



FOR SALE

REAL ESTATE + BUSINESS

197 E 2ND ST, POMONA, CA 91766



CONTENTS

- ▶ PROPERTY OVERVIEW p. 3
- ▶ Property Summary p. 4
- ▶ Local Community Map p. 5
- ▶ Downtown Pomona p. 6
- ▶ Property Highlights p. 7
- ▶ Property Photos p. 8
- ▶ Demographics p. 9 - 10
- ▶ Traffic Count p. 11
- ▶ About POMONA p. 12 - 16



PROPERTY OVERVIEW



SPORTSBAR



NIGHT CLUB



SPEAKEASY



LOUNGE



PROPERTY SUMMARY

197 E 2ND ST,
POMONA, CA 91766

Property Type: Retail

Year Built: 1932

Parcel Number: 8335-009-015

Building: 17,300 SF

Lot: 4,198/.1 SF

Zoning: POC3

Floors: 4



LOCAL COMMUNITY MAP



WESTERN UNIVERSITY
OF HEALTH SCIENCES -
ANDERSON TOWER

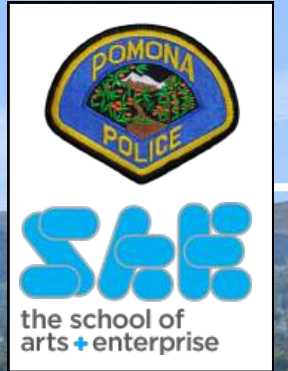


SUBJECT
PROPERTY

E 2nd St



DOWNTOWN POMONA



GORGANSON'S



EL JEFE RESTAURANT

EL MERENDERO

SUBJECT PROPERTY



S Garey Ave

PROPERTY HIGHLIGHTS

- ✓ Excellent Opportunity for Owner-User/ Investor
- ✓ Type 47 license that can be used for 5 bars
- ✓ 4 Levels of Entertainment consisting of Speakeasy, Sports Bar, Lounge, and Nightclub
- ✓ Close Proximity to 71 & 60 Freeway
- ✓ Prime Location with Outstanding Visibility
- ✓ Modernized with Extensive Renovations

PROPERTY PHOTOS

197 E 2ND ST, POMONA, CA 91766



DEMOGRAPHICS

197 E 2ND ST, POMONA, CA 91766

POPULATION

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------|--------|---------|---------|
| 2028 Projection | 29,394 | 171,224 | 379,721 |
| 2023 Estimate | 30,397 | 175,971 | 385,317 |
| 2010 Census | 31,753 | 184,790 | 396,988 |
| Growth 2023 - 2028 | -3.30% | -2.70% | -1.45% |
| Growth 2010 - 2023 | -4.27% | -4.77% | -2.94% |

2023 POPULATION

| | 1 Mile | | 3 Mile | | 5 Mile | |
|---------------------------|--------|--------|---------|--------|---------|--------|
| White | 4,417 | 14.53% | 31,201 | 17.73% | 93,341 | 24.22% |
| Black | 1,099 | 3.62% | 8,461 | 4.81% | 17,768 | 4.61% |
| Am. Indian & Alaskan | 660 | 2.17% | 3,329 | 1.89% | 5,951 | 1.54% |
| Asian | 1,921 | 6.32% | 19,357 | 11.00% | 57,724 | 14.98% |
| Hawaiian & Pacific Island | 29 | 0.10% | 338 | 0.19% | 796 | 0.21% |
| Other | 22,272 | 73.27% | 113,284 | 64.38% | 209,738 | 54.43% |
| U.S. Armed Forces | 9 | | 75 | | 184 | |

HOUSEHOLDS

| | 1 Mile | | 3 Mile | | 5 Mile | |
|--------------------|--------|--------|--------|--------|---------|--------|
| 2028 Projection | 8,404 | | 47,878 | | 113,945 | |
| 2023 Estimate | 8,710 | | 49,304 | | 115,772 | |
| 2010 Census | 9,172 | | 52,125 | | 119,785 | |
| Growth 2023 - 2028 | -3.51% | | -2.89% | | -1.58% | |
| Growth 2010 - 2023 | -5.04% | | -5.41% | | -3.35% | |
| Owner Occupied | 2,648 | 30.40% | 26,162 | 53.06% | 65,853 | 56.88% |
| Renter Occupied | 6,062 | 69.60% | 23,142 | 46.94% | 49,920 | 43.12% |

