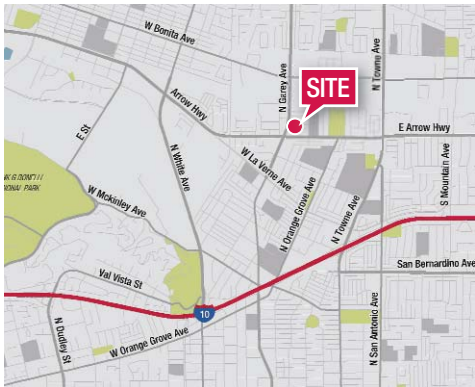


FOR SALE OR LEASE

Commercial Mixed-Use Property

2380-2408 N. Garey Ave. ■ Pomona, CA 91767

FOR SALE OR LEASE



PROPERTY INFORMATION

Sale Price:	\$2,995,000
Lease Rate:	Negotiable
Total Building Size:	Approx. 3,700 Sq. Ft. (2,640 Sq. Ft. Vacant Restaurant plus 1,060 Sq. Ft. Single Family Home on MTM Lease)
Total Land Area:	Approx 1.8 Acres (78,500 Sq. Ft.)
APN:	8366-014-031, 032, 033, 036
Zoning:	Commercial/Industrial (per City of Pomona)
Frontage:	Approx. 300 Linear Feet along Garey Ave.

PROPERTY DESCRIPTION

- Great development opportunity
- Long term ground lease build-to-suit
- Located on the east side of Garey Avenue just north of Arrow Highway
- Excellent commercial exposure along Garey Avenue
- Over 20,000 vehicles pass by on a daily basis
- Easy access to the 10 and 210 Freeways

NAI Capital

Commercial Real Estate Services, Worldwide.

For information please contact your exclusive listing agents:

Jerry Wacker
Senior Vice President
909.243.7618
jwacker@naicapital.com
DRE License #01234776

Charles Gabriels
MonArc Realty
626.533.8878
DRE License #00448129

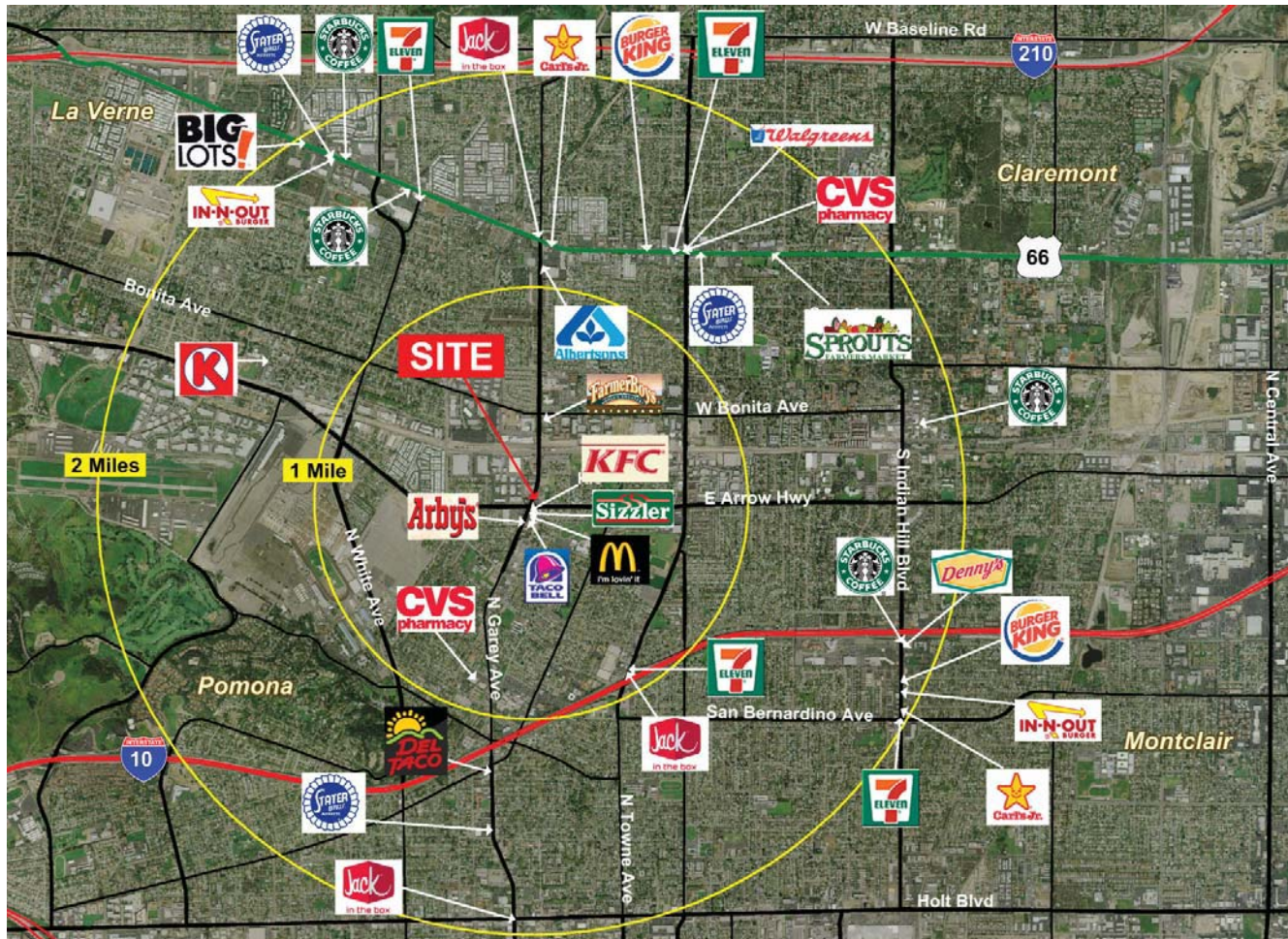
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FOR SALE OR LEASE

