

# ±2,200 SF RESTAURANT FOR LEASE

2063 Rancho Valley Drive, Pomona, CA 91766





## Presented By



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Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

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### EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

1,650+  
SALES/LEASES

TOTAL SALES OVER

\$1.8B+

## ± 2,200 SF SECOND GENERATION RESTAURANT FOR LEASE





# PROPERTY OVERVIEW

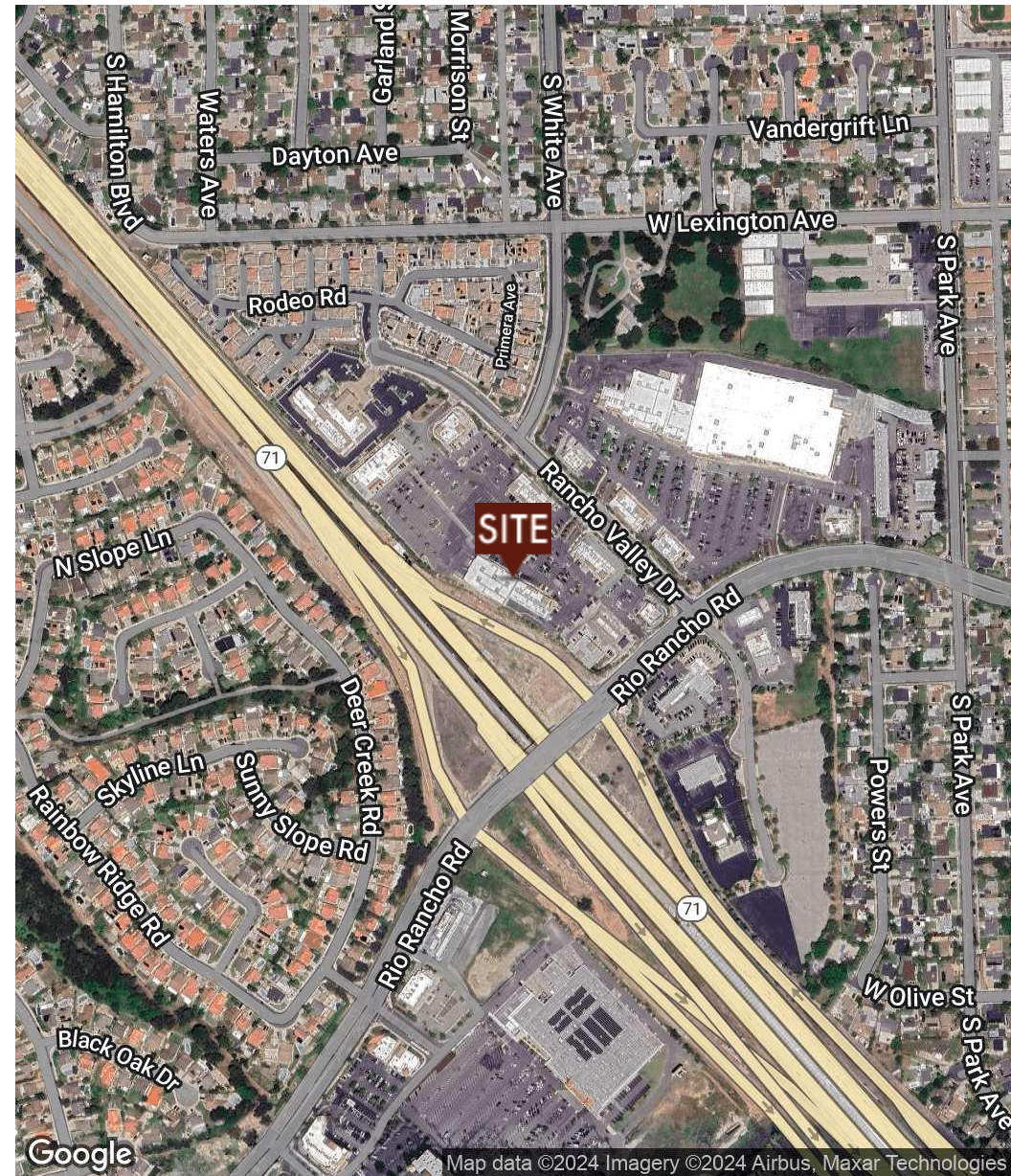
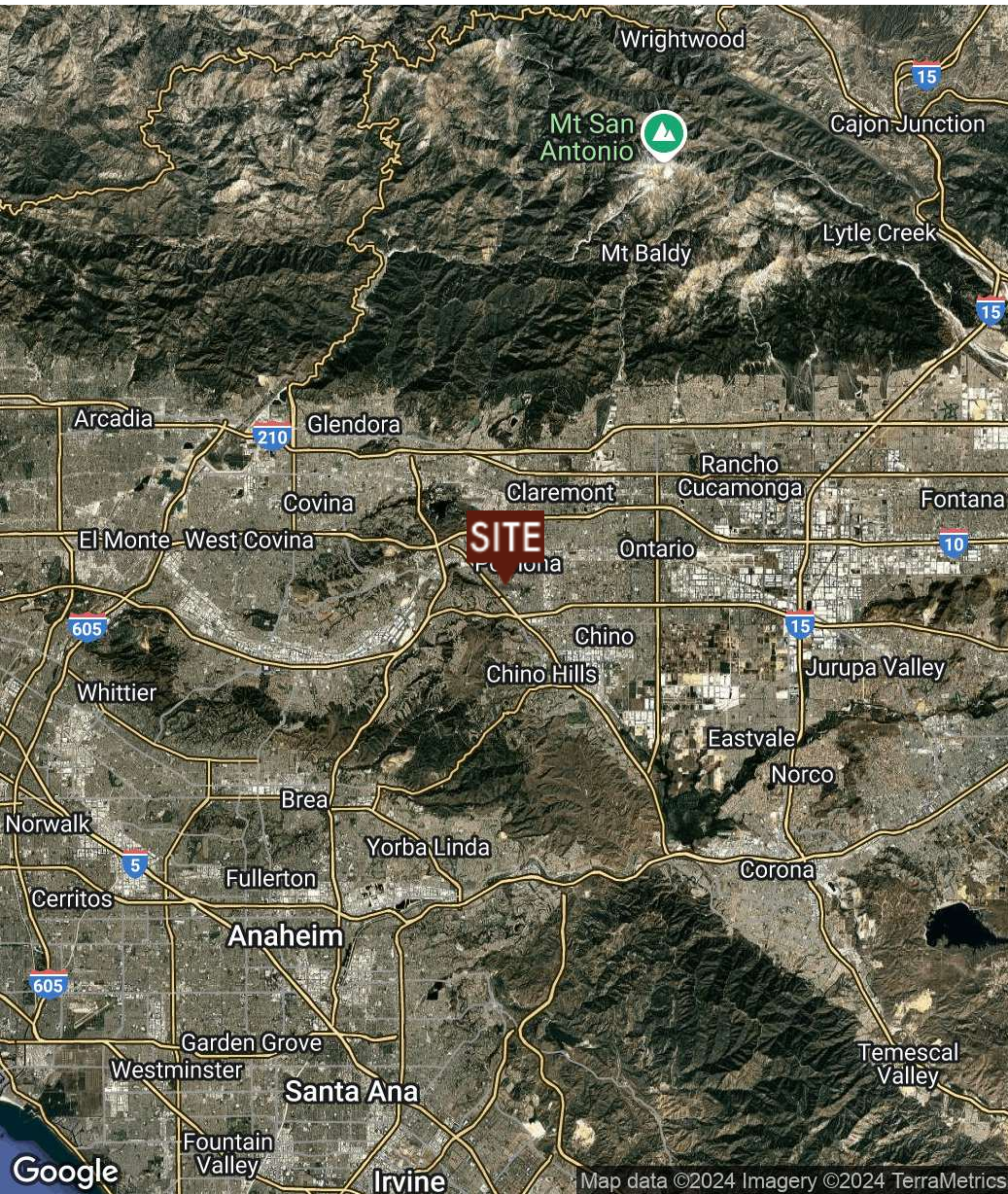