DEMOGRAPHICS DETAILED REPORT

197 E 2ND ST, POMONA, CA 91766

2023 POPULATION BY OCCUPATION

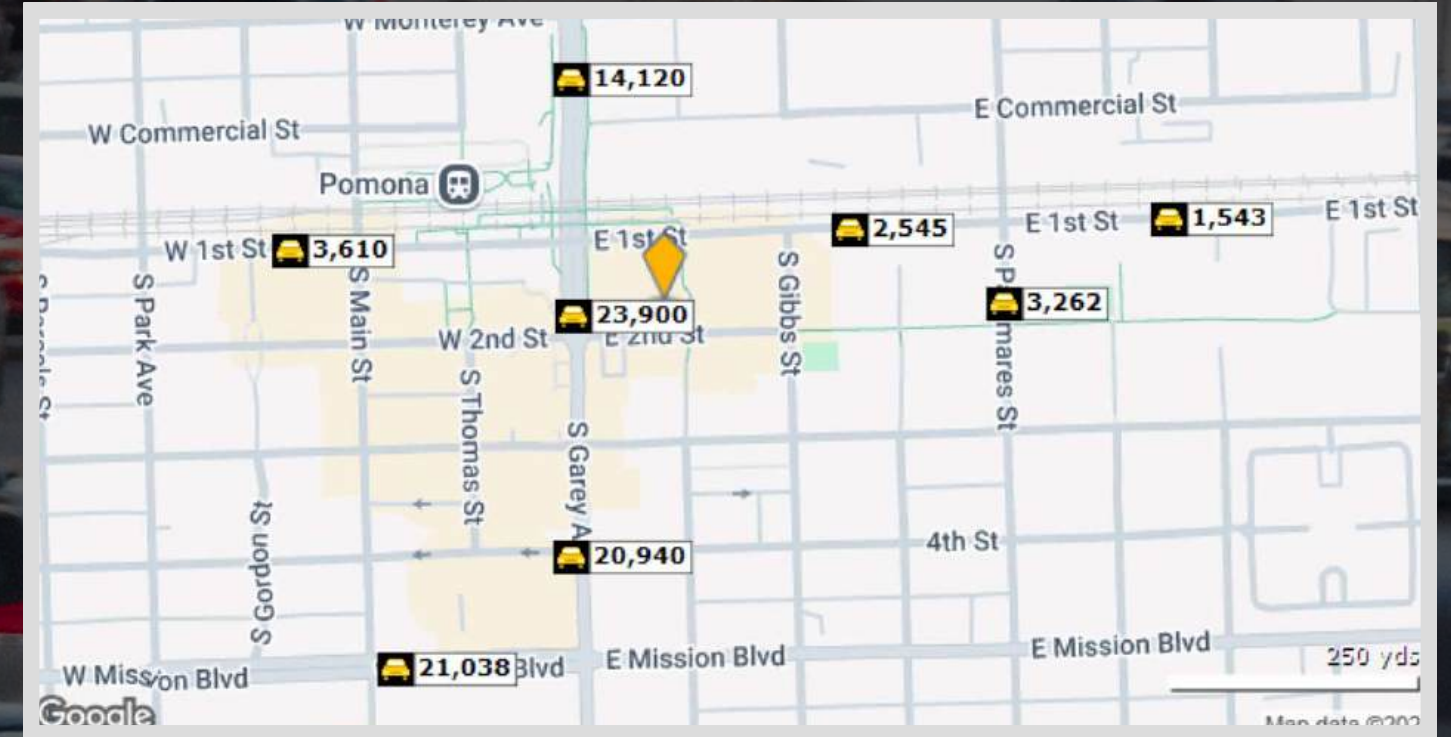
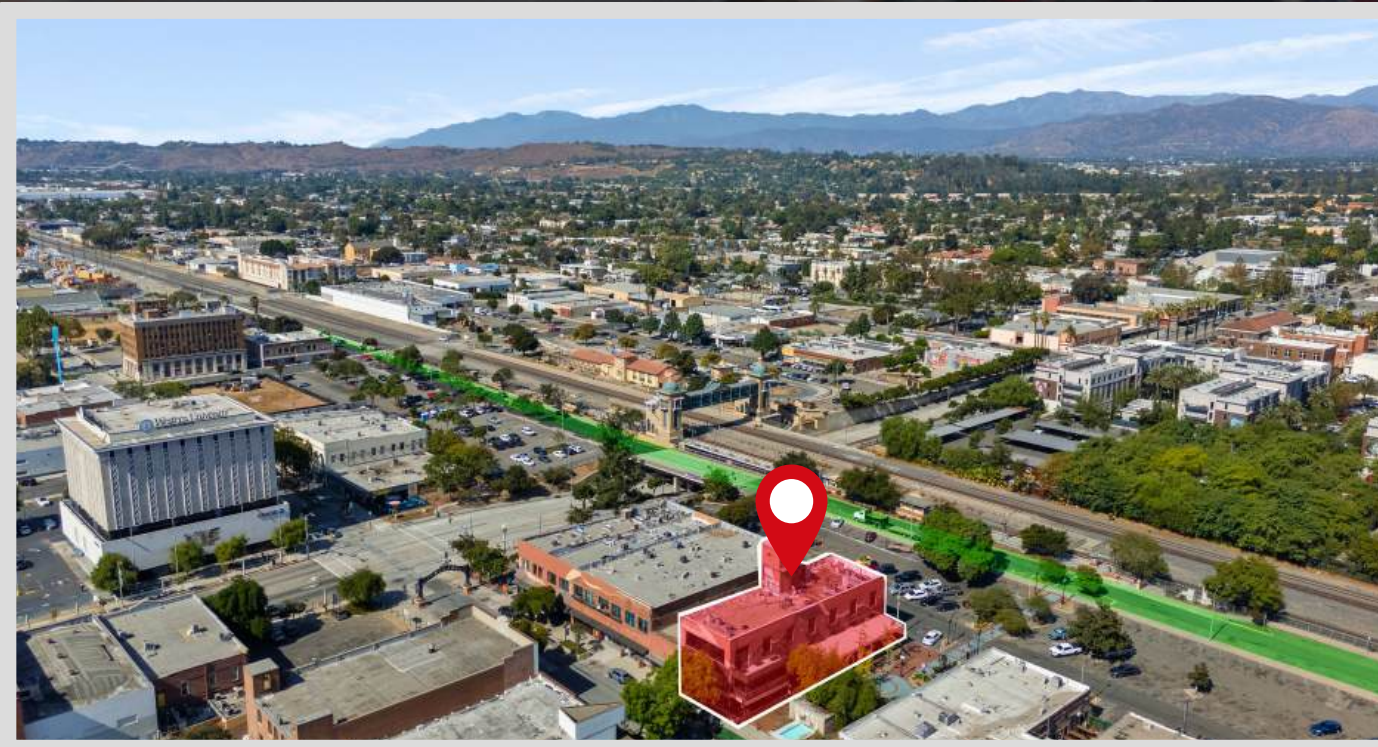
| | 1 Mile | | 3 Mile | | 5 Mile | |
|----------------------------|--------|--------|--------|--------|--------|--------|
| Real Estate & Finance | 642 | 2.42% | 3,679 | 2.36% | 10,408 | 2.96% |
| Professional & Management | 4,276 | 16.14% | 31,284 | 20.08% | 84,558 | 24.07% |
| Public Administration | 397 | 1.50% | 3,014 | 1.93% | 8,348 | 2.38% |
| Education & Health | 2,207 | 8.33% | 16,543 | 10.62% | 42,199 | 12.01% |
| Services | 3,329 | 12.57% | 16,151 | 10.37% | 33,249 | 9.46% |
| Information | 160 | 0.60% | 941 | 0.60% | 2,771 | 0.79% |
| Sales | 2,841 | 10.72% | 17,717 | 11.37% | 42,376 | 12.06% |
| Transportation | 188 | 0.71% | 1,765 | 1.13% | 3,745 | 1.07% |
| Retail | 1,756 | 6.63% | 10,677 | 6.85% | 22,162 | 6.31% |
| Wholesale | 551 | 2.08% | 3,119 | 2.00% | 6,980 | 1.99% |
| Manufacturing | 2,022 | 7.63% | 9,524 | 6.11% | 18,956 | 5.40% |
| Production | 3,540 | 13.36% | 18,140 | 11.65% | 32,110 | 9.14% |
| Construction | 1,962 | 7.41% | 9,260 | 5.94% | 16,154 | 4.60% |
| Utilities | 1,305 | 4.93% | 7,373 | 4.73% | 15,057 | 4.29% |
| Agriculture & Mining | 187 | 0.71% | 803 | 0.52% | 1,339 | 0.38% |
| Farming, Fishing, Forestry | 117 | 0.44% | 627 | 0.40% | 813 | 0.23% |
| Other Services | 1,012 | 3.82% | 5,149 | 3.31% | 10,092 | 2.87% |

2010 HOUSEHOLDS BY HH SIZE

| | 1 Mile | | 3 Mile | | 5 Mile | |
|-----------------------------|--------|--------|--------|--------|--------|--------|
| 1-Person Households | 1,710 | 18.64% | 8,438 | 16.19% | 21,418 | 17.88% |
| 2-Person Households | 2,078 | 22.66% | 11,675 | 22.40% | 30,620 | 25.56% |
| 3-Person Households | 1,477 | 16.10% | 9,093 | 17.44% | 21,416 | 17.88% |
| 4-Person Households | 1,496 | 16.31% | 9,225 | 17.70% | 20,853 | 17.41% |
| 5-Person Households | 1,143 | 12.46% | 6,500 | 12.47% | 12,842 | 10.72% |
| 6-Person Households | 623 | 6.79% | 3,574 | 6.86% | 6,596 | 5.51% |
| 7-or more Person Households | 645 | 7.03% | 3,620 | 6.94% | 6,040 | 5.04% |

TRAFFIC COUNT

197 E 2ND ST, POMONA, CA 91766



TRAFFIC COUNT

| Street | | Traffic Volume | Distance from Subject | |
|----------------|----------------|----------------|-----------------------|----------|
| S Garey Ave | W 2nd St | 0.01 S | 23,900 | MPSI .05 |
| E 1st St | S Gibbs St | 0.03 W | 2,257 | MPSI .12 |
| E 1st St | S Gibbs St | 0.03 W | 2,600 | MPSI .12 |
| E 1st St | S Gibbs St | 0.03 W | 2,545 | MPSI .12 |
| N Garey Ave | W Monterey Ave | 0.04 N | 14,120 | MPSI .14 |
| W 4th St | S Thomas St | 0.06 W | 20,940 | MPSI .16 |
| S Palomares St | E 2nd St | 0.01 S | 3,262 | MPSI .20 |
| W 1st St | S Gordon St | 0.02 W | 3,610 | MPSI .22 |
| W Mission Blvd | S Main St | 0.01 W | 21,038 | MPSI .26 |
| E 1st St | S Eleanor St | 0.03 E | 1,543 | MPSI .30 |

EDUCATION AND HEALTHCARE

- ▶ Home to institutions like Cal Poly Pomona and Western University of Health Sciences, the city benefits from a strong educational sector. These institutions not only drive local employment but also foster a culture of innovation and research.



- ▶ The healthcare sector remains robust, with local hospitals and medical facilities expanding to meet the needs of a growing population. This has led to steady demand for commercial properties suitable for medical use.

REAL ESTATE

- The real estate market in Pomona has been influenced by broader trends in the Inland Empire. There's increased interest in commercial spaces, particularly for small businesses, retail, and industrial use.



- Residential real estate continues to be competitive, with rising property values driven by affordability compared to Los Angeles, making it an attractive alternative for families and commuters.



LOCAL BUSINESSES

- ▶ Downtown Pomona's nightlife is vibrant and diverse, offering a blend of live music, art, food, and culture. Iconic venues like the Fox Theater and The Glass House draw crowds for concerts and performances, while a lively bar scene, with spots like dba256 Wine Bar Lounge and Metro Ale House, caters to those seeking craft cocktails and local brews. The area's dining options range from late-night eateries to upscale restaurants, providing plenty of choices for an evening out. Monthly events like the Art Walk and occasional night markets add to the eclectic atmosphere, making Downtown Pomona a dynamic, inclusive, and bustling nighttime destination.



COMMUNITY

- Pomona, offers a diverse range of attractions and experiences for visitors and locals alike. The Fairplex is a major hub, best known for hosting the Los Angeles County Fair, one of the largest county fairs in the country, along with various events, exhibitions, and conventions throughout the year. Another notable area is Pomona Antique Row, a charming district with numerous antique shops, boutiques, and cafes, perfect for a leisurely day of exploring. The city also boasts the historic Fox Theater, which serves as a venue for concerts, events, and classic movie screenings, as well as the Phillips Mansion, a preserved 19th-century home that offers a glimpse into Pomona's past. The Pomona Raceway (Auto Club Raceway) is a major attraction for motorsport fans, especially during the NHRA drag racing events, such as the Winter Nationals and the NHRA Finals



ARTS

- The American Museum of Ceramic Art (AMOCA) stands out as one of the few museums in the U.S. dedicated to ceramics, featuring a wide range of exhibitions and workshops. The dA Center for the Arts further enriches the community by offering classes, exhibitions, and events that promote local creativity. The Pomona Arts Colony, located in the heart of downtown, is a vibrant district known for its galleries, murals, studios, and art shops, often hosting art walks and cultural events. Music enthusiasts can head to the Glass House Concert Hall, a popular spot for live performances across various genres.



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