



Civic Center

401 S. Main St, Pomona

*Prime Downtown Pomona Office – Perfect for
Legal & Professional Services*

Retail/Office & 900 Avail.

Presented by

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PROPERTY OVERVIEW

Civic Center
401 S. Main St, Pomona



PROPERTY DESCRIPTION

This well-maintained 1966 two-story office building features a striking street presence with large front windows and central downtown frontage. Ideal for local professionals, the building provides excellent visibility, easy access, and quality finishes throughout.

PROPERTY HIGHLIGHTS

- 900 SF available commercial suite
- Perfect for Legal & Professional Services
- Prominent Main St. frontage in downtown Pomona's business district
- Zoning: C3 – ideal for office and professional services

OFFERING SUMMARY

Lease rate	\$1.45 SF/mo (NNN)
Building size	10,890 SF
Available SF	828 SF
Number of units	1

VALUE PROPOSITION

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SUMMARY

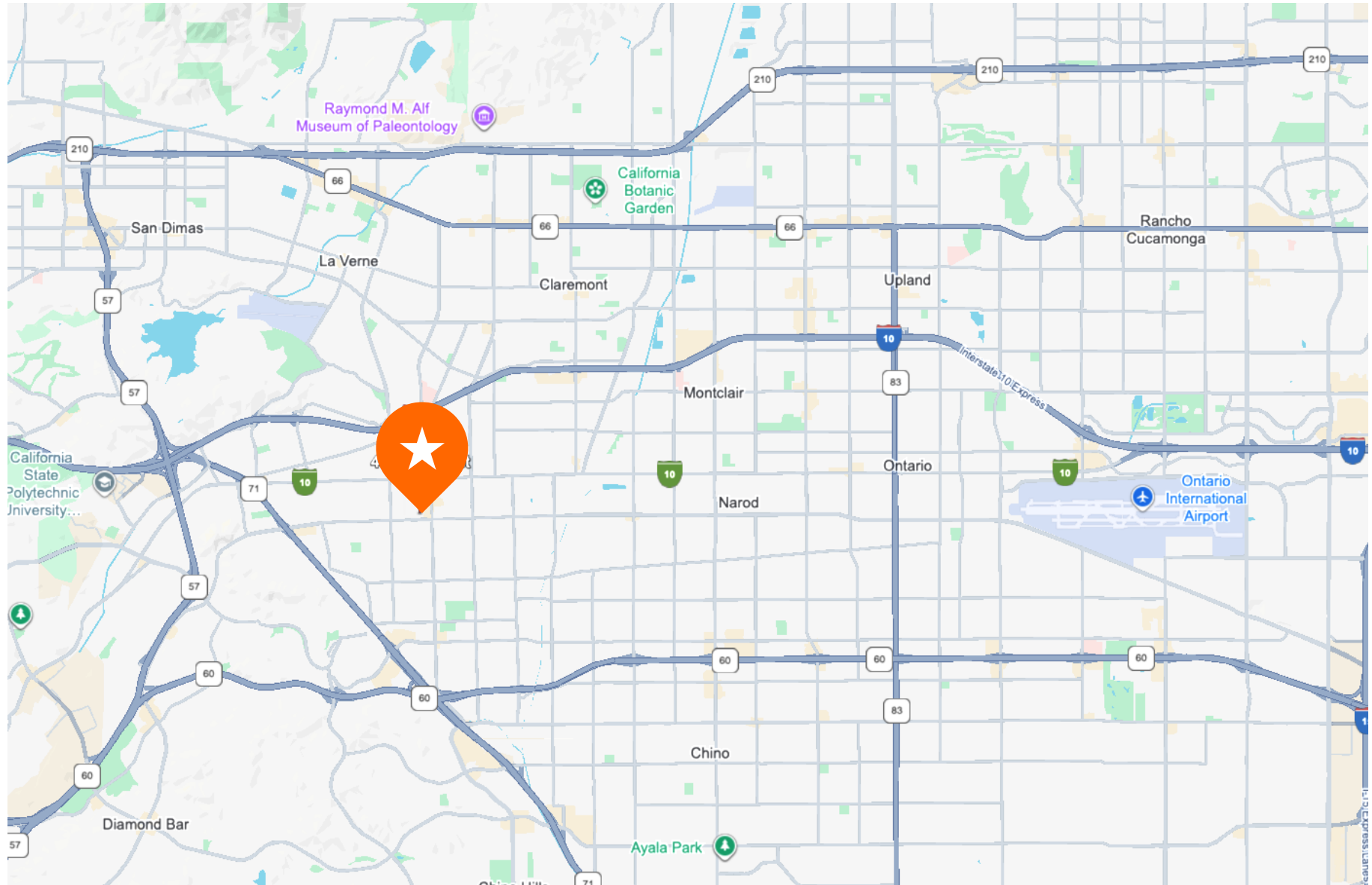
Located directly on Pomona's Main Street, the Civic Center Building offers unrivaled walkability and visibility in the heart of the downtown core. With strong synergy potential alongside local attorneys, CPAs, and other service providers, your business will benefit from a consistent inflow of professional traffic.

