



Lee & Associates®

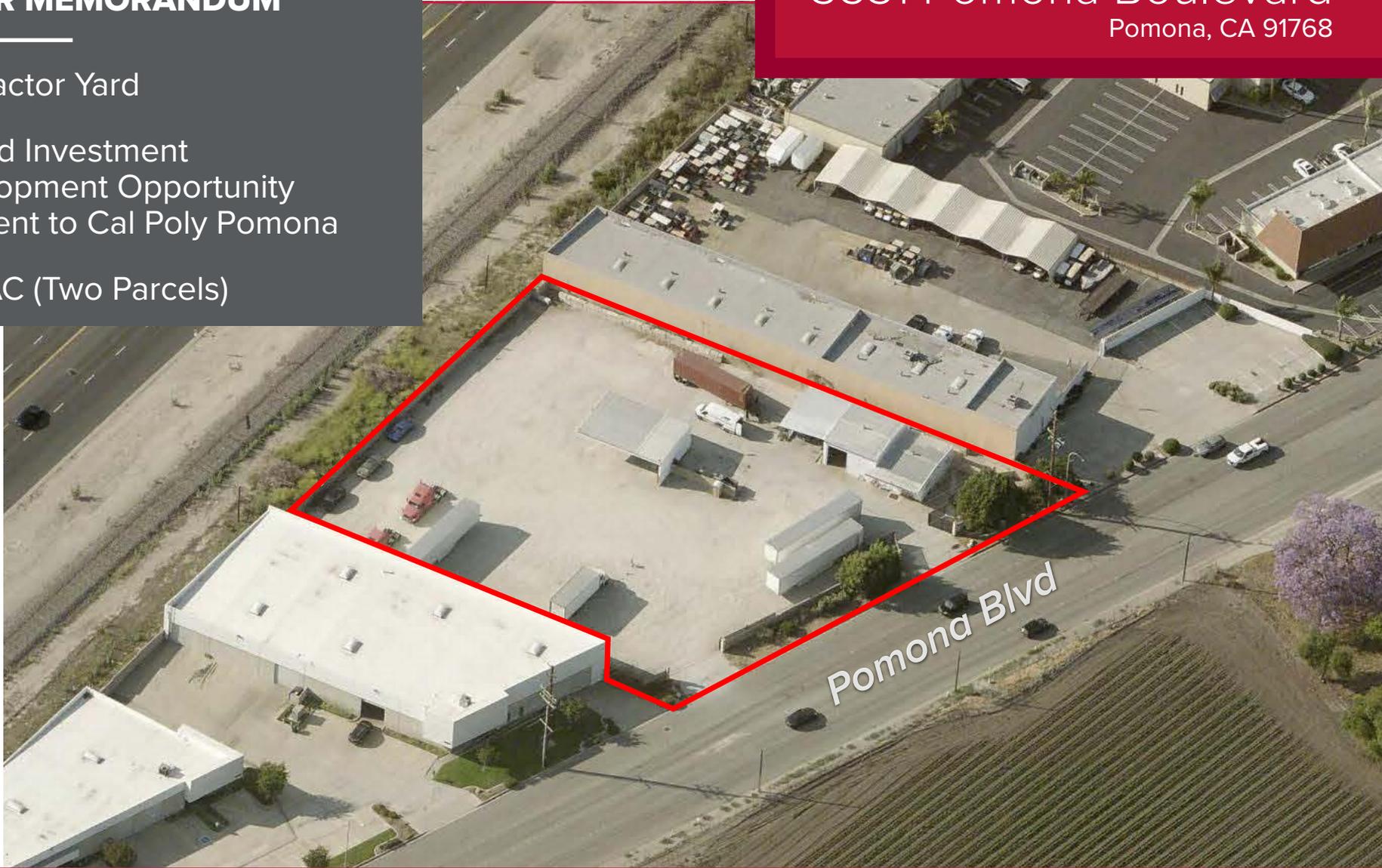
OFFER MEMORANDUM

Contractor Yard

Leased Investment
Development Opportunity
Adjacent to Cal Poly Pomona

±1.14 AC (Two Parcels)

