



# ±961 SF - ±1,200 SF AVAILABLE FOR LEASE

University Plaza | 3580 & 3560 W. Temple Avenue, Pomona, CA 91768

Valley Blvd ±38,100 CPD

W Temple Ave ±32,800 CPD

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## Presented By



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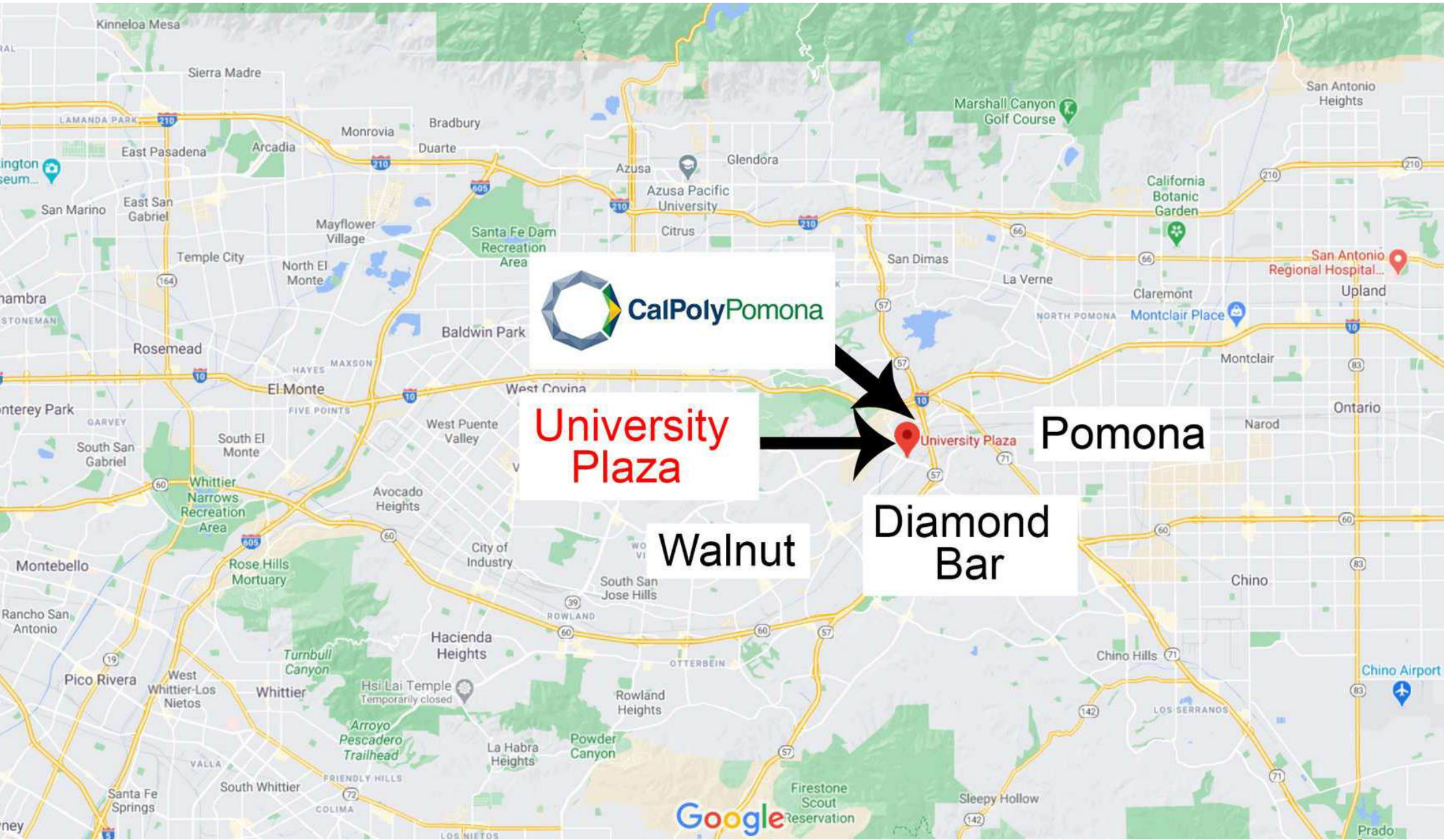
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# UNIVERSITY PLAZA LOCATION



