

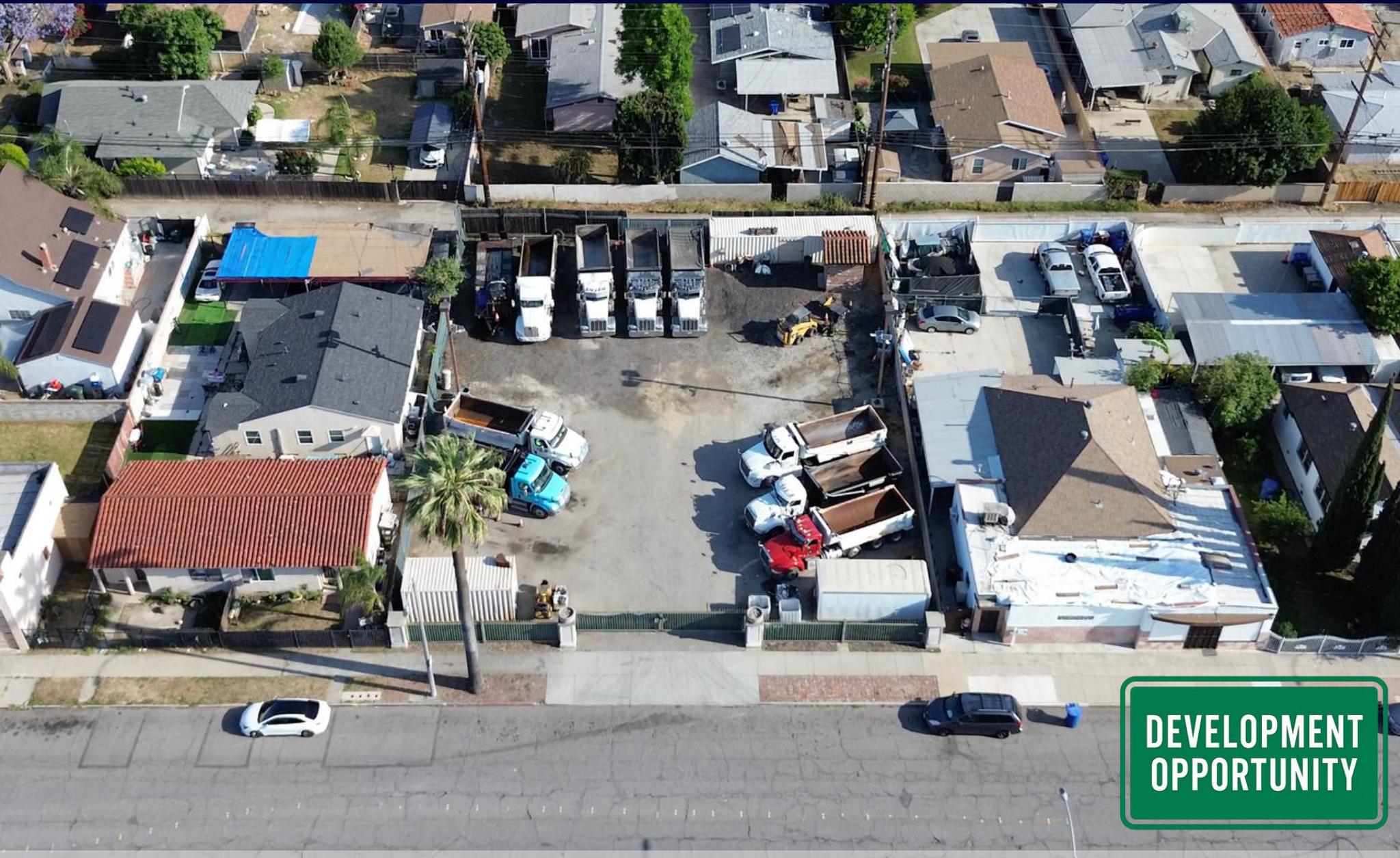
FOR SALE

Lot Size:  $\pm 12,656 \text{ ft}^2 / 0.29 \text{ AC}$



## MIXED-USE DEVELOPMENT OPPORTUNITY

1132 W 2ND ST, POMONA CA 91766



DEVELOPMENT  
OPPORTUNITY

## PROPERTY DESCRIPTION

**Subject Property:** 1132 W 2nd St

**City:** Pomona CA 91766

**County:** Los Angeles

**Buildings:** 0

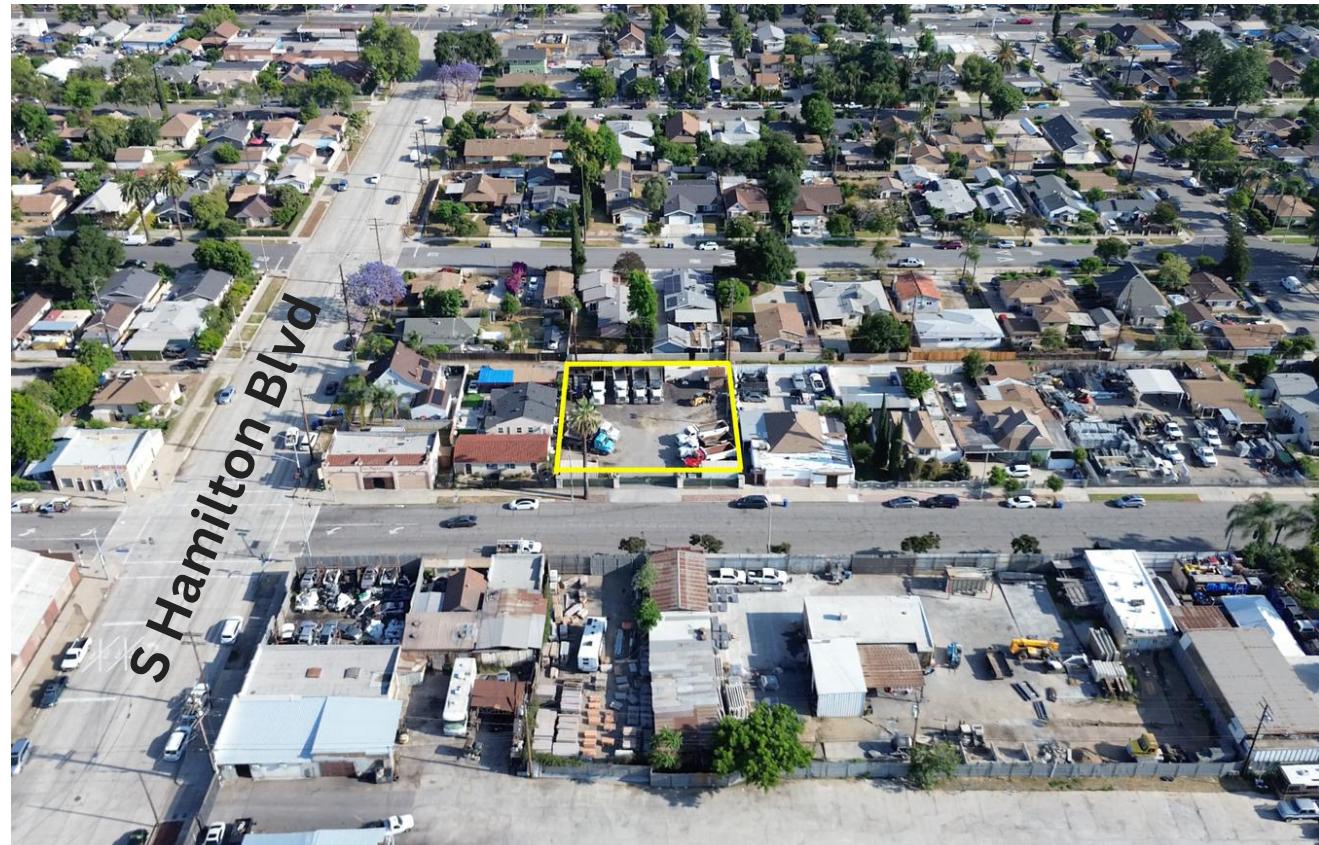
**Lot Size:** 12,656 ft<sup>2</sup> / 0.29 AC

**Corner Streets:** N East End Ave &  
E Holt Ave

**Property Type:** Land

**Zoning:** UND3 (LM3-G1-IX1)

**APN:** 8348-014-019,  
8348-014-018



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## Zoning & Use Summary

### Zoning Classification: UND3 (Urban Neighborhood District 3)

#### Zoning Modules:

- **LM3 – Low-Mid Rise Mixed Residential:** Allows up to 4 stories with a mix of townhomes, apartments, and small multifamily.
- **G1 – General Frontage Type:** Encourages walkable design with active street-level uses.
- **IX1 – Industrial Mixed Use:** Supports low-impact industrial, creative production, and flexible commercial uses.

