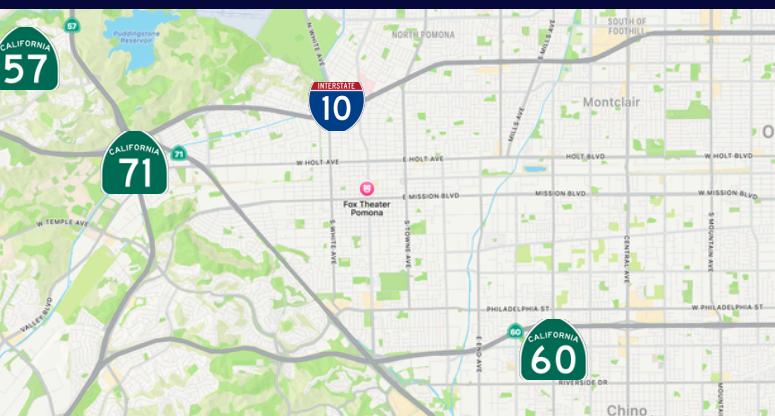




TRAFFIC COUNT: ± 25K VPD



## AERIAL MAP



# BAR/ RESTAURANT IN THE HEART OF POMONA, CA

FOR LEASE

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

## 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

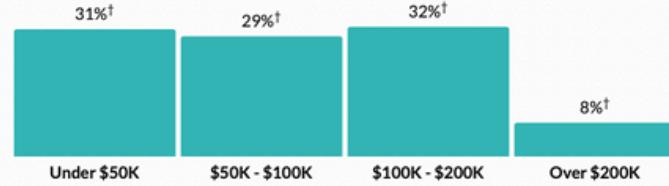
**\$78,317**

Median household income

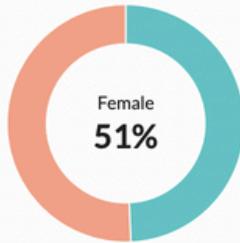
about 80 percent of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$91,960

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

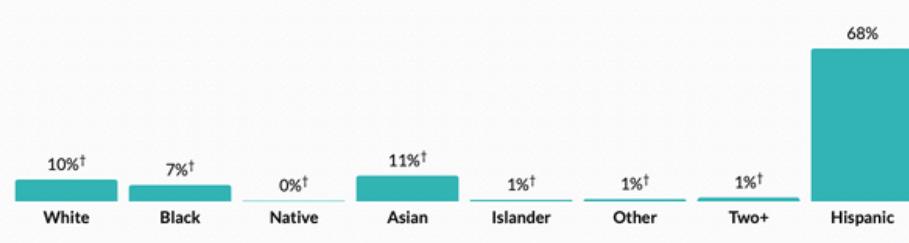
### Household income



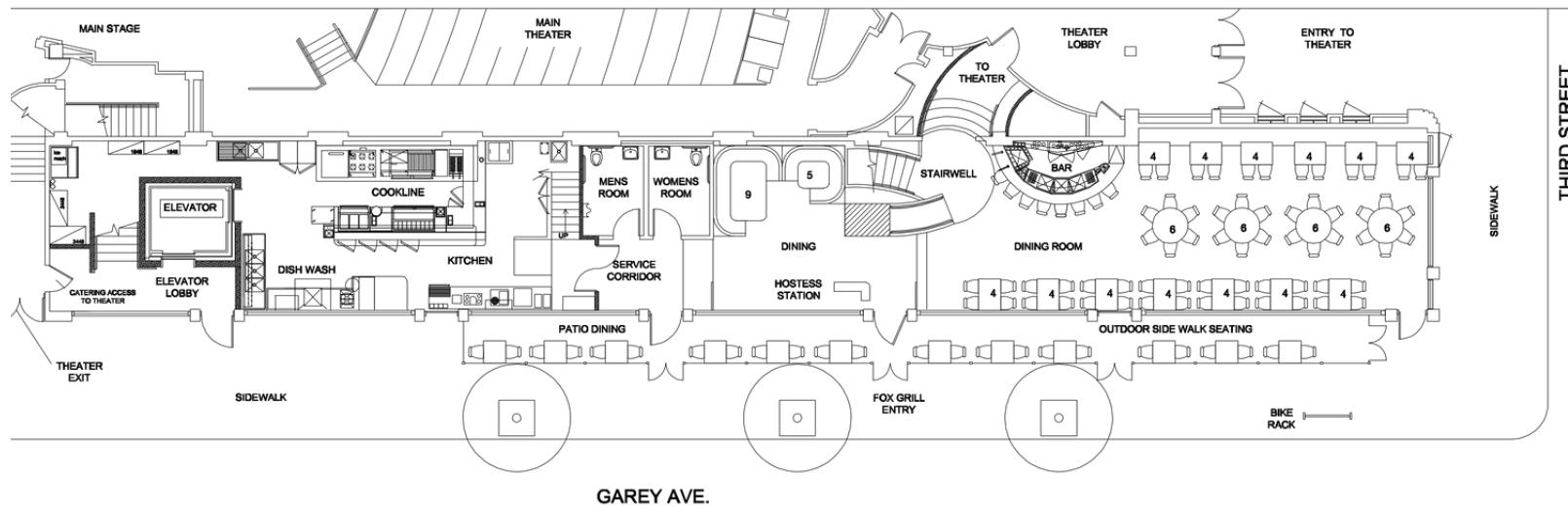
### Sex



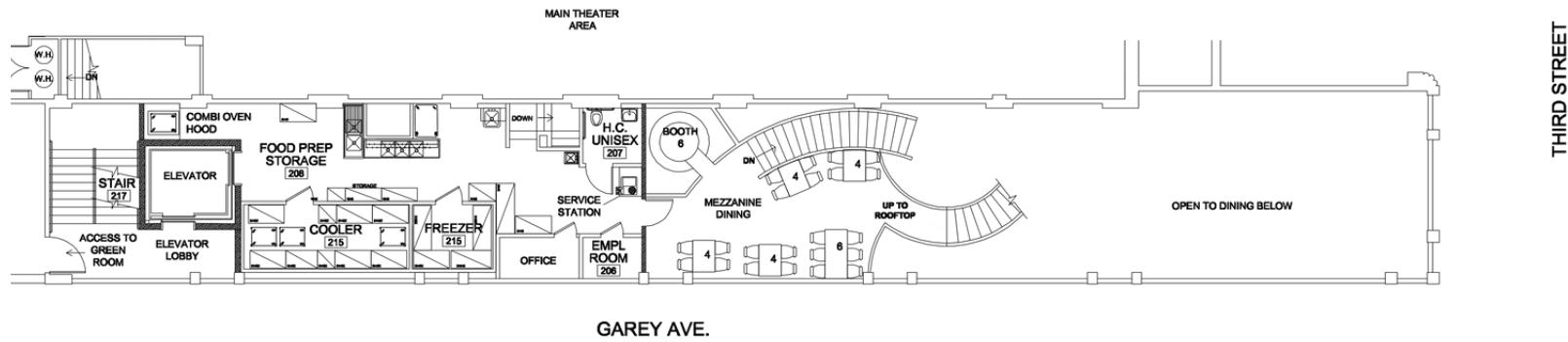
### Race & Ethnicity



**POMONA FOX THEATER RESTAURANT**



**Ground Level**



**Second Level**



# THE YAMZON TEAM

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