



FOR LEASE

Progress Building – Live/Work Inline Retail

158 W 3rd St, Pomona

Retail/Office & 1160 SF Avail.

Presented by

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PROPERTY OVERVIEW

Progress Building
158 W 3rd St, Pomona



PROPERTY DESCRIPTION

Prime Retail / Office Space in the Heart of Pomona's Retail Corridor. One-of-a-kind, well-appointed retail/office space with easy access and modern frontage. Excellent frontage on S Thomas St with prominent signage potential. Property has renovated façade, high ceilings, and ample natural light with direct access and egress with parking available nearby.

PROPERTY HIGHLIGHTS

- ± 1,160 SF available live/work inline unit
- Strong visibility along a high-traffic thoroughfare
- Zoned C3 – ideal for retail, restaurant, office use
- Modern storefront with glass frontage

OFFERING SUMMARY

Lease rate	\$2.16 SF/mo (NNN)
Building size	39,074 SF
Available SF	1,160 SF
Number of units	1

VALUE PROPOSITION

Progress Building
158 W 3rd St, Pomona



SUMMARY

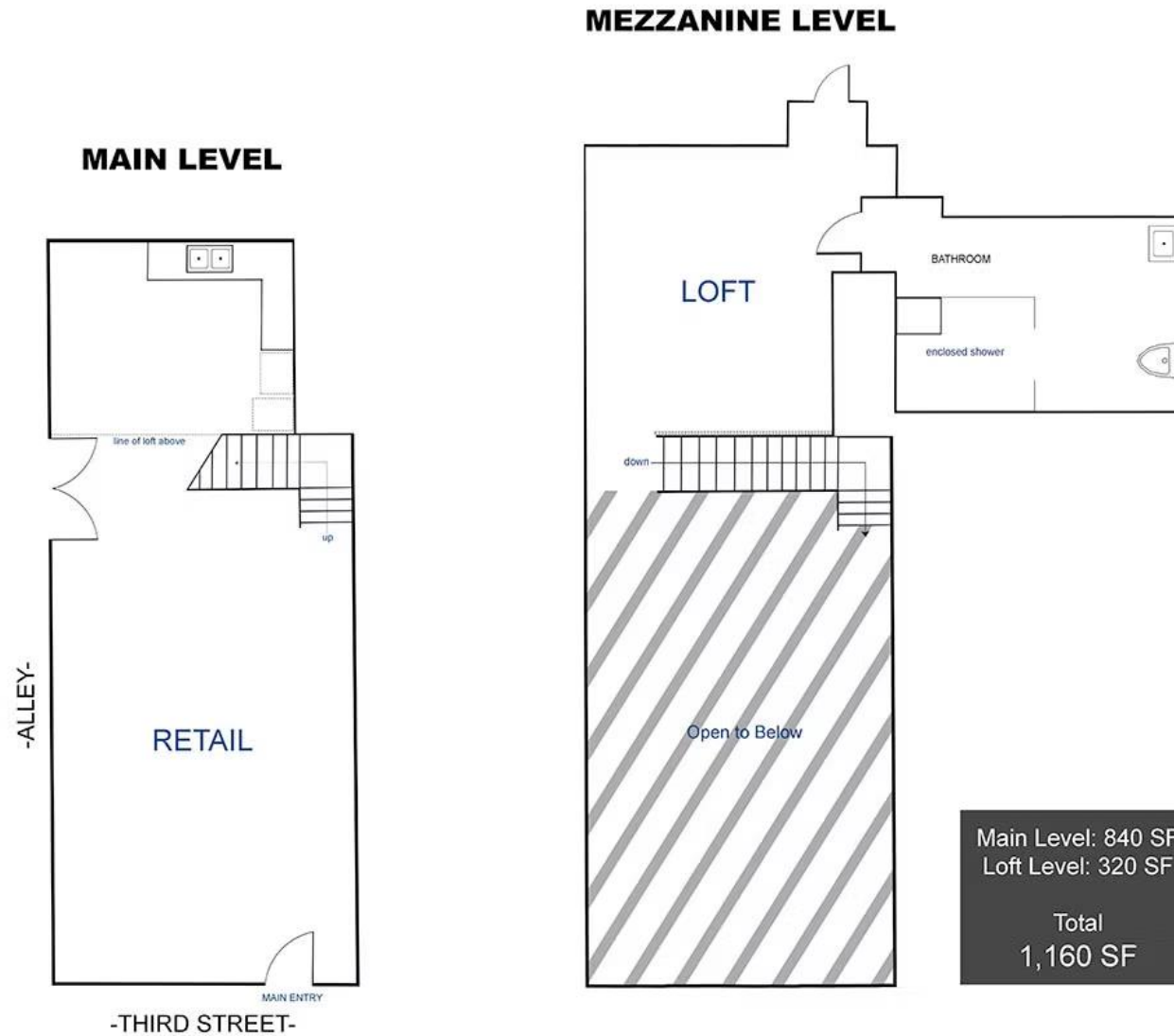
Unparalleled visibility and connectivity in a rapidly evolving commercial district.