3531 Pomona Boulevard
Pomona, CA 91768



OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

PROPERTY DETAILS

Building	±1,500 Sq. Ft. Metal Building
Land	±49,734 Sq. Ft. (±1.14 Acres)
Zoning District	TOD1
Zoning String	MM1-G1-CX1
Parcels	8719-001-010 & 8719-001-011

LEASE DETAILS

Tenant	Pro-Pipe, Inc.
Commencement	July 1, 2023
Expiration	June 30, 2028
Option(s)	One (1) 5-Year Option
Lease Form	Standard AIR CRE – Gross Lease
Landlord Expenses*	Base Year Property Taxes & Insurance
Base Rent (July 2026)	\$28,121.60 (4% Annual Increases)

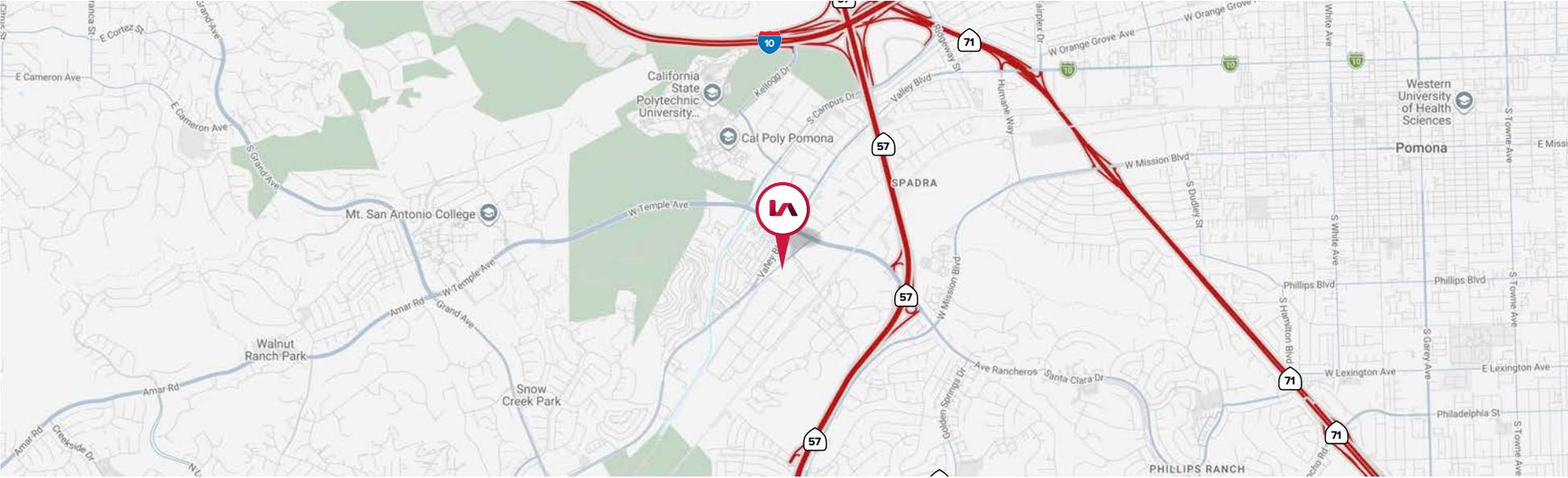
PROFORMA – JULY 2026

Gross Rental Income	\$	337,459	
Property Taxes*	\$	(11,346)	*Base Year 2023
Insurance*	\$	(3,583)	*Base Year 2023
NOI	\$	322,530	
Purchase Price	\$	4,300,000	<i>\$86.46 PLSF</i>
Cap Rate		7.5%	

