

# GROUND LEASE | BUILD-TO-SUIT

± 4,136 SF BUILDING | ± 0.59 AC PARCEL

1280 E Holt Ave | Pomona, CA 91767



N East End Ave  
± 11,352 cars/day

E Holt Ave  
± 33,671 cars/day

Exclusively Listed By:

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**If you have no further interest in the Property, please return this Investment Offering forthwith**



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## OFFERING SUMMARY

InvestCore Commercial presents this unique build to suit or ground lease opportunity. The existing property consists of a ± 4,136 SF restaurant building that sits on a 0.59 AC parcel. It benefits from its ideal location just off the signalized intersection with over 40,000 cars passing through the intersection daily and is surrounded by dense residential with 436,098 people in the 5-mile radius. The subject property is conveniently located along a major corridor through Pomona and is easily accessible to the nearby Interstate 15.

The property benefits from a heavy daytime population, ideal demographics, and durable retail fundamentals being positioned in a submarket as one of the premier commercial investment corridors in the LA Metro region.

1208 E Holt Ave | Pomona, CA

## PROPERTY INFORMATION

|                        |                                                                                  |
|------------------------|----------------------------------------------------------------------------------|
| Address                | 1280 E. Holt Ave<br>Pomona, CA 91767                                             |
| Existing Building Size | ± 4,136SF                                                                        |
| Parcel Size            | ± 0.59 AC (± 26,627 SF)                                                          |
| Year Built             | 1959                                                                             |
| Parking Spaces         | 36                                                                               |
| APN                    | 8326-025-029                                                                     |
| Assessor Zoning        | POC4*                                                                            |
| Land Use Category      | Commercial                                                                       |
| Existing Property Use  | Former Restaurant                                                                |
| Proposed Uses          | Restaurant, QSR, Automotive, Gas Station, Convenience Store, Childcare, Dialysis |

## PROPOSED LEASE TERMS

|             |                                              |
|-------------|----------------------------------------------|
| Asking Rent | \$9,300 NNN (\$2.25/SF/Month)                |
| Increases   | 3% Annual increases                          |
| Lease Term  | 10 to 20 Years                               |
| Options     | Two (2) 5-Year options                       |
| Lease Type  | Absolute NNN - Ground Lease or Build to Suit |

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## PROPERTY HIGHLIGHTS

- DENSELY POPULATED TRADE AREA (5-mile radius)**

Population: 436,098  
Households: 137,294  
Median Age: 36.6  
Average HH Income: \$115,511

- HIGH TRAFFIC COUNTS**

± 33,671 cars/day along E Holt Ave  
± 11,352 cars/day along N East End Ave

- LOCATED ONE PARCEL OFF SIGNALIZED CORNER AT E HOLT & N EAST END AVES**

- MULTIPLE INGRESS AND EGRESS ACCESS POINTS FROM BOTH E HOLT & CROSS ST, N EAST END AVE**

- IDEALLY LOCATED ADJACENT TO SEVERAL TRADE AREA GENERATORS INCLUDING INDIAN HILL MARKETPLACE SHOPPING CENTER AND PARK WEST HIGH SCHOOL**

- STRONG DAYTIME POPULATION**

- FLEXIBLE AND CREATIVE LANDLORD - AVAILABLE FOR BUILD TO SUIT OR GROUND LEASE STRUCTURE**

| 2025 DEMOGRAPHICS  | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------------|-----------|-----------|-----------|
| AVG. HH INCOME     | \$87,554  | \$105,780 | \$115,511 |
| POPULATION         | 26,244    | 202,015   | 436,098   |
| HOUSEHOLDS         | 7,292     | 59,586    | 137,294   |
| MEDIAN HOME VALUE  | \$644,589 | \$674,353 | \$696,879 |
| DAYTIME EMPLOYMENT | 5,760     | 63,718    | 162,458   |
| BUSINESSES         | 841       | 8,483     | 21,403    |

**436K**

Population  
(5-Mile Radius)



**\$697K**

Median Home Value  
(5-Mile Radius)



