

Pomona Warehouse For Sale

683 NEW YORK DRIVE

OFFERING MEMORANDUM

POMONA , CA 91768

Vic Felekian
VFCRE
Broker CCIM
(310) 999-0333
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01937692





01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	POMONA , CA 91768
COUNTY	Los Angeles
BUILDING SF	15,076 SF
LAND SF	33,899 SF
YEAR BUILT	1990
APN	8355-017-020
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$5,350,000
PRICE PSF	\$354.87

DEMOGRAPHICS	1 MILE	5 MILE	10 MILE
2025 Population	22,017	348,087	1,155,287
2025 Median HH Income	\$78,536	\$98,024	\$100,700
2025 Average HH Income	\$92,419	\$126,574	\$128,806

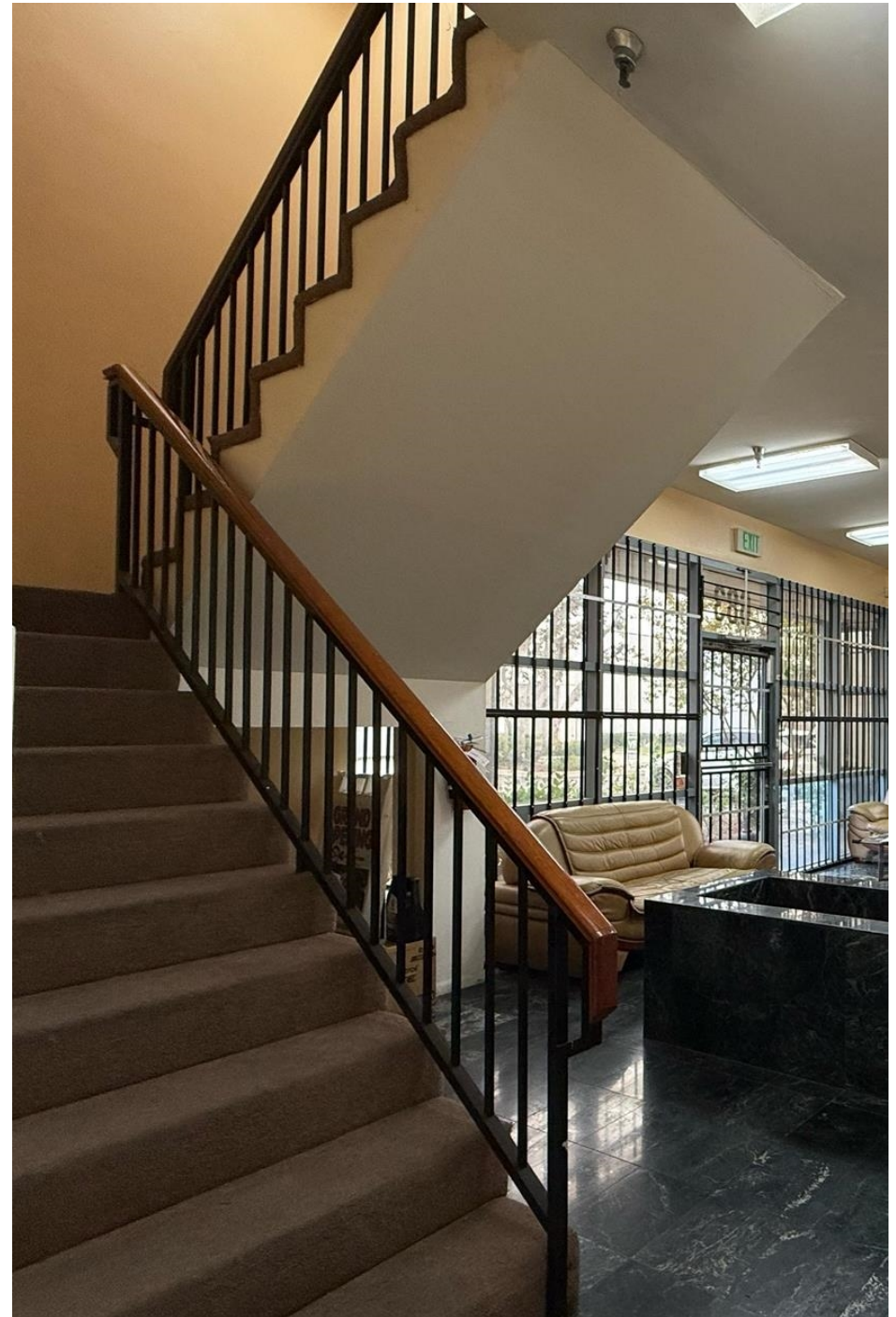
OVERVIEW

- ❖ VFCRE is pleased to exclusively present this Industrial Building For Sale: 683 New York Ave, Pomona, CA
