

AVAILABLE

39,576 Sq. Ft. For Sublease

SEQ Pomona Fwy. (60) & Garey Ave., Pomona, CA



HIGHLIGHTS

- Sub-Anchor Space in Freeway oriented Community Shopping Center
- Co-Tenants Include:
Home Depot, Office Max, Toys R' Us

DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population:	16,985	161,396	382,022
Median HH Income:	\$63,706	\$65,561	\$62,400

TRAFFIC

Garey @ 60 Fwy:	27,000 CPD
60 Fwy. @ Garey	228,000 CPD



NAI Capital

Commercial Real Estate Services, Worldwide.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

For information, please contact your exclusive listing agent

Joe Hensley
909-945-2339

jhensley@naicapital.com

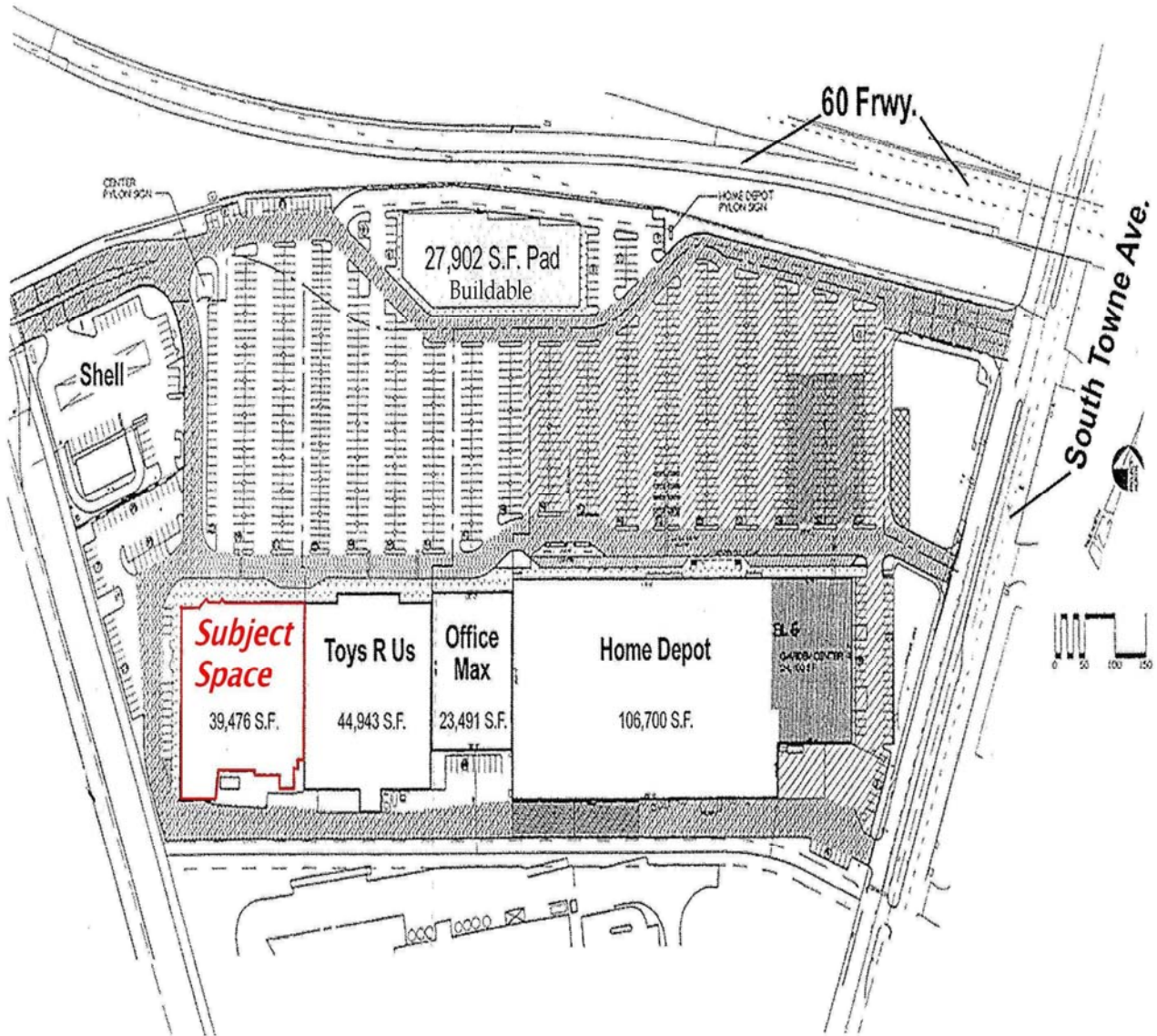
Vicky Espinosa
909-945-2339

vespinosa@naicapital.com

3281 E. Guasti, Suite 225
Ontario, California 91761
tel 909 945 2339
fax 909 945 2338

SEQ Pomona Fwy. (60) & Garey Ave.

Pomona, CA



NAI Capital

Commercial Real Estate Services, Worldwide.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

For information, please contact your exclusive listing agent

Joe Hensley
909-945-2339

jhensley@naicapital.com

Vicky Espinosa
909-945-2339

vespinosa@naicapital.com

3281 E. Guasti Road, Suite 225
Ontario, California 91761
tel 909 945 2339
fax 909 945 2338

SEQ Pomona Fwy. (60) & Garey Ave.

Pomona, CA



©1997-2006 AirPhoto USA

NAI Capital

Commercial Real Estate Services, Worldwide.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

For information, please contact your exclusive listing agent

Joe Hensley
