

CAR WASH SITE FOR GROUND LEASE

401 E. Foothill Blvd. | Pomona, CA 91767
NEC of Foothill Blvd & Sumner Ave.

FOR LEASE



FEATURES

- 1.02 Acre site with dimensions of approximately 270' of Foothill Blvd. frontage and 175' of depth on Sumner Avenue.
- Very high barriers to entry as the site is in north Pomona and sits between Claremont & La Verne which prohibit automotive businesses on Foothill Blvd.
- Potential to get a credit for the water/sewer hook up fees from the existing 5,760 SF restaurant.
- Signalized intersection with over 24,000 CPD, with full ingress & egress.
- Zoning in the Pomona Corridor Specific Plan
- All information to be verified by any prospective tenant.

The information contained herein was obtained from sources believed to be reliable, however, Progressive Real Estate Partners makes no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of conditions prior to sale or lease or withdrawal without notice.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population	21,884	59,207	123,044
Average Income	\$93,267	\$107,818	\$109,474
Daytime Population	5,425	24,807	45,586
TRAFFIC COUNTS			
24,000 CPD on Foothill Blvd & Sumner Ave			
* Derived from Sites USA & STDB			



[VISIT INTERACTIVE MAP](#)

RETAILER MAP | Car Wash Site for Ground Lease



DEMOGRAPHICS | Car Wash Site for Ground Lease

	1 mile	2 miles	3 miles
Population			
2000 Population	19,784	55,144	117,855
2010 Population	20,562	55,747	117,108
2019 Population	21,884	59,207	123,044
2024 Population	22,424	60,563	125,349
2000-2010 Annual Rate	0.39%	0.11%	-0.06%
2010-2019 Annual Rate	0.68%	0.65%	0.54%
2019-2024 Annual Rate	0.49%	0.45%	0.37%
2019 Male Population	47.7%	47.6%	47.9%
2019 Female Population	52.3%	52.4%	52.1%
2019 Median Age	39.5	41.6	38.5

In the identified area, the current year population is 123,044. In 2010, the Census count in the area was 117,108. The rate of change since 2010 was 0.54% annually. The five-year projection for the population in the area is 125,349 representing a change of 0.37% annually from 2019 to 2024. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 39.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	63.5%	64.0%	62.5%
2019 Black Alone	6.8%	6.4%	6.1%
2019 American Indian/Alaska Native Alone	0.9%	0.8%	0.8%
2019 Asian Alone	8.8%	9.9%	10.1%
2019 Pacific Islander Alone	0.2%	0.2%	0.2%
2019 Other Race	14.0%	13.3%	14.7%
2019 Two or More Races	5.7%	5.3%	5.5%
2019 Hispanic Origin (Any Race)	40.5%	38.4%	41.1%

Persons of Hispanic origin represent 41.1% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 79.1 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	112	139	138
2000 Households	7,164	19,386	38,096
2010 Households	7,326	20,040	38,398
2019 Total Households	7,770	21,209	40,211
2024 Total Households	7,941	21,636	40,879
2000-2010 Annual Rate	0.22%	0.33%	0.08%
2010-2019 Annual Rate	0.64%	0.61%	0.50%
2019-2024 Annual Rate	0.44%	0.40%	0.33%
2019 Average Household Size	2.78	2.73	2.88

The household count in this area has changed from 38,398 in 2010 to 40,211 in the current year, a change of 0.50% annually. The five-year projection of households is 40,879, a change of 0.33% annually from the current year total. Average household size is currently 2.88, compared to 2.87 in the year 2010. The number of families in the current year is 28,736 in the specified area.

ROXY KLEIN

Retail Sales & Leasing Specialist
O: 909.457.0267 | C: 909.576.4259
roxy@progressiverep.com
CalDRE #01264392

BRAD UMANSKY

President
O: 909.230.4500 | C: 909.816.4884
brad@progressiverep.com
CalDRE #01137100

DEMOGRAPHICS | Car Wash Site for Ground Lease

	1 mile	2 miles	3 miles
Mortgage Income			
2019 Percent of Income for Mortgage	36.8%	34.7%	34.3%
Median Household Income			
2019 Median Household Income	\$68,310	\$80,637	\$82,276
2024 Median Household Income	\$86,034	\$96,705	\$97,561
2019-2024 Annual Rate	4.72%	3.70%	3.47%
Average Household Income			
2019 Average Household Income	\$93,267	\$107,818	\$109,474
2024 Average Household Income	\$112,573	\$126,953	\$128,005
2019-2024 Annual Rate	3.83%	3.32%	3.18%
Per Capita Income			
2019 Per Capita Income	\$33,481	\$38,517	\$36,686
2024 Per Capita Income	\$40,275	\$45,227	\$42,648
2019-2024 Annual Rate	3.76%	3.26%	3.06%

Households by Income

Current median household income is \$82,276 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$97,561 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$109,474 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$128,005 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$36,686 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$42,648 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	66	70	71
2000 Total Housing Units	7,438	20,018	39,261
2000 Owner Occupied Housing Units	4,663	13,206	25,869
2000 Renter Occupied Housing Units	2,501	6,180	12,227
2000 Vacant Housing Units	274	632	1,165
2010 Total Housing Units	7,695	20,989	40,189
2010 Owner Occupied Housing Units	4,615	13,139	25,439
2010 Renter Occupied Housing Units	2,711	6,901	12,959
2010 Vacant Housing Units	369	949	1,791
2019 Total Housing Units	8,153	22,132	41,891
2019 Owner Occupied Housing Units	4,663	13,652	26,024
2019 Renter Occupied Housing Units	3,107	7,557	14,187
2019 Vacant Housing Units	383	923	1,680
2024 Total Housing Units	8,330	22,554	42,531
2024 Owner Occupied Housing Units	4,804	14,063	26,679
2024 Renter Occupied Housing Units	3,137	7,572	14,200
2024 Vacant Housing Units	389	918	1,652

ROXY KLEIN

Retail Sales & Leasing Specialist
O: 909.457.0267 | C: 909.576.4259
roxy@progressiverep.com
CalDRE #01264392

BRAD UMANSKY

President
O: 909.230.4500 | C: 909.816.4884
brad@progressiverep.com
CalDRE #01137100