



For Lease or Sale | Medical/Office Condominiums from ± 862 to 2,544 SF

**3191 W. TEMPLE AVENUE
POMONA, CA 91768**



Please contact:

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TEMPLE AVENUE



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Medical/Office Condominiums

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PROPERTY FEATURES:

- Two-Store Office Building
- Major renovation completed in 2024
- Located in City of Pomona Opportunity Zone
- Medical suites available
- 4.8/1,000 Parking ratio
- Located in the Eastern SGV Submarket
- State-of-the-art building systems
- Amenity rich location
- Elevator served
- Immediate access to the 57, 60, & 10 freeways
- Excellent Owner User or Investment Opportunity



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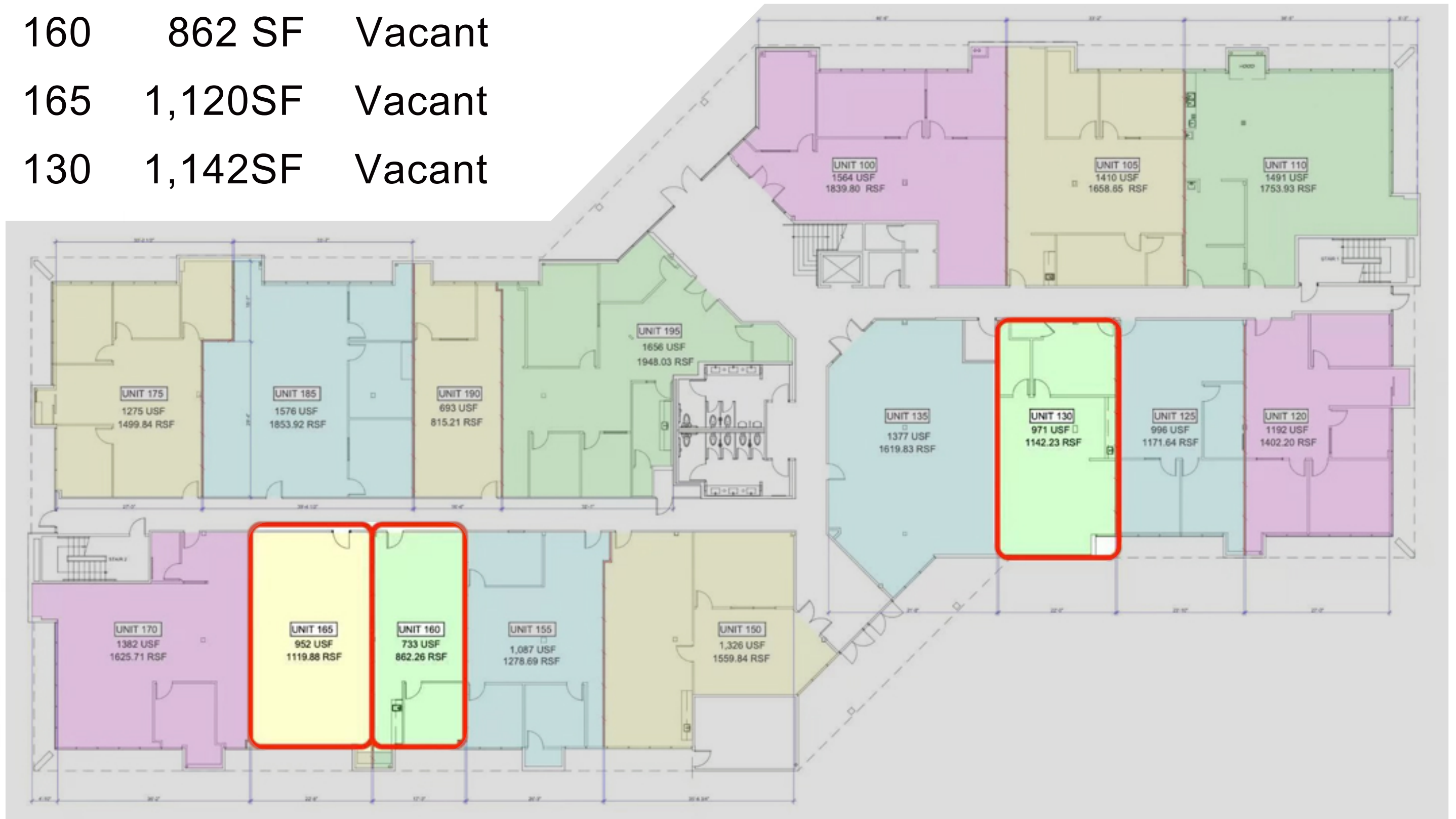
FIRST FLOOR



