

±5,003 SF RESTAURANT SPACE FOR LEASE

2051 Rancho Valley Dr #230, Pomona, CA 91766

±5,003 SF
RESTAURANT
FOR LEASE

Exclusive
Patio

JOIN NATIONAL TENANTS BELOW & MORE



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PROPERTY OVERVIEW



HIGHLIGHTS

- Built in **2015**, this neighborhood shopping center is anchored by **Planet Fitness** and benefits from its location directly across from **Target**, **Ross Dress for Less**, **Five Below**, and other national retailers.
- Immediate access to the **SR-71 Freeway** provides convenient ingress and egress for both local residents and commuter traffic.
- Excellent visibility featuring **freeway pylon signage** and strong exposure to both freeway and street traffic.
- **±5,003 SF** second-generation restaurant space with existing outdoor patio available with a **commercial hood and grease interceptor** in place.
- Surrounded by a dense residential population and an established retail trade area with strong daily consumer traffic.
- The center attracts approximately **2.4 million annual visitors** per Placer.ai

SITE PLAN



SURROUNDED BY NATIONAL RETAILERS | ADJACENT TO FREEWAY



RETAILER & TRAFFIC GENERATOR MAP



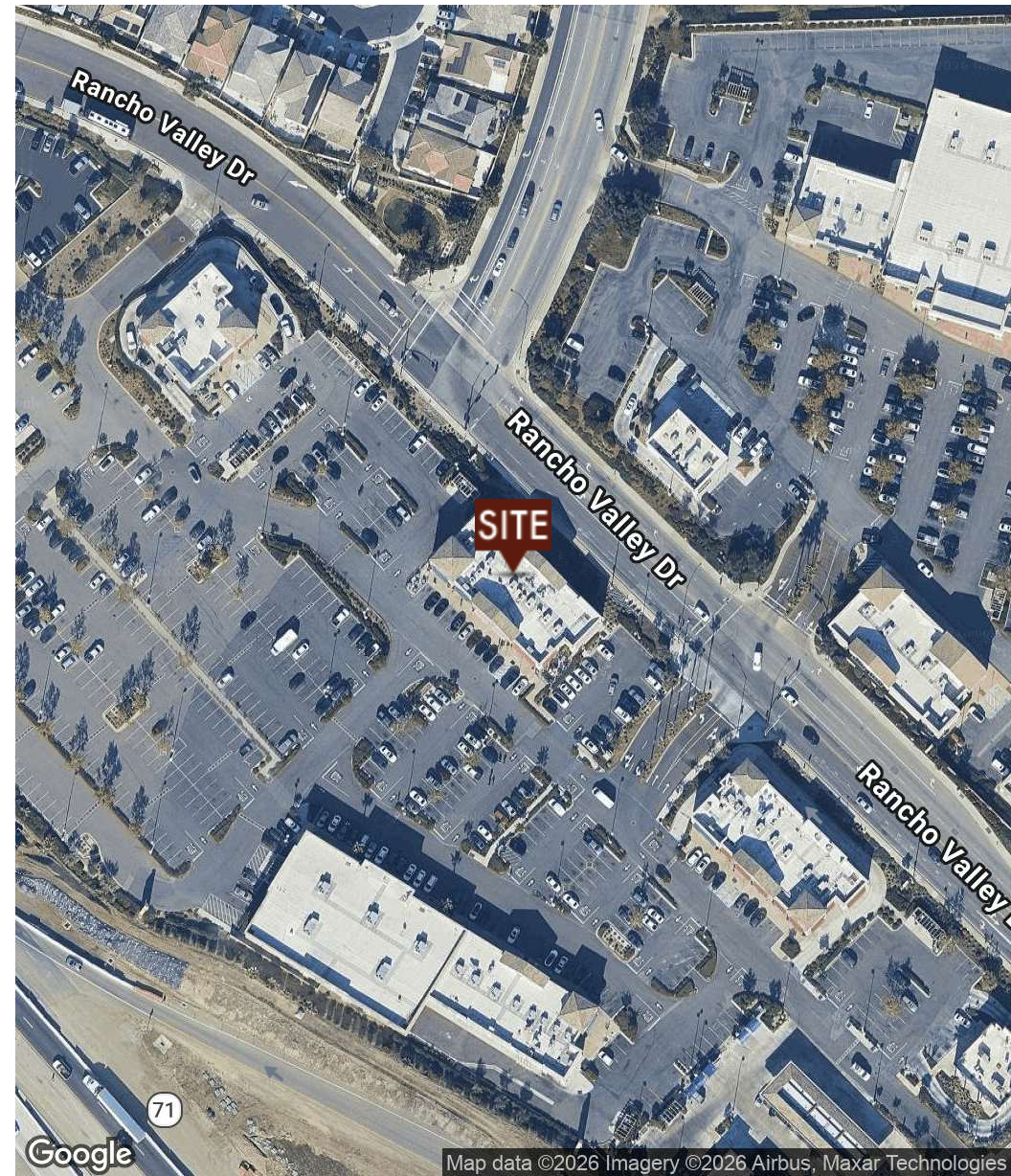
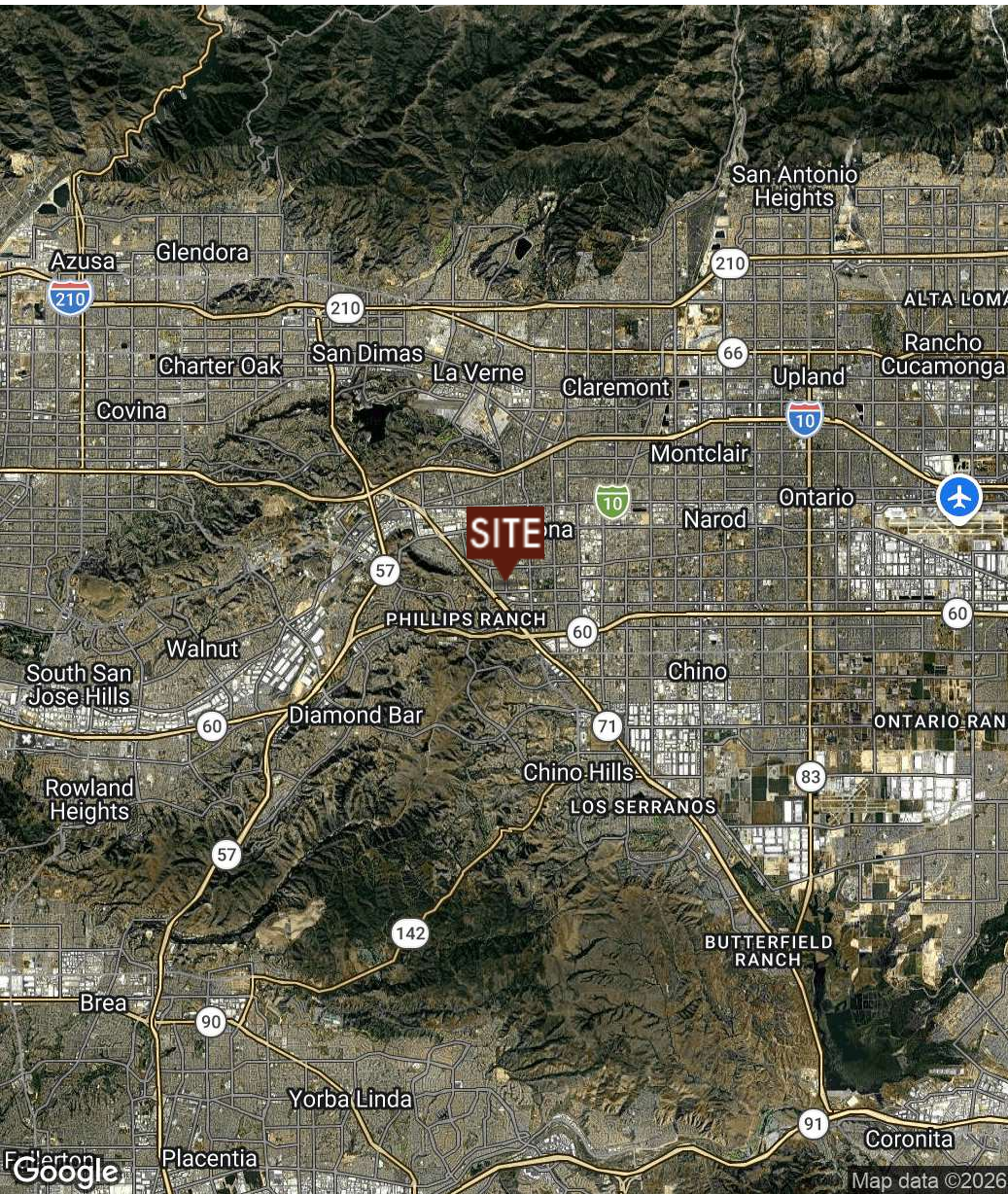
FREEWAY PYLON SIGNAGE AVAILABLE



ADDITIONAL CENTER PHOTOS



LOCATION MAP



DEMOGRAPHICS

	3 min	7 min	15 min
<u>POPULATION</u>			
2026 Total Population	22,803	98,297	388,214
2026 Median Age	36.0	35.2	37.4
2026 Total Households	6,287	28,713	120,265
2026 Average Household Size	3.6	3.4	3.2
<u>INCOME</u>			
2026 Average Household Income	\$120,006	\$113,704	\$133,106
2026 Median Household Income	\$98,674	\$93,554	\$105,196
2026 Per Capita Income	\$33,246	\$33,389	\$41,455
<u>BUSINESS SUMMARY</u>			
2026 Total Businesses	373	3,817	18,837
2026 Total Employees	3,073	34,478	181,090