



FOR LEASE

End Cap 2nd Gen Restaurant

301 S. Garvey Ave, Pomona

*Historic Art-Deco Corner Icon in Downtown Pomona's
Arts District*

Restaurant/Retail & 5,000 SF Avail.

Presented by

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Nexus Commercial Real Estate

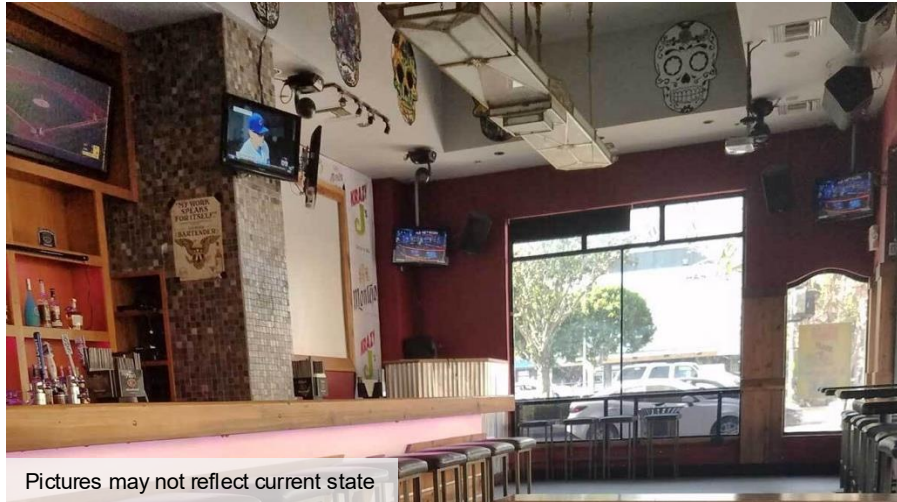
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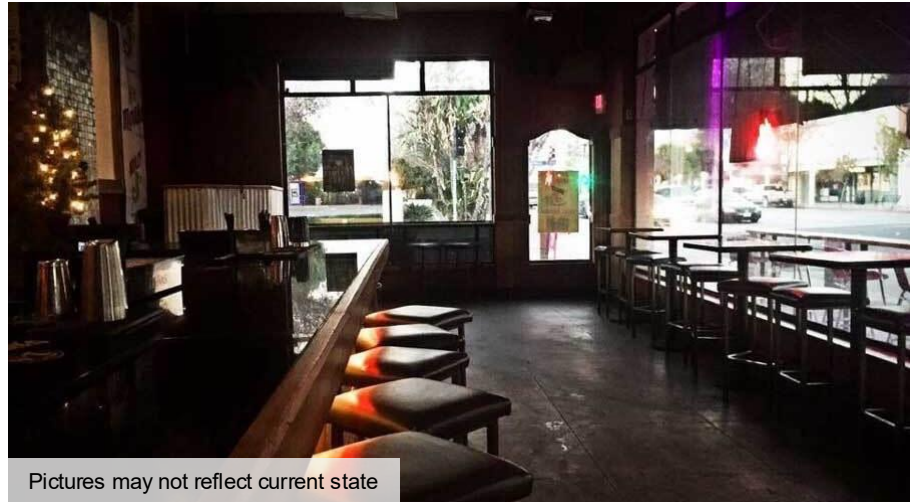
Broker DRE# 02271928

PROPERTY OVERVIEW

Fox Theater Building
301 S. Garvey Ave, Pomona



Pictures may not reflect current state



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PROPERTY DESCRIPTION

Historic Art-Deco Corner Icon in Downtown Pomona's Arts District. An iconic Art-Deco end cap adjacent to the fully restored Fox Theater—poised for a second-generation restaurant or bar tenant. Features excellent corner frontage, rooftop exposure, and immediate synergy with entertainment and nightlife traffic.