AVAILABILITY

Suite	Size	Occupancy
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160	862 SF	Vacant
165	1,120SF	Vacant
130	1,142SF	Vacant



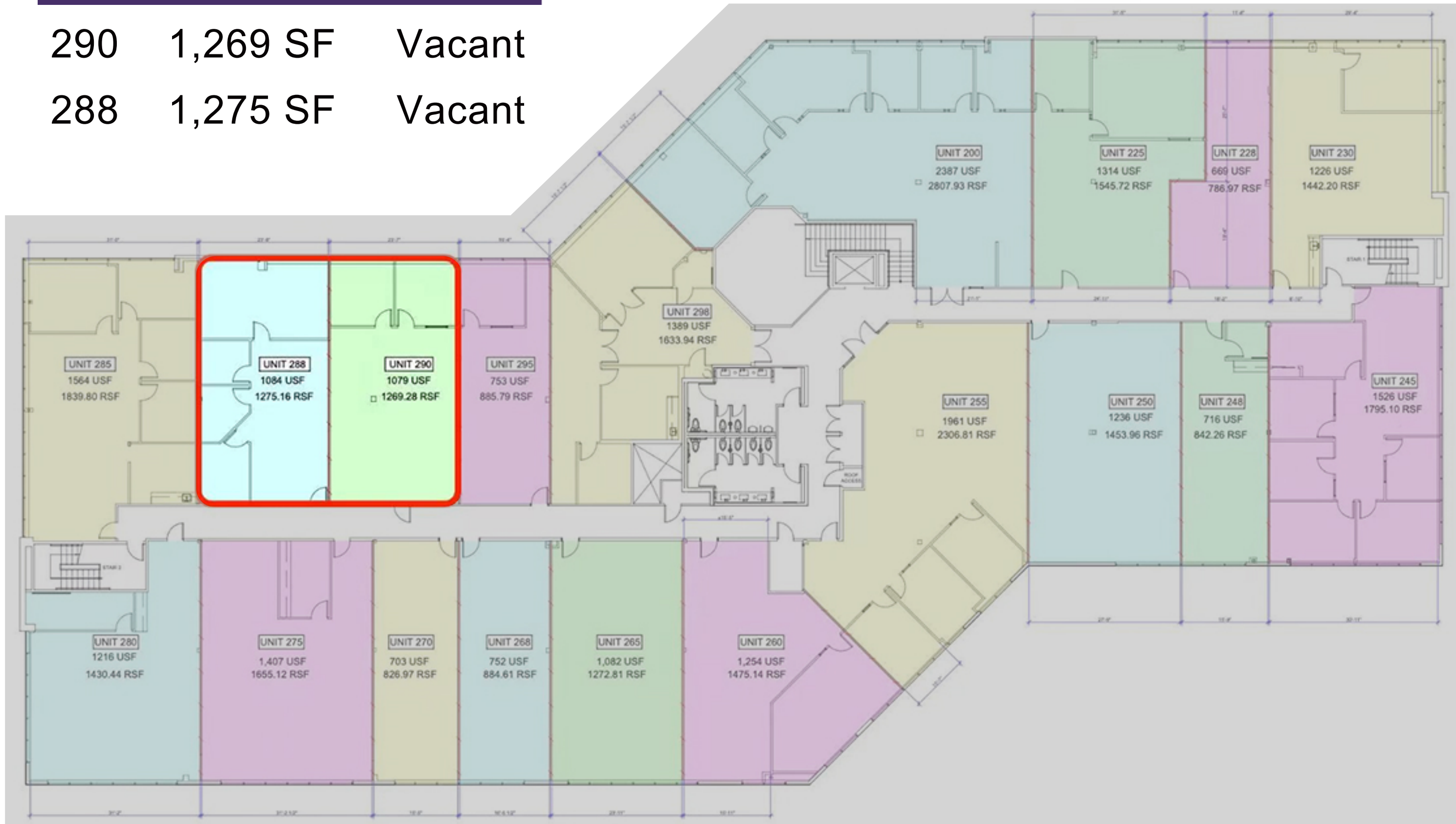
SECOND FLOOR

AVAILABILITY

Suite	Size	Occupancy
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290	1,269 SF	Vacant
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288	1,275 SF	Vacant
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Area Amenities

