



±1,100 - ±1,980 SF AVAILABLE FOR LEASE

2218-2298 S Garey Avenue
Pomona, CA 91766

ROXY KLEIN

Vice President, Retail Leasing & Sales

O: 909.576.4259 | C: 909.576.4259

roxy@progressiverep.com

DRE #01264392

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



ROXY KLEIN

Vice President, Retail Leasing & Sales

T 909.576.4259 | **C** 909.576.4259

roxy@progressiverep.com

CalDRE #01264392

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

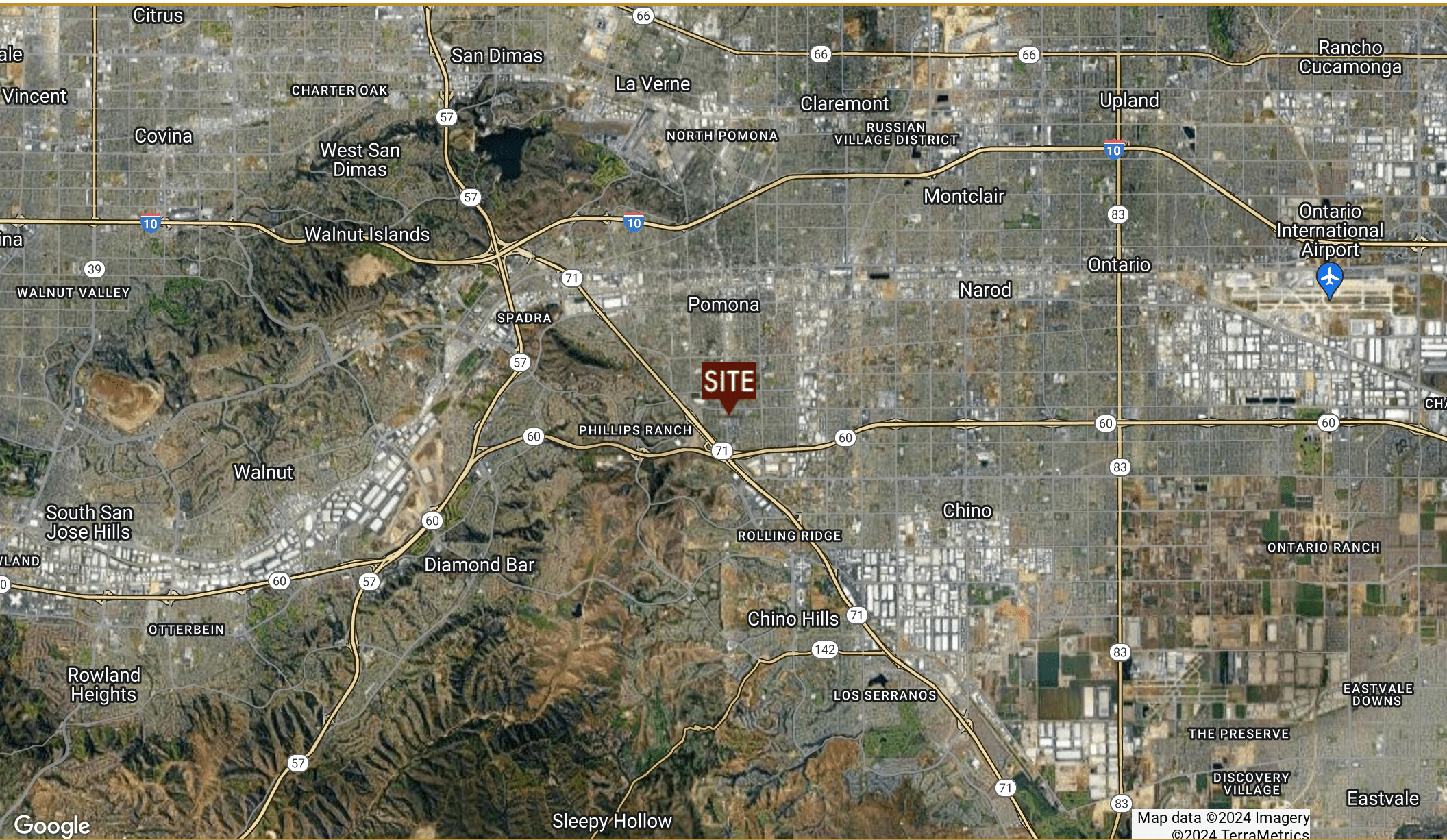
All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

Progressive Real Estate Partners does not serve as a financial or business advisor to any party regarding any proposed transaction.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

REGIONAL MAP





HIGHLIGHTS

- $\pm 1,100$ SF - $\pm 1,980$ SF second generation shop spaces for lease.
- Busy shopping center with co-tenants including Pizza Hut, Prime Time Nutrition, Dental Office, Pharmacy, Health Clinic, Donut Shop, Mexican Restaurant, Pho Restaurant, and Chiropractor.
- Center is located in close proximity to both the 60 and 71 freeways.
- Over 157,000 people reside within a three mile radius.
- Average incomes are over \$113,00 within a three mile radius.
- Located at the signalized intersection of Garey Ave. & Olive St. with three ingress and egress points which provide convenient access to the shopping center.
- Visible to $\pm 26,200$ cars per day on South Garey Ave.
- Surrounded by a variety of major shopping, including centers anchored by Cardenas, Food 4 Less, Home Depot, Target, & WinCo.
- Large traffic generators are located near the shopping center including Garey High, Pomona DMV, and Five Elementary Schools.



