



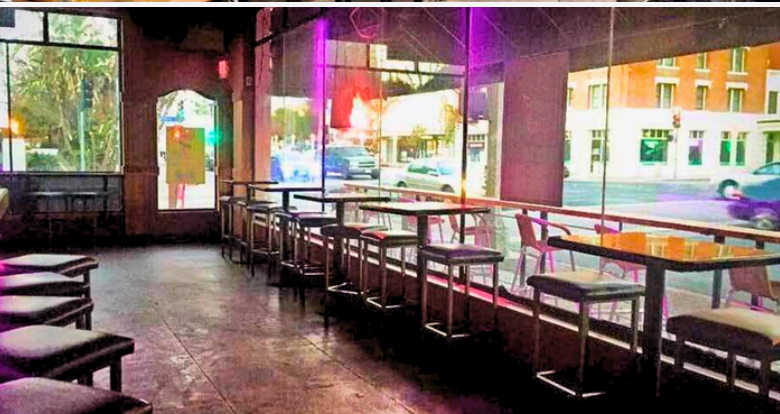
BAR/ RESTAURANT IN THE HEART OF POMONA, CA

FOR LEASE

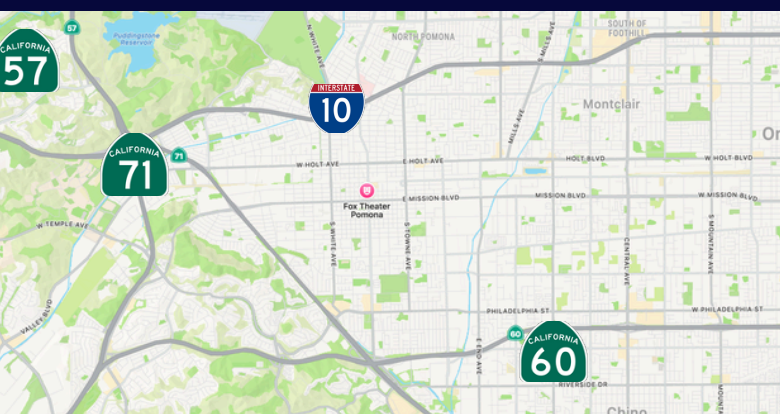
**333 S GAREY AVE,
POMONA, CA 91766**



TRAFFIC COUNT: ± 25K VPD



AERIAL MAP



PROPERTY FEATURES

Unit Size: ±4,554 SF (2-4K SF Divisible)

No. Stories: 2

Year Built: 1930 (Renovated 2009)

Zoning: Downtown Pomona
Specific Plan (DTSP-H)

Corner Streets: S Garey Avenue & W 3rd St

APN: 8341-005-029

- **Immediate Access to Roof Top Venue**
- **Second Floor Kitchen Space (Optional)**
- **Outdoor Seating**
- **Part of Old Town Pomona Entertainment District**
- **Adjacent to Fox Theater, the Largest Concert Venue in the Inland Empire**

HIGHLIGHTS

- LOCATED IN THE HEART OF DOWNTOWN POMONA
HOSTS MULTIPLE CITY-SPONSORED EVENTS, ART WALKS, AND FESTIVALS
- TRANSIT-ORIENTED CORRIDOR
- WALKABLE ACCESS TO METROLINK, BUS ROUTES, AND FUTURE TOD DEVELOPMENTS
- HIGH FOOT TRAFFIC + NIGHTLIFE ACTIVITY
- DENSE DAYTIME POPULATION (STUDENTS, GOVERNMENT WORKERS, ARTISTS)
- UPCOMING HOUSING DEVELOPMENT

SURROUNDING NATIONAL & REGIONAL TENANTS

- CHASE BANK
- BANK OF AMERICA
- KFC
- METRO PCS
- BOOST MOBILE
- UPS STORE
- JUAN POLLO
- MI CAFECITO COFFEE
- STARBUCKS (A FEW BLOCKS NORTH ON GAREY)
- 7-ELEVEN
- DOMINO'S PIZZA

PROXIMITY TO

- ANTIQUE ROW
- POMONA ART DISTRICT
- POMONA CIVIC CENTER
- WESTERN UNIVERSITY OF HEALTH SCIENCES
- POMONA SCHOOL OF ARTS & ENTERPRISE
- THE UNION EVENT CENTER
- AMERICAN MUSEUM OF CERAMIC ART
- POMONA CITY HALL



DEMOGRAPHICS

Income

\$29,187

Per capita income

about three-fifths of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$46,589

about three-fifths of the amount in California: \$48,013

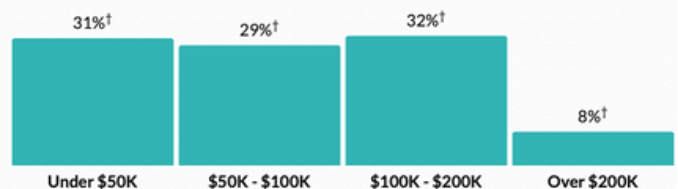
\$78,317

Median household income

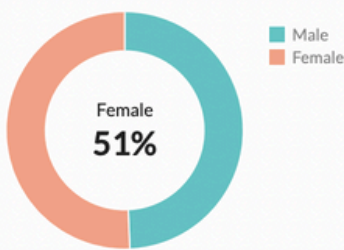
about 80 percent of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$91,960