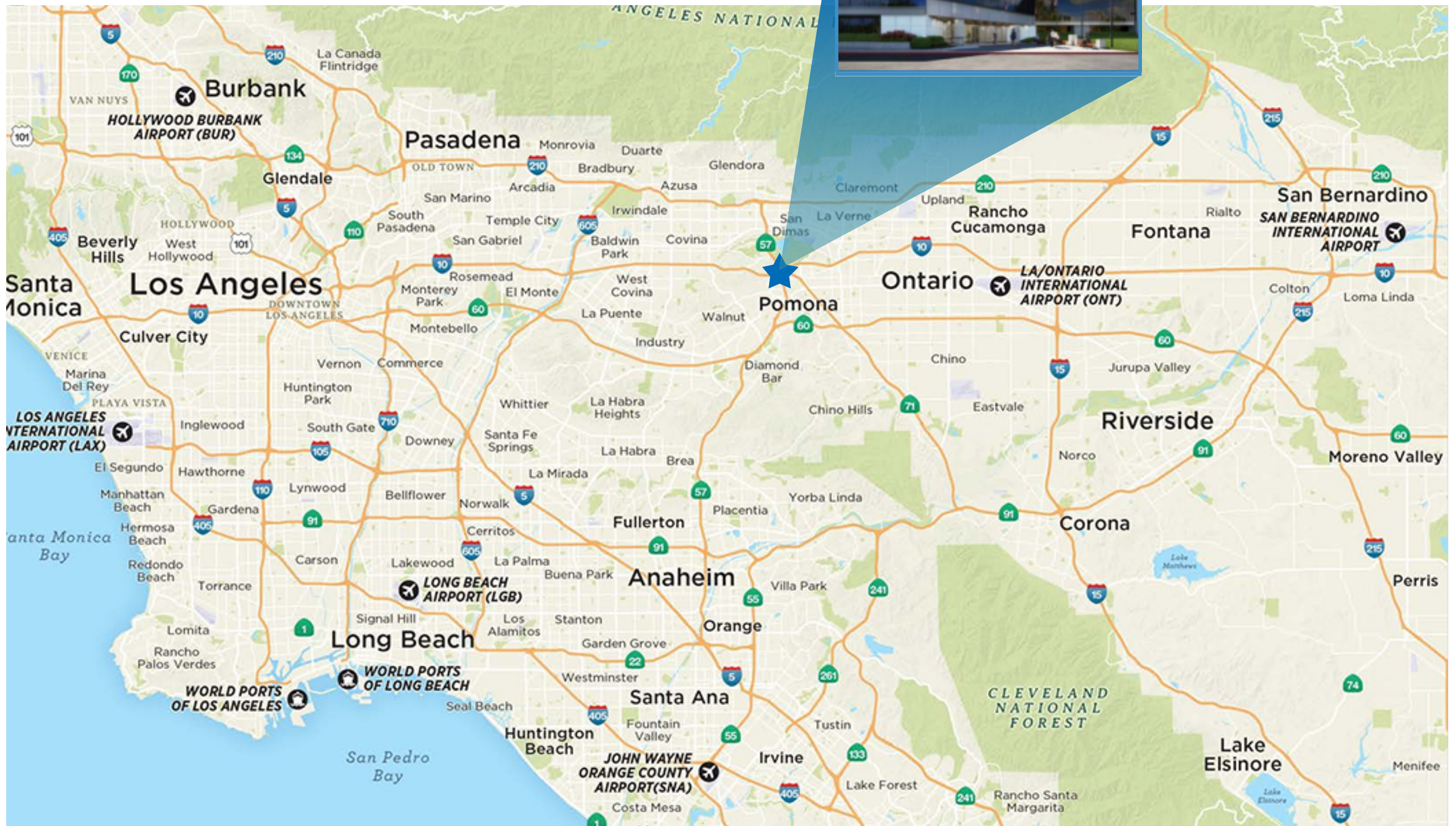


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Eastern SGV Location



The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark that broker shall not look to Newmark for payment of such a commission or any other compensation. Although all information furnished regarding property for sale, lease, or financing has been obtained from sources deemed to be reliable, that information has not been verified by Newmark and no express representation is made nor is any to be implied as to the accuracy thereof. That information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by Newmark's client.

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3191 W TEMPLE AVENUE POMONA, CA 91768



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