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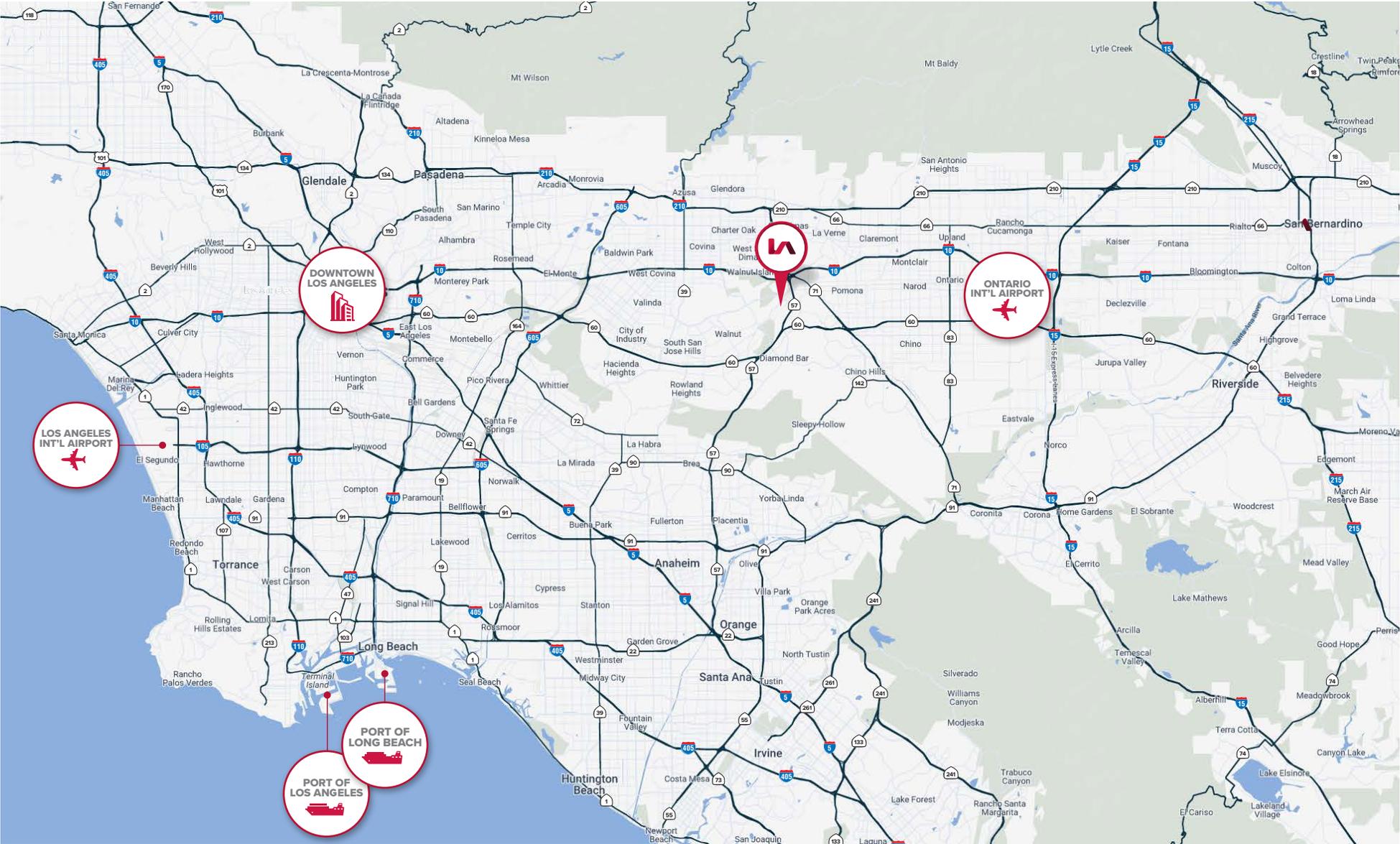
PROPERTY AERIALS



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The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.



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For More Information Please Contact:

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