## HIGHLIGHTS

- Hard to find ± 2,220 second generation restaurant space available for lease in LA County.
- Located adjacent to Phillips Ranch off the Rio Rancho Drive exit.
- Part of the Rio Rancho Town Center featuring prominent tenants including Target, Ross, Planet Fitness, Panda Express, Corky's Kitchen & Bakery, Golden Corral, and more! Subject site has separate ownership from the balance of the shopping center.
- Large trade area population includes over 147,000 people within a three mile radius with average incomes of \$113,065.
- Subject site is visible from the 71 Freeway with close to 100,000 CPD. Traffic counts at the intersection of Rancho Valley Drive and Rio Rancho Rd average 29,303 CPD.



# LOCATION MAPS



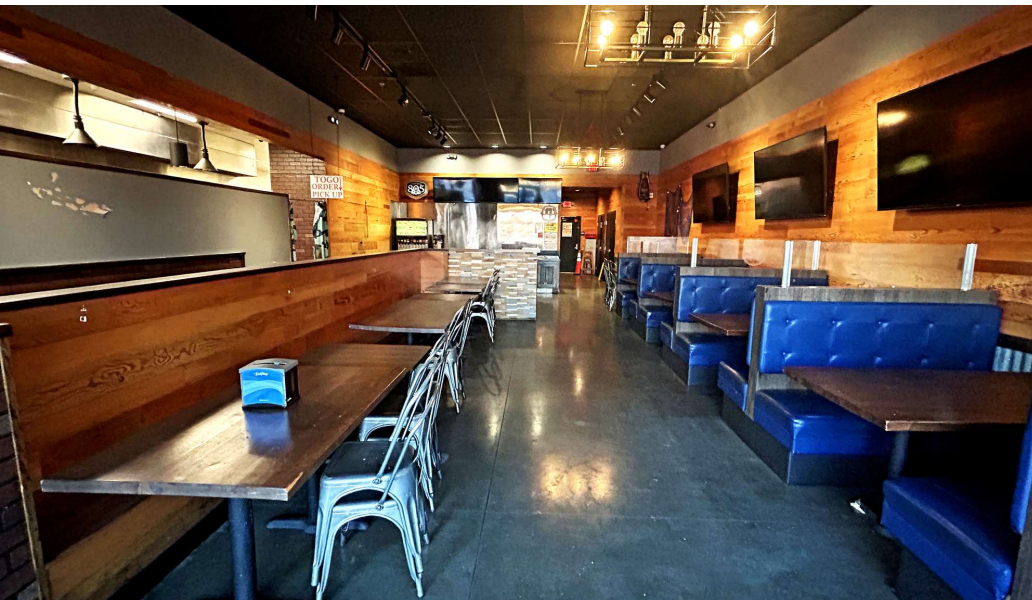


# SITE PLAN





# INTERIOR PHOTOS





# ANCHORED BY PLANET FITNESS AND GOLDEN CORRAL





# DEMOGRAPHICS

	1 mi	3 mi	5 mi
<b><u>POPULATION</u></b>			
2023 Total Population	20,408	147,220	334,621
2023 Median Age	36.2	35.6	37.2
2023 Total Households	5,535	42,926	100,821
2023 Average Household Size	3.6	3.4	3.2
<b><u>INCOME</u></b>			
2023 Average Household Income	\$111,780	\$113,065	\$119,829
2023 Median Household Income	\$89,809	\$89,823	\$96,690
2023 Per Capita Income	\$30,540	\$33,112	\$36,331
<b><u>BUSINESS SUMMARY</u></b>			
2023 Total Businesses	349	5,172	14,482
2023 Total Employees	2,868	39,668	133,110