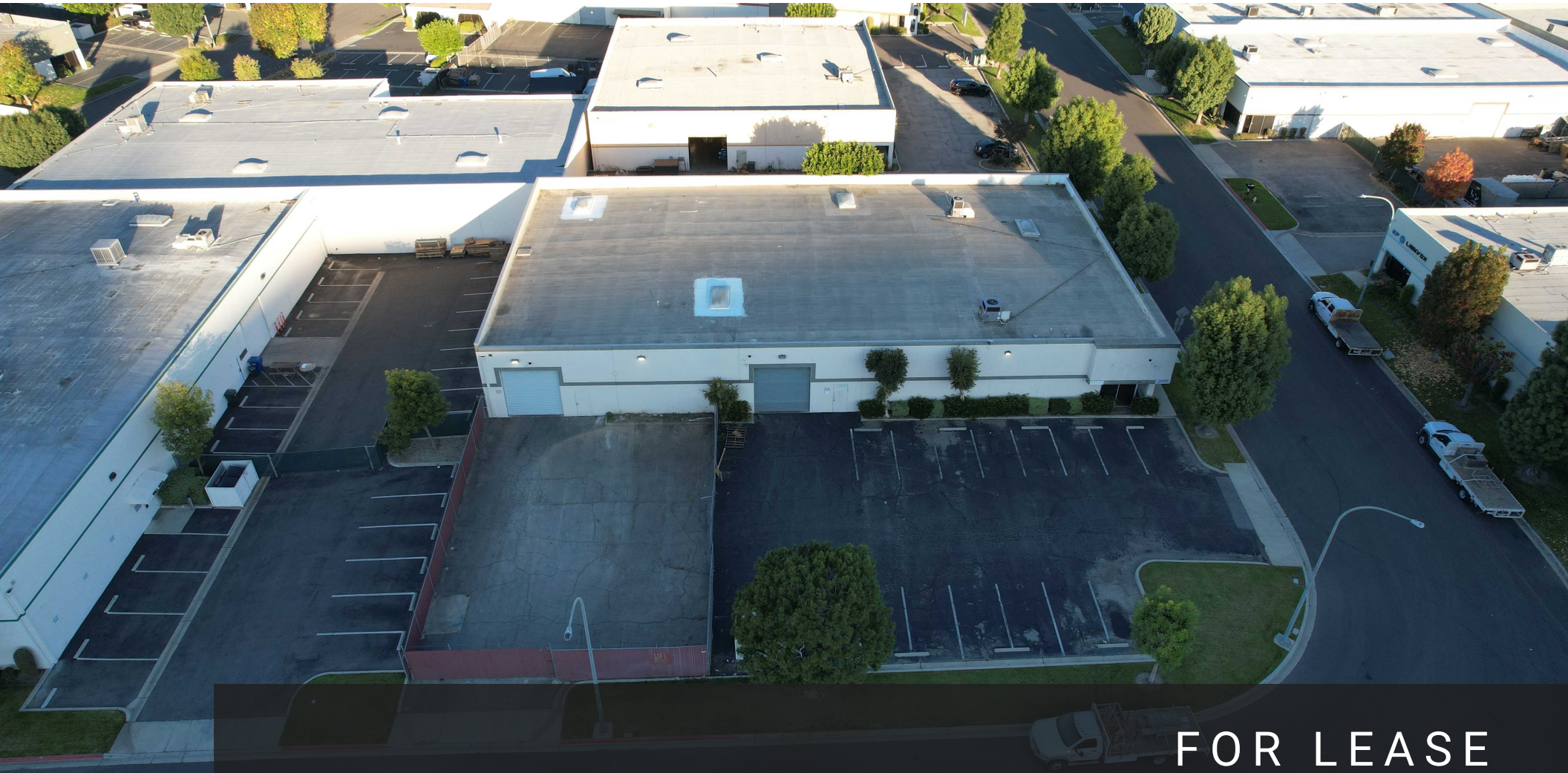


INDUSTRIAL FOR LEASE

161 MERCURY CIR, POMONA CA 91768

161 MERCURY CIR, POMONA, CA 91710



FOR LEASE

KW EXECUTIVE

388 East Valley Boulevard
Alhambra, CA 91801



Each Office Independently Owned and Operated

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161 MECURY CIR



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EXECUTIVE SUMMARY

161 MERCURY CIR, POMONA, CA 91710



Offering Summary

Lease Rate:	TBD
Lease Term:	3-5 years, negotiable
Available SF:	11,520 SF
Office Area	± 2300 SF
Building SF:	11,520 SF
Lot Size:	0.80 AC (34,848 SF)
Yard:	Secured, fenced yard area
Parking:	21 spaces
Power:	400A, 120–208V, 3-Phase
Clear Height:	16'
Loading	Two (2) ground-level doors
Zoning:	M-2 (City of Pomona)
Year Built:	1980

Property Overview

161 Mercury Circle is an 11,520 SF freestanding industrial building on a 0.80-acre (34,848 SF) parcel within the Pomona Lewis Business Park. The property offers a functional mix of open warehouse space, private offices, restrooms, and mezzanine, supporting a wide range of light industrial, manufacturing, assembly, and storage uses.

The site features a secured and fenced yard, ideal for outdoor storage, vehicle parking, or equipment staging. The warehouse provides 16-foot clear height, 400-amp 3-phase power, and two ground-level loading doors, delivering strong operational efficiency.

The property offers excellent access to the 71, 60, and 10 freeways, connecting tenants to the Inland Empire, San Gabriel Valley, and greater Los Angeles distribution networks.

Property Highlights

- Freestanding 11,520 SF industrial building
- Situated on a 0.80-acre (34,848 SF) parcel
- Secured, fenced yard—ideal for storage, parking, and staging
- Two (2) ground-level loading doors
- 16' warehouse clear height
- 400A, 120–208V, 3-phase power
- ±2,300 SF built-out office with private offices, conference areas, and restrooms
- ±500 SF mezzanine for light storage
- Strong regional access to 71, 60, and 10 freeways
- Ample onsite parking
- Located within a stable Pomona industrial pocket
- Suitable for light manufacturing, warehouse/distribution, assembly, and service industrial uses