SUPPORTING DETAILS:

- Accessibility: Easy access to the 10 and 210 freeways
- Close proximity to Los Angeles Superior Court, Los Angeles District Attorney
- Foot & Vehicle Traffic: Vibrant downtown foot traffic (95 walkability score) and strong vehicular flow
- Business Synergy: Near Cal Poly Pomona's Collins College of Hospitality Management, civic institutions, and mixed-use developments – ideal for networking and shared clientele
- Zoning Flexibility: C3 zoning allows for office, legal, and professional services

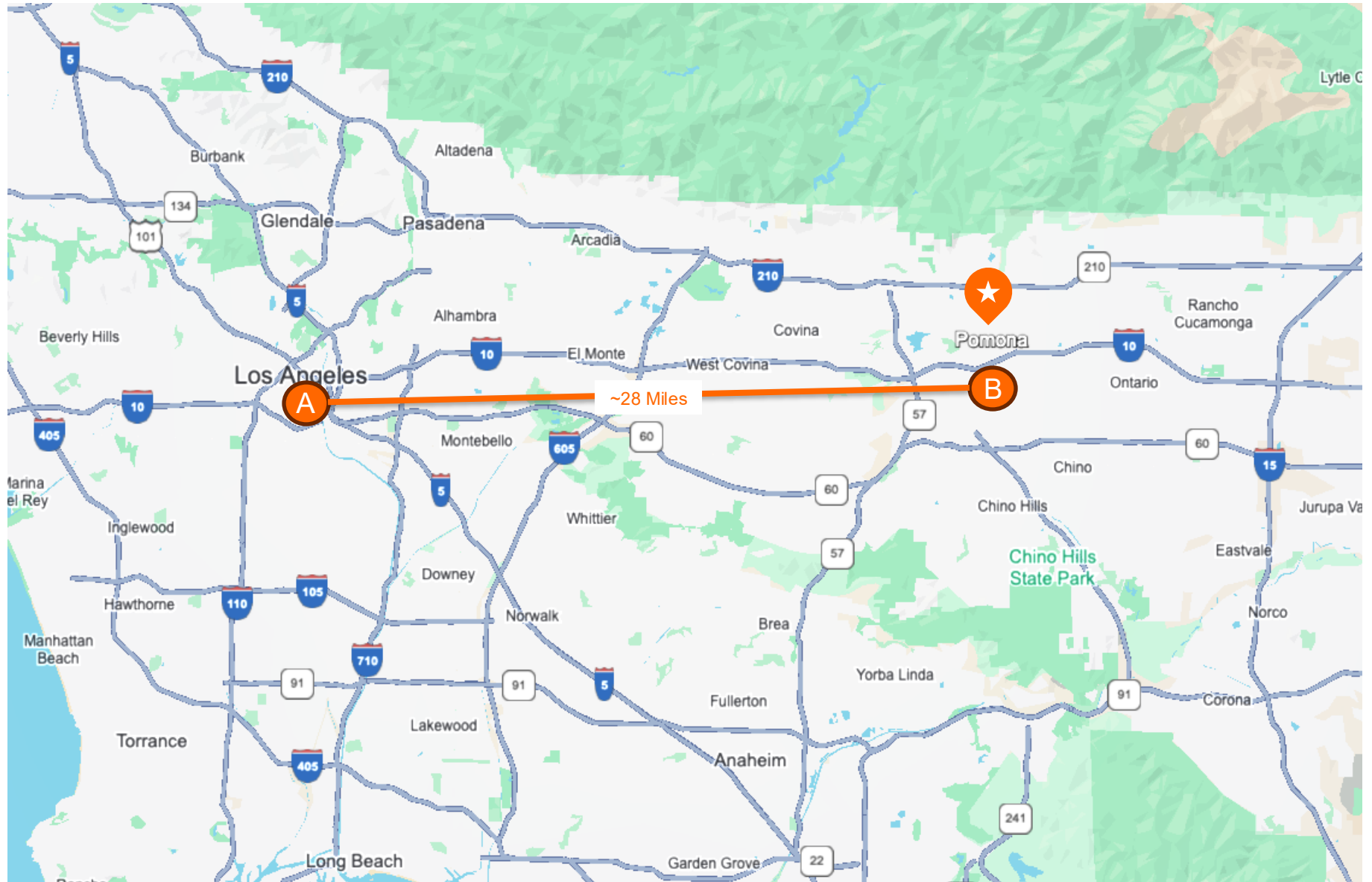
LOCATION MAP

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401 S. Main St, Pomona



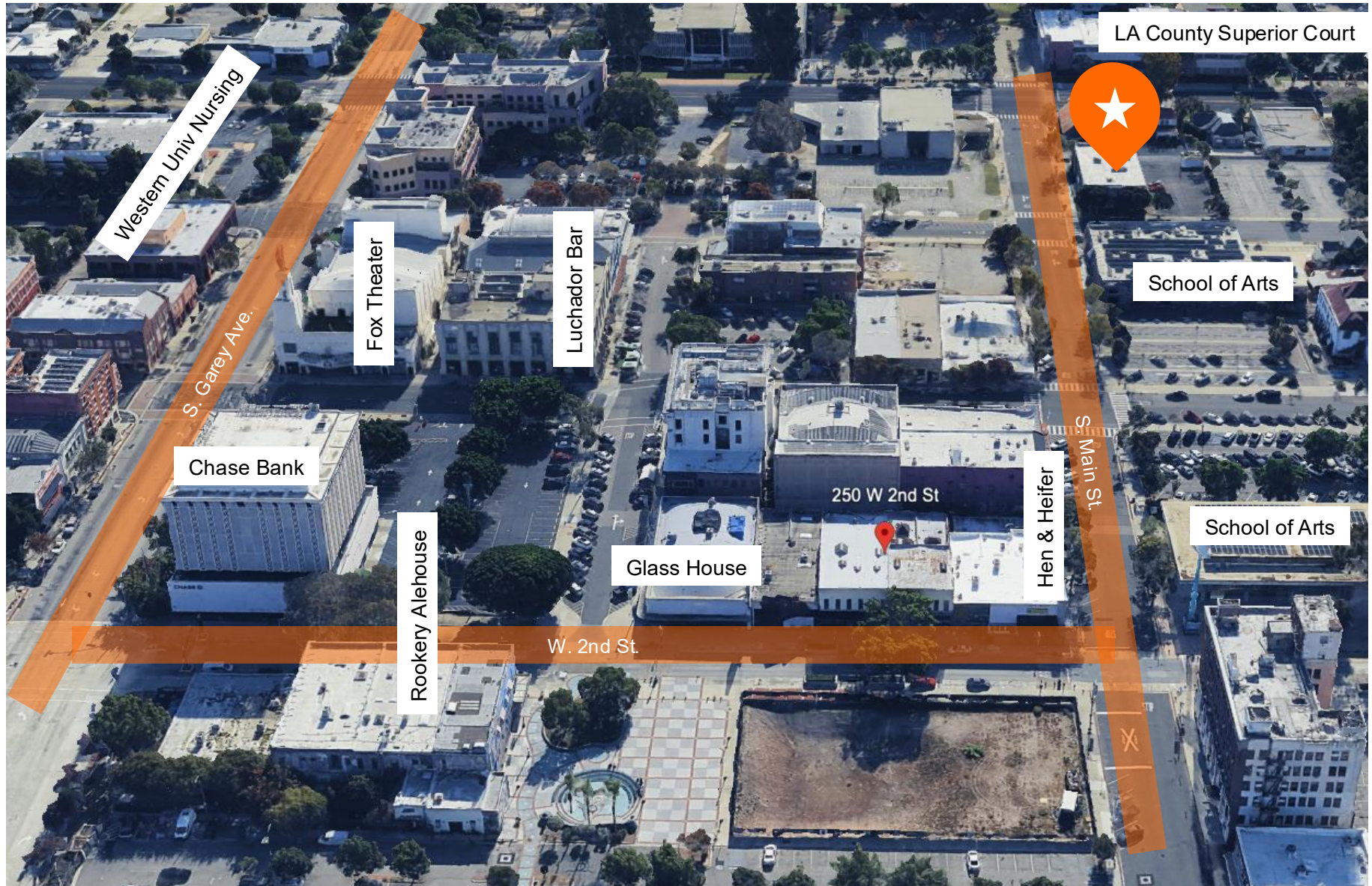
REGION MAP

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401 S. Main St, Pomona



RETAILER MAP

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401 S. Main St, Pomona



Demographics & Economic Profile

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401 S. Main St, Pomona

Demographic Highlights:

(1, 3, 5-mile radius)

- **POPULATION:** 50k / 150k / 320k daytime and residential
- **HOUSEHOLDS:** ~18k / 55k / 120k
- **AVG HH INCOME:** \$65k / \$72k / \$78k

Education & Consumer Trends

- **EDUCATION:** Strong college-educated segment, bolstered by nearby Pomona College and Cal Poly Pomona
- **CONSUMER TRENDS:** Mix of creative professionals, student-driven consumerism, family households—type-inclined toward shopping, dining out, arts/cultural experiences

Ethnic Composition

- Hispanic/Latin: ~ 55%
- White (non-Hispanic): ~ 25%
- Asian: ~10%
- Black/African American: ~8%
- Other: ~2%



Additional Photos

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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.

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