

# FOR SALE

UNIQUE OWNER-USER OPPORTUNITY

2 NORTH  
7 GAREY  
2 AVENUE  
0 POMONA



±6,713 SF MEDICAL / DENTAL OFFICE BUILDING



COMMERCIAL REAL ESTATE SERVICES  
PASADENA

Exclusively Presented By

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**Remodeled Medical/Dental/  
Professional Office Building  
for sale in North Pomona, adjacent  
to the new Goldline Metro Station!  
Ideal for any Owner-User.**



## SUMMARY

<b>ADDRESS</b>	2720 N. Garey Avenue
<b>CITY, STATE</b>	Pomona, CA 91767
<b>OFFERING PRICE</b>	\$2,300,000
<b>PRICE/SF</b>	\$342.62
<b>PARKING</b>	26 Spaces
<b>YEAR BUILT</b>	1985
<b>BUILDING SIZE</b>	±6,713 SF
<b>LOT SIZE</b>	±0.55 Acres
<b>PARCEL NUMBER</b>	8366-009-027
<b>ZONING</b>	Corridors Specific Plan
<b>USE</b>	Medical, Dental, Surgical, Office, Optometry & more*
<b>OCCUPANCY</b>	Vacant
<b>TENANCY</b>	Single
<b>FRONTAGE</b>	131' on N. Garey Ave.

*\*Disclaimer: All material presented herein is intended for information purposes only. Buyer must verify zoning with the city. While the information contained is believed to be correct, Lee & Associates - Pasadena, Inc. makes no representation or warranty about zoning or boundary lines.*

# OPPORTUNITY

Lee & Associates - Pasadena is pleased to present this very desirable owner/user purchase opportunity in North Pomona, CA located 2.3 miles from the I-210 freeway. 2720 N. Garey Avenue is a freestanding, single-user, medical office building, approximately 6,713 SF on a ±23,968 SF lot with 26 dedicated parking spaces and over 136' of frontage on N. Garey Avenue. The building has been completely remodeled and is in shell condition.

Zoned for surgical use, there is a covered ambulance driveway with double-wide metal doors. Ground floor measures ±5,836 SF and features three different entrances to access the building, high ceilings, accented with sky lights and an electrical room. The ±877 SF second story is accessible via a stairwell located on the western portion of the property.

The property offers an exciting opportunity for an owner-user to purchase the property with SBA financing.



# IMPROVEMENTS



Property was completely gutted with extensive exterior and infrastructure improvements to include:

- New 400 amp electrical switch gear, new 5.5 KVA ups emergency power and a 200 amp panel.
- New roof with 15 year warranty. New exterior wood fascia painted black.
- New 2" domestic water backflow with lockable cage.
- New irrigation valves, ground wiring, sprinkler heads and drip lines.
- New landscaping to include plants, grass, mulch, trimmed trees.
- New skylights.
- New exterior paint in modern black and white scheme.
- New UV resistant European fluted wood cladding accenting the front entrance that is durable and environmentally friendly.
- New bronze storefront entry door, fixed 16' storefront windows, exterior windows with bronze metal frames, metal exterior doors with security hardware.
- Interior insulation stapled throughout, some new beams and carpentry.
- Existing plumbing for kitchen, private restrooms and shower.
- New Security alarm system.
- The interior layout is exposed in shell condition, ideal for flexible configurations allowing for a wide variety of medical business uses that will benefit from the Corridors Specific Plan zoning.
- Prominent building signage exposure on Garey Avenue with monument signage potential.