Commercial Mixed-Use Property

2380-2408 N. Garey Ave. ■ Pomona, CA 91767

AERIAL VIEW



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Demographic and Income Comparison Profile

N Garey Ave and W Arrow Hwy, Pomona, CA, 91767
 N Garey Ave & W Arrow Hwy, Pomona, CA, 91767
 Rings: 1, 3, 5 mile radii

Latitude: 34.08992
 Longitude: -117.74937

	1 mile	3 miles	5 miles
2000 Summary			
Population	17,966	163,200	345,359
Households	5,269	47,244	101,333
Families	3,801	34,903	76,750
Average Household Size	3.25	3.29	3.28
Owner Occupied Housing Units	3,450	27,384	63,170
Renter Occupied Housing Units	1,818	19,859	38,163
Median Age	31.0	29.2	30.1
Median Household Income	\$45,297	\$42,703	\$47,148
Average Household Income	\$56,089	\$55,207	\$61,070
2010 Summary			
Population	20,109	179,663	376,522
Households	5,895	50,501	107,355
Families	4,218	37,297	81,110
Average Household Size	3.27	3.40	3.38
Owner Occupied Housing Units	3,642	28,145	64,247
Renter Occupied Housing Units	2,253	22,357	43,107
Median Age	32.2	29.7	30.9
Median Household Income	\$57,539	\$53,853	\$58,275
Average Household Income	\$69,344	\$67,221	\$73,088
2015 Summary			
Population	20,813	184,417	384,839
Households	6,115	51,592	109,228
Families	4,346	37,947	82,154
Average Household Size	3.27	3.42	3.40
Owner Occupied Housing Units	3,743	28,618	65,095
Renter Occupied Housing Units	2,372	22,975	44,133
Median Age	32.9	30.1	31.4
Median Household Income	\$63,707	\$60,955	\$65,085
Average Household Income	\$78,681	\$76,780	\$83,786
Trends: 2010-2015 Annual Rate			
Population	0.69%	0.52%	0.44%
Households	0.74%	0.43%	0.35%
Families	0.60%	0.35%	0.26%
Owner Households	0.55%	0.33%	0.26%
Median Household Income	2.06%	2.51%	2.23%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



Demographic and Income Comparison Profile

N Garey Ave and W Arrow Hwy, Pomona, CA, 91767
 N Garey Ave & W Arrow Hwy, Pomona, CA, 91767
 Rings: 1, 3, 5 mile radii

Latitude: 34.08992
 Longitude: -117.74937

2000 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	638	12.2%	7,328	15.5%	13,681	13.5%
\$15,000 - \$24,999	637	12.2%	6,261	13.2%	12,074	11.9%
\$25,000 - \$34,999	644	12.3%	5,952	12.6%	11,946	11.8%
\$35,000 - \$49,999	956	18.3%	7,564	16.0%	15,691	15.5%
\$50,000 - \$74,999	1,158	22.2%	9,054	19.2%	20,524	20.2%
\$75,000 - \$99,999	561	10.7%	5,208	11.0%	12,231	12.1%
\$100,000 - \$149,999	478	9.2%	4,109	8.7%	10,268	10.1%
\$150,000 - \$199,000	87	1.7%	926	2.0%	2,549	2.5%
\$200,000+	65	1.2%	859	1.8%	2,504	2.5%
Median Household Income	\$45,297		\$42,703		\$47,148	
Average Household Income	\$56,089		\$55,207		\$61,070	
Per Capita Income	\$16,950		\$16,346		\$18,331	