Strategically located industrial facility in the heart of Pomona, California, designed for high-efficiency operations in manufacturing, distribution, or warehousing.
- ❖ This robust block-constructed building spans 15,076 square feet on a secure, fenced private lot totaling 33,899 square feet, offering ample space for expansion, storage, or secure parking.



Key Operational Features

- ❖ **Expansive Vertical Clearance:** Impressive 26-foot ceiling heights maximize vertical storage and accommodate heavy machinery or racking systems, optimizing cubic footage for inventory management and cost savings.
- Flexible Layout:** Includes 2,000 square feet of dedicated office space for administrative functions, plus over 1,000 square feet of mezzanine area ideal for additional storage, light assembly, or oversight platforms.



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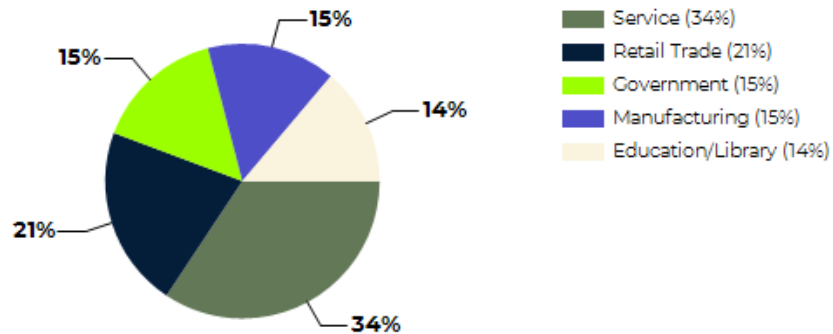
Location

