

FOR SALE

Building: ± 3,960 SF | Lot Size: ± 10,120 SF / 0.23 AC

INDUSTRIAL/MIXED USE

891 W 2ND ST & 883 W 2ND ST., POMONA, CA 91766



WHITE AVE

W 2ND ST

RE/MAX
COMMERCIAL

PROPERTY DESCRIPTION

Subject Property: 891-883 W 2nd St,
City: Pomona, CA 91766
County: Los Angeles
Building SF: ±3,960
Lot Size: ± 10,120 SF / 0.23 AC
Corner Streets: White & W 2nd St
Property Type: Industrial Mixed Use
Zoning: Light Industrial
APN: 8342-001-023,
8342-001-024

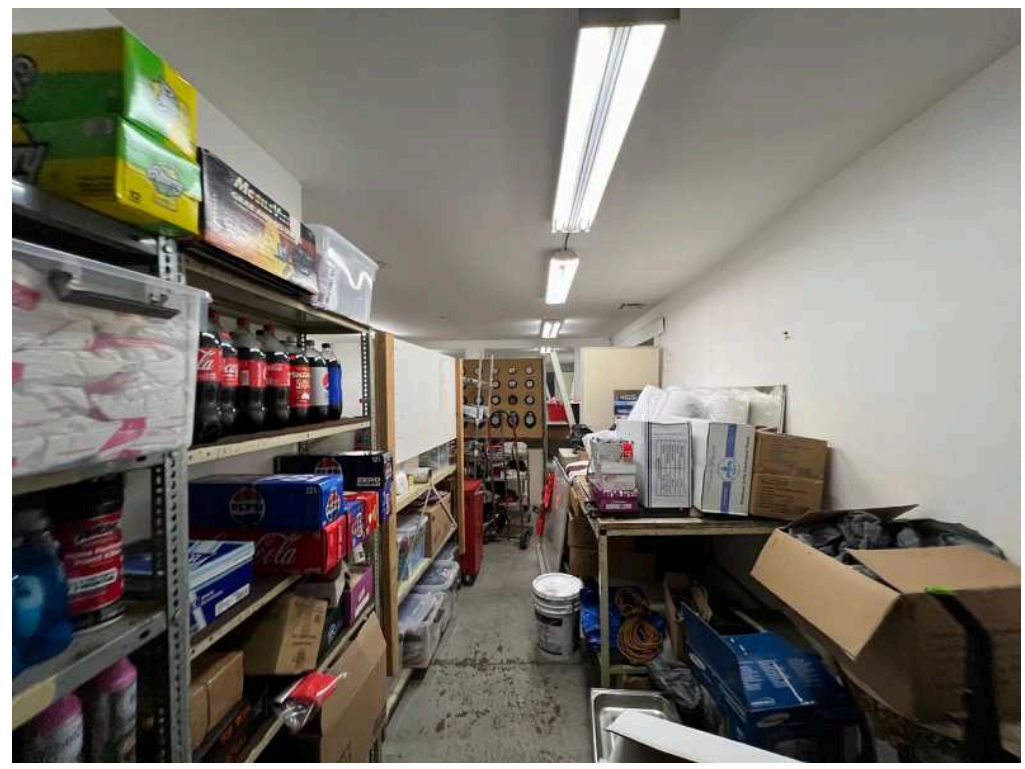
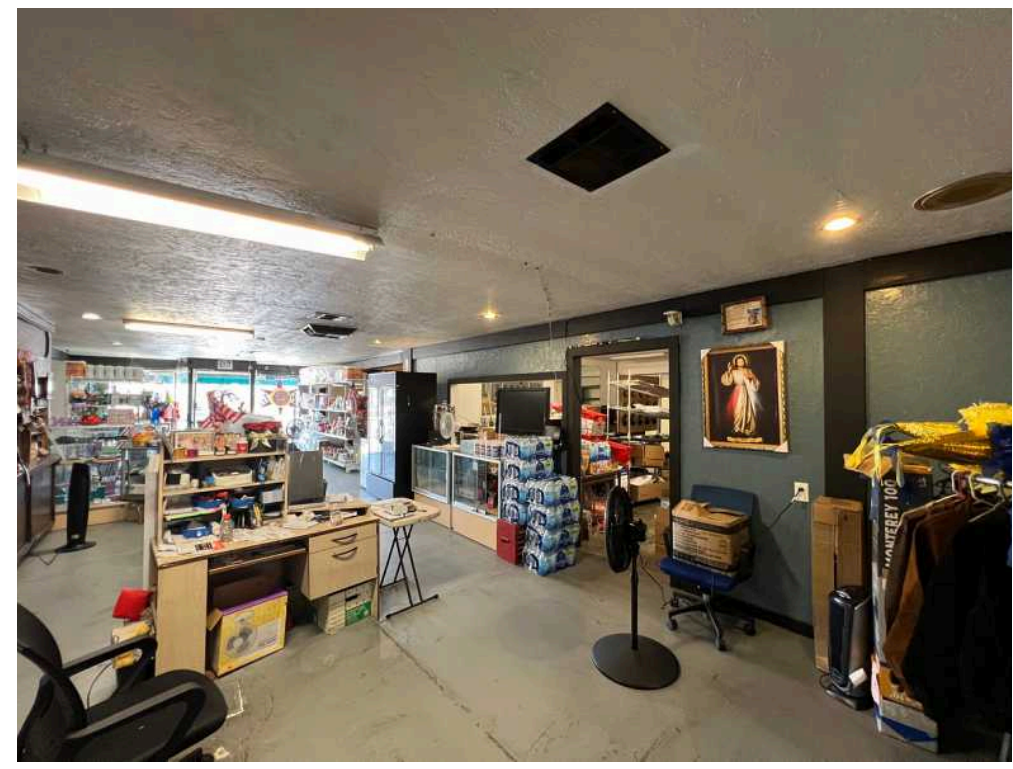