2010 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	455	7.7%	5,457	10.8%	10,224	9.5%
\$15,000 - \$24,999	492	8.3%	4,999	9.9%	9,543	8.9%
\$25,000 - \$34,999	499	8.5%	5,141	10.2%	9,985	9.3%
\$35,000 - \$49,999	952	16.1%	7,610	15.1%	15,369	14.3%
\$50,000 - \$74,999	1,527	25.9%	11,160	22.1%	23,986	22.3%
\$75,000 - \$99,999	983	16.7%	7,389	14.6%	16,427	15.3%
\$100,000 - \$149,999	623	10.6%	5,612	11.1%	13,779	12.8%
\$150,000 - \$199,000	252	4.3%	1,810	3.6%	4,514	4.2%
\$200,000+	113	1.9%	1,323	2.6%	3,517	3.3%
Median Household Income	\$57,539		\$53,853		\$58,275	
Average Household Income	\$69,344		\$67,221		\$73,088	
Per Capita Income	\$21,223		\$19,796		\$21,620	

2015 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	351	5.7%	4,382	8.5%	8,082	7.4%
\$15,000 - \$24,999	384	6.3%	4,173	8.1%	7,878	7.2%
\$25,000 - \$34,999	377	6.2%	4,081	7.9%	7,797	7.1%
\$35,000 - \$49,999	774	12.7%	6,467	12.5%	12,711	11.6%
\$50,000 - \$74,999	1,765	28.9%	12,638	24.5%	26,481	24.2%
\$75,000 - \$99,999	1,075	17.6%	7,840	15.2%	17,239	15.8%
\$100,000 - \$149,999	882	14.4%	7,633	14.8%	17,863	16.4%
\$150,000 - \$199,000	335	5.5%	2,544	4.9%	6,235	5.7%
\$200,000+	172	2.8%	1,836	3.6%	4,932	4.5%
Median Household Income	\$63,707		\$60,955		\$65,085	
Average Household Income	\$78,681		\$76,780		\$83,786	
Per Capita Income	\$24,087		\$22,474		\$24,654	

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



Demographic and Income Comparison Profile

N Garey Ave and W Arrow Hwy, Pomona, CA, 91767
 N Garey Ave & W Arrow Hwy, Pomona, CA, 91767
 Rings: 1, 3, 5 mile radii

Latitude: 34.08992
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	1 mile		3 miles		5 miles	
2000 Population by Age						
Age 0 - 4	1,385	7.7%	13,538	8.3%	27,726	8.0%
Age 5 - 9	1,649	9.2%	15,105	9.3%	31,370	9.1%
Age 10 - 14	1,626	9.1%	14,006	8.6%	29,748	8.6%
Age 15 - 19	1,461	8.1%	14,677	9.0%	30,468	8.8%
Age 20 - 24	1,349	7.5%	14,447	8.9%	28,461	8.2%
Age 25 - 34	2,608	14.5%	24,066	14.7%	50,063	14.5%
Age 35 - 44	2,731	15.2%	23,379	14.3%	51,516	14.9%
Age 45 - 54	2,013	11.2%	17,774	10.9%	41,306	12.0%
Age 55 - 64	1,147	6.4%	10,328	6.3%	23,995	6.9%
Age 65 - 74	846	4.7%	7,832	4.8%	16,096	4.7%
Age 75 - 84	711	4.0%	5,738	3.5%	10,827	3.1%
Age 85+	440	2.5%	2,310	1.4%	3,782	1.1%

2010 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,624	8.1%	15,676	8.7%	31,363	8.3%
Age 5 - 9	1,525	7.6%	14,650	8.2%	29,846	7.9%
Age 10 - 14	1,422	7.1%	12,686	7.1%	26,856	7.1%
Age 15 - 19	1,688	8.4%	16,541	9.2%	33,655	8.9%
Age 20 - 24	1,652	8.2%	17,140	9.5%	32,851	8.7%
Age 25 - 34	2,926	14.5%	26,514	14.8%	55,060	14.6%
Age 35 - 44	2,641	13.1%	22,164	12.3%	47,799	12.7%
Age 45 - 54	2,541	12.6%	20,891	11.6%	47,385	12.6%
Age 55 - 64	1,804	9.0%	15,556	8.7%	35,673	9.5%
Age 65 - 74	1,002	5.0%	8,728	4.9%	18,948	5.0%
Age 75 - 84	746	3.7%	5,924	3.3%	11,595	3.1%
Age 85+	538	2.7%	3,193	1.8%	5,491	1.5%

2015 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,702	8.2%	16,338	8.9%	32,444	8.4%
Age 5 - 9	1,592	7.7%	15,256	8.3%	30,882	8.0%
Age 10 - 14	1,524	7.3%	13,432	7.3%	28,099	7.3%
Age 15 - 19	1,355	6.5%	14,131	7.7%	28,780	7.5%
Age 20 - 24	1,703	8.2%	17,488	9.5%	33,491	8.7%
Age 25 - 34	3,171	15.2%	28,782	15.6%	58,689	15.3%
Age 35 - 44	2,624	12.6%	21,850	11.8%	47,923	12.5%
Age 45 - 54	2,440	11.7%	19,643	10.7%	44,084	11.5%
Age 55 - 64	2,081	10.0%	17,132	9.3%	38,707	10.1%
Age 65 - 74	1,311	6.3%	11,149	6.0%	24,095	6.3%
Age 75 - 84	768	3.7%	5,958	3.2%	11,961	3.1%
Age 85+	542	2.6%	3,257	1.8%	5,685	1.5%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

May 21, 2012



Demographic and Income Comparison Profile

N Garey Ave and W Arrow Hwy, Pomona, CA, 91767
N Garey Ave & W Arrow Hwy, Pomona, CA, 91767
Rings: 1, 3, 5 mile radii

Latitude: 34.08992
Longitude: -117.74937

2000 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,400	46.8%	86,709	53.1%	187,483	54.3%
Black Alone	2,958	16.5%	13,366	8.2%	24,691	7.1%
American Indian Alone	201	1.1%	1,820	1.1%	3,492	1.0%
Asian Alone	933	5.2%	9,646	5.9%	27,226	7.9%
Pacific Islander Alone	49	0.3%	361	0.2%	704	0.2%
Some Other Race Alone	4,685	26.1%	43,494	26.7%	85,252	24.7%
Two or More Races	739	4.1%	7,803	4.8%	16,511	4.8%
Hispanic Origin (Any Race)	8,622	48.0%	83,772	51.3%	164,827	47.7%
2010 Race and Ethnicity						
White Alone	9,019	44.8%	89,614	49.9%	188,141	50.0%
Black Alone	2,830	14.1%	12,560	7.0%	23,638	6.3%
American Indian Alone	199	1.0%	1,796	1.0%	3,511	0.9%
Asian Alone	1,212	6.0%	12,066	6.7%	33,929	9.0%
Pacific Islander Alone	51	0.3%	359	0.2%	709	0.2%
Some Other Race Alone	5,922	29.4%	54,138	30.1%	107,319	28.5%
Two or More Races	878	4.4%	9,130	5.1%	19,275	5.1%
Hispanic Origin (Any Race)	10,886	54.1%	103,530	57.6%	206,040	54.7%
2015 Race and Ethnicity						
White Alone	9,137	43.9%	89,549	48.6%	185,542	48.2%
Black Alone	2,704	13.0%	11,897	6.5%	22,504	5.8%
American Indian Alone	194	0.9%	1,758	1.0%	3,454	0.9%
Asian Alone	1,333	6.4%	13,107	7.1%	36,759	9.6%
Pacific Islander Alone	52	0.2%	358	0.2%	706	0.2%
Some Other Race Alone	6,463	31.1%	58,155	31.5%	115,685	30.1%
Two or More Races	931	4.5%	9,592	5.2%	20,189	5.2%
Hispanic Origin (Any Race)	11,876	57.1%	111,041	60.2%	221,723	57.6%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

May 21, 2012



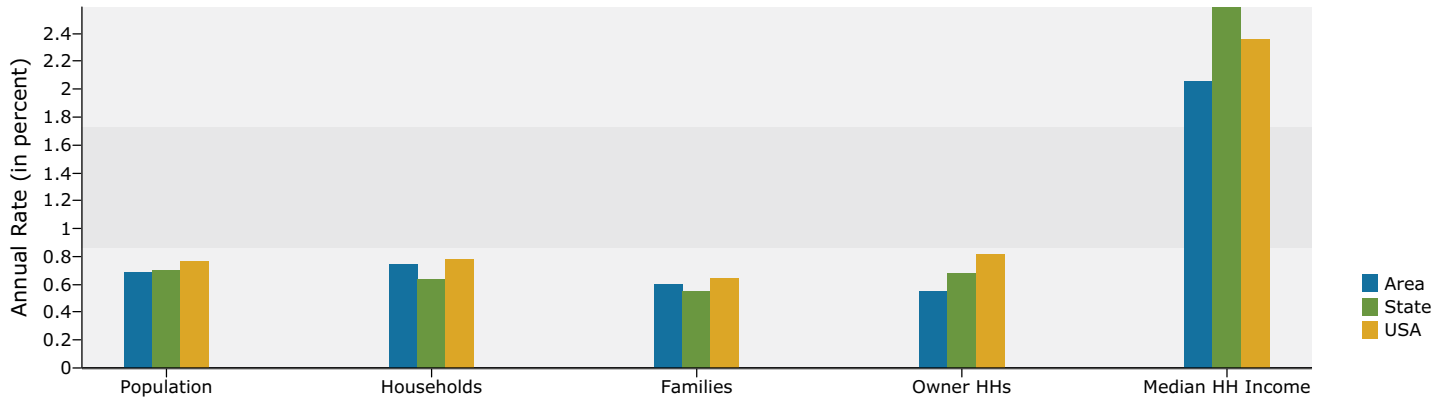
Demographic and Income Comparison Profile

N Garey Ave and W Arrow Hwy, Pomona, CA, 91767
 N Garey Ave & W Arrow Hwy, Pomona, CA, 91767
 Rings: 1, 3, 5 mile radii

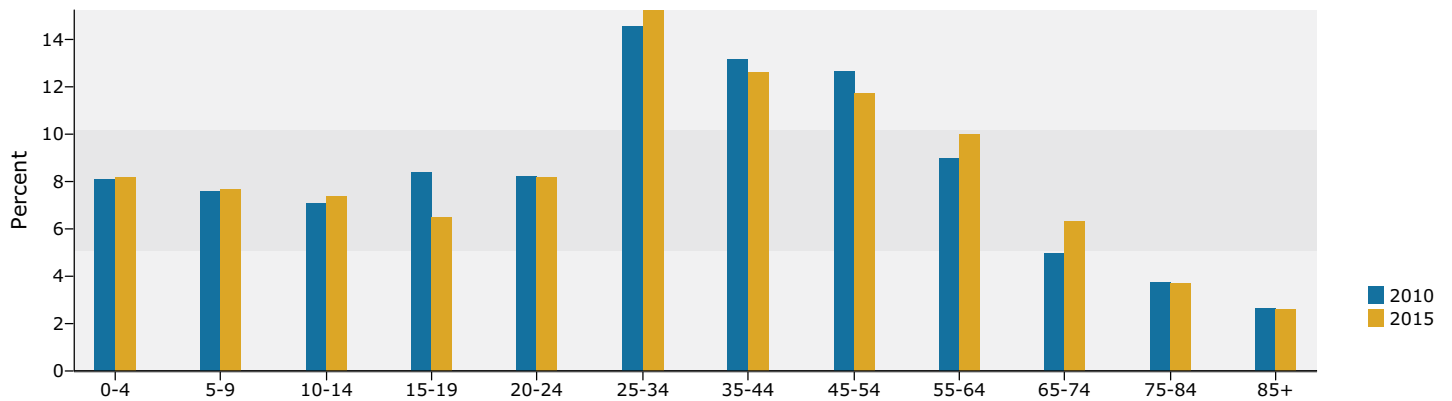
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 Longitude: -117.74937