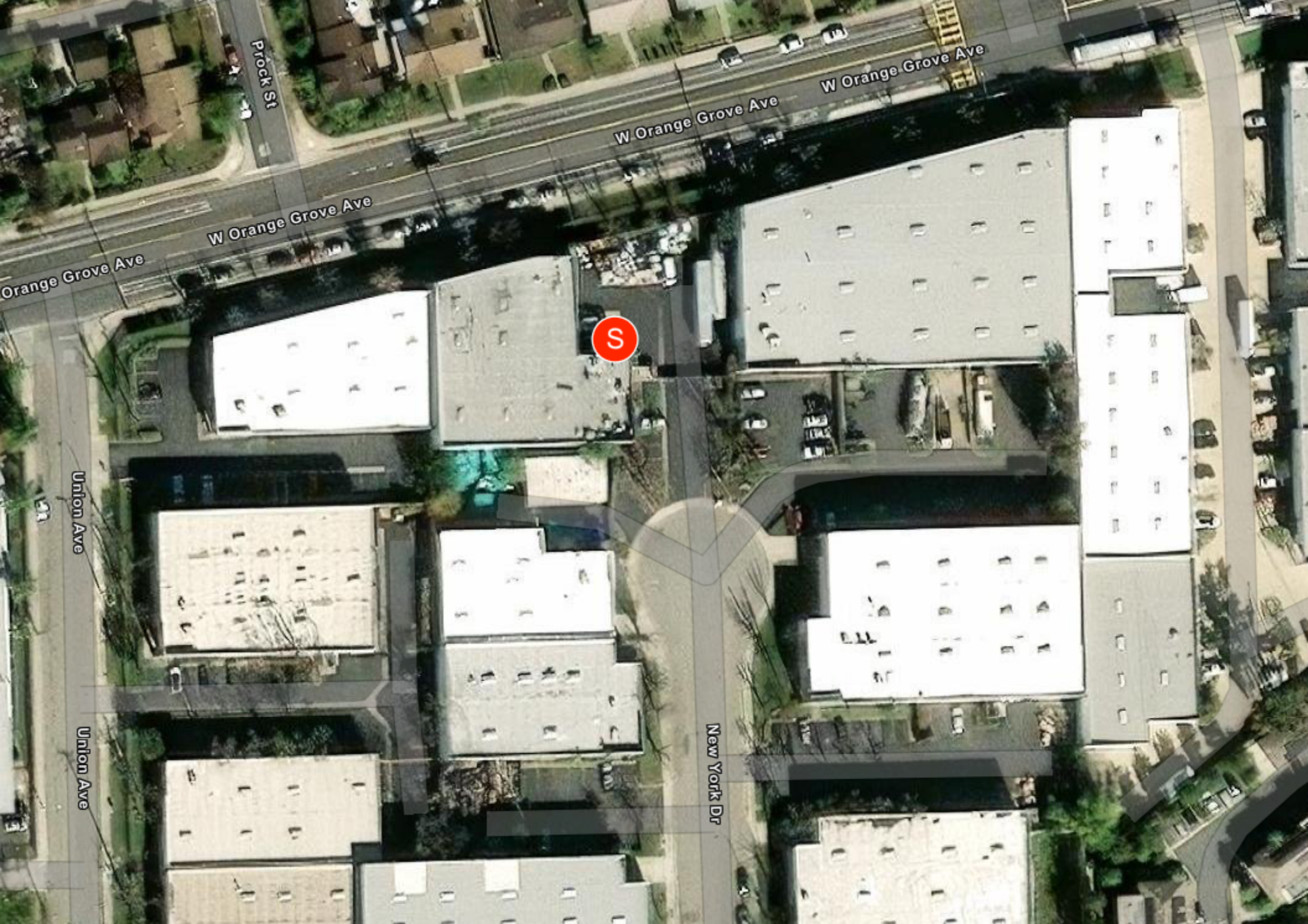
Location Summary
Aerial View Map



- ❖ The property is located in Pomona, a city in Los Angeles County, California. Within the desirable industrial community of New York Business Center OA.
- ❖ Pomona is home to several higher education institutions, including California State Polytechnic University, Pomona (Cal Poly Pomona) and Western University of Health Sciences.
- ❖ The city hosts the annual Los Angeles County Fair at the Fairplex, drawing large crowds and offering various entertainment and cultural events.
- ❖ Pomona is known for its arts district, which features galleries, studios, and art walks, contributing to a vibrant cultural scene in the area.
- ❖ The city is conveniently situated near major transportation routes, including the 10, 57, and 71 freeways, providing easy access to surrounding areas such as Los Angeles and the Inland Empire.