INVESTMENT HIGHLIGHTS

- **Located blocks away from Downtown Pomona and other surrounding amenities.**
- **Great central location with Proximity to CA 10, 60, and 71 freeways.**
- **Pomona is the gateway to the Inland Empire, Los Angeles, Orange, and San Bernardino markets.**
- **Excellent Owner-User Opportunity.**
- **Private/Secured Fenced Yard.**
- **Ample Parking Space**

DISCLAIMER:

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



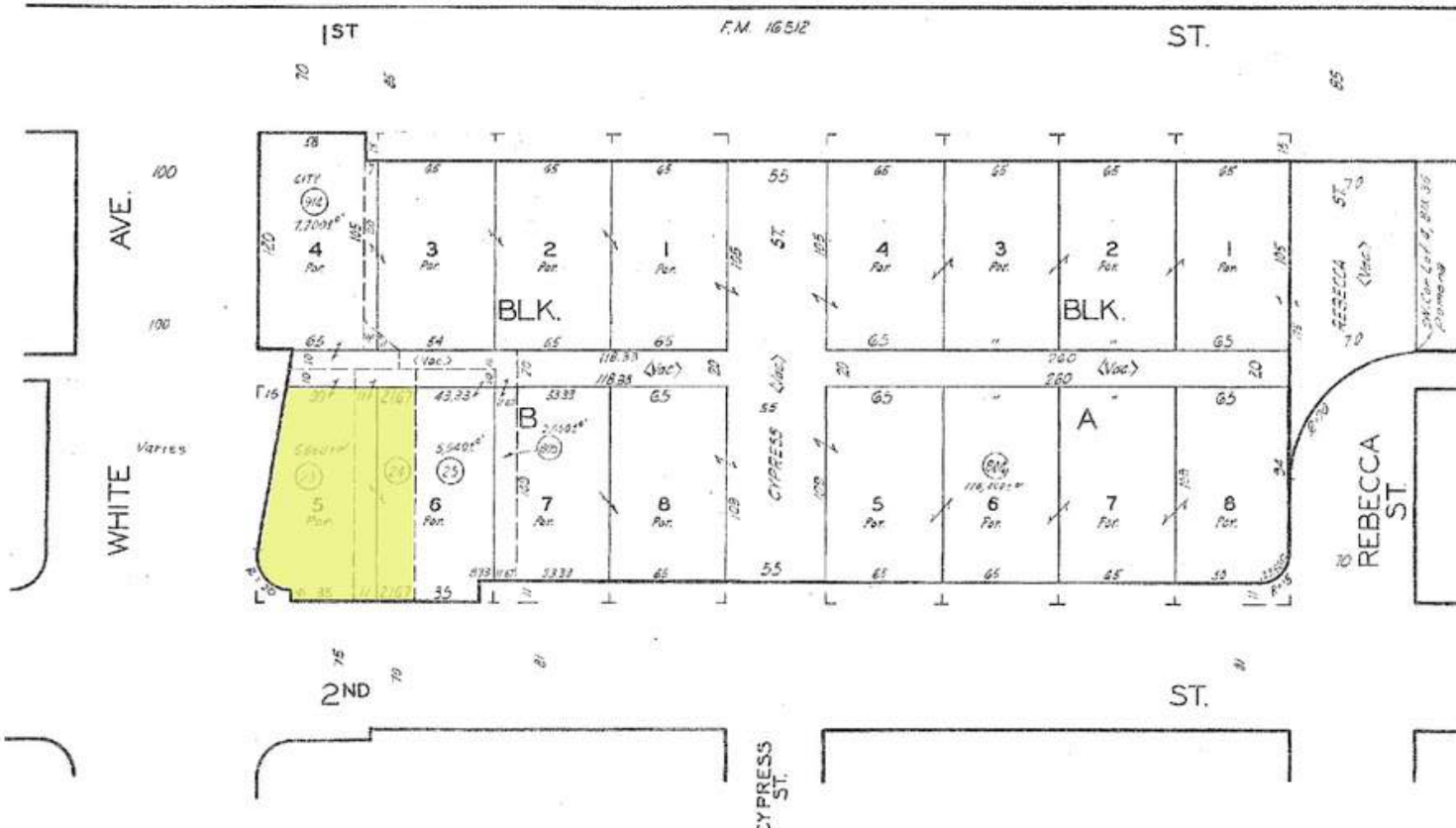
8342 | 1
SCALE 1" = 60'

1992

S. P.

R. R.

REVISED
 11-18-85
 1-18-86
 4-1-86
 6/16/87
 8-18-90
 1-19-92
 671025100
 100529512
 100528
 100525
 100522
 100519
 100516
 100513
 100510
 100507
 100504
 100501
 100498
 100495
 100492
 100489
 100486
 100483
 100480
 100477
 100474
 100471
 100468
 100465
 100462
 100459
 100456
 100453
 100450
 100447
 100444
 100441
 100438
 100435
 100432
 100429
 100426
 100423
 100420
 100417
 100414
 100411
 100408
 100405
 100402
 100399
 100396
 100393
 100390
 100387
 100384
 100381
 100378
 100375
 100372
 100369
 100366
 100363
 100360
 100357
 100354
 100351
 100348
 100345
 100342
 100339
 100336
 100333
 100330
 100327
 100324
 100321
 100318
 100315
 100312
 100309
 100306
 100303
 100300
 100297
 100294
 100291
 100288
 100285
 100282
 100279
 100276
 100273
 100270
 100267
 100264
 100261
 100258
 100255
 100252
 100249
 100246
 100243
 100240
 100237
 100234
 100231
 100228
 100225
 100222
 100219
 100216
 100213
 100210
 100207
 100204
 100201
 100198
 100195
 100192
 100189
 100186
 100183
 100180
 100177
 100174
 100171
 100168
 100165
 100162
 100159
 100156
 100153
 100150
 100147
 100144
 100141
 100138
 100135
 100132
 100129
 100126
 100123
 100120
 100117
 100114
 100111
 100108
 100105
 100102
 100099
 100096
 100093
 100090
 100087
 100084
 100081
 100078
 100075
 100072
 100069
 100066
 100063
 100060
 100057
 100054
 100051
 100048
 100045
 100042
 100039
 100036
 100033
 100030
 100027
 100024
 100021
 100018
 100015
 100012
 100009
 100006
 100003
 100000



