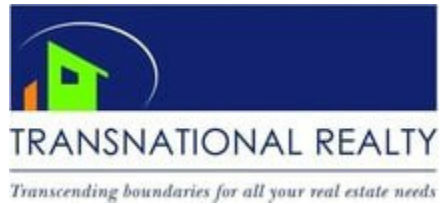
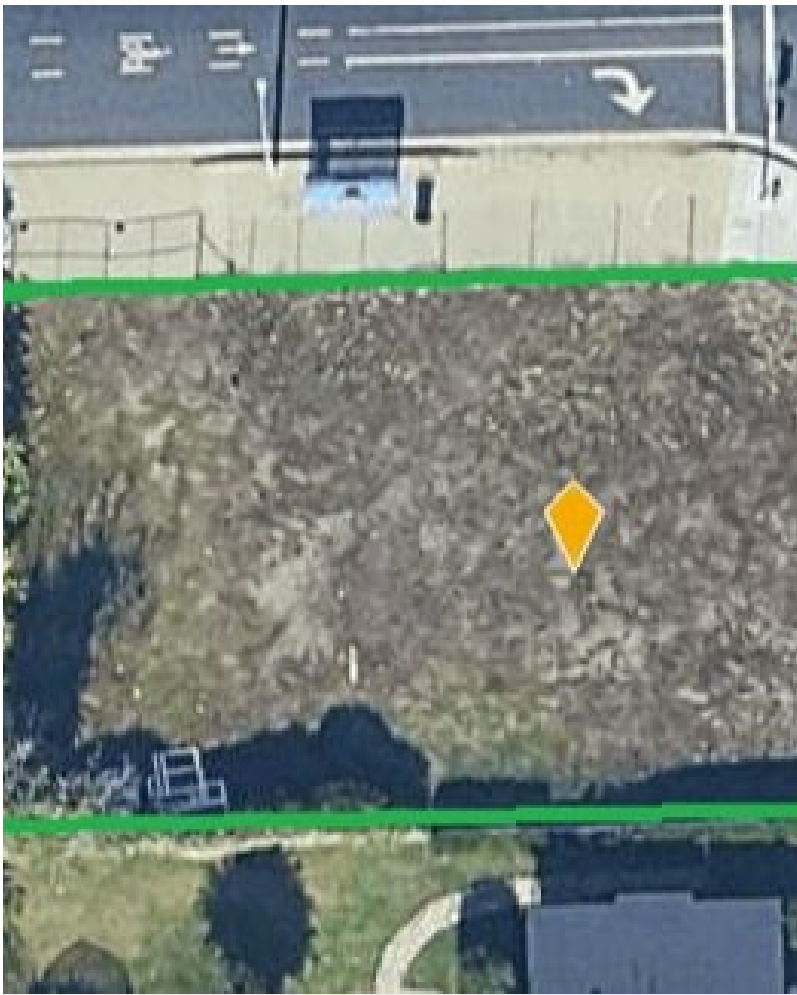


2 Vacant lots

796 Philadelphia St, Pomona, CA 91766



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(619) 585-0545 DRE#01751621



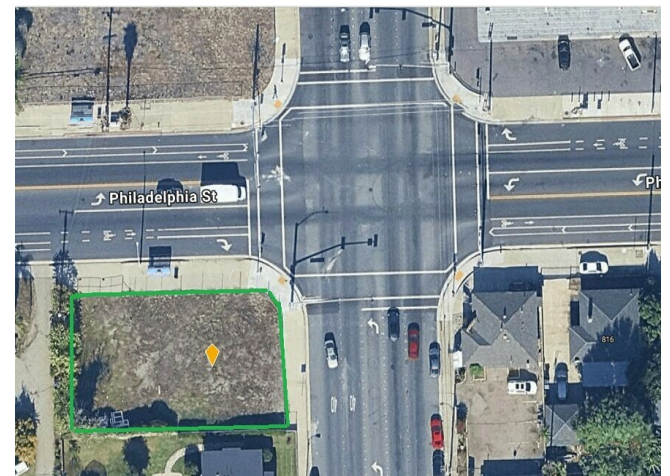
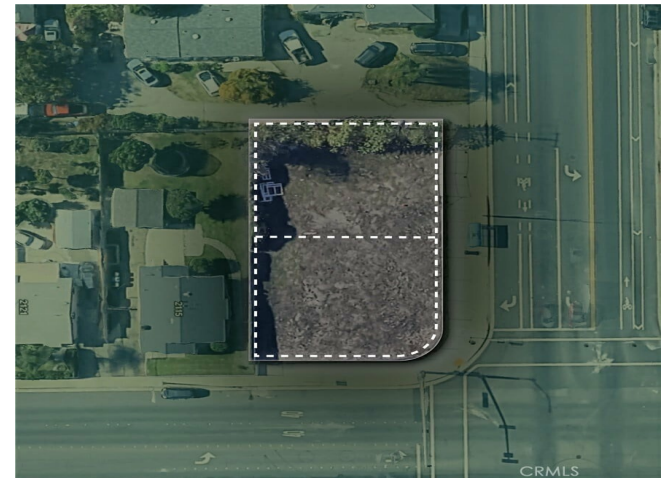
2 Vacant lots