PROPERTY HIGHLIGHTS

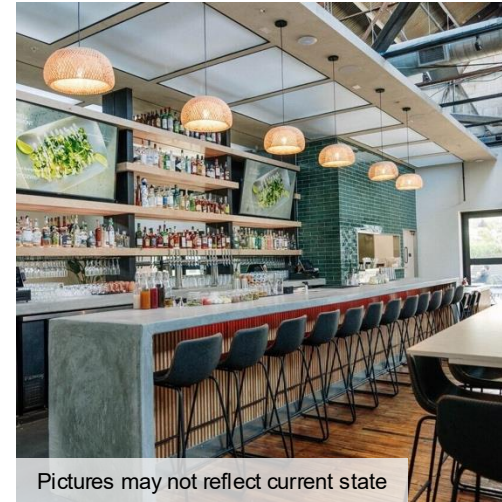
- 2nd Gen Restaurant/Bar, two-levels high
- End cap space with prominent visibility on Garey & 3rd
- Heritage 1931 Art-Deco facade with restored neon tower
- Situated within the Pomona Arts Colony's bustling entertainment hub

OFFERING SUMMARY

Lease rate	\$2.25 SF/m (NNN)
Building size	17,943 SF
Available SF	4,554 SF
Number of units	1

VALUE PROPOSITION

Fox Theater Building
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SUMMARY

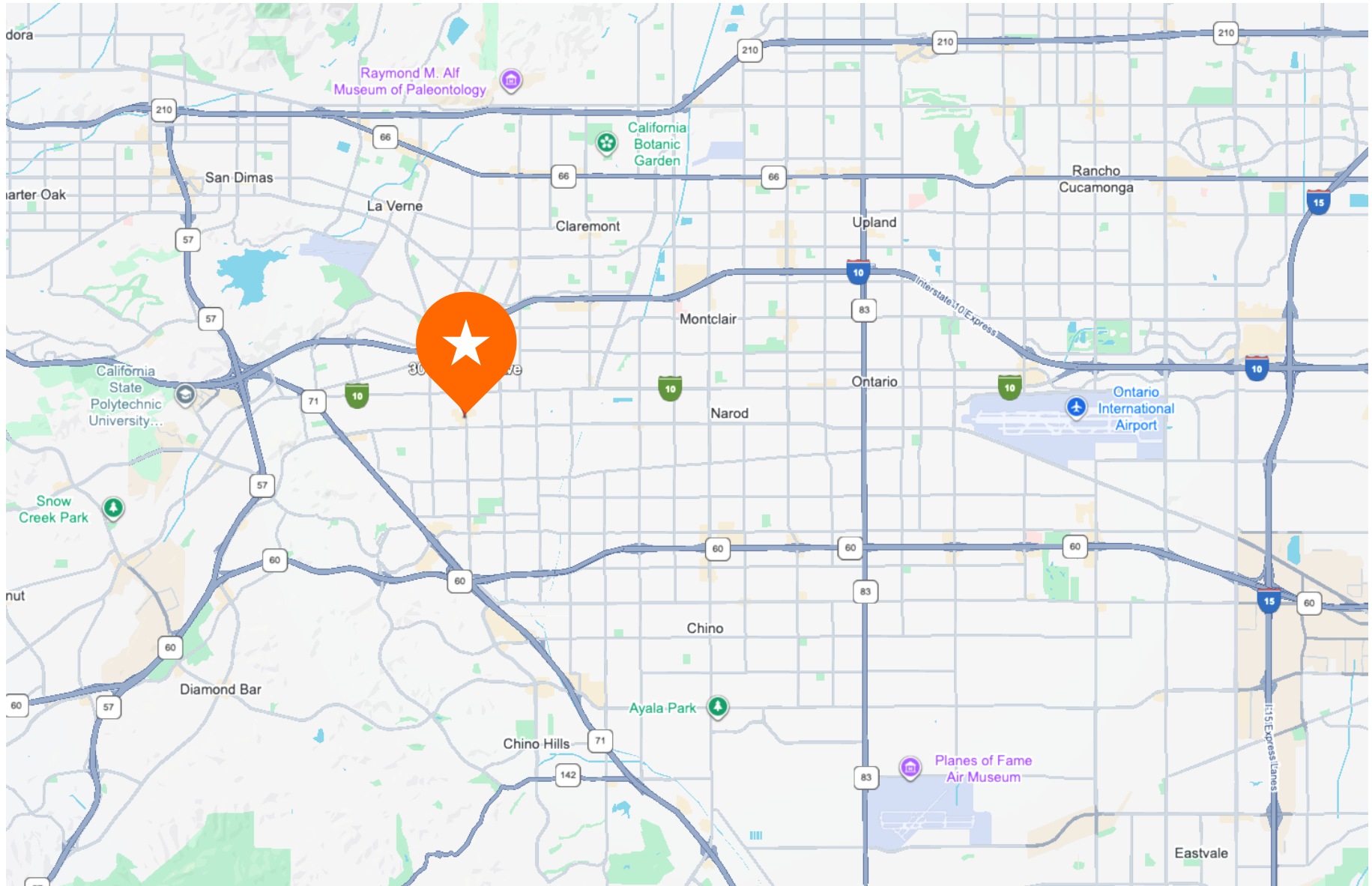
This location offers turn-key synergy with one of Pomona's top entertainment anchors and access to a vibrant cultural district..