Major Industries by Employee Count







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Property Description

Property Features

Parcel Map

Property Images

POMONA WAREHOUSE FOR SALE

PROPERTY FEATURES

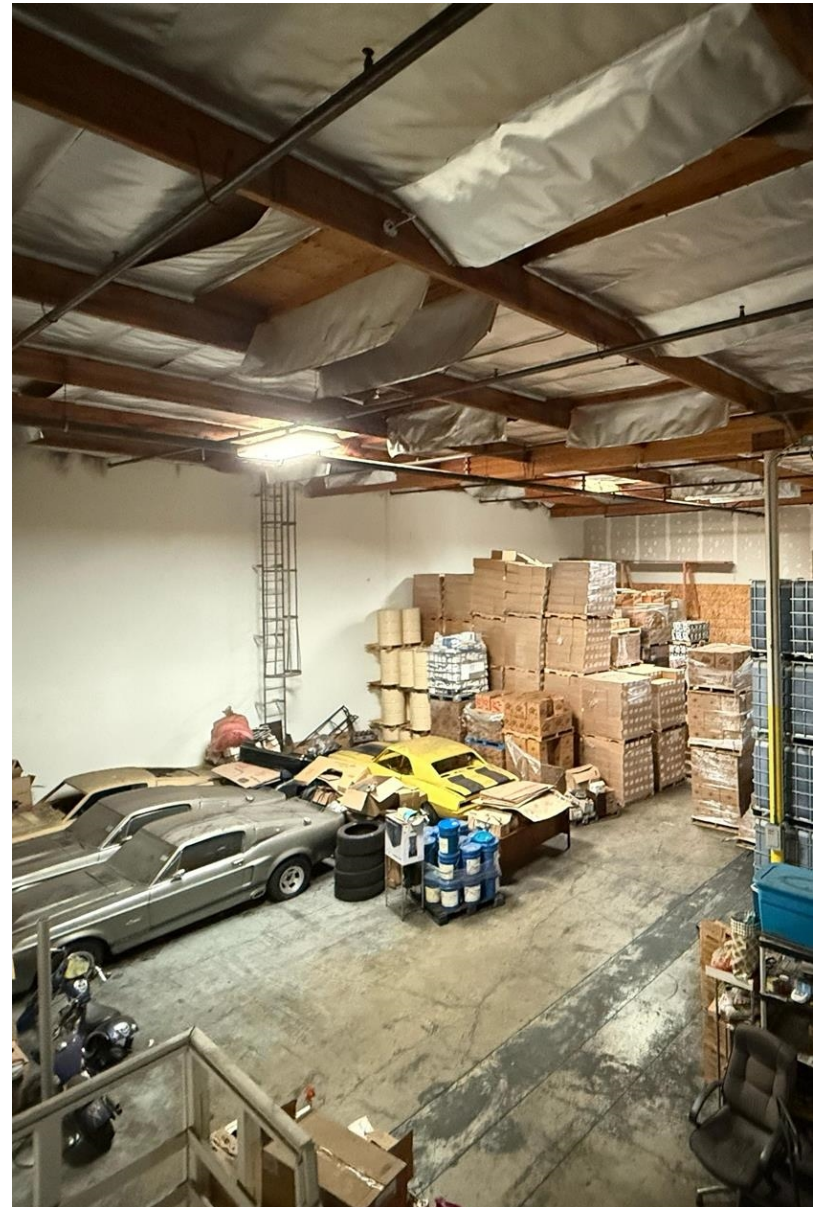
BUILDING SF	15,076
LAND SF	33,899
YEAR BUILT	1990
# OF PARCELS	1
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	45
CEILING HEIGHT	26
DOCK HIGH DOORS	2
GRADE LEVEL DOORS	1
SKYLIGHTS	4
FENCED YARD	Yes
OFFICE SF	2000
OFFICE TO WAREHOUSE RATIO	15%

