

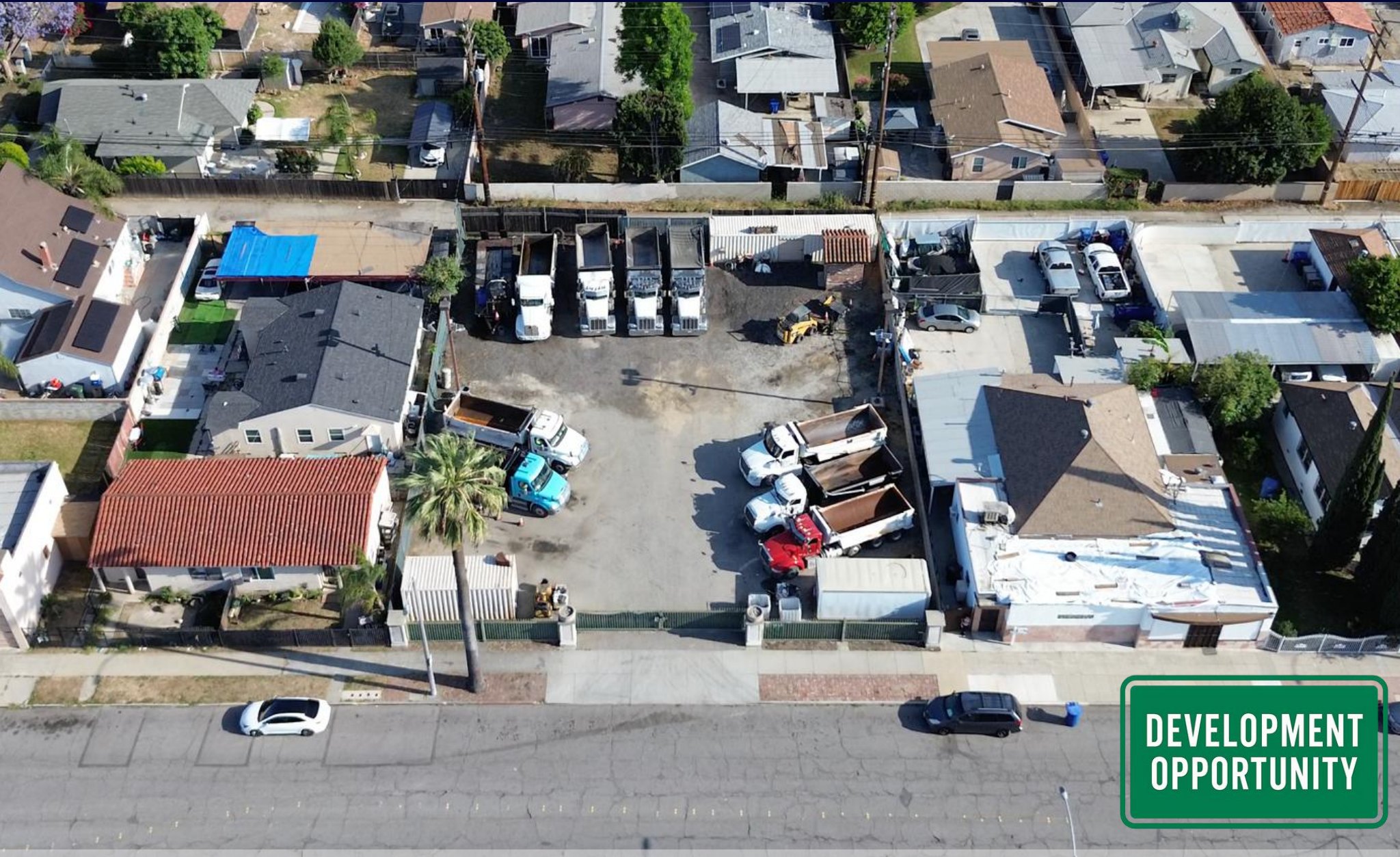
FOR SALE

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

RE/MAX
COMMERCIAL®

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 ft² / 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 WITH 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

831104501-84

14

SCALE 1" = 100'

8

70 1ST

ST. 70

60
AVE.

BLVD 100

70 2ND

ST. 70

(17)

BK.
8342

MYRTLE

HAMILTON

70 3RD

ST 70

15

CODE
7790

PART OF LE MAR
TRACT POMONA

M. R. 18-4

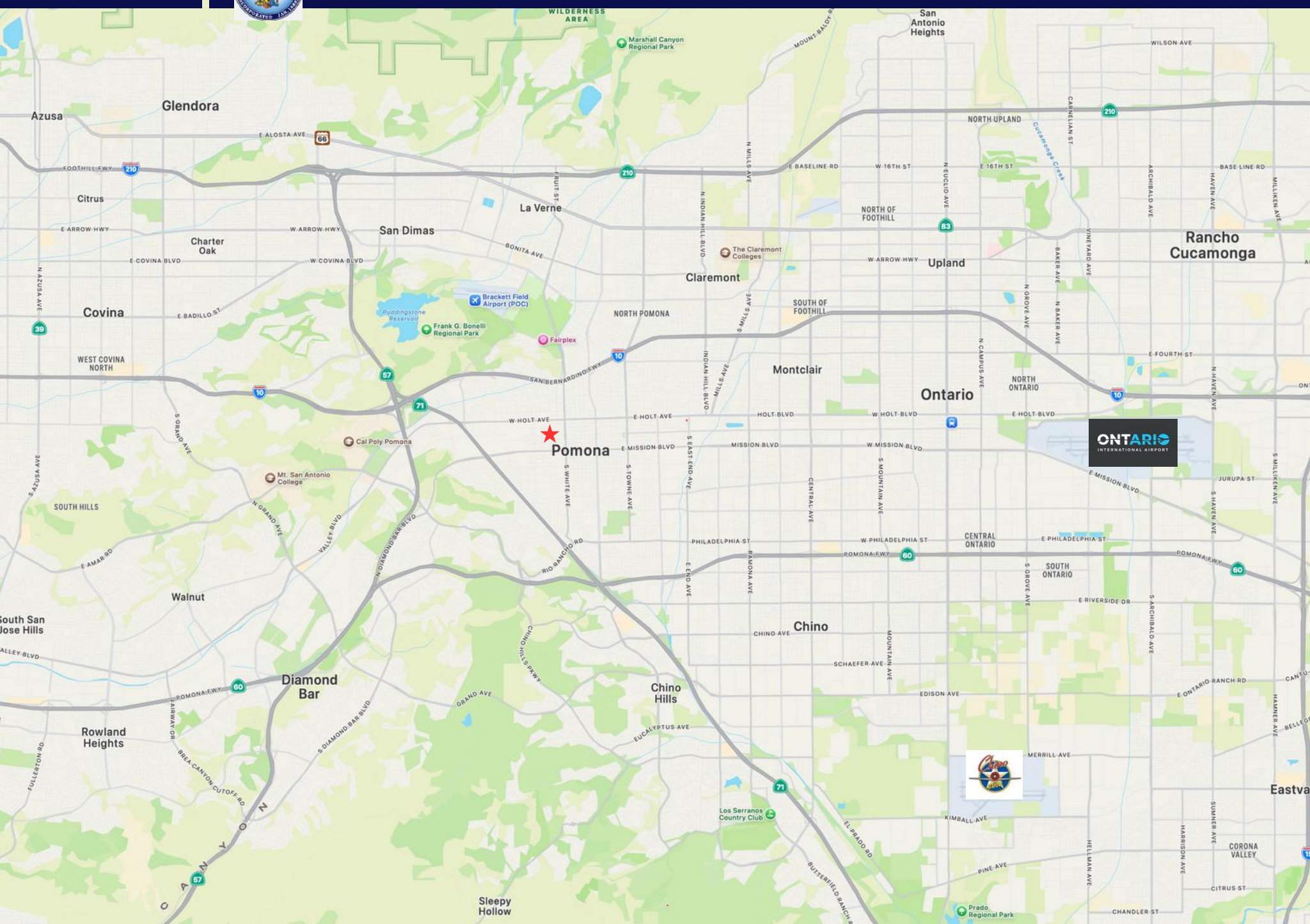
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8349 - 4 & 5

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

AERIAL MAP



Prime Pomona location near major freeways and transit.





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CONTACT

GERARDO GARIBAY

REMAX COMMERCIAL

SALES ASSOCIATE

DIRECT: 909-680-9717

EMAIL: GERARDOGARIBAYCRE@GMAIL.COM

CA DRE LICENSE #02243552

FIL OLAZABAL

REMAX COMMERCIAL

SENIOR VICE PRESIDENT

DIRECT: 626-675-9221

EMAIL: FILRESALES@GMAIL.COM

CA DRE LICENSE #01368493