SUPPORTING DETAILS:

- Unrivaled Foot Traffic & Visibility: Directly adjacent to Fox Theater—a 2,000-capacity concert venue, rooftop bars, lounge, sports bar, and multi-level hospitality spaces
- Excellent Accessibility: Located at a high-exposure corner with vehicular traffic and pedestrian influx before and after events
- Robust Tenant Synergy: Surrounded by galleries, bars, cafes, and mixed-use lofts defining Pomona's Arts Colony
- Zoning Benefits: Zoned C3, suitable for general retail, restaurant, and entertainment uses
- Strategic Proximity: Steps from Metrolink station and major thoroughfares—tapping audiences from L.A., Inland Empire, and Cal Poly Pomona

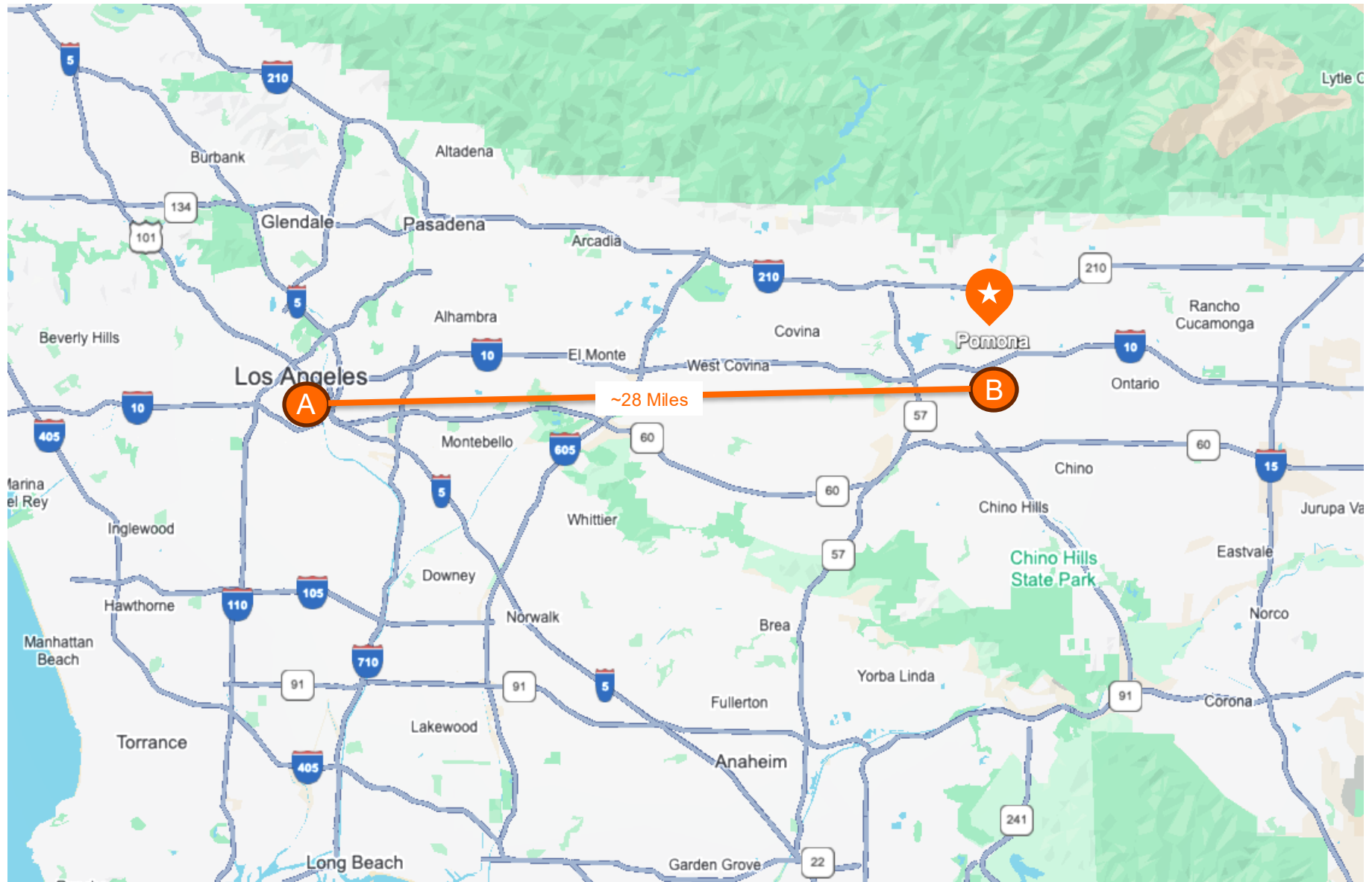
LOCATION MAP

Fox Theater Building
301 S. Garvey Ave, Pomona



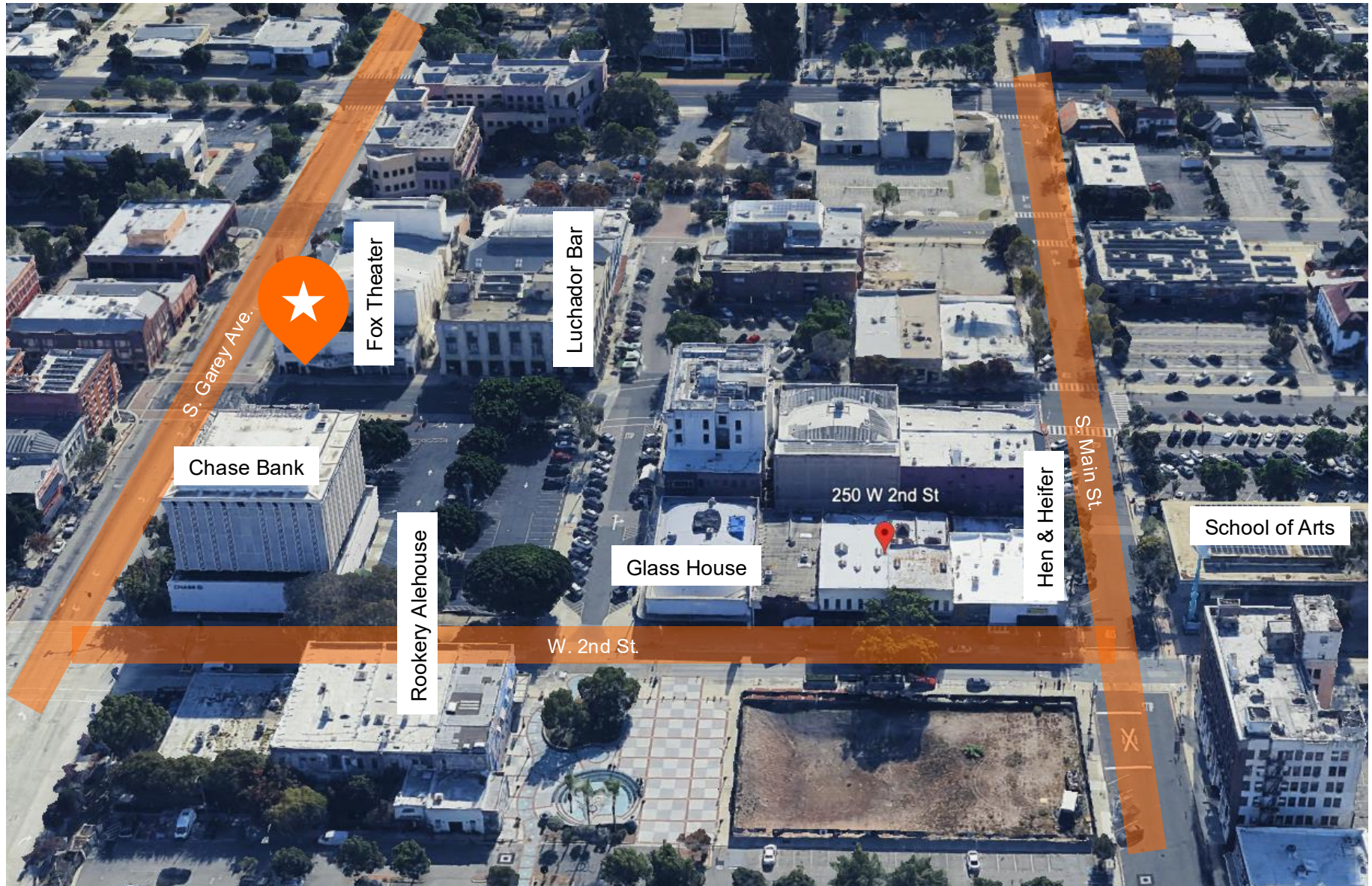
REGION MAP

Fox Theater Building
301 S. Garvey Ave, Pomona



RETAILER MAP

Fox Theater Building
301 S. Garvey Ave, Pomona



Demographics & Economic Profile

Fox Theater Building
301 S. Garvey Ave, Pomona

Demographic Highlights:

(1, 3, 5-mile radius)