#### Permitted Uses Include (IX1 Overlay):

- Multi-unit residential (apartments, townhomes, live-work)
- Indoor light manufacturing or assembly
- Urban retail and commercial storefronts
- Ghost kitchens, food production, microbrewery
- Research & Development (R&D), creative office space
- Indoor self-storage and warehousing
- Artisan shops, fabrication labs, e-commerce fulfillment
- Urban farming, greenhouses, and shared kitchens



MIXED-USE BUILDING



TOWNHOMES WTH COMMERCIAL SPACE



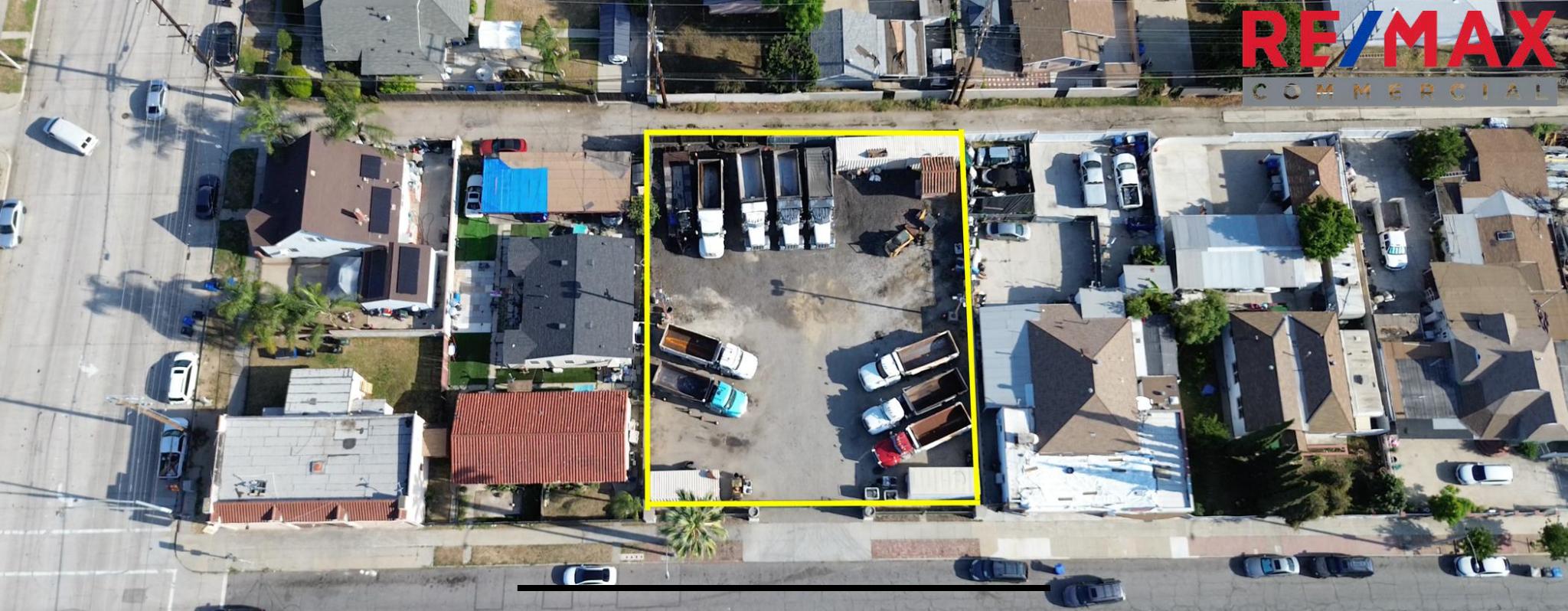
LIGHT INDUSTRIAL FLEX SPACE



LIVE-WORK BUILDINGS

#### Key Development Parameters:

- **Max Building Height:** 4 stories
- **Max Lot Coverage:** 70%
- **Max Impervious Coverage:** 80%
- **Required Outdoor Amenity Space:** 15%
- **Street Frontage Requirements:** Urban pedestrian-focused layout encouraged
- **Parking & Setback Requirements:** Based on form-based code—less restrictive than traditional zoning