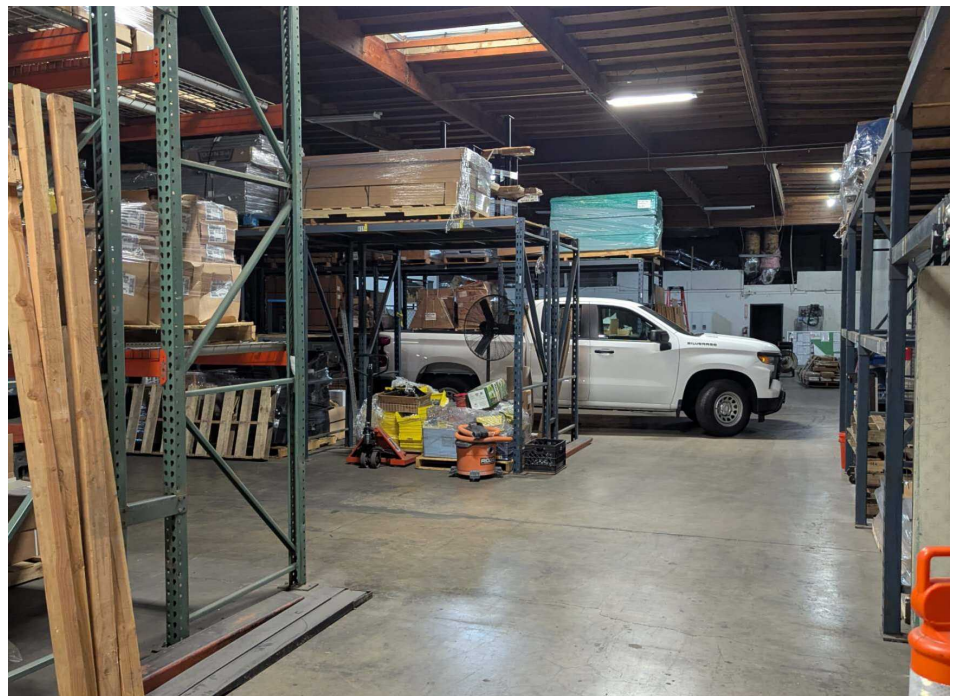
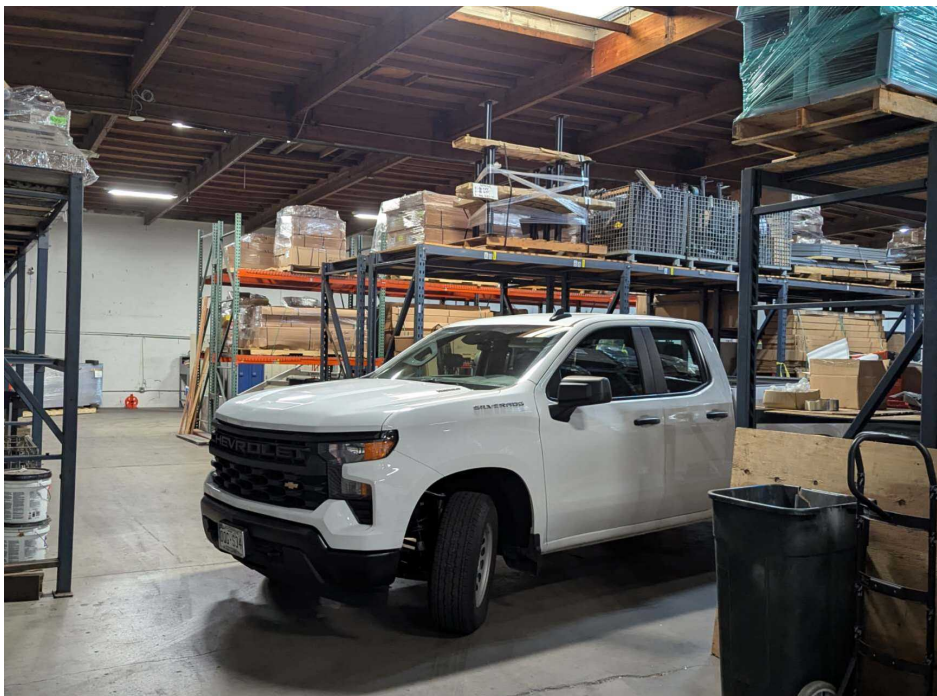
PROPERTY PHOTOS