SUPPORTING DETAILS:

- High daytime employee population from nearby institutional and office campuses
- Excellent Accessibility: Located at a high-exposure corner with vehicular traffic and pedestrian influx before and after events
- Robust Tenant Synergy: Surrounded by galleries, bars, cafes, and mixed-use lofts defining Pomona's Arts Colony
- Zoning Benefits: Zoned C3, suitable for general retail, restaurant, and entertainment uses
- Surrounded by a mix of national brands and local restaurants creating tenant synergy

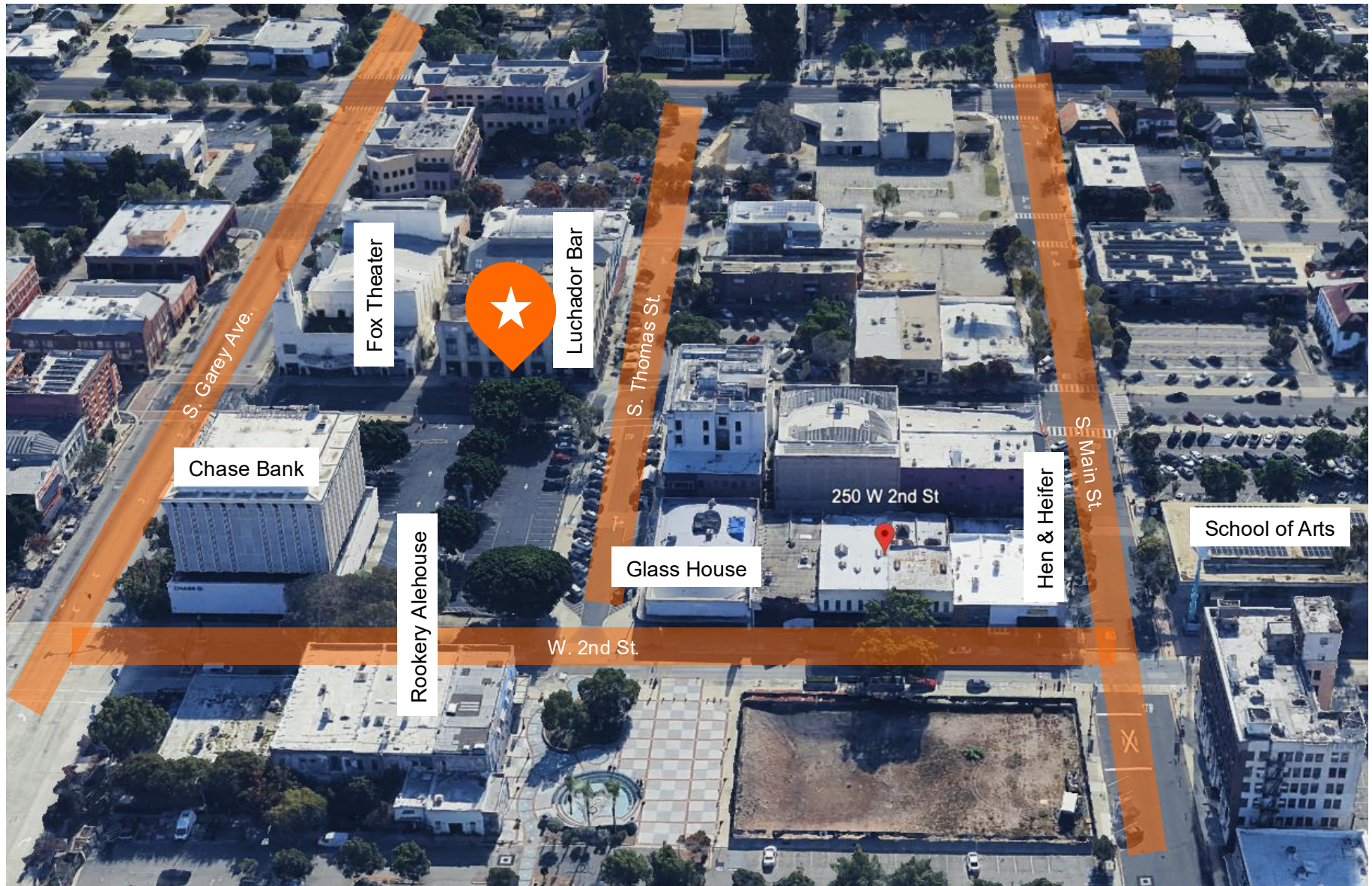
FLOOR PLAN

Progress Building
158 W 3rd St, Pomona



RETAILER MAP

Progress Building
158 W 3rd St, Pomona



Demographics & Economic Profile

Progress Building
158 W 3rd St, Pomona

Demographic Highlights:

