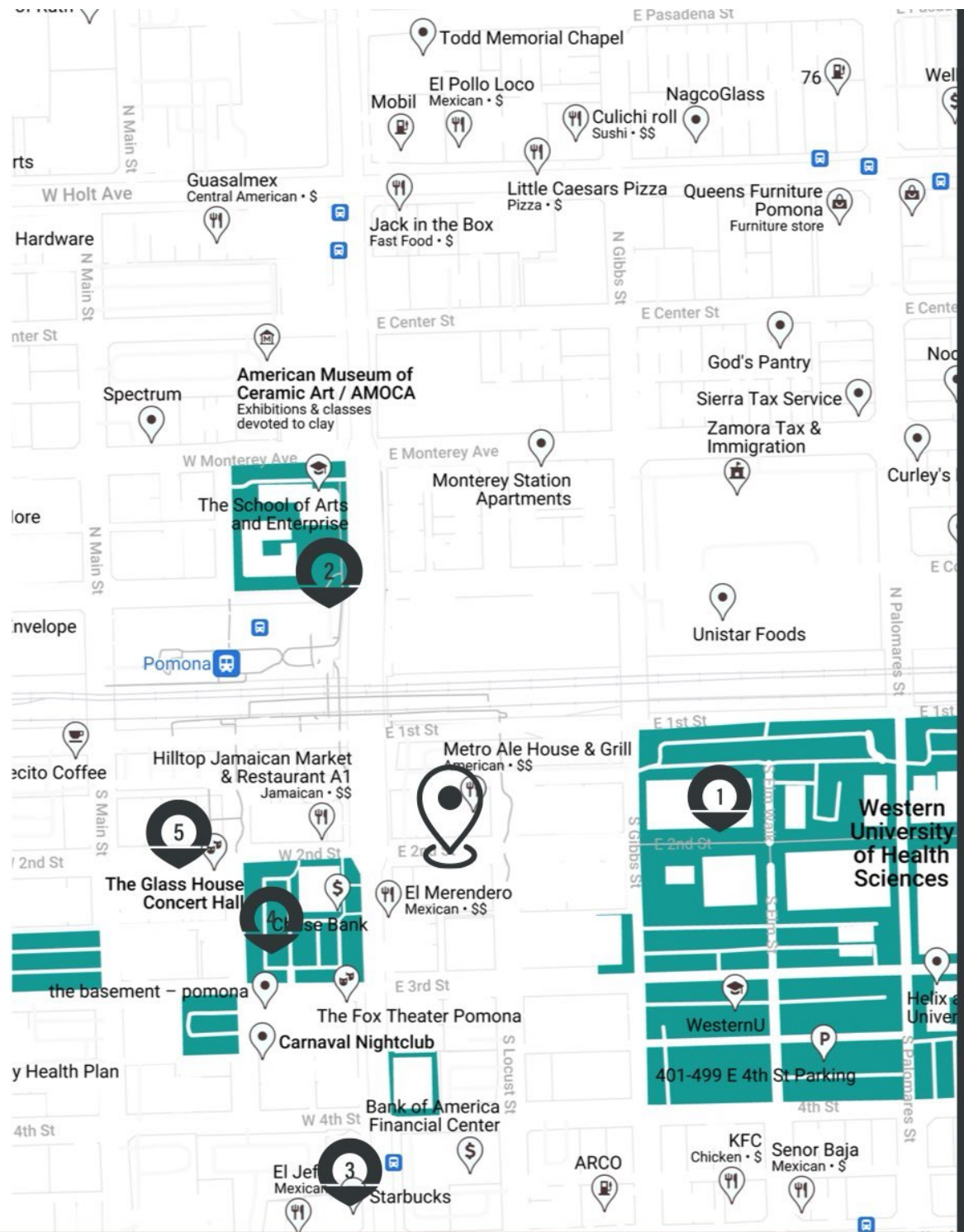


FLOOR PLANS



NEARBY AMENITIES

- 1 Western University
- 2 School of Arts & Enterprise
- 3 Starbucks
- 4 Chase Bank
- 5 The Glass House Concert Hall
- 6 AMOCA
- 7 Cal Poly Pomona
- 8 City Hall
- 9 Bank of America
- 10 Carnaval Nightclub



NEARBY AMENITIES

POPULATION

| POPULATION | 1 MI | 3 MI | 5 Mi |
|---------------|-----------------|----------|----------|
| Population | 32,242 | 182,670 | 390,843 |
| Median Income | \$53,916 | \$69,952 | \$78,094 |
| Median Age | 31 | 35 | 36 |
| House Holds | 9,225 | 50,628 | 116,209 |
| Employees | 24,774 | 142,593 | 312,150 |

| HOUSES | 1 MI | 3 MI | 5 Mi |
|-------------------|--------------|--------|---------|
| Housing Units | 9,745 | 52,663 | 121,195 |
| Occupied Homes | 9,225 | 50,628 | 116,209 |
| Owner Occupied | 2,688 | 27,812 | 67,238 |
| Renter Occupied | 6,537 | 22,816 | 48,972 |
| Renter Occupied % | 71% | 45% | 42% |

| INCOME | 1 MI | 3 MI | 5 Mi |
|----------|--------------|--------|--------|
| 50,000+ | 2,126 | 8,411 | 17,149 |
| 75,000+ | 1,040 | 7,626 | 16,535 |
| 100,000+ | 1,703 | 13,118 | 32,648 |
| 200,000+ | 240 | 2,994 | 10,969 |

The data gathered for the demographics of the area within 1 mile reflect a community that is diverse in population with a median age of 31, which points to a younger workforce.

The fact that 71% of the population within 1 mile are renters suggests a substantial rental market in this area, indicating a preference for renting over homeownership. Additionally, the presence of over 2,000 individuals with an income of \$100,000 or more within this radius highlights the coexistence of varying income levels in the community, contributing to the overall economic diversity of Pomona

POMONA, CA

TOTAL POPULATION



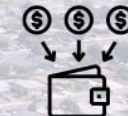
151,592

MEDIAN HH INCOME



\$67,549

AVG HH INCOME



\$82,734

AVG AGE



31

TOTAL HOUSING UNITS



43,239

TOTAL RENTERS



46.99%

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