161 MERCURY CIRCLE



PROPERTY PHOTOS

161 MERCURY CIRCLE



FLOOR PLAN

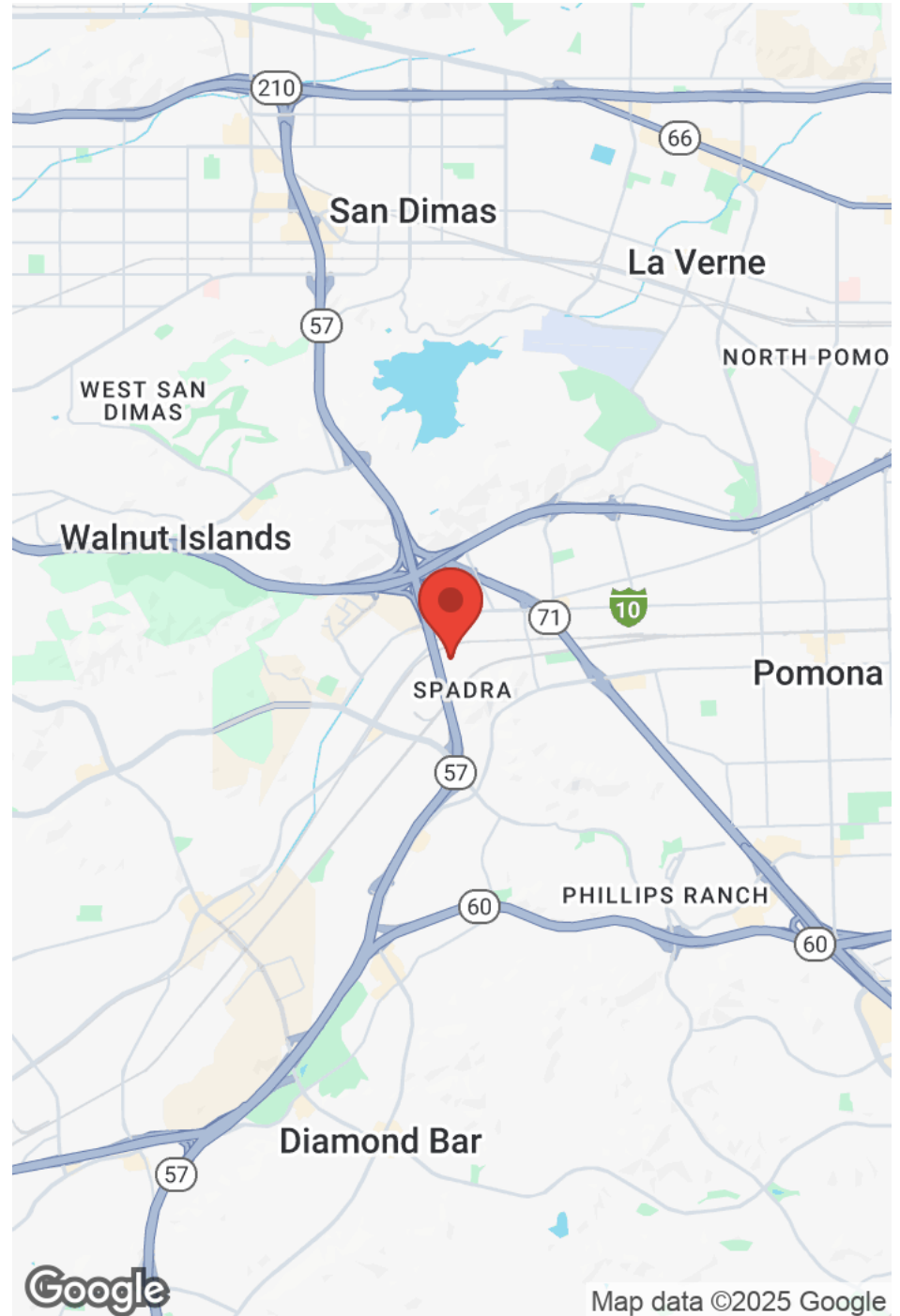
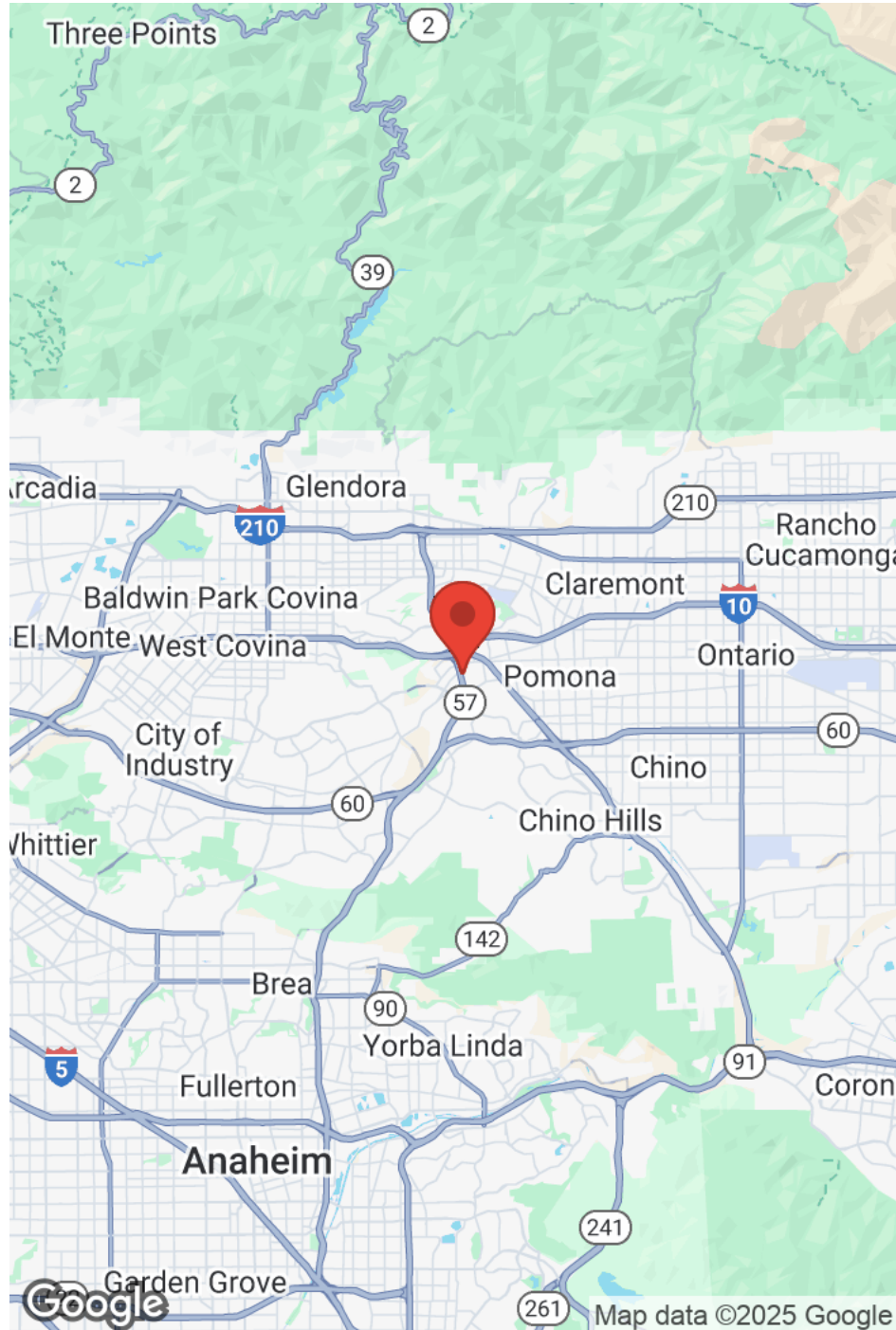
161 MERCURY CIRCLE