# PROPERTY PHOTOS

## MAIN ENTRY EXTERIOR & SIDES



PROPERTY PHOTOS

AMBULANCE COVER & BACK EXTERIOR ENTRY



# PROPERTY PHOTOS

## PARKING LOTS



# INTERIOR PHOTOS

## MAIN ENTRY & LOBBY

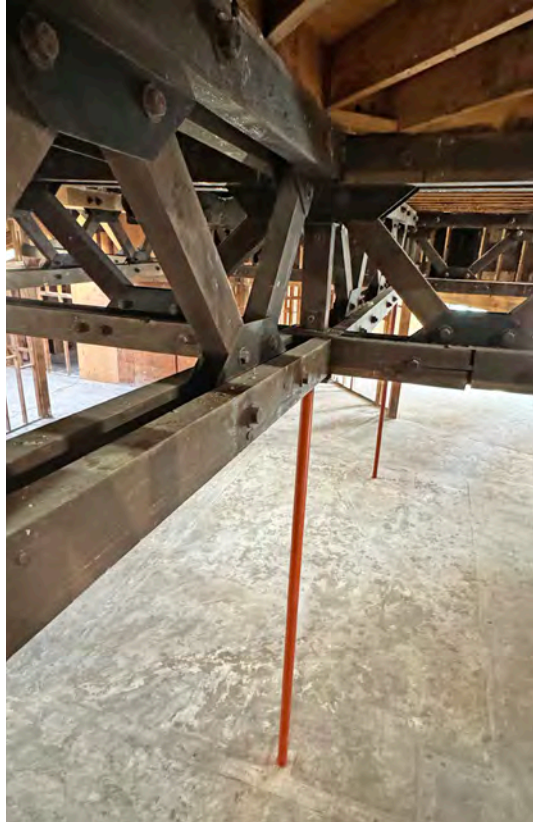


