

2 AVAILABLE SPACES | LEASE OPPORTUNITY

INDIAN HILL BLVD 35,000 VPD

INDIAN HILL PLAZA

691 INDIAN HILL BOULEVARD | POMONA, CA 91767

435 FEET OF FRONTAGE ALONG HIGH TRAFFIC THOROUGHFARE



NEGOTIABLE LEASE RATE

- Under New Ownership
- New slurry and striping coming soon
- Fascia update coming soon
- Ample free surface parking
- On building signage available
- 435 feet of frontage along Indian Hill Blvd

UNIT DIRECTORY

Unit # Name	Square Footage
663-665 Audio Depot	2,400
667 Universal Dentistry	1,200
669 Baby's Tacos	1,200
671-75 Appliances 4 Less	3,255
679 MD Care	1,320
683 Boost Mobile	1,250
687 Velvety Boutique	1,625
691 Stevens Liquor	1,625
695-715 Pho Ha Restaurant	4,365
719 HP Realty	1,120
723 Available	1,001
727 Mary's Nails	950
731 - EZRX Pharmacy	1,300
735 Coin laundry	1,625
739 Available	1,509
743-747 Xcessories	2,364
749 Available	2,885
749A Beauty Salon	915
749 3/4 Barber Shop	930
751 J&J BBQ & Fish	1,746
753 Jewelry Repair AVAILABLE	1,200
773 Christy's Donuts	1,100
AVAILABLE	5,395
TOTAL	36,885

Location Synergy

Subject

SCHOOL OF EXTENDED EDUCATION

THE AFRICAN AMERICAN MUSEUM

POMONA UNIFIED

THE VILLAGE AT INDIAN HILL

PARK WEST HIGH SCHOOL

POMONA COSMETOLOGY

VALLEY INDOOR SWAP MEET
Pomona Indoor Marketplace

INDIAN HILL BLVD 35,000 VPD

HOLT AVE 27,000 VPD



TIERRA MITA COFFEE



Energy lives here!



Location Highlights

Located within 1 mile of
Interstate 10

Exceptional Traffic Counts -
Located near the intersection
of Indian Hill Blvd (35,000 VPD)
& Holt Blvd (27,000 VPD)

30,000 people live within 1
mile of the shopping center

Area is growing with new
residential development within
walking distance of the
complex



SITE PLAN | 2 SPACES AVAILABLE





INDIAN HILL PLAZA

691 INDIAN HILL BOULEVARD | POMONA, CA 91767





POMONA, CA

Pomona is the site of the Fairplex, which hosts the L.A. County Fair, and the NHRA Auto Club Raceway at Pomona (formerly known as Pomona Raceway) home to the Circle K Winternationals, Auto Club Finals and other races including the O'Reilly Street Machine and Muscle Car Nationals and the NMCA Flowmaster West Street Car Series.

The L.A. County Fair is the fourth largest fair in the US (per visitors) and the largest in California, attracting more than 1.4 million people annually, additionally the facility is used year-round to host a variety of educational, commercial, and entertainment shows such as trade and consumer shows, conventions, and sporting events. These events include Barretts horse sales, the Grand National Roadster Show 7 times per year and the year-round home to the Wally Parks NHRA Museum.



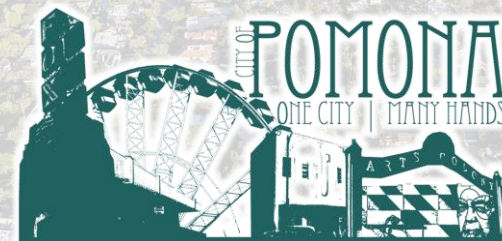
148,338
POPULATION



\$446,300
MEDIAN HOME VALUE



\$67,549
AVG HH INCOME





LOCATION

The city of Pomona is located on the eastern border of Los Angeles County and encompasses approximately 22 square miles. Located in the heart of Greater Los Angeles Basin, Pomona is bordered by the San Gabriel Valley and the Inland Empire. Incorporated in 1888, Pomona is connected to downtown Los Angeles and downtown Riverside by the Metrolink as well as the 10,57, 60, 71, and 210 Freeways. Pomona is serviced by Ontario Airport which is located just 12 miles from the city center and is also proximate to John Wayne Airport, Long Beach Airport, and Los Angeles International Airport (LAX).

HIGH PROFILE INFILL LOCATION

Of the 88 incorporated cities in Los Angeles County, Pomona ranks as the fifth largest city with just over 154,000 residents

The L.A. County Fair is the fourth largest fair in the US (per visitors) and the largest in California, attracting more than 1.4 million people annually

Northern Pomona has seen some gentrification with additional housing units added and revamped streetscapes.

ACCESSIBILITY



Subject

LA VERNE TOWNE CENTER

- Target
- Marshalls
- STAPLES
- BLAZE PIZZA
- FIVE BEER

SAN DIMAS MKT PLACE

- Target
- Party City
- Total Wine & More
- petco
- ROSS
- TRADER JOE'S

RIO RANCHO TOWNE CENTER

- Target
- ROSS
- Walgreens
- Wawa
- Dunkin'
- Starbucks

BEST PLAZA

- BEST BUY
- Target
- 99¢ ONLY STORES
- Rodriguez's Mexican Grill

MONTCLAIR PLACE

- macy's
- JCPenney
- AMC THEATRES
- Applebees
- Olive Garden

RENOWNED UNIVERSITIES

EDUCATION PROFILE

Pomona is home to a number of colleges and universities including: California State Polytechnic University (Cal-Poly), and Western University of Health Sciences, Cal-Poly Pomona is one of only two polytechnic universities in the 23 California State University campus system. The Western University of Health Sciences main campus in Southern California is among the most thriving enterprises in the Pomona and San Gabriel Valleys. The Pomona campus helped transform downtown Pomona into a thriving mix of retail, commercial, and educational enterprises.



CAL POLY



WESTERN UNIVERSITY



MCKENNA COLLEGE

FAIRPLEX FAIRGROUNDS

POSSIBLE LAND USES FOR FUTURE FAIRPLEX 487-ACRE CAMPUS

Most notably, the addition of up to 10,500 units of new housing, 1.1 million square feet of commercial retail and 200 acres of open space, transforming the area into a year-round destination.

As part of the specific plan process, officials are studying development projects and improvements to the Fairplex campus with four districts: the Wellness Village, Agri-hood, Cultural Hub and Preserve.

Each district will have distinct features and purposes contributing to what organizers hope becomes a cultural hub of activity.



Fairplex has been the home of the L.A. County Fair since 1922. Known prior to 1984 as the Los Angeles County Fairgrounds, it is located in the city of Pomona, California. Having begun in 1922 with 43 acres donated by the City of Pomona, the Fairplex grounds now cover 543 acres and include nearly 325,000 square feet of indoor exhibit space. Slightly less than half of the grounds are given over to paved parking areas to accommodate 30,000 vehicles. Among other features of Fairplex are various scenic parks, plazas and picnic areas, a historic train exhibit, and 12 acres of carnival grounds.



INDIAN HILL PLAZA

691 INDIAN HILL BOULEVARD ■ POMONA, CA 91767 ■ LEASE OFFERING

PATRICK SHARPLES | Director

714.293.2792

psharples@kwcommercial.com

Lic # 01245463 | Corp ID 01898399



The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from KW Commercial and it should not be made available to any other person or entity without the written consent of KW Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to KW Commercial.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. KW Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, KW Commercial has not verified, and will not verify, any of the information contained herein, nor has KW Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. KW Commercial has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. KW Commercial's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. KW Commercial and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and KW Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.