1 mile

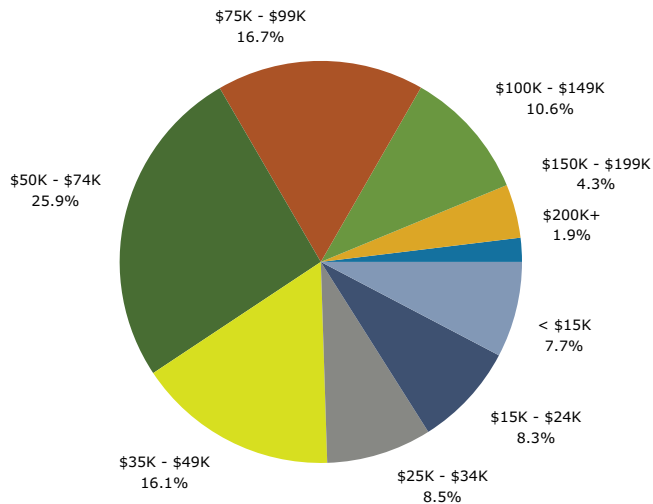
Trends 2010-2015



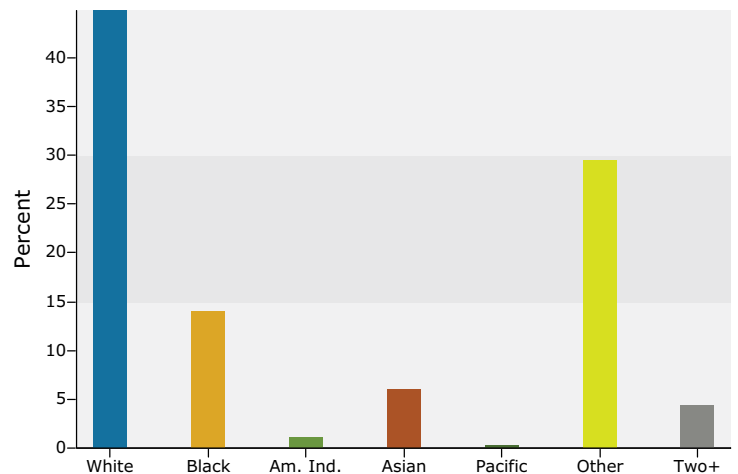
Population by Age



2010 Household Income



2010 Population by Race



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

May 21, 2012



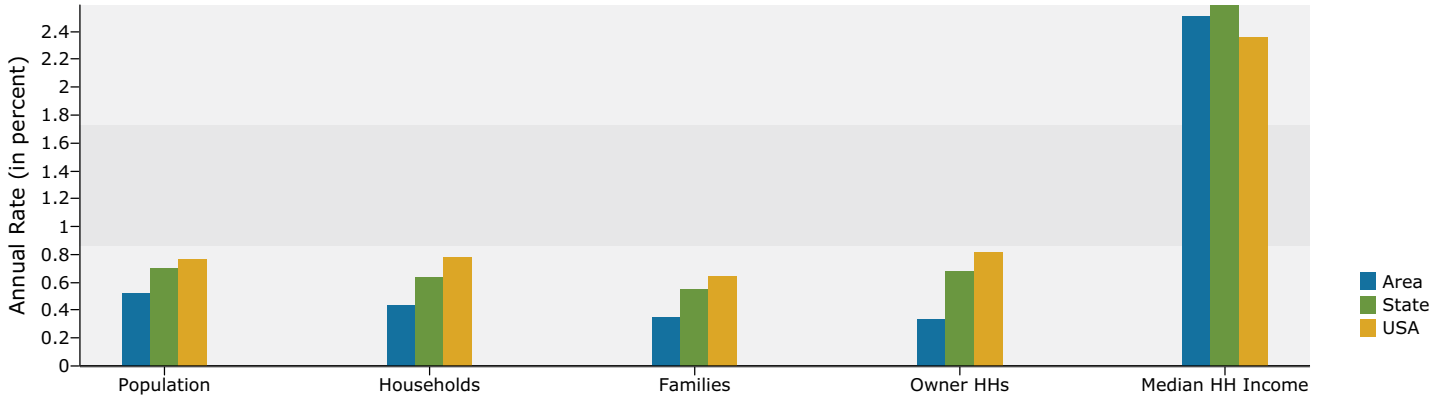
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 N Garey Ave & W Arrow Hwy, Pomona, CA, 91767
 Rings: 1, 3, 5 mile radii

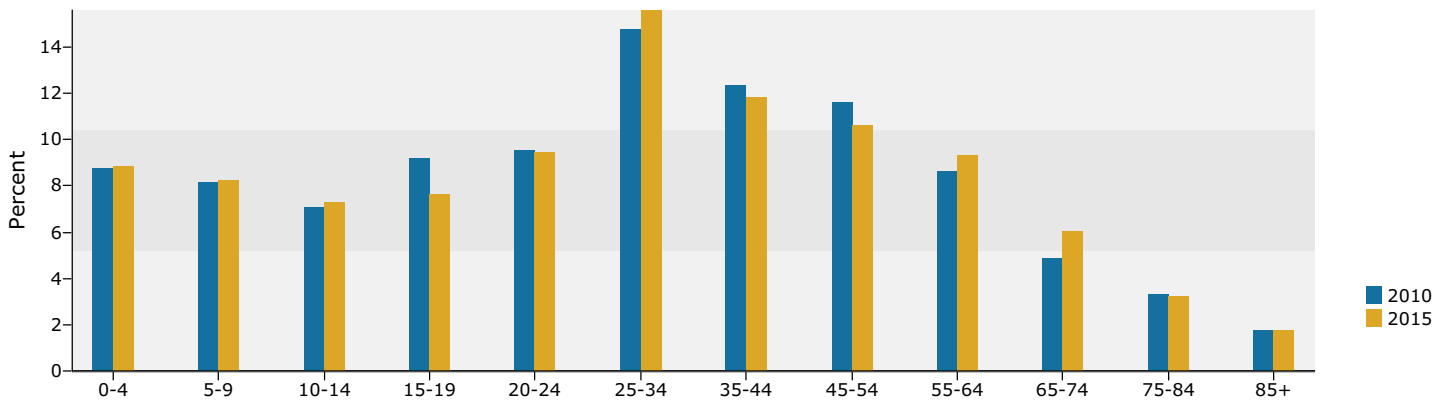
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 Longitude: -117.74937