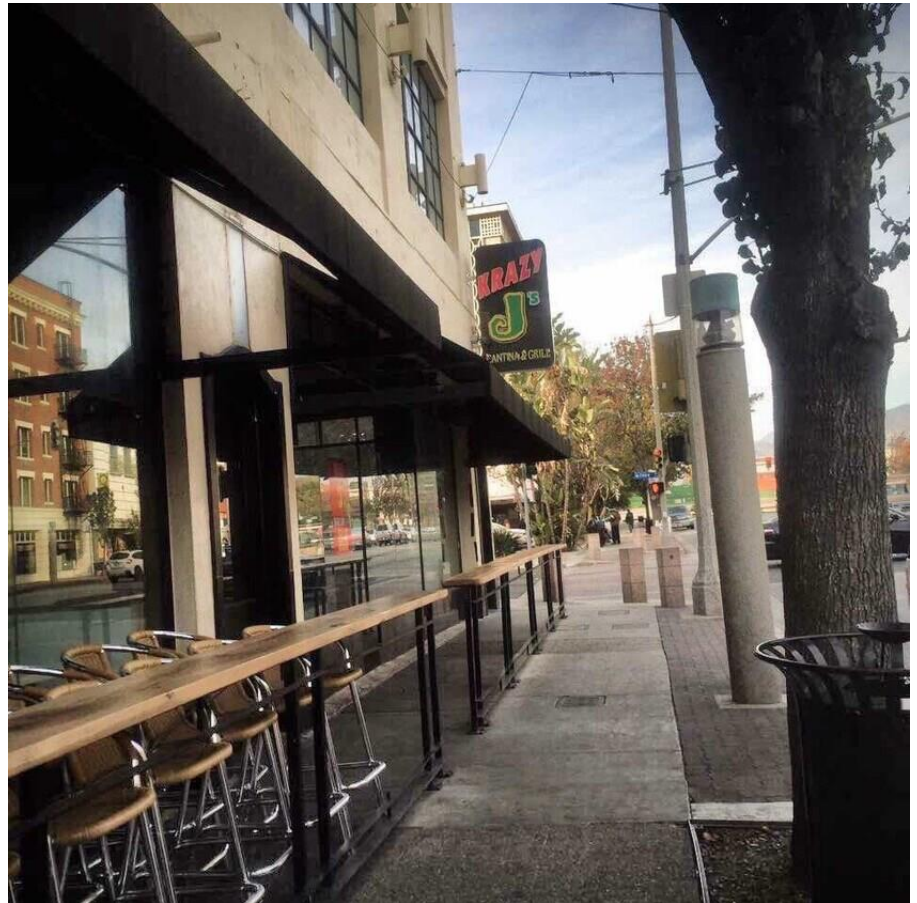
- **POPULATION:** 50k / 150k / 320k daytime and residential
- **HOUSEHOLDS:** ~18k / 55k / 120k
- **AVG HH INCOME:** \$65k / \$72k / \$78k

Education & Consumer Trends

- **EDUCATION:** Strong college-educated segment, bolstered by nearby Pomona College and Cal Poly Pomona
- **CONSUMER TRENDS:** Mix of creative professionals, student-driven consumerism, family households—type-inclined toward shopping, dining out, arts/cultural experiences

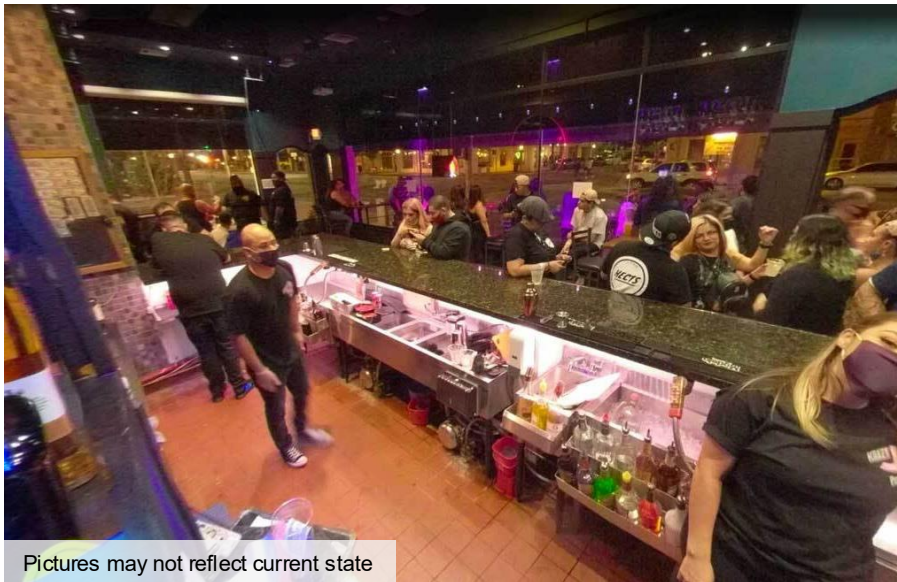
Ethnic Composition

- Hispanic/Latin: ~ 55%
- White (non-Hispanic): ~ 25%
- Asian: ~10%
- Black/African American: ~8%
- Other: ~2%



Additional Photos

Fox Theater Building
301 S. Garvey Ave, Pomona





DISCLAIMER

Each Party Shall Conduct Its Own Independent Investigation and Due Diligence

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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