## Development Highlights & Call to Action

### Why this site?

- Rare Zoning Combo - Residential + Commercial + Light Industrial permitted
- Creative Infill Site - Build up to 4 stories, ±20 units, with mixed-use possibilities
- Investor-Friendly - Form-based code reduces red tape and encourages flexibility
- Growing Market - Strong demand for affordable housing, light industrial, and flex space in Pomona's core
- Infrastructure Ready - Street access, utilities, and local development support in place

### Ideal Projects:

- Urban townhome or condo community with ground-floor commercial
- Creative live/work lofts or artist studios
- Flex space development with food production or ghost kitchens
- Affordable housing with small-scale manufacturing below
- R&D or fabrication with rooftop amenity spaces

# PARCEL MAP

8348 | 14  
SCALE 1" = 100'

83100501-84

8

FM. 16512

70 1ST

ST. 70

AVE.

|    |    |   |   |   |    |       |       |                               |
|----|----|---|---|---|----|-------|-------|-------------------------------|
| 60 | "  | " | " | " | 60 | 50.91 | 50.91 | 106<br>7,220 <sup>sq ft</sup> |
| 4  | 10 | 9 | 8 | 7 | 6  | 5     | 3     | 39<br>2<br>Per.<br>120        |
| 60 | "  | " | " | " | 2  | 4     | 14    | 6.67<br>6.67<br>6.67          |
| 60 | "  | " | " | " | 60 | 50.91 | 50.91 | 120                           |
| 60 | "  | " | " | " | 60 | 24.91 | 24.91 | 14                            |

|    |    |   |   |   |    |       |       |                      |
|----|----|---|---|---|----|-------|-------|----------------------|
| 60 | "  | " | " | " | 9  | 60    | 24.91 | 120                  |
| 5  | 10 | 6 | 7 | 8 | 15 | 9     | 10    | 11<br>12<br>19       |
| 60 | "  | " | " | " | 60 | 24.91 | 24.91 | 6.67<br>6.67<br>6.67 |
| 60 | "  | " | " | " | 60 | 24.91 | 50.91 | 120                  |
| 60 | "  | " | " | " | 60 | 24.91 | 50.91 | 60<br>60<br>60       |

70 2ND

ST. 70

MYRTLE

|    |    |    |    |    |    |       |       |       |                            |
|----|----|----|----|----|----|-------|-------|-------|----------------------------|
| 60 | 60 | 30 | 30 | 60 | "  | 60    | 50.91 | 50.91 | 120                        |
| 10 | 9  | 24 | 23 | 7  | 6  | 5     | 4     | 3     | 16<br>6.67<br>6.67<br>6.67 |
| 60 | 60 | 30 | 30 | 60 | 21 | 20    | 19    | 18    | 17<br>16<br>15<br>14       |
| 60 | 60 | 30 | 30 | 60 | 60 | 50.91 | 50.91 | 60    | 60<br>60<br>60             |
| 60 | 60 | 30 | 30 | 60 | 60 | 50.91 | 50.91 | 60    | 60<br>60<br>60             |

|    |    |    |    |    |    |       |       |       |                                 |
|----|----|----|----|----|----|-------|-------|-------|---------------------------------|
| 60 | 60 | 30 | 30 | 60 | "  | 60    | 50.91 | 50.91 | 120                             |
| 47 | 10 | 9  | 24 | 23 | 7  | 6     | 5     | 4     | 3<br>16<br>6.67<br>6.67<br>6.67 |
| 60 | 60 | 30 | 30 | 60 | 21 | 20    | 19    | 18    | 17<br>16<br>15<br>14            |
| 60 | 60 | 30 | 30 | 60 | 60 | 50.91 | 50.91 | 60    | 60<br>60<br>60                  |
| 60 | 60 | 30 | 30 | 60 | 60 | 50.91 | 50.91 | 60    | 60<br>60<br>60                  |

