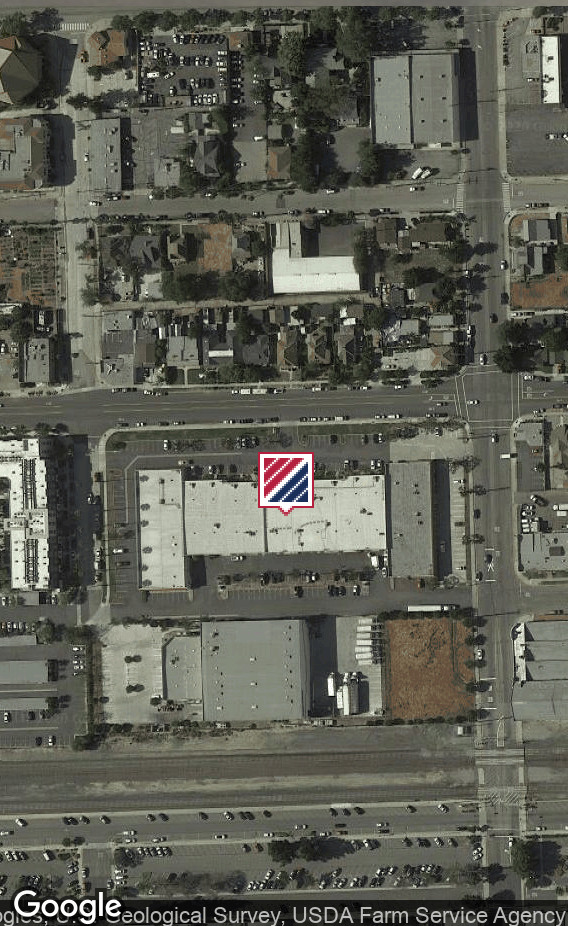


POMONA BUSINESS PARK

224-236 E MONTEREY AVE &
201-225 N PALOMARES ST
POMONA | CA



ADVANCE NOTICE

BUSINESS PARK FOR SALE

PROPERTY HIGHLIGHTS

- Asking Price \$10,389,520.00 (\$61/PSF Land Value)
- ±66,185 SF, Situated on ±3.91 Acres
- Zoning MU-HDR – Verify with City Approved Uses/Plans
- Unique “In-Fill” Opportunity
- Do Not Disturb Tenants!
- Redevelopment Opportunity!
- Three Street Frontage; Good access to Interstate 10
- Proximity to Downtown Pomona and City Hall
- Buyer Must Cooperate with Seller in 1031 Up Leg Exchange

FOR MORE INFORMATION PLEASE CONTACT:

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ASSOCIATE

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DENNIS SANDOVAL
EXECUTIVE VICE PRESIDENT | PRINCIPAL

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Google Earth, U.S. Geological Survey, USDA Farm Service Agency

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

DAUM
COMMERCIAL REAL ESTATE SERVICES

PALOMARES ST & MONTEREY AVE
POMONA | CA

FOR SALE
INDUSTRIAL PROPERTY



OFFERING SUMMARY

Sale Price:	\$10,389,520
Lot Size:	3.91 Acres
Building Size:	66,185 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	7,298	51,348	113,321
Total Population	27,709	197,603	402,142
Average HH Income	\$48,389	\$61,461	\$74,045

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