



2705 South Towne Avenue
Pomona, CA 91766

Meet the Team



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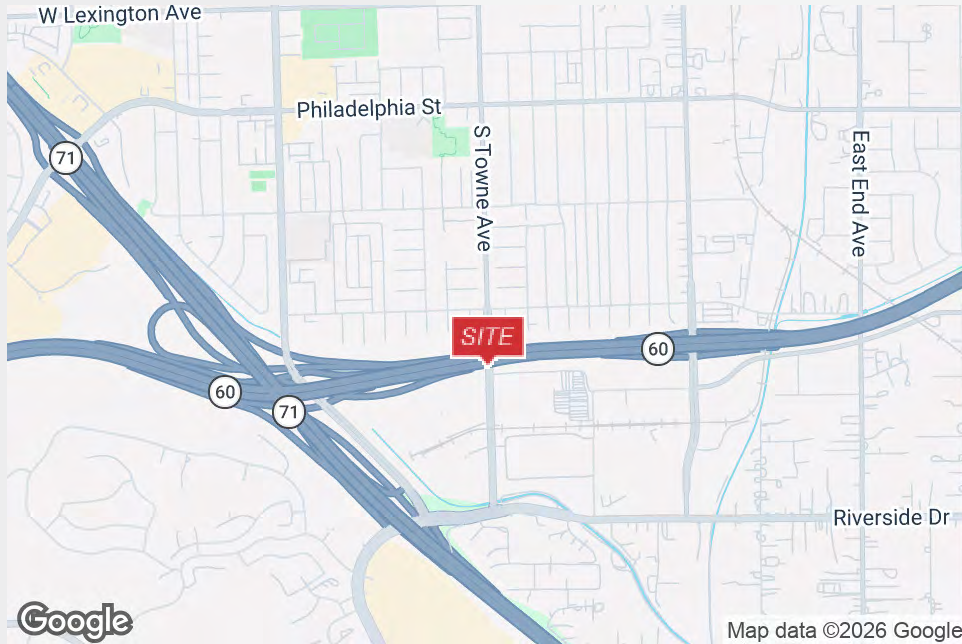
Property Details

Sale Price	\$2,500,000
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Location Information	
Street Address	2705 South Towne Avenue
City, State, Zip	Pomona, CA 91766
County	Los Angeles
Market	Los Angeles
Sub-market	Eastern SGV
Cross-Streets	60 Freeway
Nearest Highway	60 Freeway
Nearest Airport	Ontario International

Property Information	
Property Type	Land
Property Subtype	Retail-Pad
Zoning	C-4 (Highway Commercial)
Lot Size	36,590 SF
APN #	8331-016-024

Property Details & Highlights



NAI Capital, as exclusive advisors to ownership, is proud to present this 36,498 SF commercial development opportunity in Pomona, CA. This property has an approved Conditional Use Permit for a drive-thru restaurant as well as 2 shop spaces totaling approximately 4,737 SF.

The parcel is located within the Pomona Marketplace, adjacent to the 60 Freeway. The center is Anchored by Home Depot and Get Air Trampoline Park. This location offers great building visibility from the 60 Freeway and reciprocal parking rights throughout the over 22 acres site and over 1,000 parking spaces. Other tenants include: Davita Dialysis, Bargain Outlet and GlobeOil Gas Station & Market.



- Commercial Development Opportunity w/ Drive-Thru CUP Approved
- Pomona Marketplace Outparcel - Home Depot Anchored
- 2,508 SF Drive-Thru & 2,229 SF Shops
- Part of a larger 220,000 SF Center on 22 Acres of land
- Excellent Building Visibility from 60 Freeway & Ample Parking
- 60 Freeway Visibility - Over 230,000 Car Per Day
- Strategic Access to 60, 71, 57 & 10 Freeways
- Adjacent to Affluent Neighborhoods of Chino and Chino Hills

Exterior Elevations



WEST ELEVATION

SCALE:
3/16" = 1'-0"



SOUTH ELEVATION

SCALE:
3/16" = 1'-0"