**\$115K**

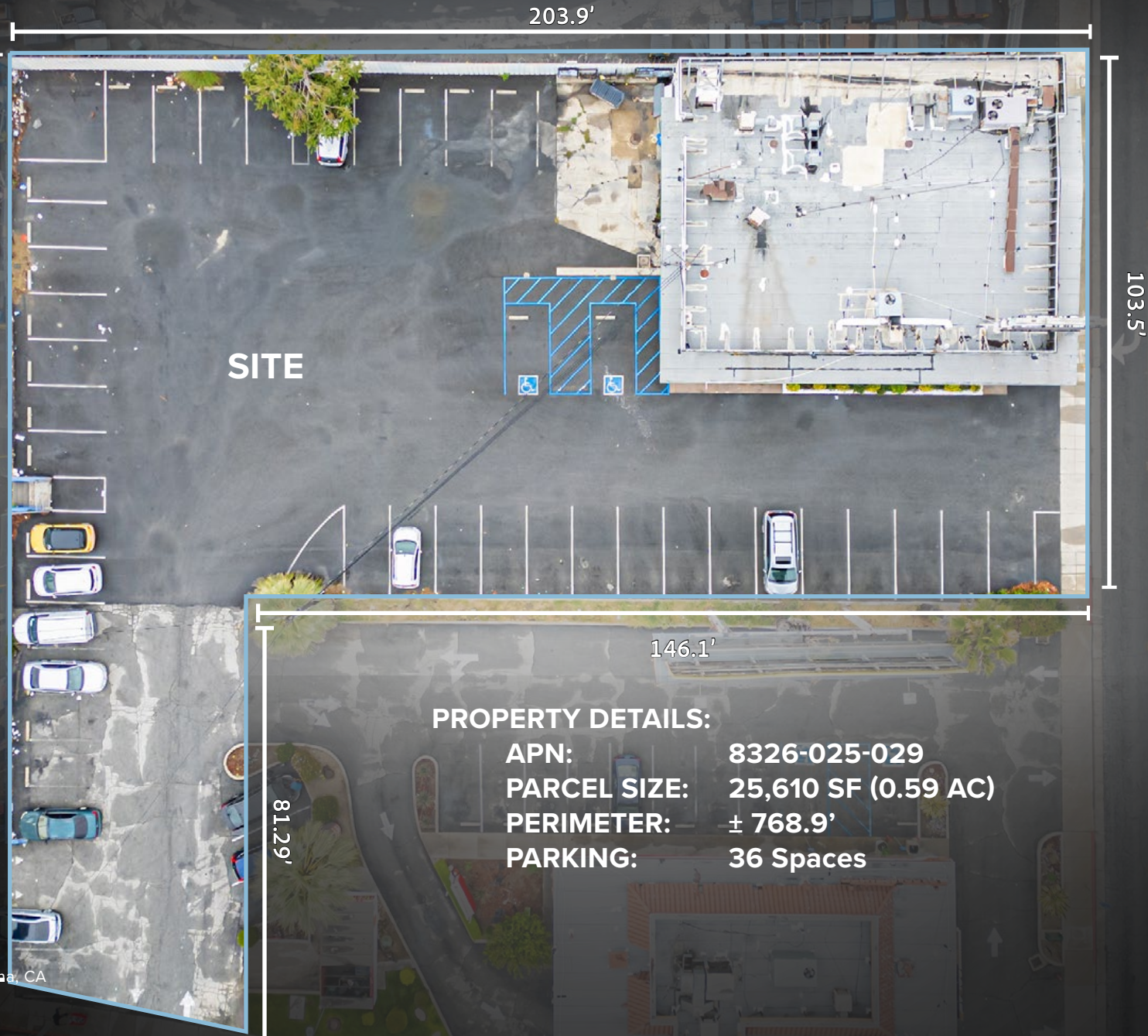
Average Household  
Income  
(5-Mile Radius)



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SITE AERIAL



## PROPERTY DETAILS:

|              |                     |
|--------------|---------------------|
| APN:         | 8326-025-029        |
| PARCEL SIZE: | 25,610 SF (0.59 AC) |
| PERIMETER:   | ± 768.9'            |
| PARKING:     | 36 Spaces           |

E Holt Ave ± 33,671 cars/day



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TRADE AREA AERIAL



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LA METRO LOCATION

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**12.7M**  
Population  
(Metro Area)



**\$1.6T**  
GDP  
(Gross Domestic Product)



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DEMOGRAPHICS | 1/3/5 MILE RADIUS FROM SITE