TOTAL: 2300 sq. ft
1st floor: 2300 sq. ft
EXCLUDED AREAS: ROOM: 8021 sq. ft, WALLS: 212 sq. ft
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

LOCATION MAPS

161 MERCURY CIR, POMONA, CA 91710



BUSINESS MAP

161 MECURY CIR, POMONA, CA 91710



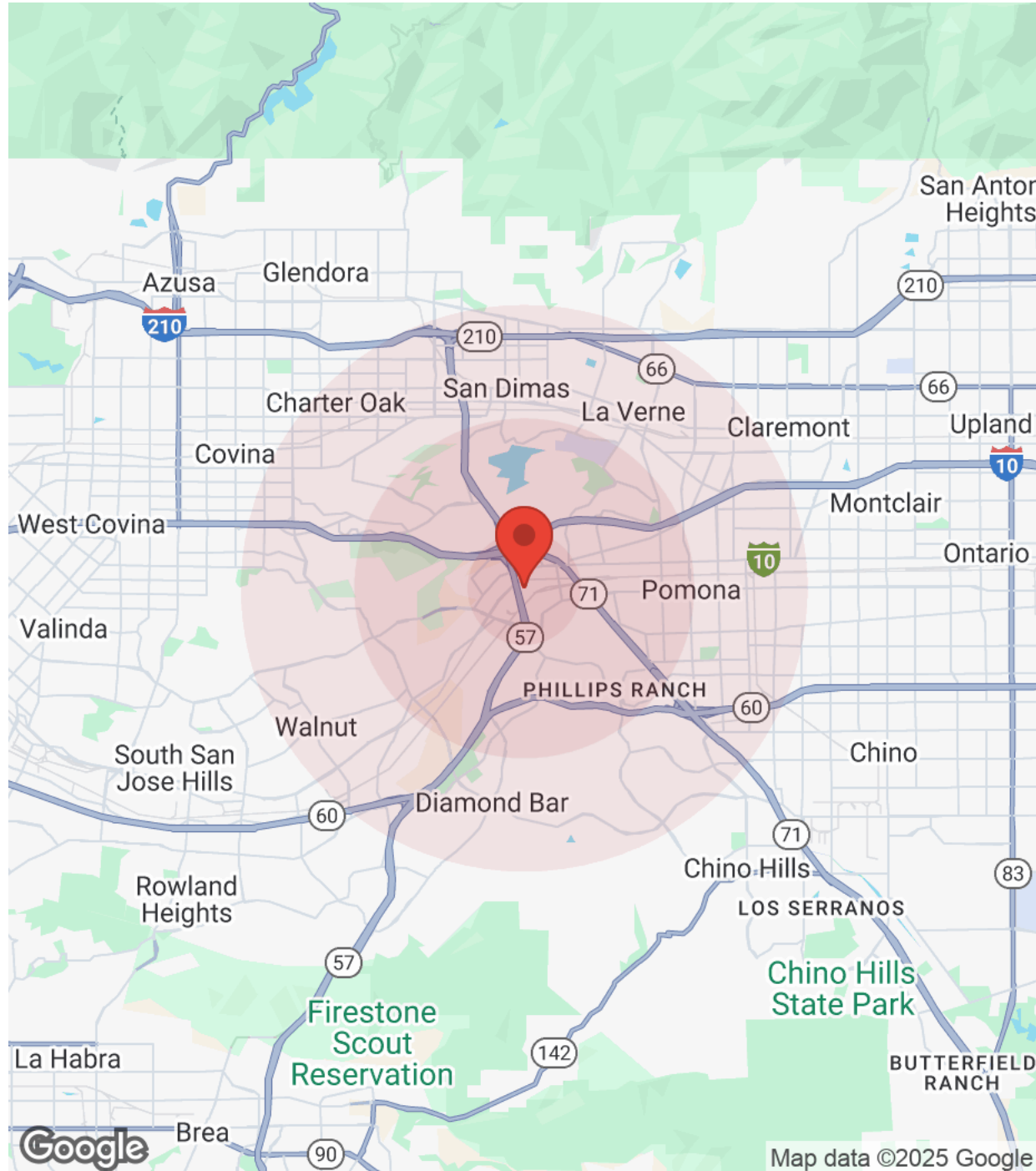
AERIAL MAP

161 MERCURY CIRCLE



DEMOGRAPHICS

161 MERCURY CIRCLE



Population	1 Mile	3 Miles	5 Miles
Male	4,910	49,640	164,036
Female	4,031	46,027	164,093
Total Population	8,941	95,667	328,129

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,300	15,108	53,881
Ages 15-24	2,142	16,236	46,719
Ages 25-54	3,622	37,287	129,449
Ages 55-64	975	12,070	42,328
Ages 65+	900	14,967	55,754

Race	1 Mile	3 Miles	5 Miles
White	1,355	15,976	65,068
Black	581	5,300	16,866
Am In/AK Nat	17	115	427
Hawaiian	21	134	394
Hispanic	5,611	51,402	164,786
Asian	1,133	20,568	73,435
Multi-Racial	202	1,990	6,497
Other	20	191	656

Income	1 Mile	3 Miles	5 Miles
Median	\$91,564	\$94,684	\$97,745
< \$15,000	281	2,332	7,460
\$15,000-\$24,999	70	1,475	5,051
\$25,000-\$34,999	126	1,507	5,346
\$35,000-\$49,999	156	2,175	8,322
\$50,000-\$74,999	308	3,761	14,197
\$75,000-\$99,999	377	3,859	13,060
\$100,000-\$149,999	582	5,194	19,530
\$150,000-\$199,999	239	3,453	13,435
> \$200,000	243	4,821	18,118

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,552	30,743	112,462
Occupied	2,381	28,576	104,519
Owner Occupied	1,306	18,451	65,659
Renter Occupied	1,075	10,125	38,860
Vacant	171	2,166	7,944