

For  
Lease

# POMONA SQUARE

1085 E Holt Avenue, Pomona, CA

Retail Space

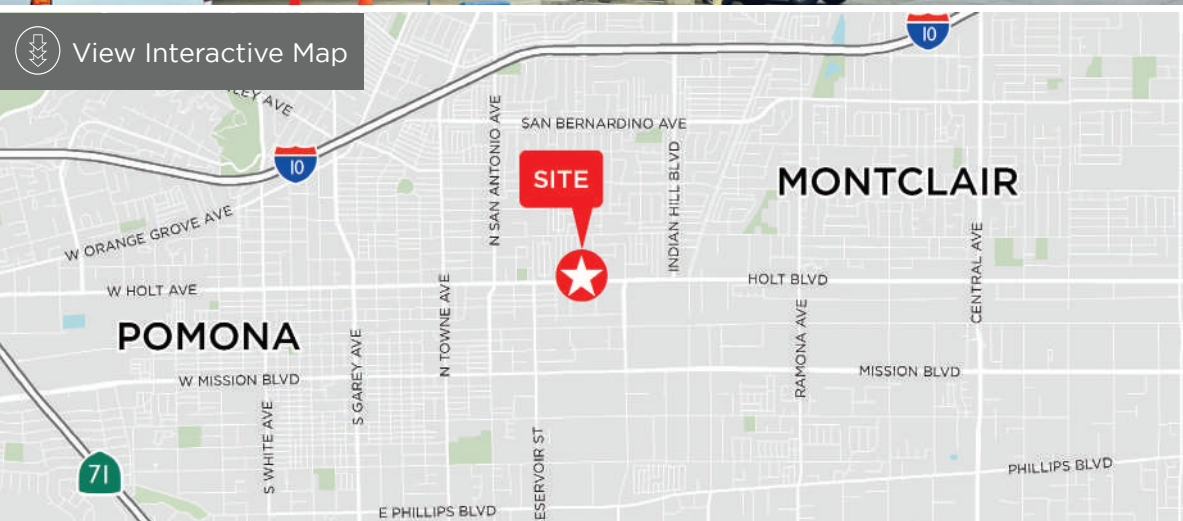


## OFFERING SUMMARY

Lease Rate	Available SF	Building SF	Lot SF
\$1.25 NNN	5,662	128,606	135,008

## PROPERTY HIGHLIGHTS

- Grocery Anchored Center with Good Tenant Mix
- High Density Residential Area
- Traffic Count of 25,957 CPD on Holt Ave



## DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Total Households	7,462	56,665	133,146
Total Population	28,418	206,734	446,485
Average HH Income	\$63,512	\$77,439	\$84,664

Maggie Gonzalez /

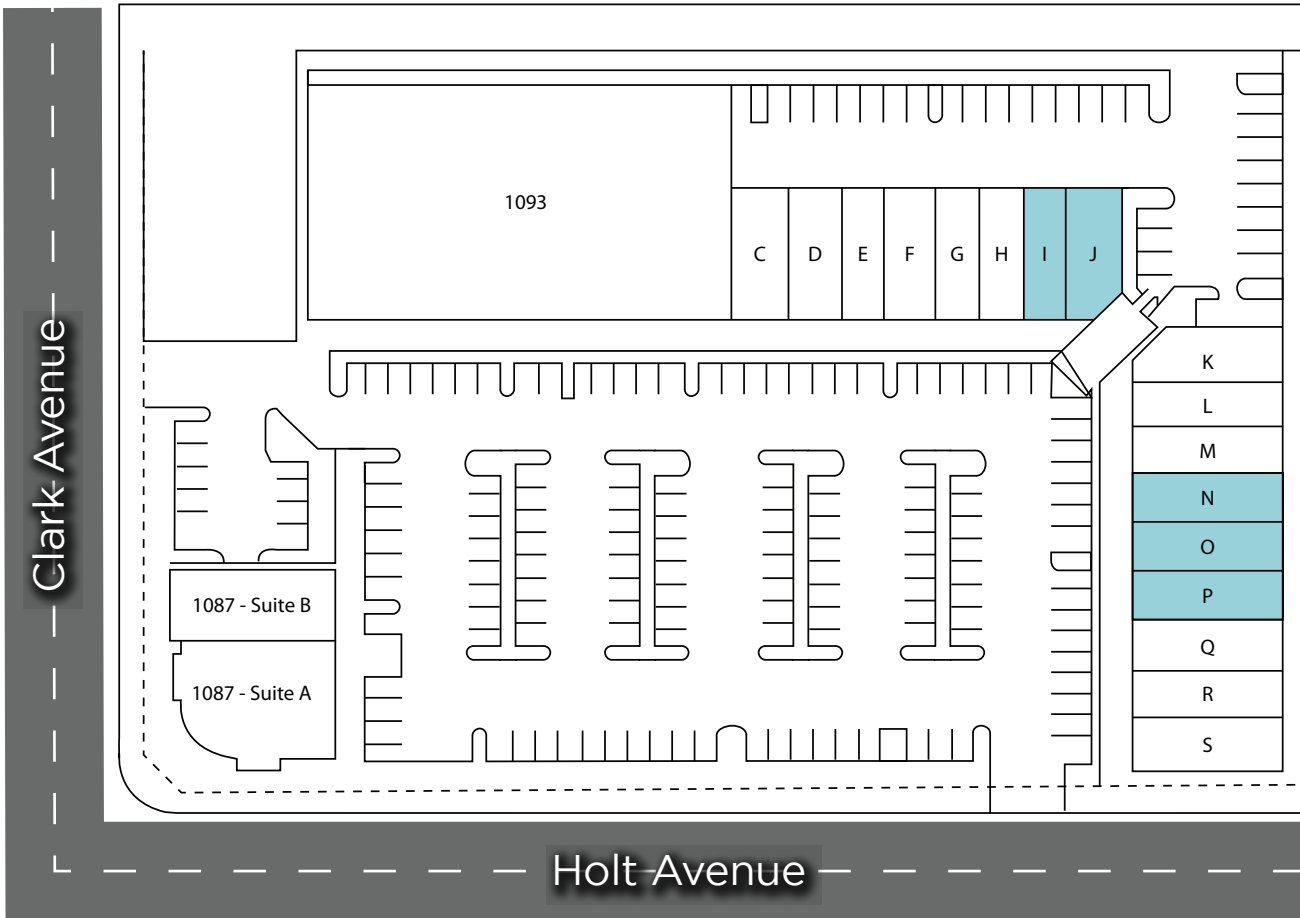
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WE ARE  
THE CENTER  
OF RETAIL