3 miles

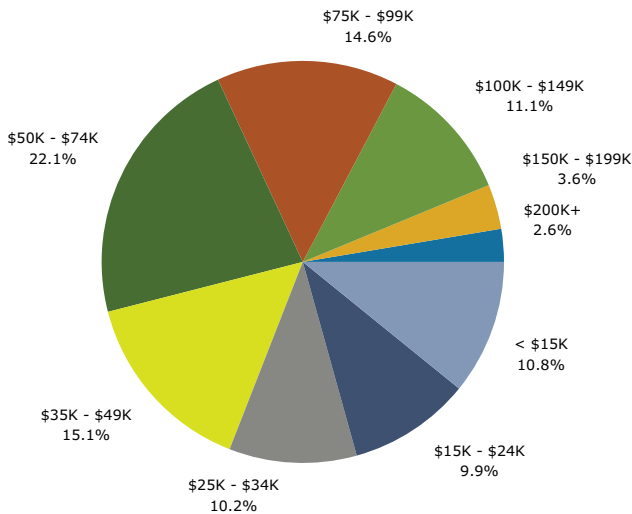
Trends 2010-2015



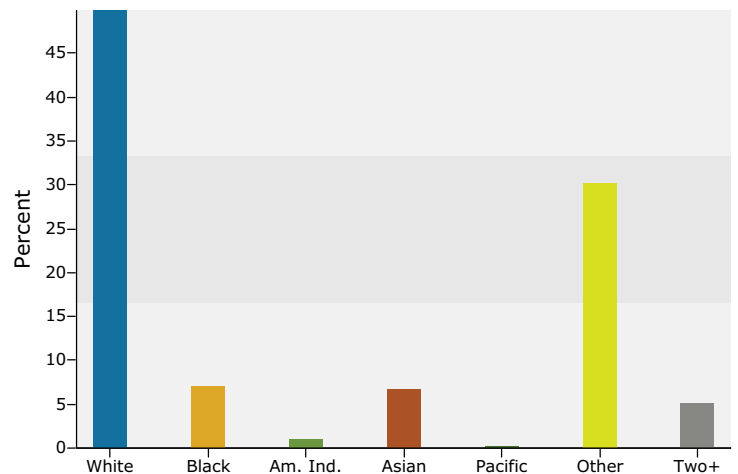
Population by Age



2010 Household Income



2010 Population by Race



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

May 21, 2012



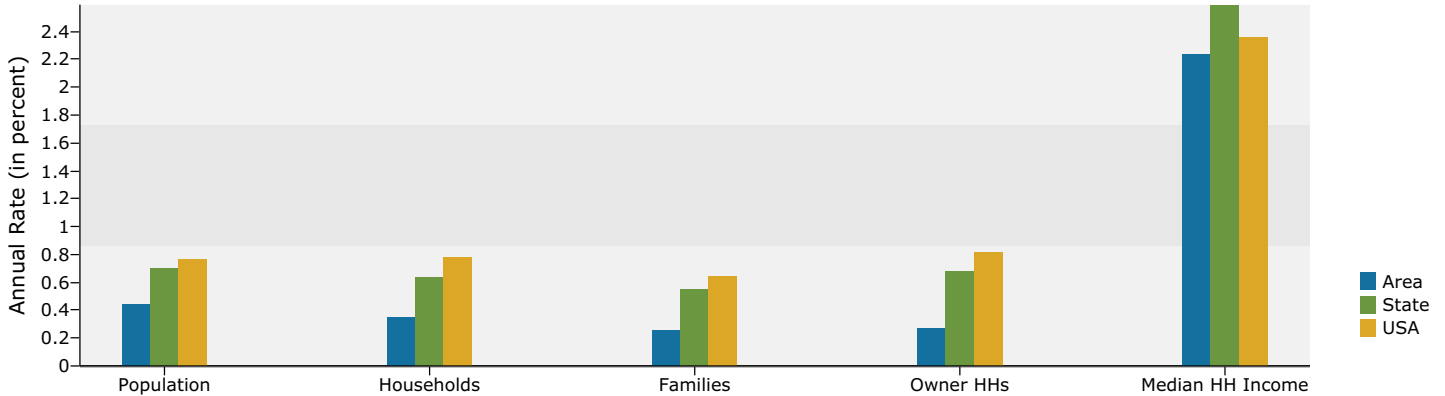
Demographic and Income Comparison Profile

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 N Garey Ave & W Arrow Hwy, Pomona, CA, 91767
 Rings: 1, 3, 5 mile radii