70 3RD

ST. 70

BK.  
8342

HAMILTON

100

CODE  
7790

PART OF LE MAR  
TRACT POMONA

M. R. 18-4

FOR PREV. ASSMT SEE:  
8349 ~ 4 & 5

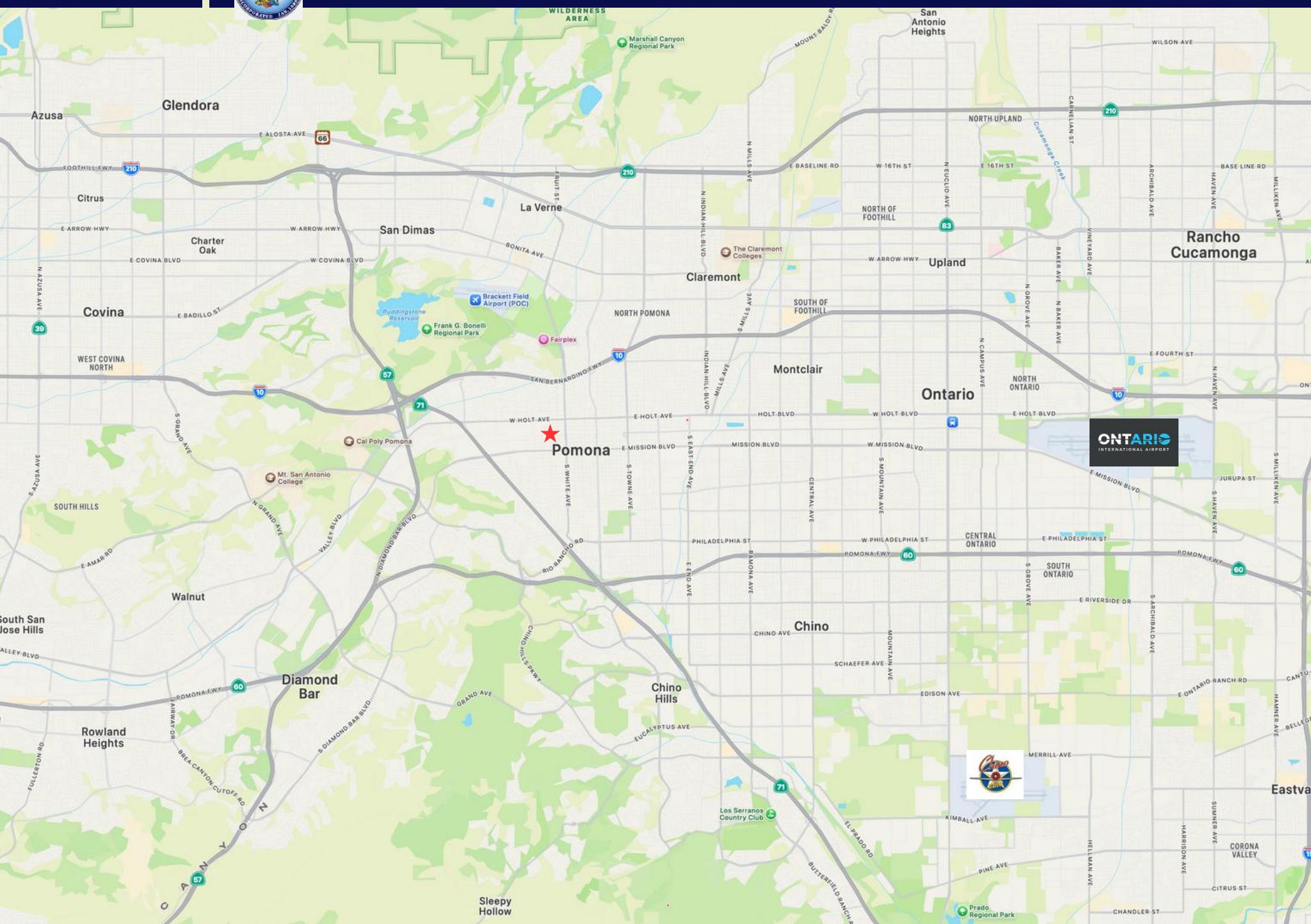
ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

