



FOR LEASE

Wheeler Commercial Center

305-355 East Foothill Boulevard

Pomona, CA 91767

900 - 3,032 SF
AVAILABLE

\$2.25 - \$2.50
SF/MO

3
SPACES

Kavita Kaur Bhatia

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Acreage Real Estate

15210 Central Avenue

Chino, CA 91710

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Property Overview

EXECUTIVE SUMMARY

Join Big 5 Sporting Goods and Dollar Tree at this prime retail center offering exceptional visibility and easy access to Foothill Boulevard, perfect for businesses seeking a high-traffic location. This expansive property features a spacious lot with ample parking, making it an ideal choice for a wide-range of enterprises. Situated along the bustling Foothill Boulevard, this property benefits from heavy traffic flow and is surrounded by a variety of nearby amenities including shopping centers and popular eateries such as Starbucks. Its central location offers unmatched connectivity, with the I-210 Freeway just 0.9 miles away and the I-10 Freeway only 2 miles, ensuring seamless access to surrounding areas. Whether you're looking to expand or establish a new presence, this retail center offers the ideal foundation for your business to succeed.

PROPERTY HIGHLIGHTS

- Monument Sign Space Dedicated to Suite 355 Available.
- Highly travelled Foothill Boulevard location
- Big 5 Sporting Goods and Dollar Tree as formidable anchors
- Property features a spacious lot with ample parking, making it an ideal choice for a wide-range of enterprises.
- Unmatched connectivity, with the I-210 Freeway just 0.9 miles away and the I-10 Freeway only 2 miles.
- Suite 335: 900(+/-) S.F. - 3 private offices, restroom
- Suite 345: 3,032 (+/-) S.F. - 10 private offices, breakroom, waiting room, bullpen, 2 restrooms, 2 front doors, 3 rear doors, bay windows
- Suite 355: 1,850 (+/-) S.F. - Open Area, 3 private offices, breakroom, restroom. Most visitle on Foothill Blvd.

*****Floor plans are flexible and can be modified.



900 - 3,032 SF
AVAILABLE SF



\$2.25 - \$2.50
ASKING RATE SF/MO



3
SPACES AVAILABLE



35,930
BUILDING SF



165,328
LOT SIZE



2012
YEAR BUILT



**8302022024/
8302022037**
PARCEL ID



Commercial
ZONING TYPE



Los Angeles
COUNTY

ACCESSIBILITY

TRANSIT

Pomona - North	1.1 mi
1st St and Harvard Ave E	1.8 mi
Amtrak	1.8 mi

AIRPORTS

Ontario International Airport	9.1 mi
Fullerton Municipal Airport	21.2 mi
San Gabriel Valley Airport	16.7 mi

