

Major Signalized Corner Available For Lease Pomona, CA

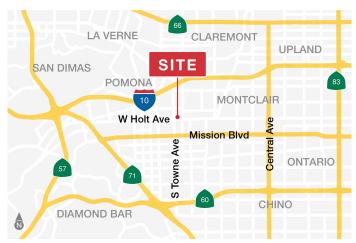


501 E. Holt Ave NEC E. Holt Ave & N. Towne Ave Pomona, CA

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

| 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 |



Traffic Count

| N Towne Ave | 20,000 |
|-------------|--------|
| E Holt Ave | 30,358 |
| TOTAL | 50,358 |

FOR MORE INFORMATION:

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Site Plan