| Population                  | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| 2010 Population             | 27,215 | 198,807 | 434,639 |
| 2020 Population             | 27,450 | 205,815 | 444,014 |
| 2025 Population             | 26,244 | 202,573 | 436,098 |
| 2030 Population             | 25,684 | 202,015 | 433,541 |
| 2010-2020 Annual Rate       | 0.09%  | 0.35%   | 0.21%   |
| 2020-2025 Annual Rate       | -0.85% | -0.30%  | -0.34%  |
| 2025-2030 Annual Rate       | -0.43% | -0.06%  | -0.12%  |
| <b>Age</b>                  |        |         |         |
| 2025 Median Age             | 33.4   | 35.0    | 36.6    |
| U.S. median age is 39.1     |        |         |         |
| <b>Race and Ethnicity</b>   |        |         |         |
| White Alone                 | 16.2%  | 22.9%   | 26.8%   |
| Black Alone                 | 4.2%   | 4.7%    | 4.8%    |
| American Indian Alone       | 2.6%   | 2.3%    | 2.0%    |
| Asian Alone                 | 5.9%   | 10.0%   | 12.3%   |
| Pacific Islander Alone      | 0.2%   | 0.2%    | 0.2%    |
| Some Other Race Alone       | 52.0%  | 41.0%   | 34.7%   |
| Two or More Races           | 18.9%  | 18.8%   | 19.2%   |
| Hispanic Origin             | 83.0%  | 70.6%   | 63.5%   |
| Diversity Index             | 75.7   | 84.3    | 86.8    |
| <b>Households</b>           |        |         |         |
| 2010 Total Households       | 6,567  | 52,750  | 125,289 |
| 2020 Total Households       | 7,275  | 57,948  | 134,466 |
| 2025 Total Households       | 7,292  | 59,586  | 137,294 |
| 2030 Total Households       | 7,301  | 60,913  | 139,418 |
| 2010-2020 Annual Rate       | 1.03%  | 0.94%   | 0.71%   |
| 2020-2025 Annual Rate       | 0.04%  | 0.53%   | 0.40%   |
| 2025-2030 Annual Rate       | 0.02%  | 0.44%   | 0.31%   |
| 2025 Average Household Size | 3.57   | 3.28    | 3.09    |
| Wealth Index                | 60     | 79      | 94      |

| Median Household Income            | 1 mile   | 3 miles   | 5 miles   |
|------------------------------------|----------|-----------|-----------|
| 2025 Median Household Income       | \$67,362 | \$83,484  | \$90,216  |
| 2030 Median Household Income       | \$78,406 | \$95,957  | \$102,290 |
| 2025-2030 Annual Rate              | 3.08%    | 2.82%     | 2.54%     |
| <b>Average Household Income</b>    |          |           |           |
| 2025 Average Household Income      | \$87,554 | \$105,780 | \$115,511 |
| 2030 Average Household Income      | \$98,840 | \$118,736 | \$128,415 |
| <b>Per Capita Income</b>           |          |           |           |
| 2025 Per Capita Income             | \$24,447 | \$31,311  | \$36,423  |
| 2030 Per Capita Income             | \$28,221 | \$35,994  | \$41,344  |
| 2025-2030 Annual Rate              | 2.91%    | 2.83%     | 2.57%     |
| <b>Income Equality</b>             |          |           |           |
| 2025 Gini Index                    | 42.6     | 42.0      | 42.2      |
| <b>Socioeconomic Status</b>        |          |           |           |
| 2025 Socioeconomic Status Index    | 32.0     | 38.1      | 40.8      |
| <b>Housing Unit Summary</b>        |          |           |           |
| Housing Affordability Index        | 46       | 52        | 53        |
| 2010 Total Housing Units           | 7,021    | 55,847    | 132,022   |
| 2010 Owner Occupied Hus (%)        | 47.5%    | 52.9%     | 57.8%     |
| 2010 Renter Occupied Hus (%)       | 52.5%    | 47.1%     | 42.2%     |
| 2010 Vacant Housing Units (%)      | 6.5%     | 5.5%      | 5.1%      |
| 2020 Housing Units                 | 7,451    | 59,996    | 138,777   |
| 2020 Owner Occupied HUs (%)        | 44.6%    | 50.2%     | 55.1%     |
| 2020 Renter Occupied HUs (%)       | 55.4%    | 49.8%     | 44.9%     |
| Vacant Housing Units               | 2.3%     | 3.4%      | 3.1%      |
| 2025 Housing Units                 | 7,468    | 61,847    | 141,827   |
| Owner Occupied Housing Units       | 44.7%    | 50.7%     | 55.4%     |
| Renter Occupied Housing Units      | 55.3%    | 49.3%     | 44.6%     |
| Vacant Housing Units               | 2.4%     | 3.7%      | 3.2%      |
| 2030 Total Housing Units           | 7,504    | 63,251    | 144,231   |
| 2030 Owner Occupied Housing Units  | 3,349    | 31,280    | 78,302    |
| 2030 Renter Occupied Housing Units | 3,952    | 29,633    | 61,117    |
| 2030 Vacant Housing Units          | 203      | 2,338     | 4,813     |

Source: ESRI

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