(1, 3, 5-mile radius)

- **POPULATION:** 50k / 150k / 320k daytime and residential
- **HOUSEHOLDS:** ~18k / 55k / 120k
- **AVG HH INCOME:** \$65k / \$72k / \$78k

Education & Consumer Trends

- **EDUCATION:** Strong college-educated segment, bolstered by nearby Pomona College and Cal Poly Pomona
- **CONSUMER TRENDS:** Mix of creative professionals, student-driven consumerism, family households—type-inclined toward shopping, dining out, arts/cultural experiences

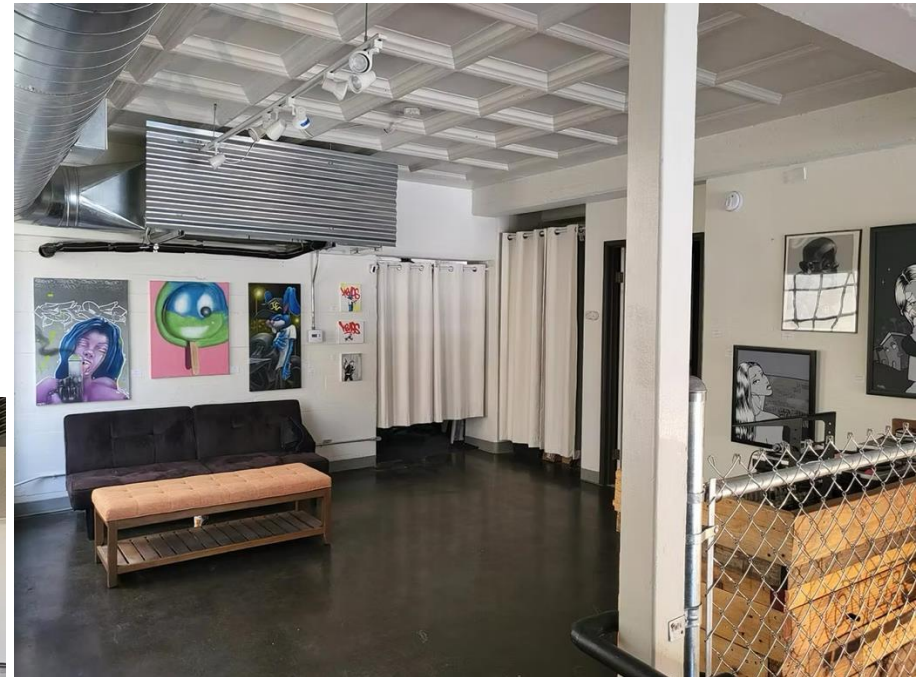
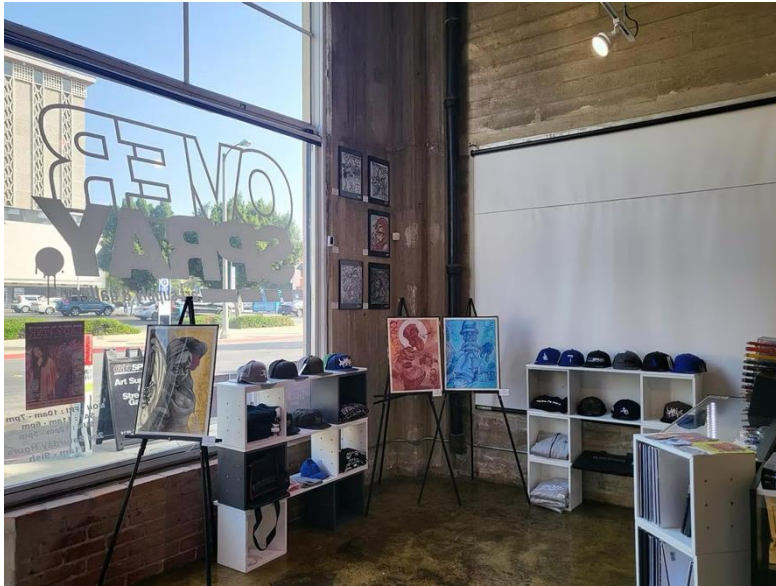


Ethnic Composition

- Hispanic/Latin: ~ 55%
- White (non-Hispanic): ~ 25%
- Asian: ~10%
- Black/African American: ~8%
- Other: ~2%

Additional Photos

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DISCLAIMER

Each Party Shall Conduct Its Own Independent Investigation and Due Diligence

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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