## GROUND FLOOR OPEN SPACE



# INTERIOR PHOTOS

## GROUND FLOOR OFFICES & RESTROOMS

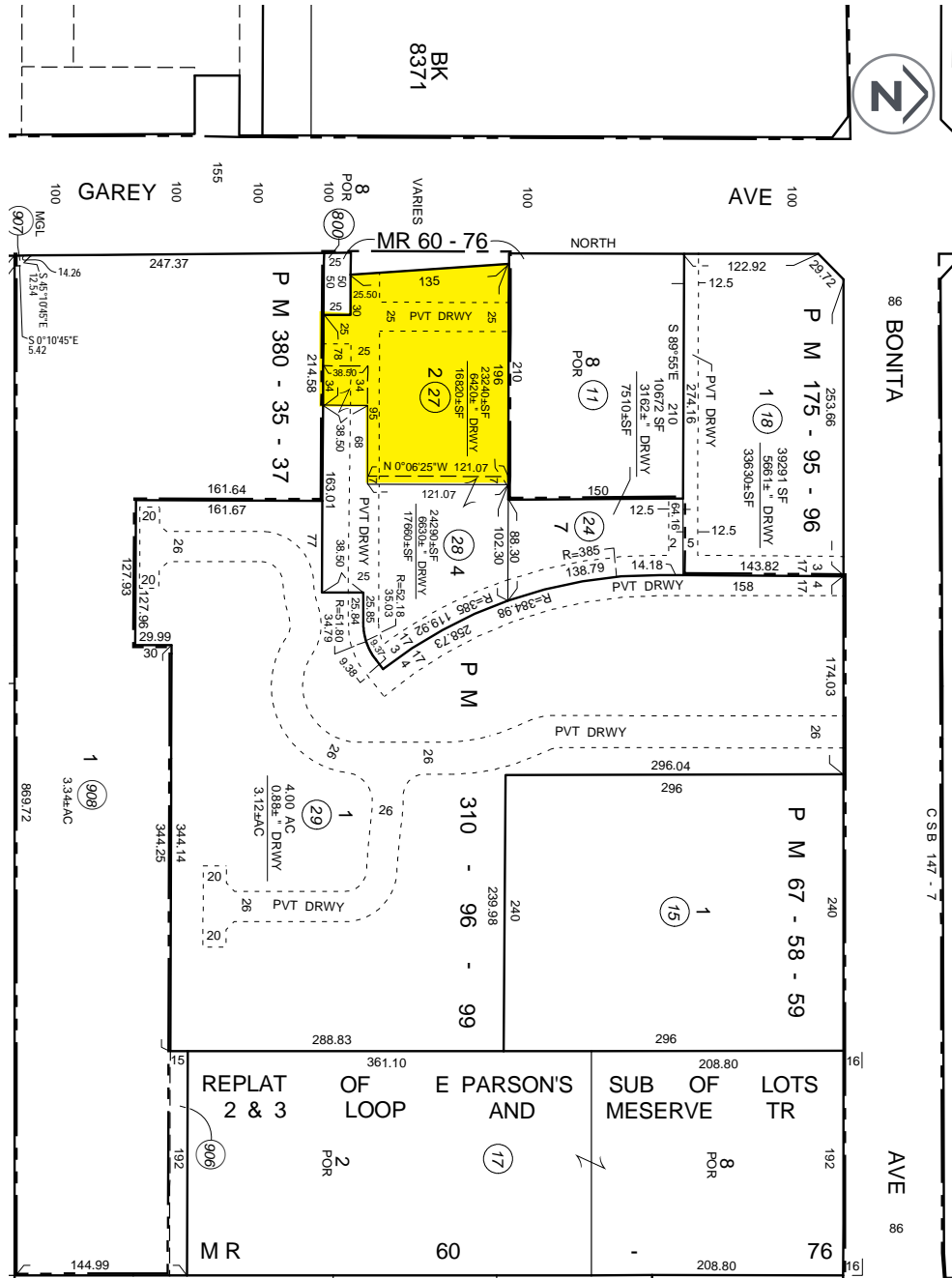


## SECOND FLOOR MEZZANINE





# PARCEL MAP



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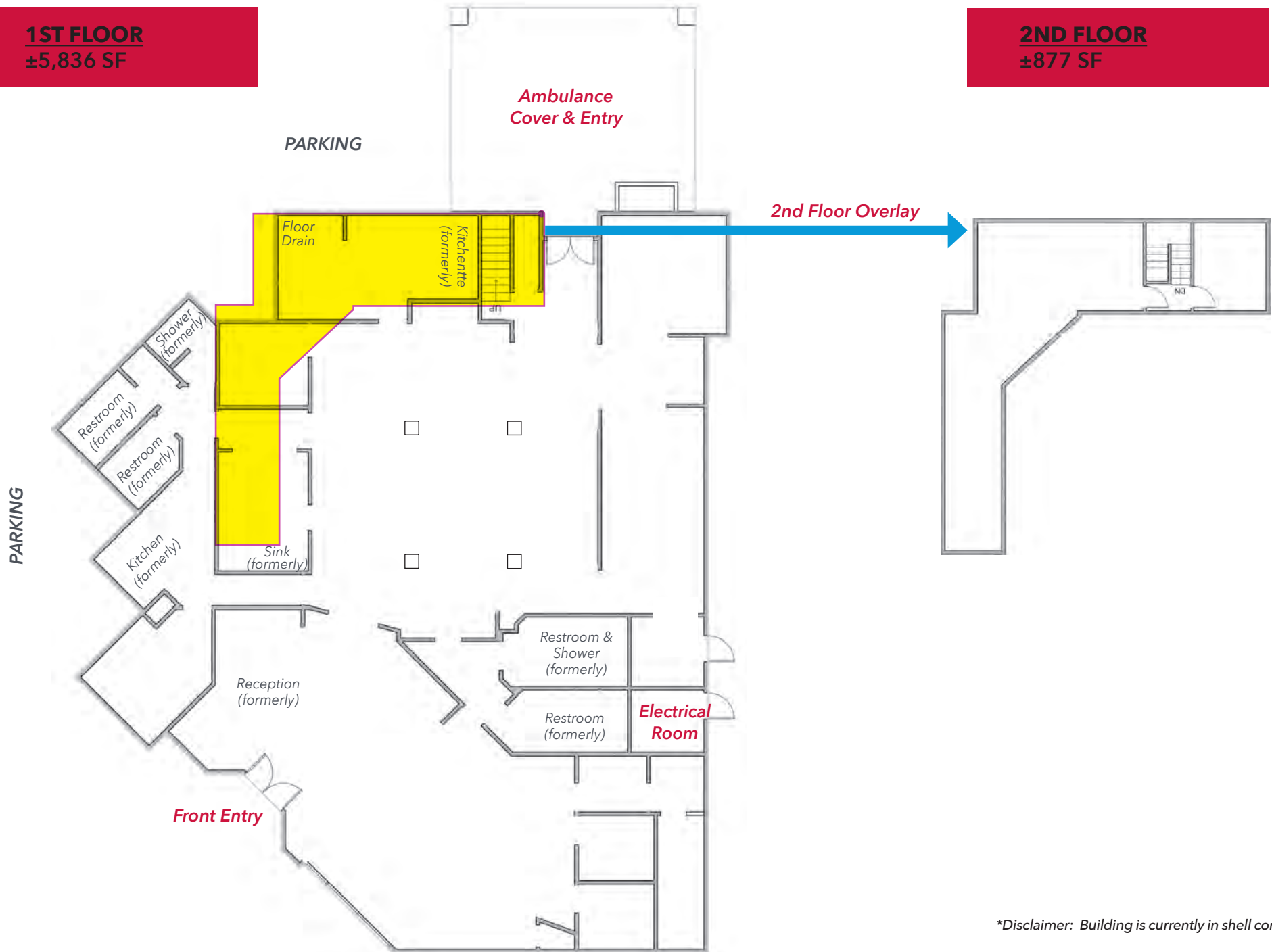
# FLOOR PLAN