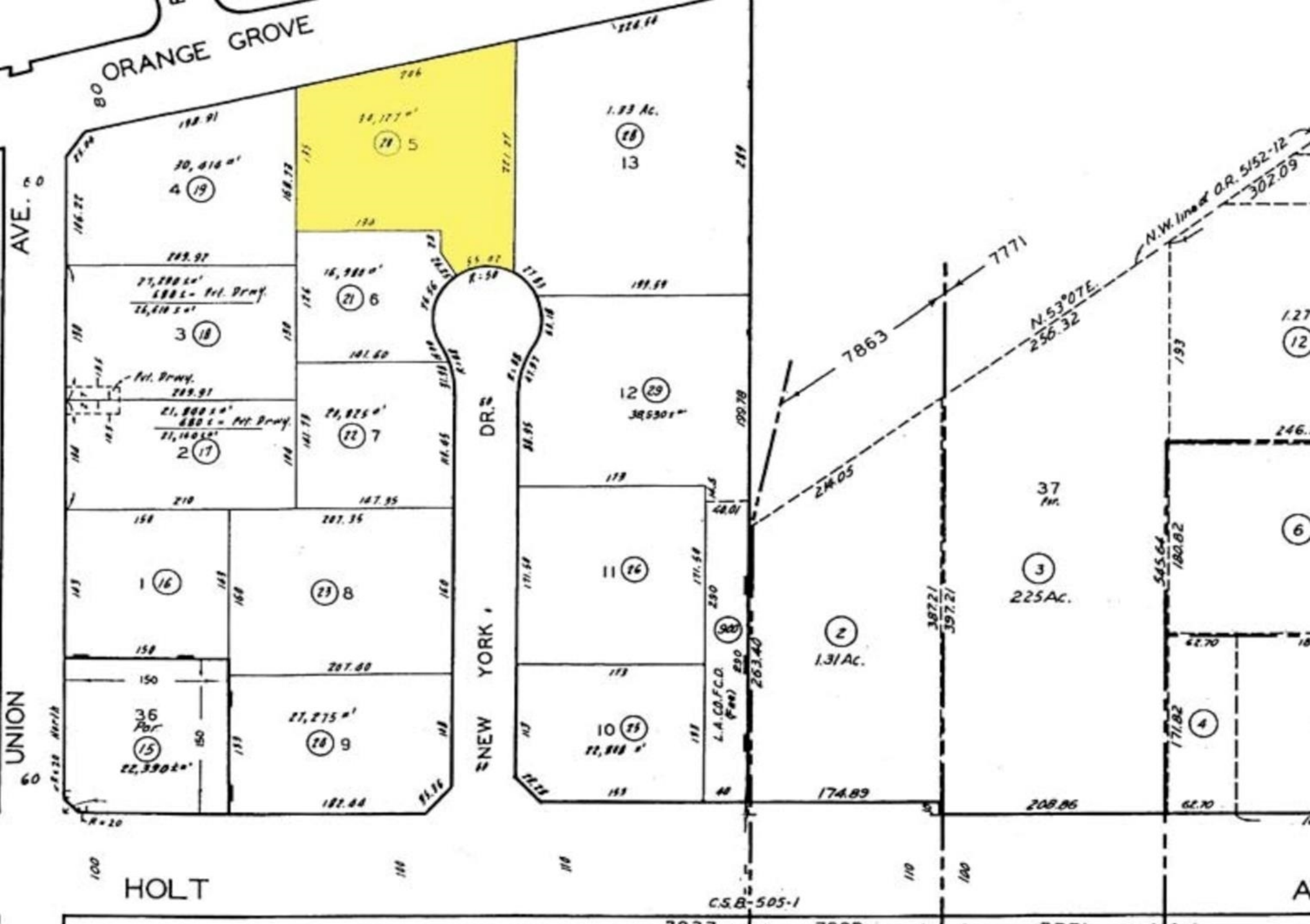
MECHANICAL

HVAC	Yes
ELECTRICAL / POWER	800 amp-277/480volts
LIGHTING	LED

CONSTRUCTION

FRAMING	Block
PARKING SURFACE	Asphalt
ROOF	Flat
LANDSCAPING	Maintained by Association





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Parcel Map | Pomona Warehouse For Sale 10





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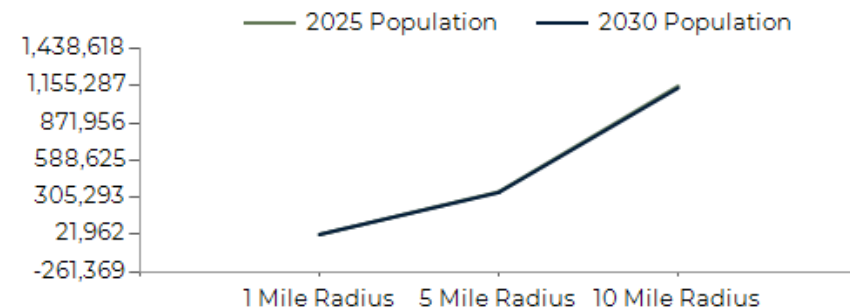
Demographics