# PROPERTY FEATURES

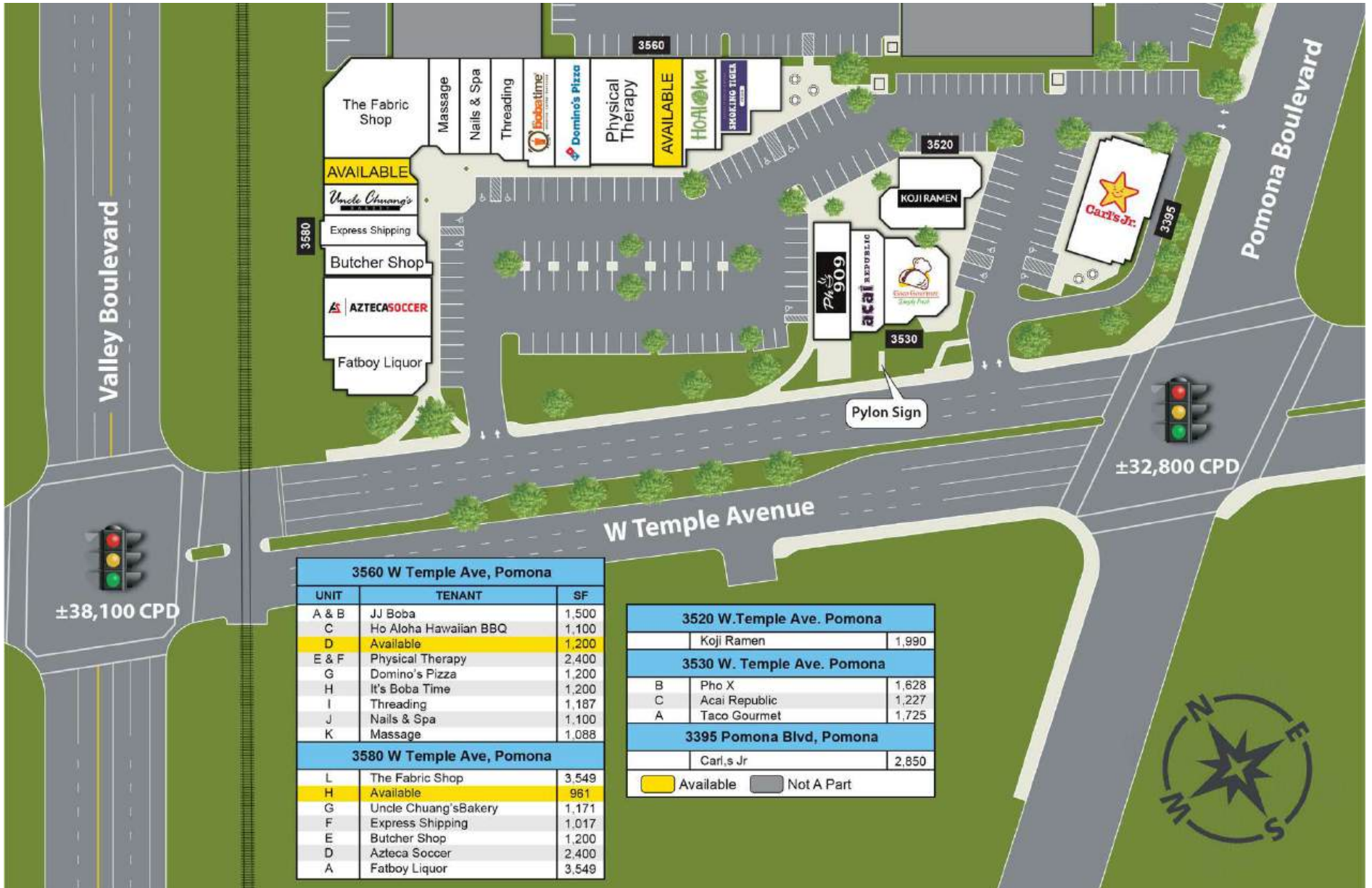


- ±961 SF | Fully built out barbershop space.
- ±1,200 SF fully built out dessert shop for lease with no key money.
- **Fantastic Adjacent Traffic Generators:** With Cal Poly Pomona being close to University Plaza, this center benefits from the large student population. Additionally, Mt. Sac Community College is approximately 2.6 miles from University Plaza. Mt. Sac serves nearly 20 communities consisting of more than one million residents.
- **Tremendous Demos:** Over 310,534 people reside within a 5-mile radius. Additionally, over 29,665 people work within a 3-mile radius. With an average household income of over \$136,831 within a 3-mile radius, the surrounding community of University Plaza has sufficient funds for eating and shopping.
- **Excellent Traffic:** Located at the intersection of two highly traveled streets, Temple Ave. and Valley Blvd, the cars per day are estimated at 32,800 at West Temple Ave. and 38,100 CPD at Valley Blvd. Additionally, University Plaza is near three major freeways, CA-57, CA-71, and I-10, which makes access convenient to a large customer pool.
- Located at the highly traveled intersection on of Temple Avenue & Valley Boulevard at the main entrance to Cal Poly Pomona, University Plaza is a very appealing shopping center. Join the existing synergy of both nationally recognized, and regional popular tenants.
- Three common area eating patio areas are available at University Plaza.
- Walking distance of University housing and in close proximity to a new student housing development.