about 80 percent of the amount in California: \$95,521

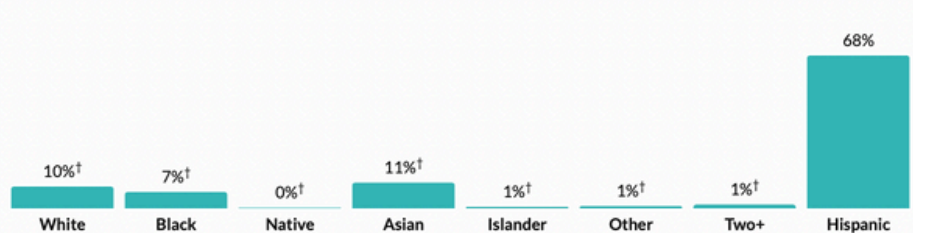
Household income



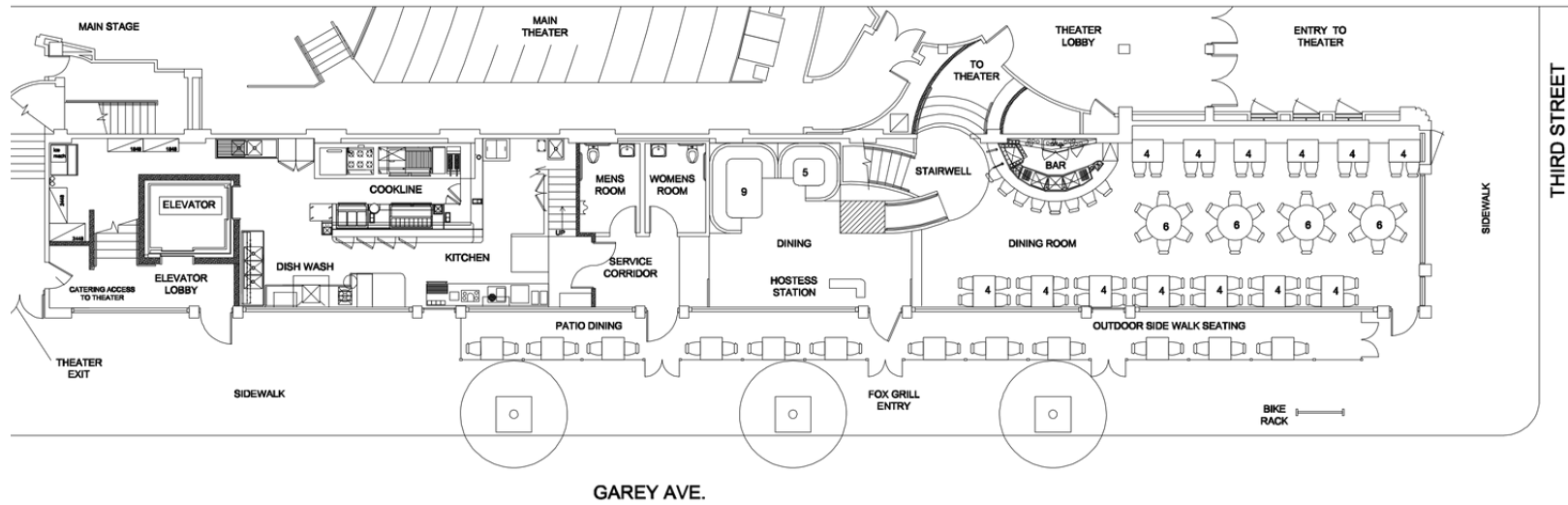
Sex



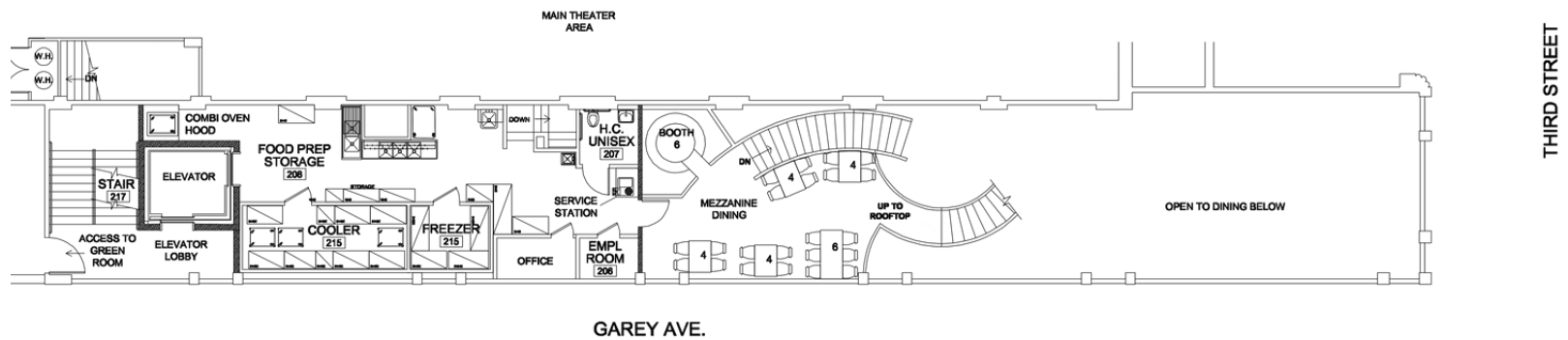
Race & Ethnicity



POMONA FOX THEATER RESTAURANT



Ground Level



Second Level

THE YAMZON TEAM

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