EAST ELEVATION

SCALE:
3/16" = 1'-0"



NORTH ELEVATION

SCALE:
3/16" = 1'-0"

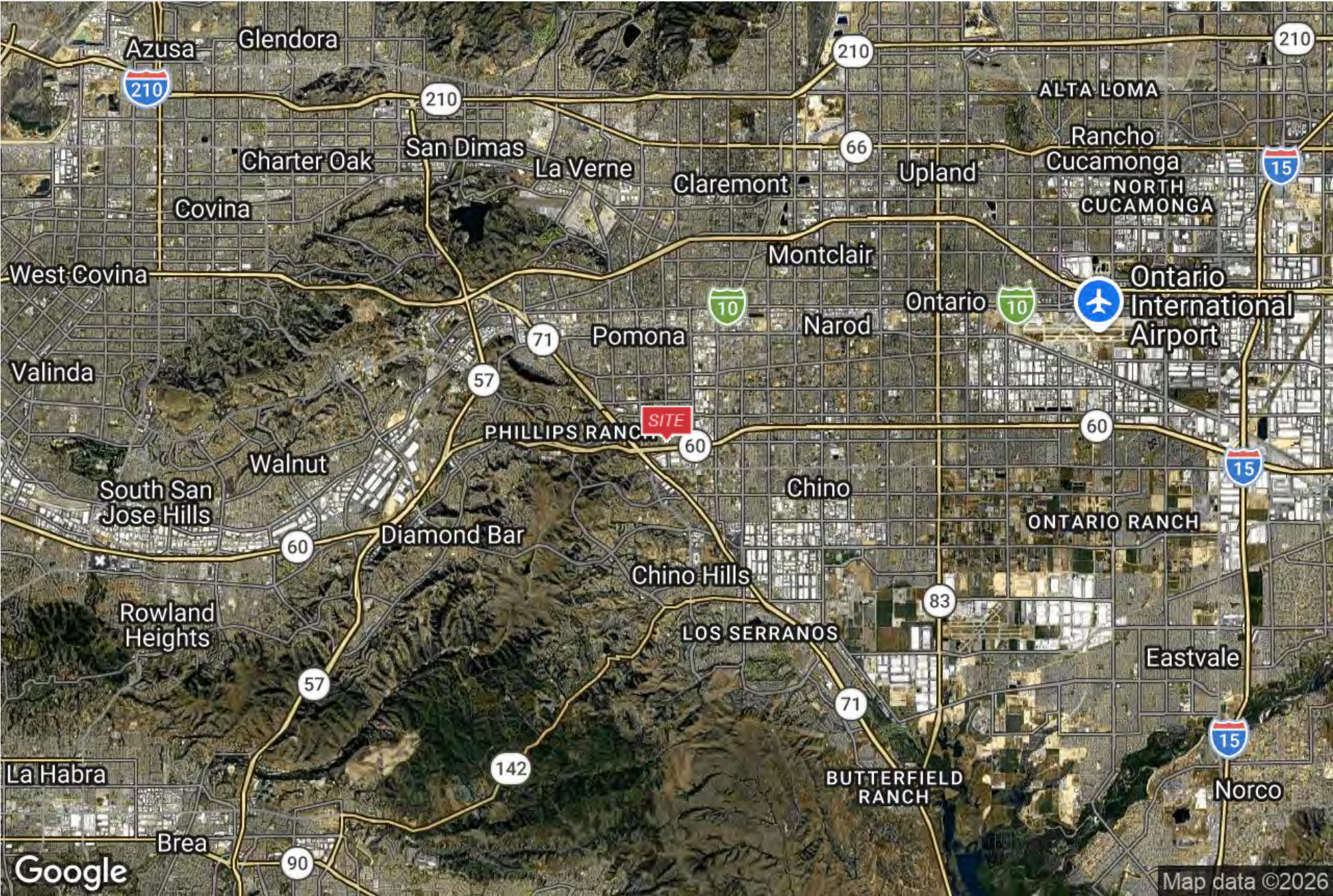