# RETAILER MAP



# SITE PLAN

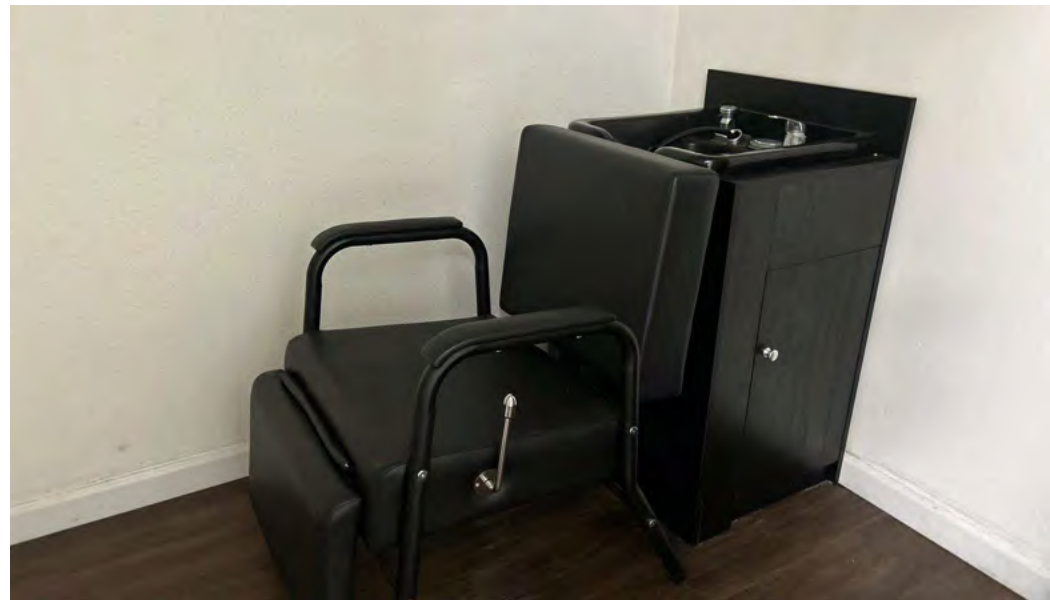
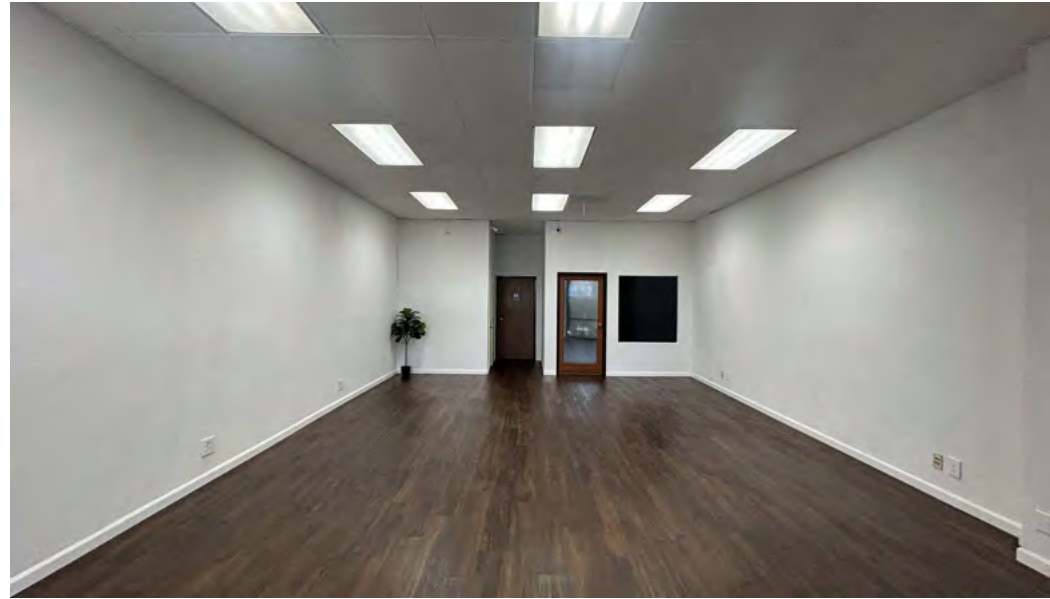
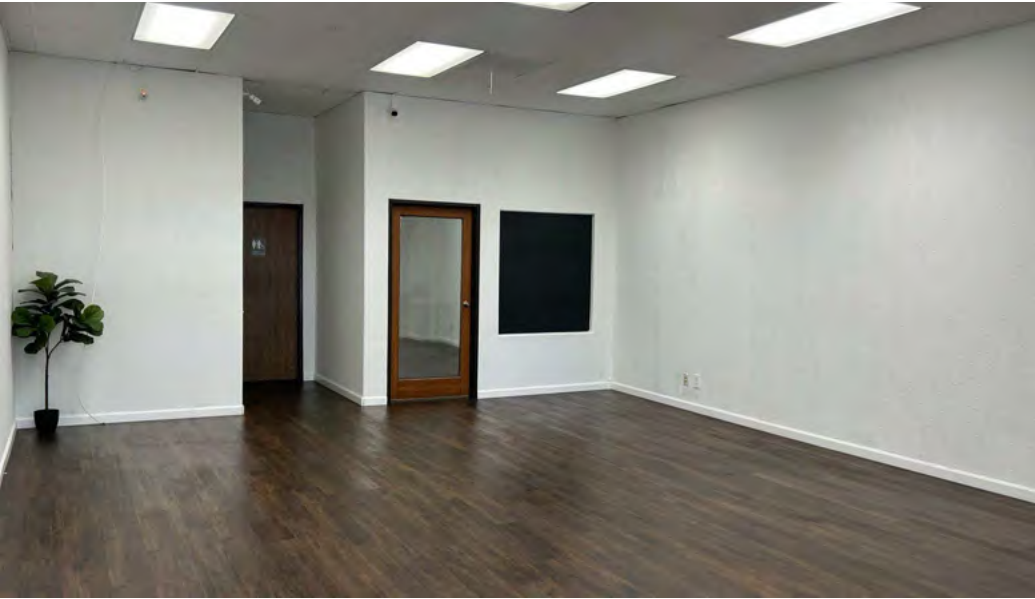


