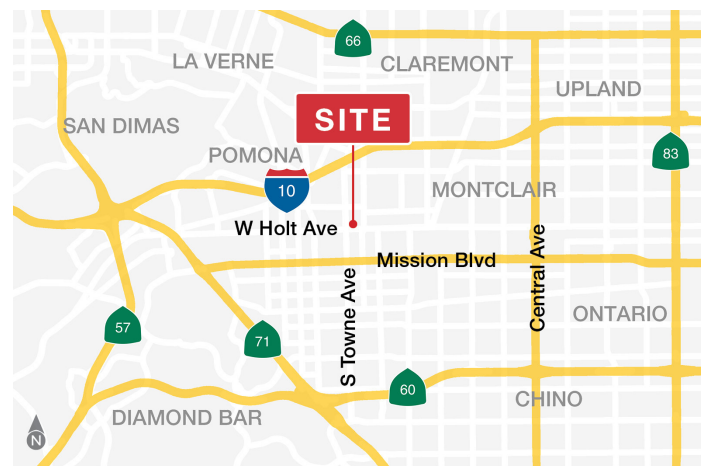




**501 E. Holt Ave**  
**NEC E. Holt Ave & N. Towne Ave**  
Pomona, CA

**Property Highlights:**

- Existing Building of approximately 6,050 SqFt (Divisible)
- Approximate Lot size of 26.074 SqFt
- Available As Is or For Re-Development
- Drive-thru is a permitted use under current zoning with no CUP
- Existing parking ratio of 5.8/100 (35 Spaces)
- Contact broker regarding economics



**Traffic Count**

N Towne Ave	20,000
E Holt Ave	30,358
<b>TOTAL</b>	<b>50,358</b>

**FOR MORE INFORMATION:**

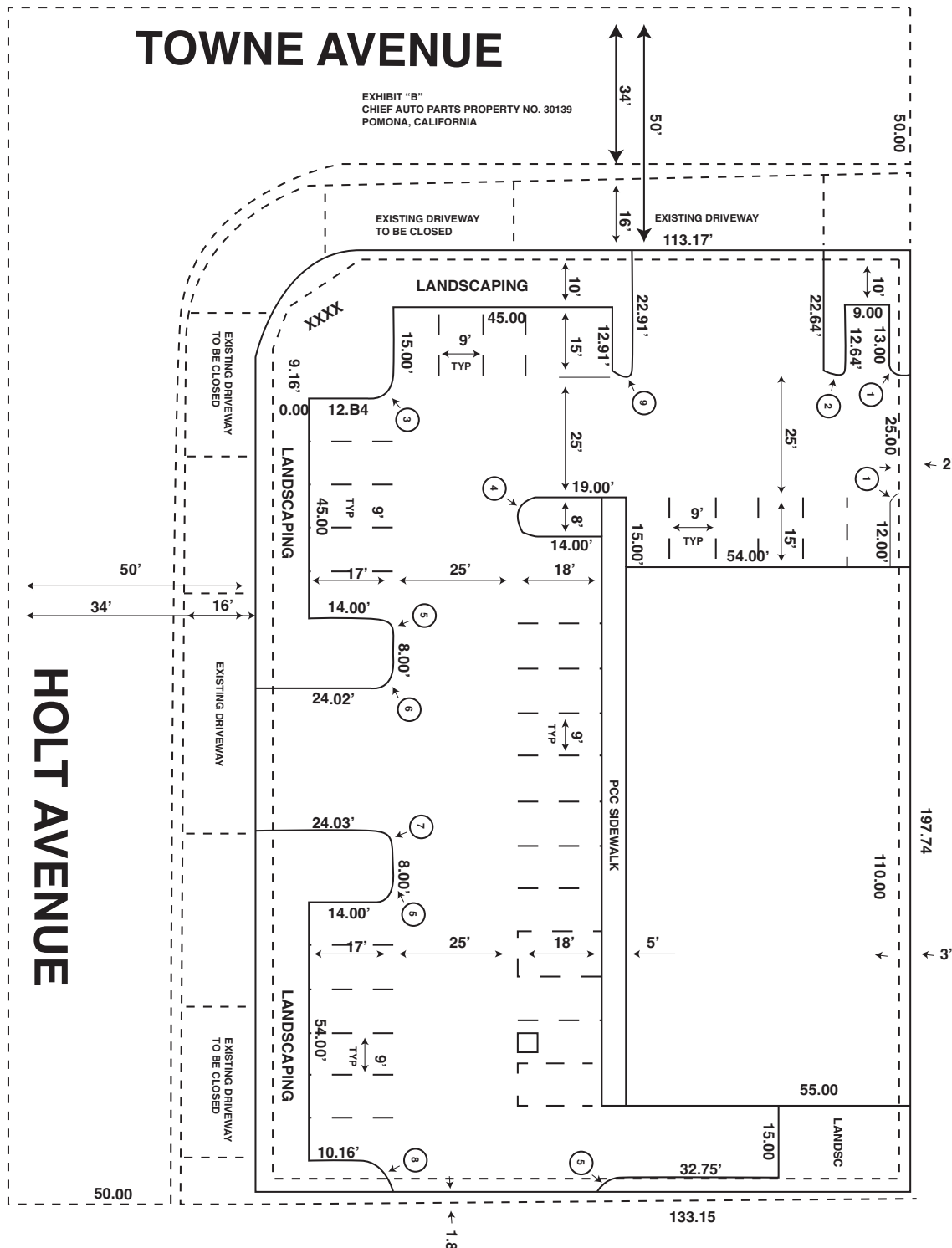
**Steven H. Weiss**  
Executive Vice President  
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Cal DRE License #0068554

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DEMOGRAPHICS	1 MILES	2 MILES	3 MILES
TOTAL POPULATION	28,498	108,781	193,767
AVG. HH INCOME	\$74,020	\$74,808	\$84,875
NO. OF EMPLOYEES	9,190	27,948	57,568

# Major Signalized Corner Available For Lease Pomona, CA

## Site Plan



Steven H. Weiss

Executive Vice President | 818 905 2400 Ext. 134

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**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE