



FREESTANDING DRIVE-THRU BUILDING
1105 W MISSION BLVD POMONA, CA 91766

FOR LEASE

PROPERTY DESCRIPTION

ADDRESS	1105 W Mission Blvd, Pomona, CA 91766
COUNTY	Los Angeles
APN	8348-015-001
BUILDING SF	±992
LAND SF	±15,499
LAND ACRES	±.36
YEAR BUILT	1972 Renovated: 2005
ZONING TYPE	(CO-SP) Pomona Corridors Specific Plan
PARKING SPACES	10
PARKING RATIO	10.00/1,000sf
STREET FRONTAGE	Mission Blvd
CORNER LOCATION	Yes



MISSON BLVD TRAFFIC COUNTS
±24,000 CARS PER DAY

HIGHLIGHTS

- Prime Location for Maximum Exposure
- Strategically positioned at a highly visible signaled intersection
- In Proximity to the 71 Freeway off-ramp
- Drive-Thru Building: Boasting an existing 922 SF Freestanding drive-thru building.
- The city of Pomona is in the process of increasing high-density housing through several multi-family projects currently in play



DEMOGRAPHICS

Age

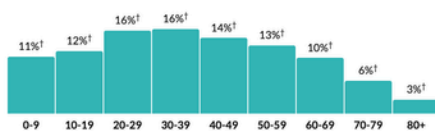
37

Median age

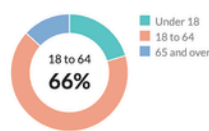
a little less than the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 38.9

a little less than the figure in

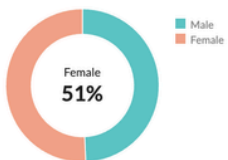
Population by age range



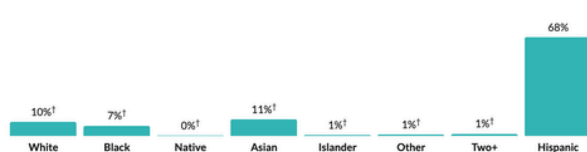
Population by age category



Sex



Race & Ethnicity



Income

\$29,187

Per capita income

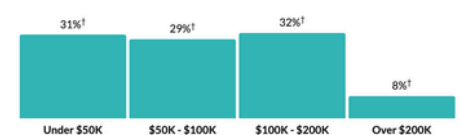
about three-fifths of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$46,589
about three-fifths of the amount in California: \$48,013

\$78,317

Median household income

about 80 percent of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$91,960
about 80 percent of the amount in California: \$95,521

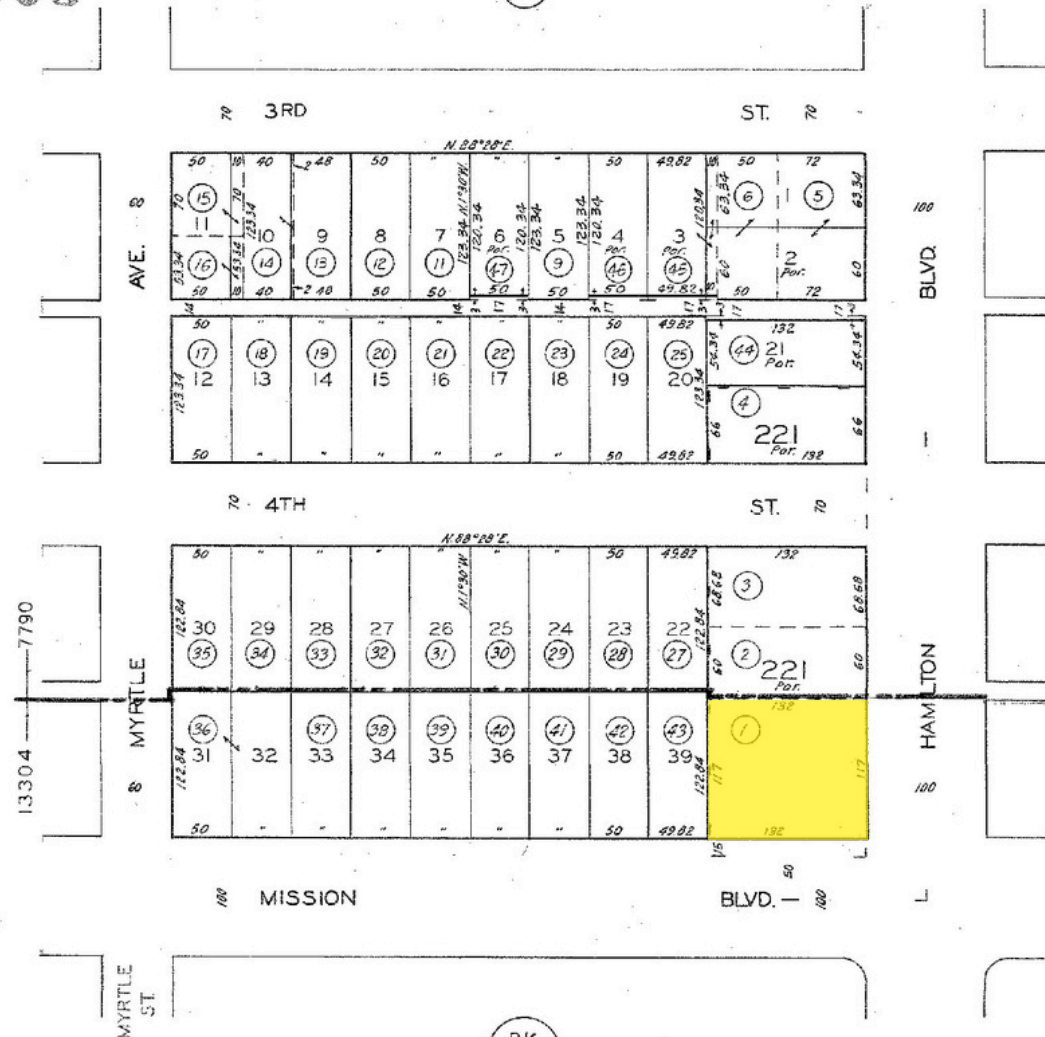
Household income



840910607-85
850206619-8
030204

8348 15
SCALE 1" = 100'

2003

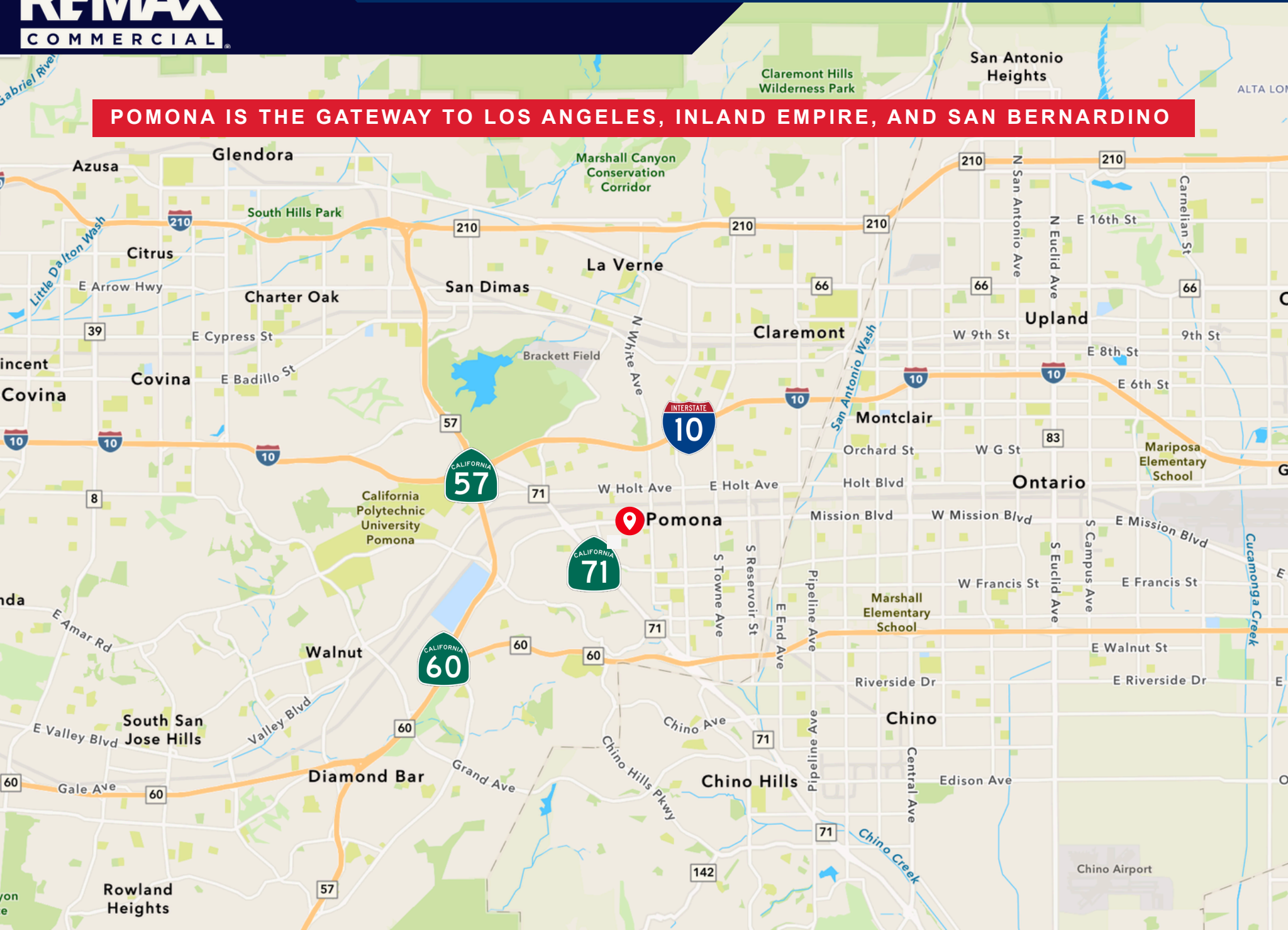


CODE
7790
13304

POMONA TRACT M.R. 3-96-97
THE DENVER TRACT M.B. 15-109

Street lines per M.R. 3-86-87 are considered the lot lines in this tract, although the divisions of some lots are measured from the centerlines of the streets.

POMONA IS THE GATEWAY TO LOS ANGELES, INLAND EMPIRE, AND SAN BERNARDINO





THE YAMZON TEAM

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