HUGHES SUBDIVISION
OF BLOCK 160 TOWN OF POMONA
 M.R.5-203

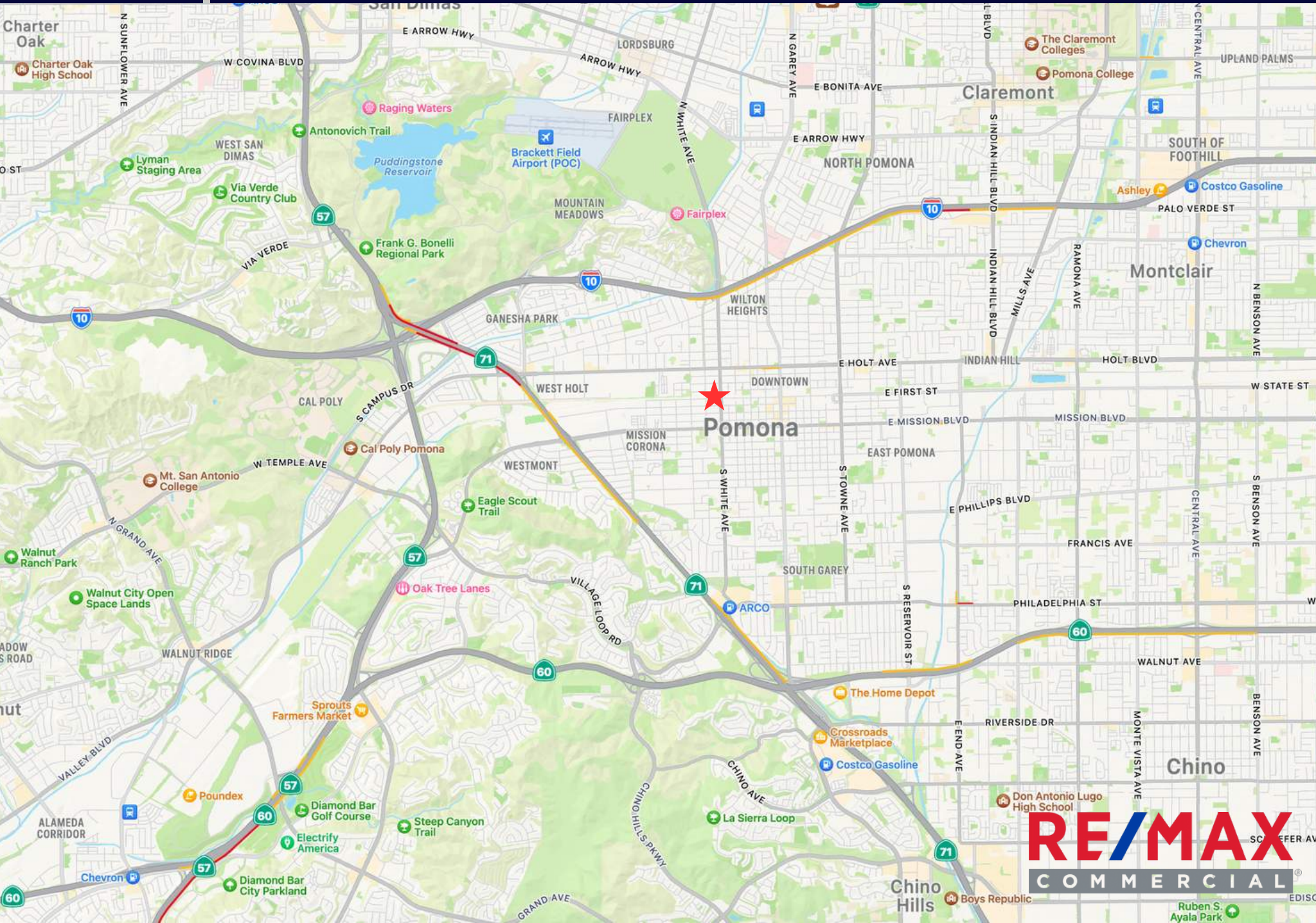
CODE
7792

FOR PREV. ASSM'T. SEE: III - 25
8341-2

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

AERIAL MAP

Pomona is the Gateway to Inland Empire, Los Angeles, and San Bernardino



RE/MAX
COMMERCIAL

POMONA DEMOGRAPHICS



Total Population: 146,015
23 Square Miles
6,352.8 People per square mile



Age

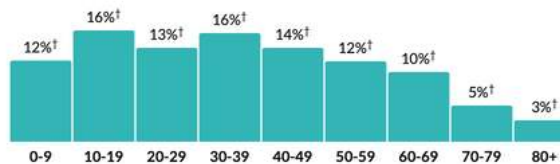
35.9

Median age

about 90 percent of the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 38.5

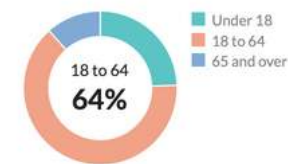
a little less than the figure in California: 37.9

Population by age range



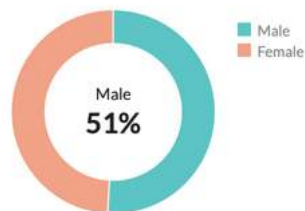
[Show data / Embed](#)

Population by age category

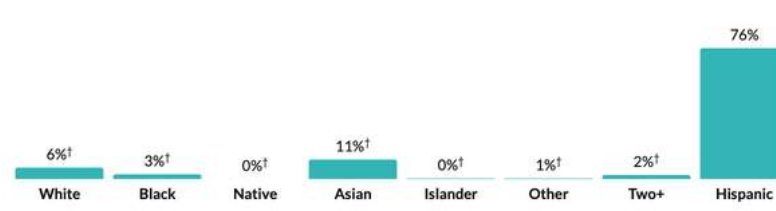


[Show data / Embed](#)

Sex



Race & Ethnicity



[Show data / Embed](#)

* Hispanic includes respondents of any race. Other categories are non-Hispanic.

[Show data / Embed](#)

Income

\$26,759

Per capita income