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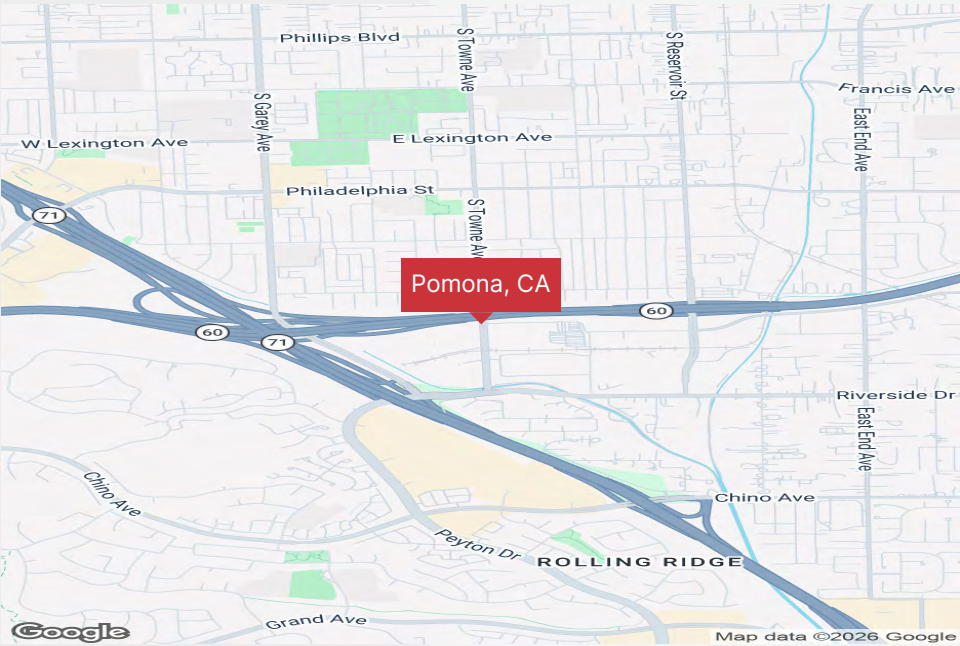
Site Plan