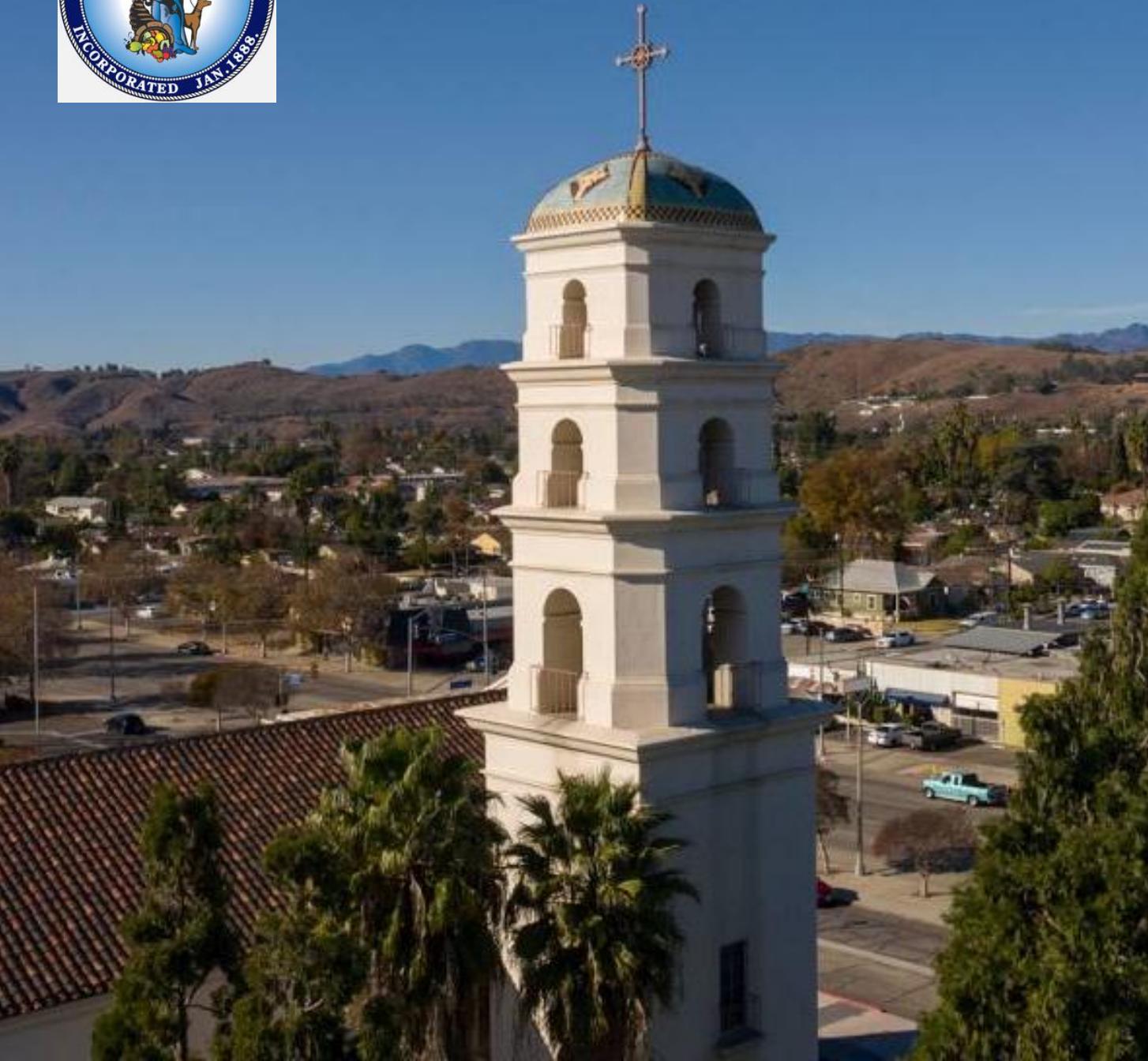
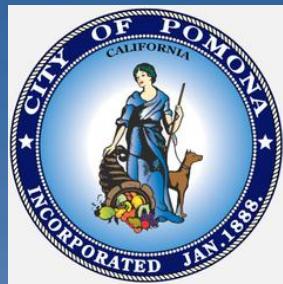
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# AERIAL MAP



## Prime Pomona location near major freeways and transit.





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