about three-fifths of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$45,171

about three-fifths of the amount in California: \$46,661

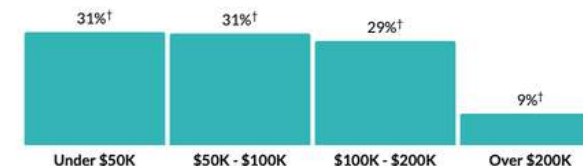
\$77,609

Median household income

about 90 percent of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$87,743

about 80 percent of the amount in California: \$91,551

Household income



[Show data / Embed](#)

Poverty

12%

Persons below poverty line

about 90 percent of the rate in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 12.9%

about the same as the rate in California: 12.2%

Children (Under 18)



■ Poverty
 ■ Non-poverty

[Show data / Embed](#)

Seniors (65 and over)



■ Poverty
 ■ Non-poverty

[Show data / Embed](#)



**THE
YAMZON
TEAM**

CONTACT

JESSE SANCHEZ

REMAX COMMERCIAL

SENIOR SALES ASSOCIATE

DIRECT: 909-235-2776

EMAIL: JESSESANCHEZREMAXCRE@GMAIL.COM

CA DRE LICENSE #02092550

JORGE YAMZON

REMAX COMMERCIAL

SENIOR VICE PRESIDENT / DIRECTOR

DIRECT: 626-786-5869

EMAIL: JORGEYAMZON@REMAX.NET

CA DRE LICENSE #01359483