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Unit	Name	SF
1087 Suite A	Taqueria El Poblano	4,075
1087 Suite B	Top Hair Salon	925
1093 E Holt	HOA Binh Pomona Supermarket	18,000
1011 Suite C	Trung Trin Service	1,100
1011 Suite D	Pomona Optometry	1,100
1011 Suite E	Saigon Central Post/Hoa Phat	1,100
1011 Suite F	Holt Pharmacy	1,100
1011 Suite G	Gloria Ha Chung M.D.	1,100
1011 Suite H	R&J Bakery	1,100
1011 Suite I & J	Vacant	2,062
1011 Suite K	Lavar Coin Wash	1,400
1011 Suite L	Aqua Puro	1,200
1011 Suite M	PPS Realty Mortgage	1,200
1011 Suite N	Vacant	1,200
1011 Suite O	Vacant	1,200
1011 Suite P	Vacant	1,200
1011 Suite Q	Tuan Le M.D.	1,200
1011 Suite R	Giao Pham DDS	1,200
1011 Suite S	Yuan Fuong Ginseng	1,200

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## 2022 DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
Total Population	28,182	203,353	435,778
Median Age	29.3	32.0	33.9

## HOUSING

Total Housing Units	8,013	59,555	137,584
Occupied Housing Units	39.8%	49.5%	54.2%
Vacant Housing Units	3.0%	4.4%	3.8%

## INCOME

Income \$ 0 - \$15,000	10.7%	6.6%	6.0%
Income \$ 15,000 - \$24,999	8.3%	6.6%	5.8%
Income \$ 25,000 - \$34,999	10.2%	8.0%	7.0%
Income \$ 35,000 - \$49,999	13.8%	11.6%	10.4%
Income \$ 50,000 - \$74,999	19.9%	18.7%	17.9%
Income \$ 75,000 - \$99,999	13.5%	15.2%	15.0%
Income \$100,000 - \$149,999	14.8%	18.6%	19.4%
Income \$150,000 - \$199,999	6.6%	8.5%	9.9%
Income \$200,000 +	2.1%	6.2%	8.6%
Average Household Income	\$74,096	\$94,673	\$105,117

## 2027 PROJECTED DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
Total Population	27,450	202,760	434,446
Median Age	31.1	34.0	35.8

## HOUSING

Total Housing Units	8,027	60,316	138,788
Occupied Housing Units	39.4%	49.2%	54.0%
Vacant Housing Units	5.3%	4.4%	3.8%

## INCOME

Income \$ 0 - \$15,000	8.2%	4.6%	4.1%
Income \$ 15,000 - \$24,999	6.5%	4.1%	3.6%
Income \$ 25,000 - \$34,999	8.1%	5.3%	4.6%
Income \$ 35,000 - \$49,999	12.6%	9.8%	8.4%
Income \$ 50,000 - \$74,999	19.7%	18.5%	17.6%
Income \$ 75,000 - \$99,999	12.9%	16.5%	16.1%
Income \$100,000 - \$149,999	18.5%	21.2%	21.7%
Income \$150,000 - \$199,999	10.3%	11.5%	12.8%
Income \$200,000 +	3.2%	8.4%	11.1%
Average Household Income	\$89,393	\$113,511	\$124,713



**\$105,117**

Average Household Income  
*within 5 miles*



**137,584**

Total Housing Units  
*within 5 miles*

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