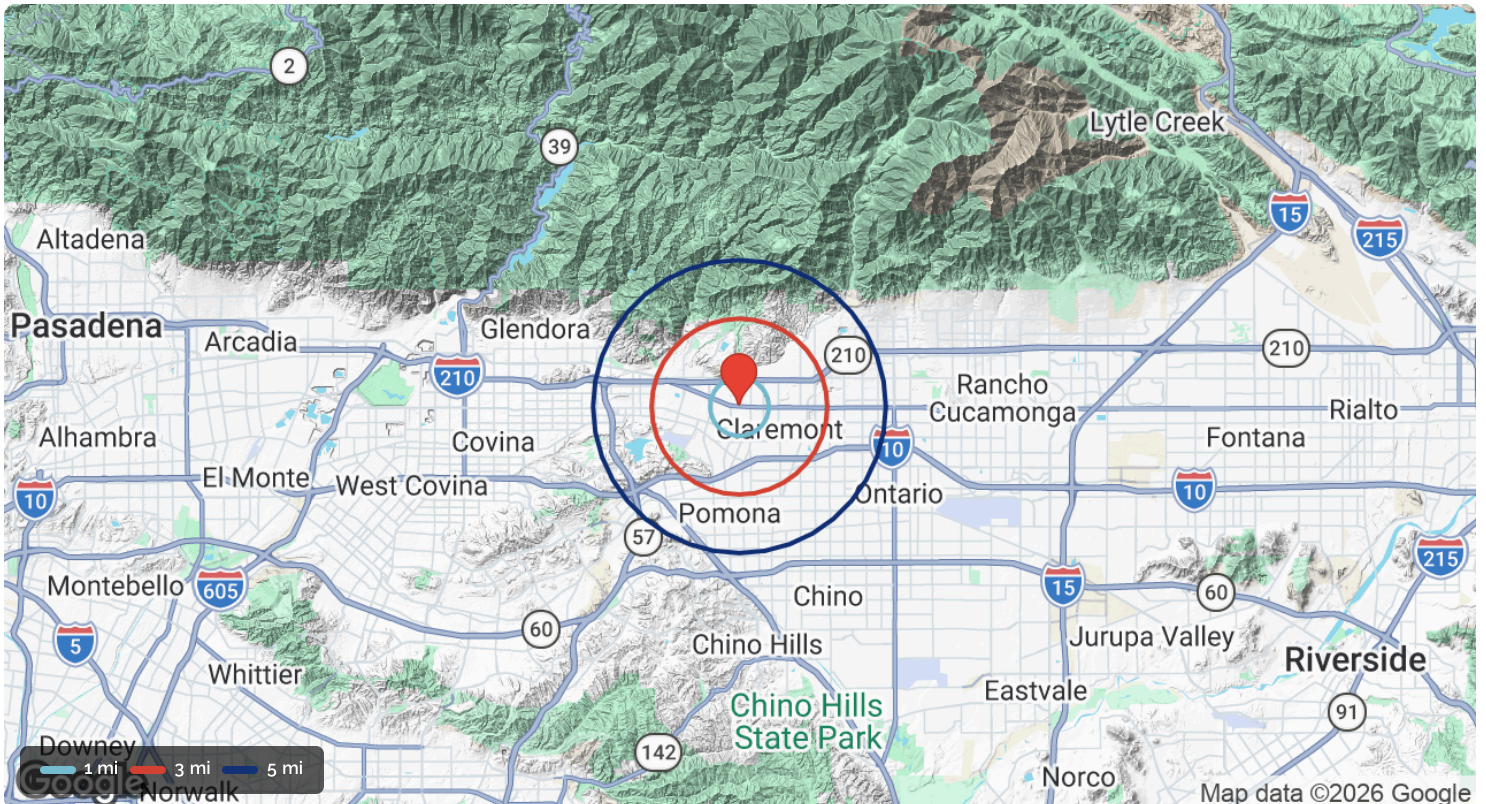
Space Available

SPACE / SUITE	SF AVAILABLE	RENT RATE	LEASE TYPE	LEASE TERM
335	900 SF	\$2.50 SF/Mo	NNN	Negotiable
355	1,850 SF	\$2.25 SF/Mo	NNN	Negotiable
345	3,032 SF	\$2.25 SF/Mo	NNN	Negotiable

Demographics (Detail)

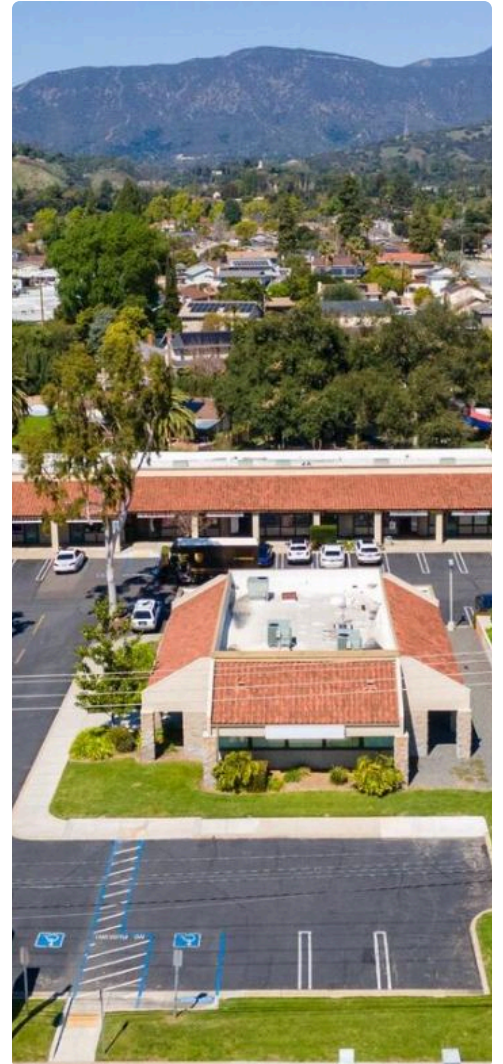
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,297	122,460	305,939
2010 Population	20,473	123,747	311,052
2025 Population	23,502	130,612	316,469
2030 Population	23,954	130,259	314,421
2025-2030 Growth Rate	0.38 %	-0.05 %	-0.13 %
2025 Daytime Population	19,387	123,695	310,064

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	6,996	38,822	90,924	less than \$15,000	693	2,844	7,086
2010 Total Households	7,423	39,928	92,811	\$15,000-\$24,999	618	2,183	5,045
2025 Total Households	8,649	44,414	102,215	\$25,000-\$34,999	437	2,002	5,681
2030 Total Households	9,002	45,354	103,793	\$35,000-\$49,999	730	2,997	8,115
2025 Avg. Household Size	2.63	2.76	3	\$50,000-\$74,999	952	5,792	14,840
2025 Owner Occupied Housing	5,105	27,415	58,213	\$75,000-\$99,999	873	5,271	13,307
2030 Owner Occupied Housing	5,317	28,050	59,717	\$100,000-\$149,999	1,698	8,252	18,563
2025 Renter Occupied Housing	3,544	16,999	44,002	\$150,000-\$199,999	979	5,860	13,010
2030 Renter Occupied Housing	3,685	17,304	44,076	\$200,000 or greater	1,669	9,213	16,570
2025 Vacant Housing	432	1,913	3,671	Median HH Income	\$100,509	\$104,907	\$93,198
2025 Total Housing	9,081	46,327	105,886	Average HH Income	\$126,616	\$135,434	\$122,584



Source: ESRI / ArcGIS Business Analyst

Photo Gallery



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PRESENTED BY

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