General Demographics

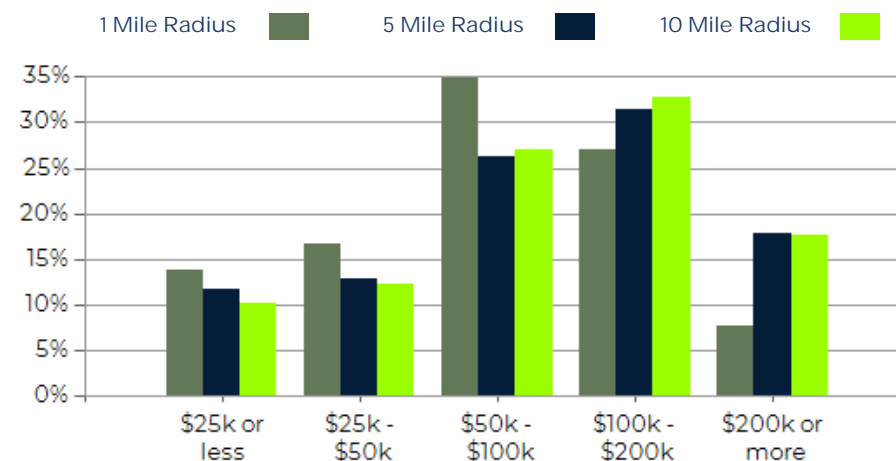
POMONA WAREHOUSE FOR SALE

POPULATION	1 MILE	5 MILE	10 MILE
2000 Population	23,556	349,033	1,128,111
2010 Population	23,026	350,508	1,155,198
2025 Population	22,017	348,087	1,155,287
2030 Population	21,962	343,035	1,140,606
2025 African American	1,049	15,651	45,447
2025 American Indian	570	5,990	20,384
2025 Asian	1,562	65,968	243,677
2025 Hispanic	17,755	188,820	635,210
2025 Other Race	10,576	99,027	326,841
2025 White	3,816	98,635	307,402
2025 Multiracial	4,372	62,179	209,370
2025-2030: Population: Growth Rate	-0.25%	-1.45%	-1.30%

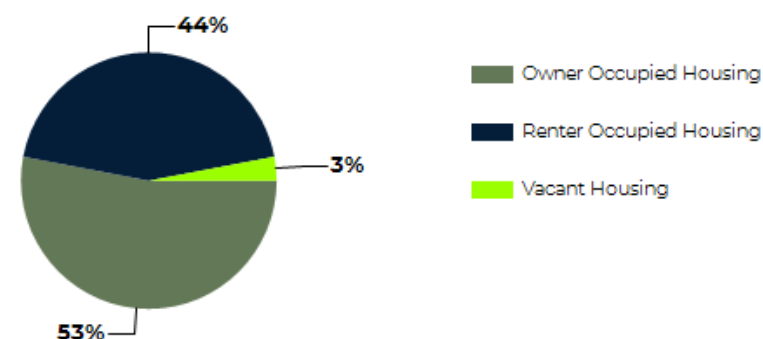
2025 HOUSEHOLD INCOME	1 MILE	5 MILE	10 MILE
less than \$15,000	480	7,436	21,753
\$15,000-\$24,999	370	5,506	15,519
\$25,000-\$34,999	404	5,920	17,657
\$35,000-\$49,999	618	8,365	27,519
\$50,000-\$74,999	983	15,286	51,306
\$75,000-\$99,999	1,155	13,966	47,213
\$100,000-\$149,999	1,034	20,480	71,145
\$150,000-\$199,999	631	14,445	48,429
\$200,000 or greater	476	19,814	64,275
Median HH Income	\$78,536	\$98,024	\$100,700
Average HH Income	\$92,419	\$126,574	\$128,806