N. GAREY AVENUE



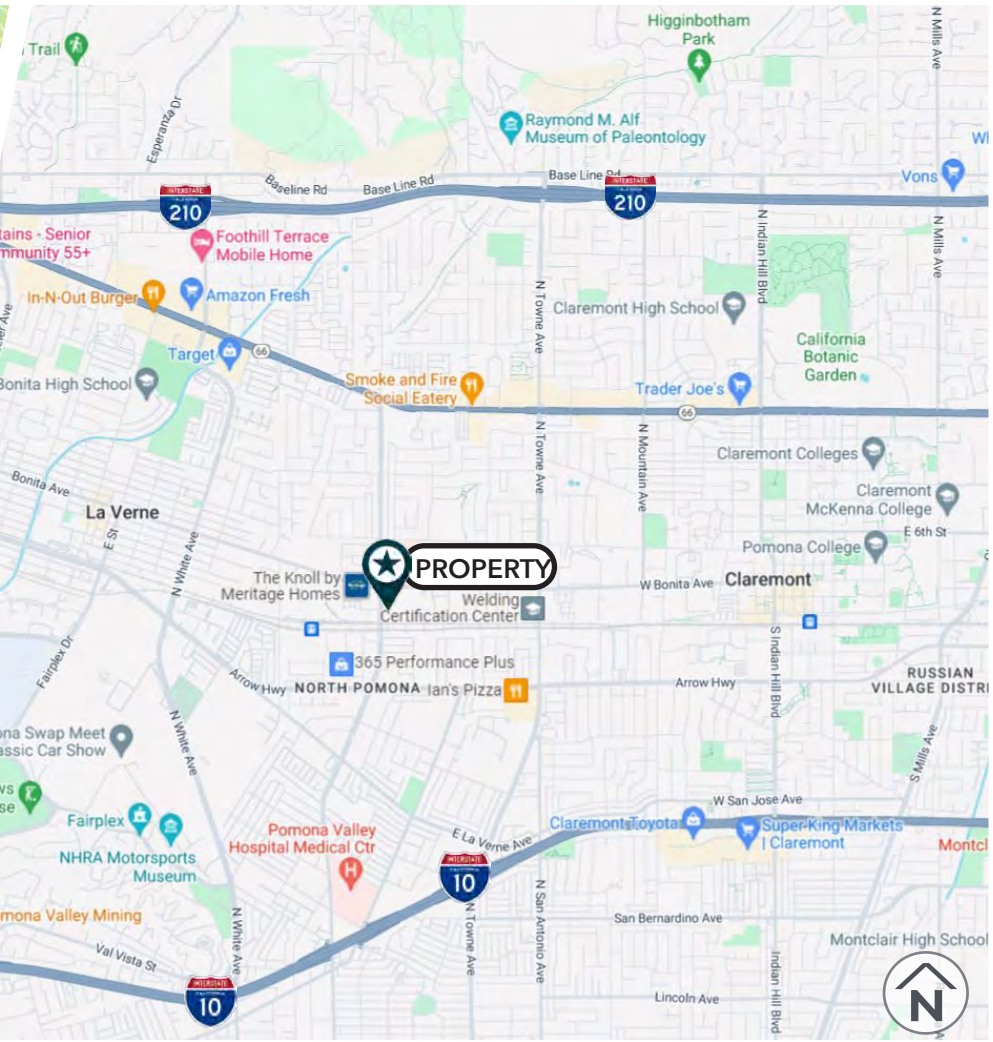