3560 W Temple Ave, Pomona		
UNIT	TENANT	SF
A & B	JJ Boba	1,500
C	Ho Aloha Hawaiian BBQ	1,100
D	Available	1,200
E & F	Physical Therapy	2,400
G	Domino's Pizza	1,200
H	It's Boba Time	1,200
I	Threading	1,187
J	Nails & Spa	1,100
K	Massage	1,088
3580 W Temple Ave, Pomona		
L	The Fabric Shop	3,549
H	Available	961
G	Uncle Chuang's Bakery	1,171
F	Express Shipping	1,017
E	Butcher Shop	1,200
D	Azteca Soccer	2,400
A	Fatboy Liquor	3,549

3520 W Temple Ave, Pomona		
	Koji Ramen	1,990
3530 W Temple Ave, Pomona		
B	Pho X	1,628
C	Acai Republic	1,227
A	Taco Gourmet	1,725
3395 Pomona Blvd, Pomona		
	Carl's Jr	2,850

Available
  Not A Part

# INTERIOR PHOTOS - ±961 SF (BUILT OUT BARBERSHOP)



# INTERIOR PHOTOS - ±1,200 SF (BUILT OUT DESSERT SHOP)



# INTERIOR PHOTOS - ±1,200 SF (BUILT OUT DESSERT SHOP)



# DEMOGRAPHICS

	1 mi	3 mi	5 mi
<b><u>POPULATION</u></b>			
2025 Total Population	6,263	87,810	310,534
2025 Total Households	1,679	26,498	98,581
2025 Average Household Size	3.1	3.2	3.1
2025 Median Age	28.3	38.7	39.5
<b><u>INCOME</u></b>			
2025 Average Household Income	\$99,534	\$136,831	\$133,932
2025 Median Household Income	\$77,469	\$107,376	\$105,121
2025 Per Capita Income	\$28,293	\$41,686	\$42,740
<b><u>BUSINESS SUMMARY</u></b>			
2025 Total Businesses	532	3,302	14,990
2025 Total Employees	7,745	29,665	128,176