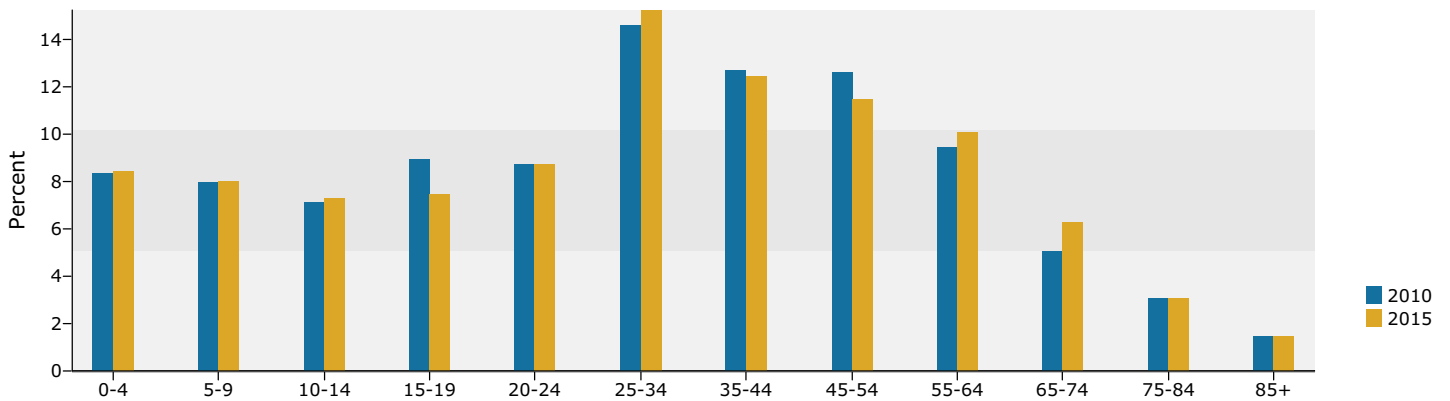
Latitude: 34.08992
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5 miles

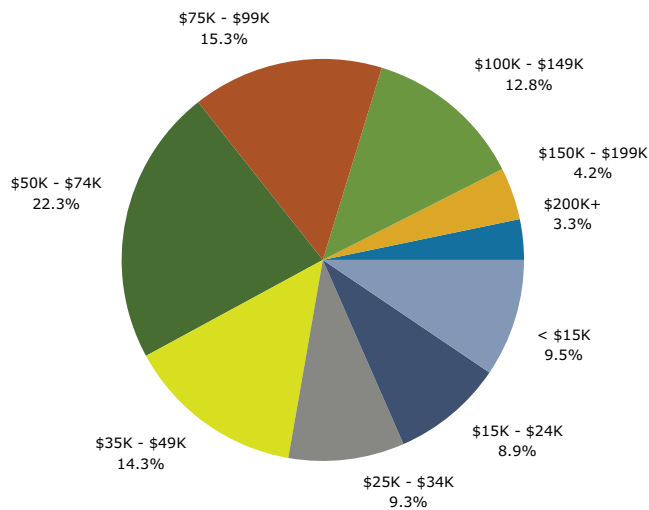
Trends 2010-2015



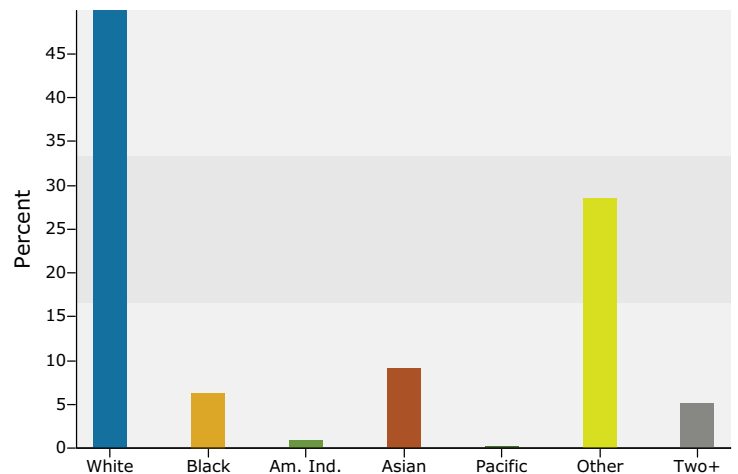
Population by Age



2010 Household Income



2010 Population by Race



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

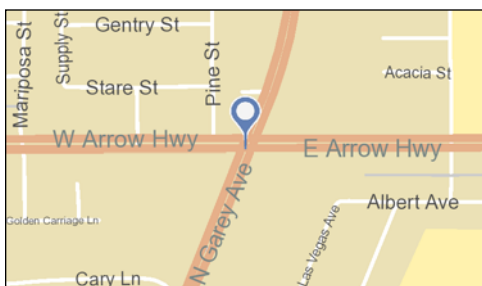
May 21, 2012



Traffic Count Map - Close Up

N Garey Ave and W Arrow Hwy, Pomona, CA, 91767_1
N Garey Ave & W Arrow Hwy, Pomona, CA, 91767
Ring: 3 Miles

Latitude: 34.08992
Longitude: -117.74937



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2011 Market Planning Solutions, Inc

May 21, 2012

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