909-945-2339

jhensley@naicapital.com

Vicky Espinosa
909-945-2339

vespinosa@naicapital.com

3281 E. Guasti Road, Suite 225
Ontario, California 91761
tel 909 945 2339
fax 909 945 2338

Date: 12/07/07
Current Geography Selection: (3 Selected) 1, 3, 5 mile radii: S GAREY AVE & STATE HWY 60, PHILLIPS RANCH, CA 91766

Lat: 34.023200 **Long:** -117.747830
City: Pomona **Pop:** 159,031
County: Los Angeles County **Pop:** 10,092,923
Zip: 91766 **Pop:** 75,597

Demographic Snapshot Comparison Report

	1 Miles:	3 Miles:	5 Miles:
Population:			
Total Population	16,985	161,396	382,022
Male Population	50.1%	50.6%	50.3%
Female Population	49.9%	49.4%	49.7%
Median Age	29.7	30.5	31.0
Population Density (per sq. mi.)	5,406.5	5,708.2	4,864.1
Employees	5,168	45,865	128,467
Establishments	350	4,144	10,839
Income:			
Median HH Income	\$63,706	\$65,561	\$62,400
Per Capita Income	\$18,845	\$20,430	\$20,267
Average HH Income	\$72,988	\$78,099	\$74,395
Households:			
Total Households	4,268	41,372	101,484
Average Household Size	3.93	3.88	3.70
Household Growth 1990 - 2000	6.1%	14.4%	11.4%
Housing:			
Owner Occupied Housing Units	66.8%	66.2%	66.3%
Renter Occupied Housing Units	31.1%	31.1%	31.2%
Vacant Housing Units	2.2%	2.7%	2.5%
Race:			
White	45.8%	49.8%	52.8%
Black	6.4%	5.9%	6.7%
American Indian, Eskimo, Aleut	0.5%	0.5%	0.6%
Asian	13.9%	17.4%	15.2%
Hawaiian or Pacific Islander	0.2%	0.2%	0.2%
Other	28.8%	22.4%	20.7%
Multirace	4.5%	3.9%	3.9%
Ethnicity:			
Hispanic	64.7%	57.2%	54.6%
Non-Hispanic	35.4%	42.8%	45.4%