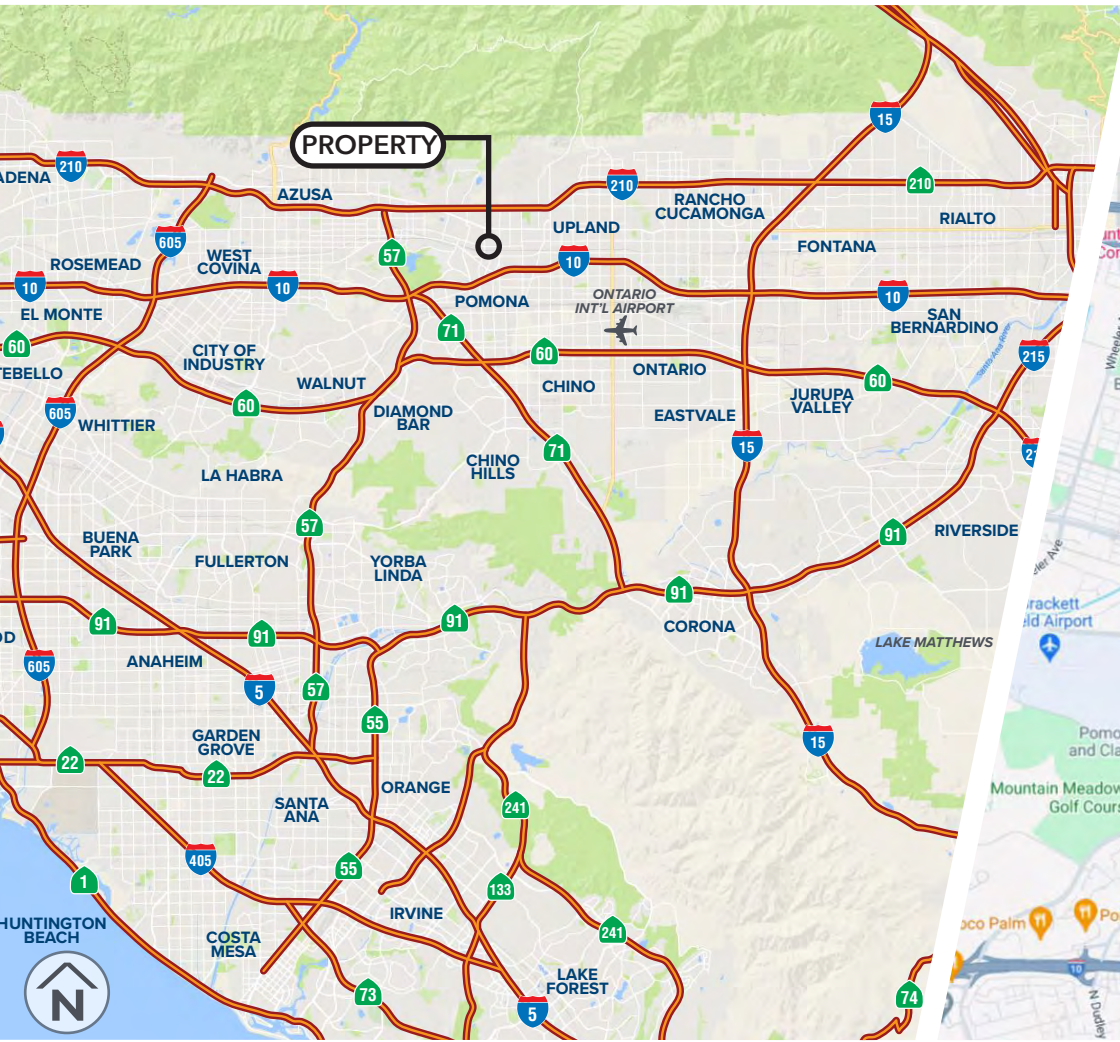
**1ST FLOOR**  
±5,836 SF

