



±900 SF AVAILABLE FOR LEASE

333 East Foothill Boulevard, Pomona, CA 91767

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PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



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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.

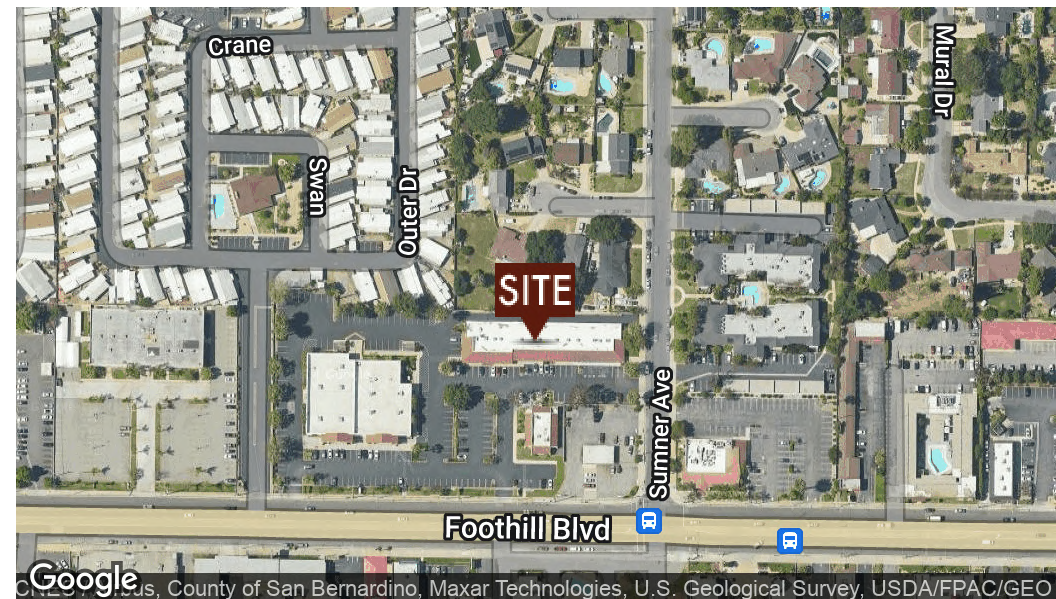
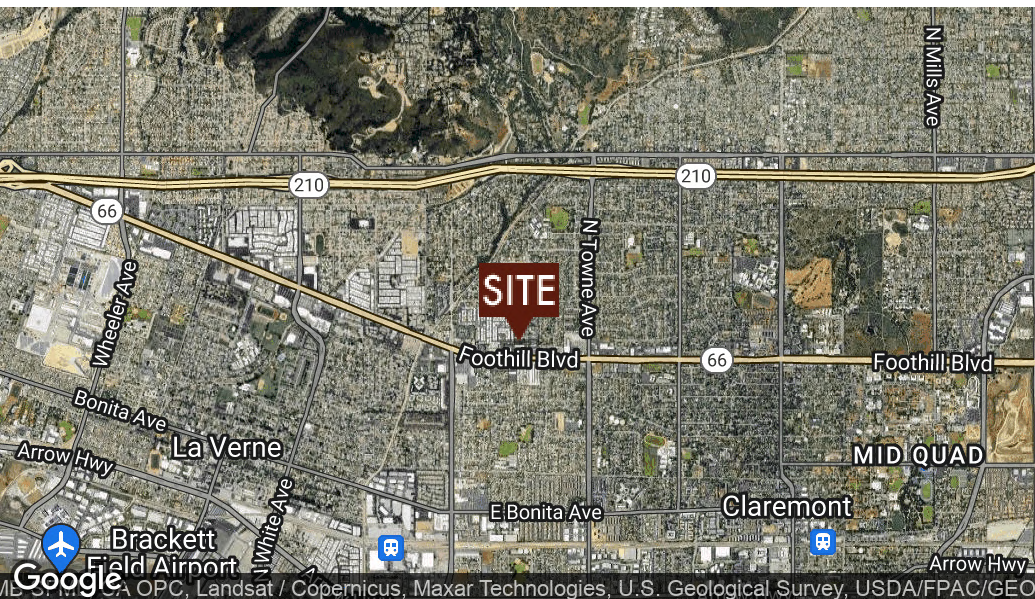
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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 AND LOCATION MAPS





- This property is situated on a high-traffic major arterial thoroughfare, Foothill Blvd., with $\pm 32,972$ cars per day.
- ± 900 SF 2nd generation built out office available for lease with open office space, conference room, kitchen area, and restroom.
- Strong residential population with $\pm 127,968$ residents within a three-mile radius.
- Close proximity to Downtown Claremont, Pomona Fairplex, Old Town La Verne, and several schools including 9 elementary, 2 middle, 3 high schools, the Claremont Colleges, and the University of La Verne.
- Situated near an abundance of grocery anchored centers including Sprouts, Stater Brothers, Trader Joes, and Superior Grocers.
- Fantastic access with three entry points for easy ingress and egress.
- Opportunity for monument signage, allowing your business name to be prominently displayed on Foothill Blvd.
- Solid income levels with an average household income of \$140,006 within a two-mile radius.

RETAILER / TRAFFIC GENERATOR MAP



TRAFFIC COUNTS



SITE PLAN



INTERIOR PHOTOS (± 900 SF)



DEMOGRAPHICS

POPULATION

	1 mi	2 mi	3 mi
2023 Total Population	21,161	63,014	127,968
2023 Median Age	42.6	41.0	39.5
2023 Total Households	8,256	22,551	43,098
2023 Average Household Size	2.5	2.6	2.8

INCOME

2023 Average Household Income	\$121,285	\$140,006	\$138,094
2023 Median Household Income	\$97,300	\$103,838	\$103,326
2023 Per Capita Income	\$47,578	\$50,646	\$46,996

BUSINESS SUMMARY

2023 Total Businesses	654	2,675	4,842
2023 Total Employees	4,872	23,444	42,711