±207,558 CPD

±26,200 CPD S. GAREY AVE.



SITE PLAN



INTERIOR PHOTOS



Suite 2260 | ±1,100 SF



Suite 2244 | ±1,116 SF



Suite 2228 | ±1,980 SF



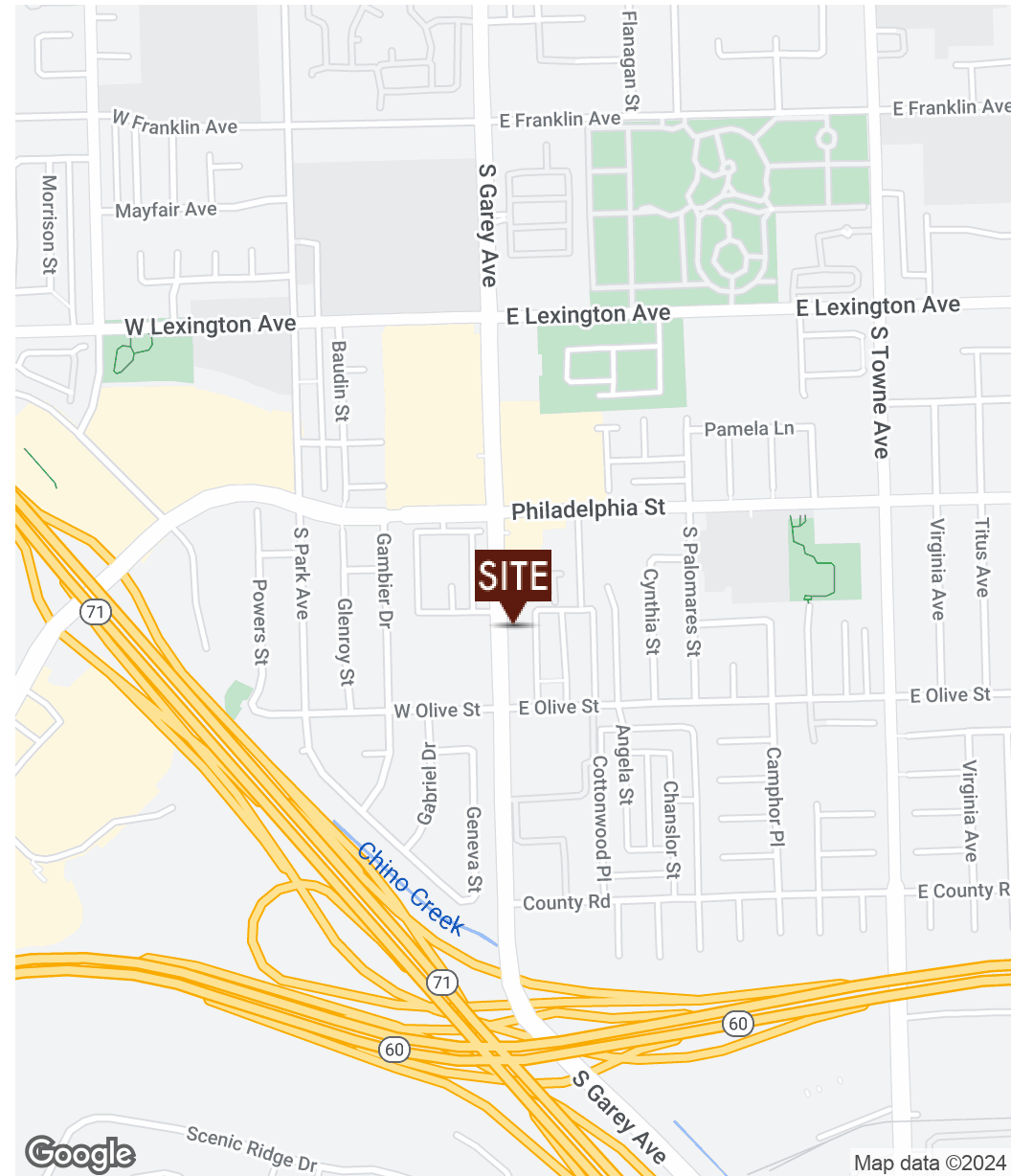
Suite 2228 | ±1,980 SF

DEMOGRAPHICS & LOCATION MAP

	1 mi	2 mi	3 mi
<u>POPULATION</u>			
2023 Total Population	20,456	71,708	157,044
2023 Median Age	34.8	34.7	34.7
2023 Total Households	5,035	19,790	45,078
2023 Average Household Size	4.0	3.6	3.4

<u>INCOME</u>			
2023 Average Household Income	\$105,287	\$113,194	\$113,874
2023 Median Household Income	\$83,734	\$87,410	\$88,216
2023 Per Capita Income	\$26,146	\$31,377	\$32,809

<u>BUSINESS SUMMARY</u>			
2023 Total Businesses	327	1,956	5,103
2023 Total Employees	3,056	16,891	39,620



RETAILER MAP



Google

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, County of San Bernardino, Data CSUMB SFML, CA OPC, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/Geo

TRAFFIC COUNT MAP



TRAFFIC GENERATOR MAP