**2ND FLOOR**  
±877 SF



\*Disclaimer: Building is currently in shell condition.

# LOCATION



3-Mile Radius



**\$111,681**

*Avg. Household Income*



**3.02**

*Avg. Family Size*



**161,102**

*Population*



**34%**

*Bachelor's Degree or Higher*



**55,962**

*Total Businesses*

# LOCATION HIGHLIGHTS

## NEW DEVELOPMENTS



Located immediately across from the new 312-unit Greystar apartment development. **The Gabriel Apts.** is a four-story development that broke ground in 2020 during the first year of the pandemic. The project has provided much-needed housing for the Claremont Colleges, the University of La Verne, and other institutions. It's brisk leasing average of 26 units a month since it opened, earned the project a 2023 CoStar Impact Award. The development surpassed their pre-leasing goal of 10% as over 1,200 people signed up for the initial interest list before construction started. The Gabriel has floor plans from 658-1397 sq ft starting at \$2350/month. Currently over 90% are leased.

**Foothill Gold Line Pomona - North station** is directly south, less than one-minute walk and is due to open in early 2025. A trip from Pomona to Pasadena will take about 33 minutes and further to downtown Los Angeles will take about 62 minutes.

## HIGHER EDUCATION

### University of La Verne

**The University of La Verne** is located less than 1.5 miles west of the property with over 6,000 students across 10 campuses. It is a not-for-profit university founded in 1891 offering degrees in Arts & Science, Business, Law & Public Service, Education, and Health & Community Well-Being.

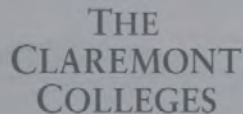
### Western University

**Western University of Health Sciences** is located 3.2 miles from the property in Pomona with over 3,700 students, 1,100 faculty and staff, and more than 20,000 alumni. It's an independent nonprofit health professions university.

### Cal Poly Pomona

**Cal Poly Pomona** is a nationally ranked polytechnic university that sits on a 1,438-acre campus located 6 miles from the property. It is a member of the 23-campus Cal State University System with 29,103 students and 2,222 faculty and staff offering undergraduate, master's and doctoral degrees.

**The Claremont Colleges** are a consortium of seven private institutions of higher education located 2.8 miles from the property. Founded in 1925 with over 8,000 students and 3,200 faculty and staff, its situated on more than 540 acres of land in Claremont, CA.



## MEDICAL NEIGHBORS

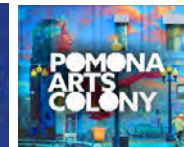
Directly south, less than 1.4 miles from the property, is **Pomona Valley Hospital**, a 412 bed multi-specialty regional medical center, and remains one of the largest not-for-profit hospitals in the greater Los Angeles area with more than 3,500 employees, 700 active physicians, and almost 1,000 volunteers.

Directly north at about a three-minute walk is the 20-acre **Casa Colinas Hospital** campus, a state-of-the-art 99 bed hospital featuring 68 acute rehab beds, 6 ICU beds and 25 medical surgery beds servicing over 10,700 people each year.



## LOCAL ATTRACTIONS

**Pomona Fairplex** is about 2.3 miles southwest from the property, sits on ±543 acres with ±325,000 SF of indoor exhibit space, over 717,000 people visit during the LA County Fair that runs for throughout May.



**Pomona Arts Colony** is a historic district comprised of art and creative commerce and home to the Glass House convert venue.

**Pomona Antiques Row** stretches two blocks along 2nd Street filled with antique stores and hosts the Collectors Street Faire.

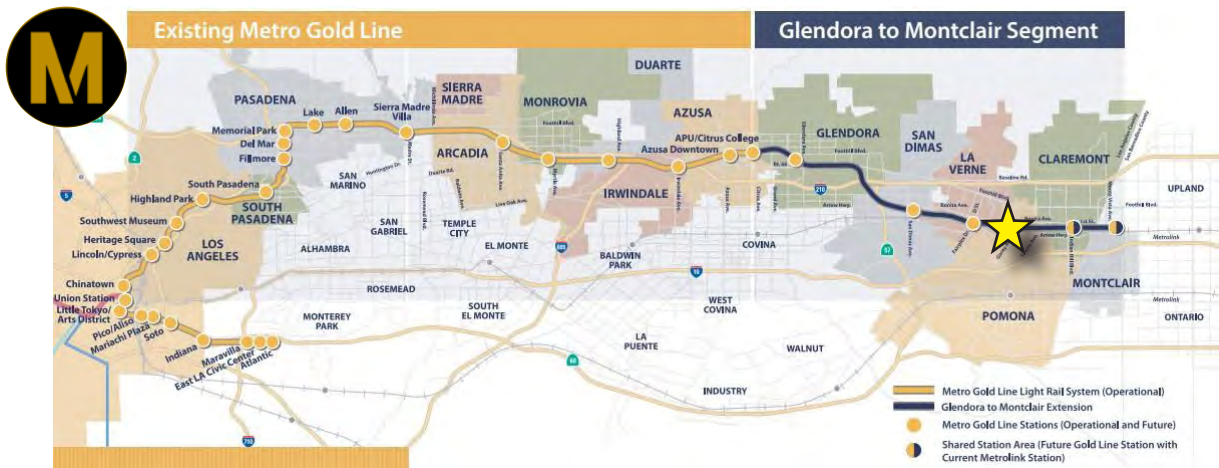
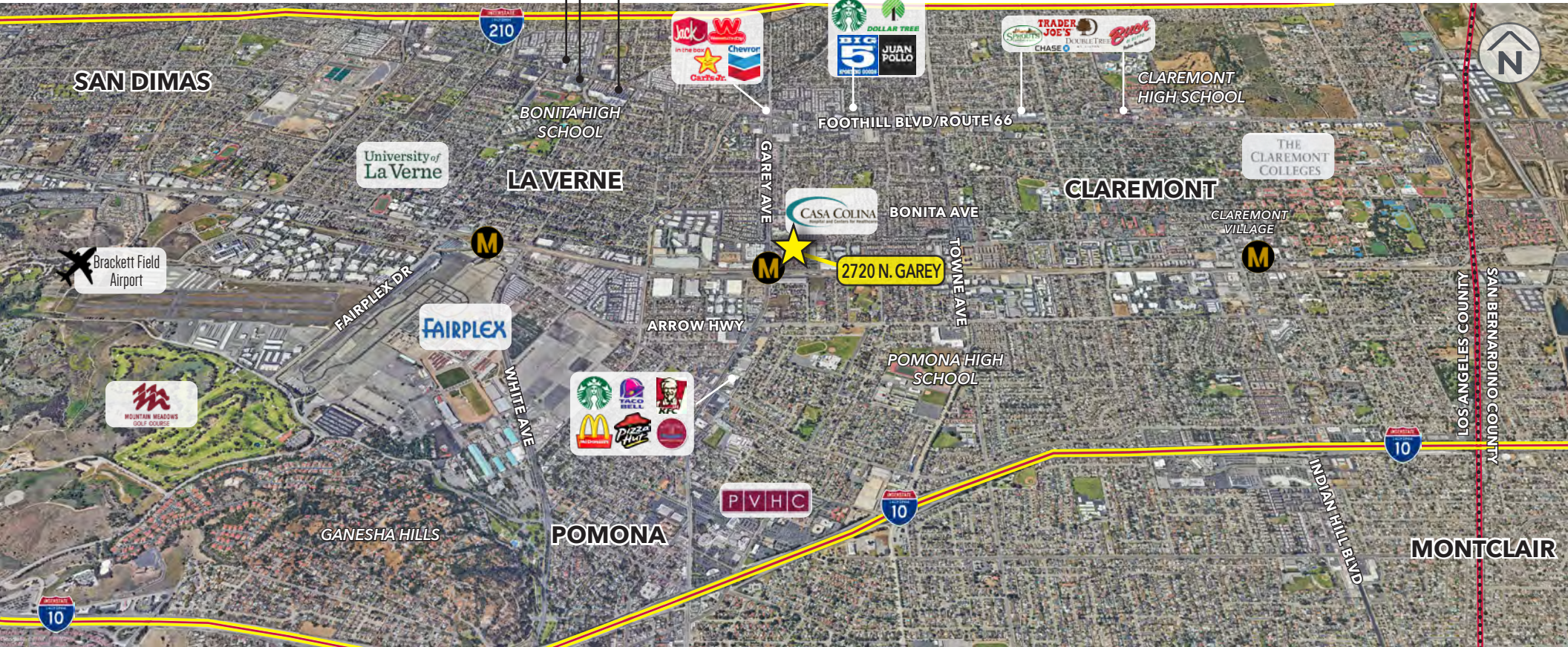
**Mountain Meadows Golf Course** is an 18-hole, 6,440-yard championship course nestled in the hills along the San Gabriel Basin in Pomona, CA.

# AERIAL OVERVIEW



# AMENITIES AERIAL

- |                  |               |                  |                 |
|------------------|---------------|------------------|-----------------|
| Target           | Marshall's    | L&L Hawaiian BBQ | McDonald's      |
| Amazon Fresh     | Staples       | Crumbl           | Michaels        |
| Broken Yolk Cafe | Jimmy John's  | CVS              | Big Lots        |
| Five Below       | El Pollo Loco | Kohl's           | In-N-Out Burger |
| Starbucks        | Blaze Pizza   | Shogun           | Joann Fabric    |



## POMONA STATION - METRO GOLD LINE EXTENSION

The Pomona Station is located west of Garey Avenue and east of Fulton Road, northeast of the existing Pomona North Metrolink station. The light rail station is a center platform station, with tracks on either side (one for westbound and one for eastbound trains). Access to the station will be from both east and west ends of the platform, and a pedestrian walkway is planned to provide circulation between the Metro and Metrolink transit systems. A 300-space parking facility will be located off Garey Avenue, just southeast of the station. The parking facility will provide charging kiosks for EVs, bicycle parking and bus and drop-off areas.

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