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri



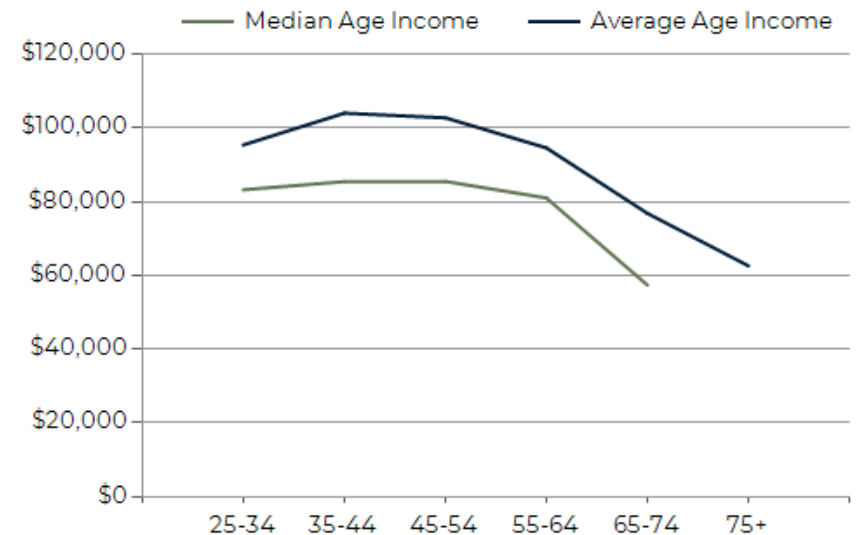
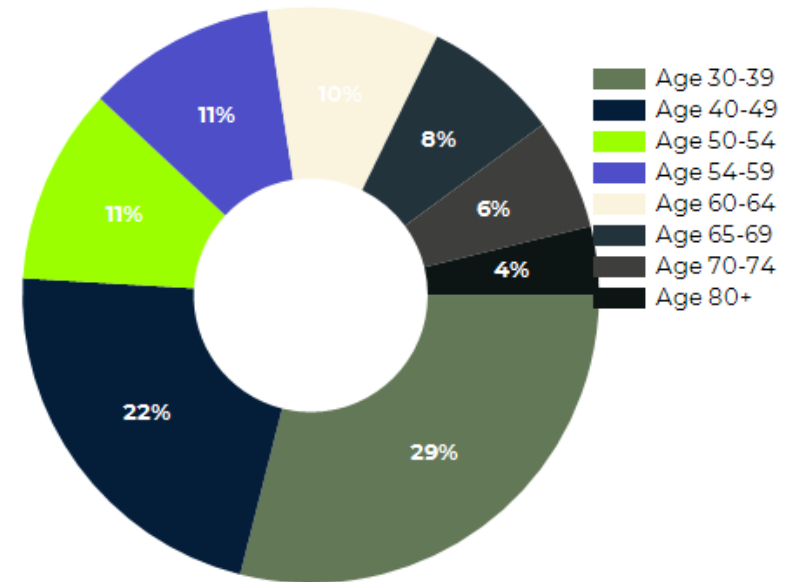
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2025 POPULATION BY AGE	1 MILE	5 MILE	10 MILE
2025 Population Age 30-34	1,959	26,296	90,300
2025 Population Age 35-39	1,513	22,700	78,726
2025 Population Age 40-44	1,363	21,635	74,509
2025 Population Age 45-49	1,277	20,551	70,184
2025 Population Age 50-54	1,323	21,476	72,516
2025 Population Age 55-59	1,275	21,218	71,542
2025 Population Age 60-64	1,157	20,979	70,399
2025 Population Age 65-69	919	19,164	63,517
2025 Population Age 70-74	750	16,075	52,187
2025 Population Age 75-79	462	11,814	38,020
2025 Population Age 80-84	240	7,389	22,899
2025 Population Age 85+	212	6,981	20,028
2025 Population Age 18+	16,940	280,024	924,845
2025 Median Age	34	39	39
2030 Median Age	35	40	40

2025 INCOME BY AGE	1 MILE	5 MILE	10 MILE
Median Household Income 25-34	\$83,217	\$96,130	\$98,715
Average Household Income 25-34	\$95,386	\$118,568	\$122,347
Median Household Income 35-44	\$85,446	\$117,640	\$118,473
Average Household Income 35-44	\$104,022	\$145,801	\$147,607
Median Household Income 45-54	\$85,514	\$124,010	\$124,830
Average Household Income 45-54	\$102,770	\$152,466	\$154,507
Median Household Income 55-64	\$81,012	\$114,292	\$114,657
Average Household Income 55-64	\$94,616	\$143,801	\$144,483
Median Household Income 65-74	\$57,356	\$83,848	\$84,020
Average Household Income 65-74	\$76,834	\$111,869	\$111,577
Average Household Income 75+	\$62,570	\$75,858	\$75,455

Population By Age





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Company Profile

Advisor Profile



Vic Felekian
Broker CCIM

Mr. Vic Felekian, CCIM, is a dedicated Certified Commercial Investment Broker with over a 12 years of experience serving the diverse real estate needs of Southern California. In 2018, Vic founded VFCRE.com and has since specialized in commercial portfolio management and investment sales. He provides expert guidance tailored to each client's unique goals while proving to be a seasoned portfolio management expert.

With an in-depth understanding of the Los Angeles market, Mr. Felekian is committed to delivering exceptional service and crafting personalized strategies that maximize portfolio value and drive optimal returns. His client-centric approach, combined with his extensive market knowledge, has made him a trusted partner for investors navigating the complexities of commercial real estate.

Alongside his expert team, Mr. Felekian works with a select group of investors, offering comprehensive property management, investment advice, and transaction services. Whether you're looking to acquire, sell, or optimize your portfolio, Mr. Felekian is dedicated to delivering unparalleled expertise and results.

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Exclusively Marketed by:



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