Location Map



City Information



Location Description

Located in the heart of the Pomona Valley in eastern Los Angeles County, Pomona sits at the crossroads of two major freeways — the I-10 (San Bernardino Freeway) and SR-57 (Orange Freeway) — putting it roughly 30 miles from downtown LA and squarely between the LA Basin and the Inland Empire, two of Southern California's fastest-moving commercial corridors. That connectivity makes Pomona a natural stop for daily commuter and regional traffic alike — exactly the kind of drive-by volume a retail center with a drive-thru is built to capture.

With a population of roughly 147,000 and a broader trade area drawing from the surrounding Pomona Valley, the city offers a dense, built-in customer base. It's also an institutional anchor: home to Cal Poly Pomona and Western University of Health Sciences, the LA County Fairplex (host of the LA County Fair and year-round events drawing regional crowds), and Pomona Valley Hospital Medical Center — all generating consistent, diverse foot traffic from students, healthcare workers, fairgoers, and families. The city's economy leans on retail trade, healthcare, and manufacturing, giving it a stable employment base to support everyday consumer spending.

Location Details

Market	Los Angeles
Sub Market	Eastern SGV
County	Los Angeles
Cross Streets	60 Freeway
Nearest Highway	60 Freeway
Nearest Airport	Ontario International

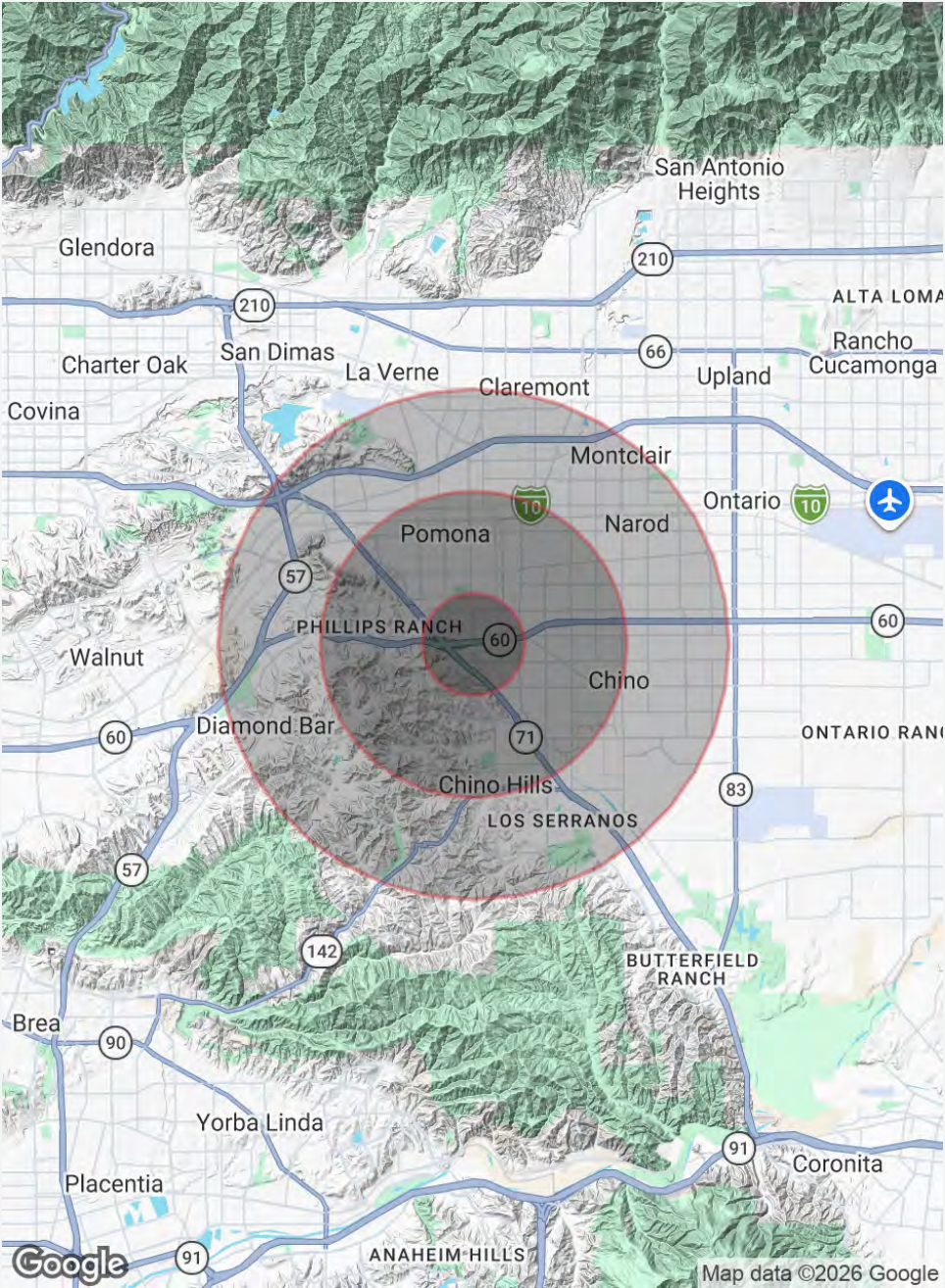
Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	16,246	139,508	368,804
Average Age	34.7	37.6	37.6
Average Age (Male)	33.1	36.2	36.7
Average Age (Female)	35.8	39.3	38.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,356	40,836	109,250
# of Persons per HH	3.7	3.4	3.4
Average HH Income	\$109,789	\$108,793	\$112,396
Average House Value	\$580,435	\$639,708	\$655,174

Race	1 Mile	3 Miles	5 Miles
% White	25.7%	25.9%	27.4%
% Black	3.8%	4.0%	4.8%
% Asian	14.4%	19.2%	19.4%
% Hawaiian	0.2%	0.3%	0.2%
% American Indian	0.4%	1.4%	1.6%
% Other	37.1%	30.6%	27.6%

2023 American Community Survey (ACS)



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