\$525,000

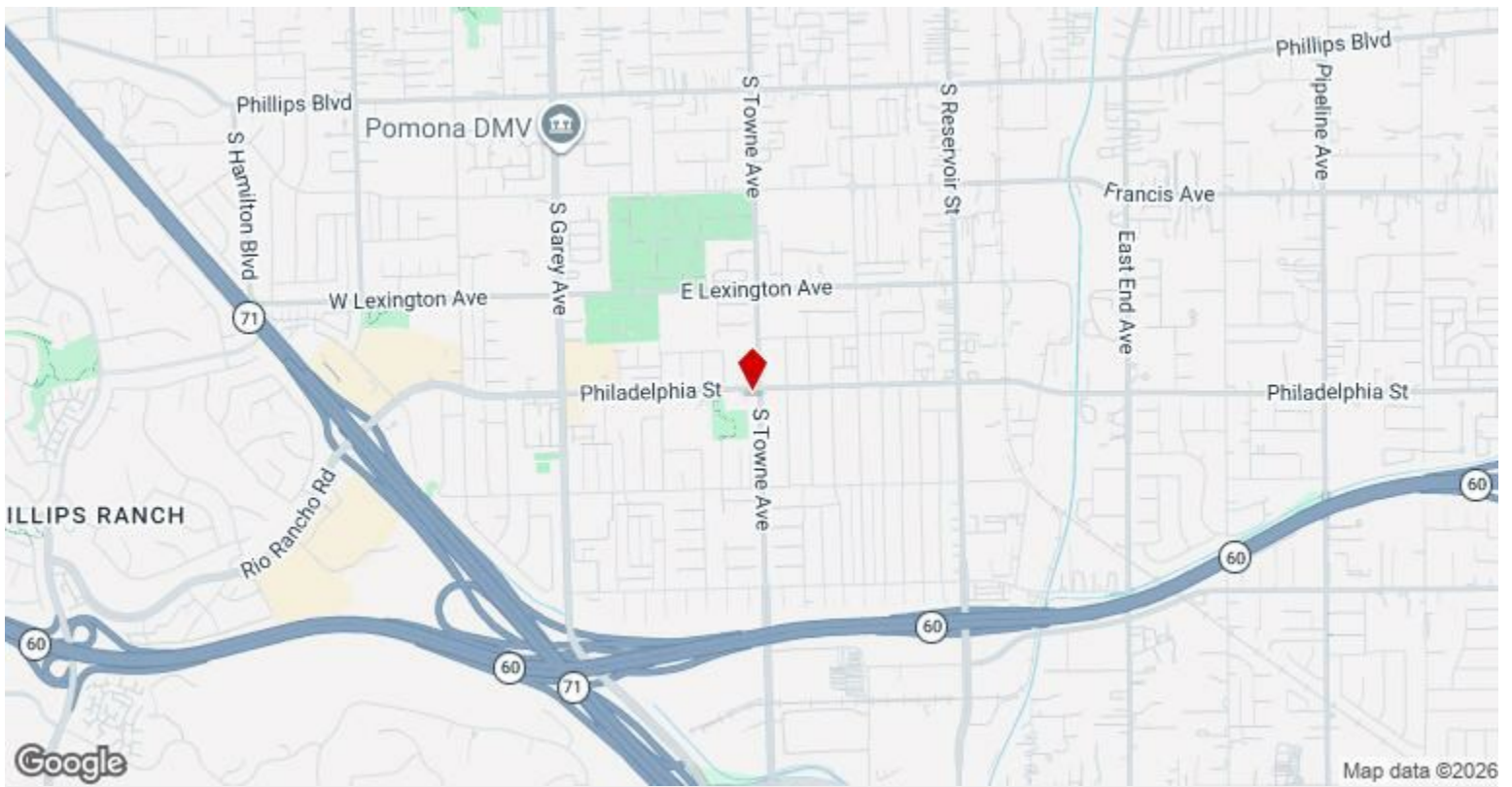
Approximately 9,077 SF

These two adjoining corner development lots located in the City of Pomona, California, offer exceptional redevelopment potential under the City's new formbased zoning code. The properties are zoned MM1-G1 CX4, corresponding to Pomona's Activity Center District 1 (ACD1), which is intended for medium to large scale mixed-use development with buildings up to six (6) stories in height. The zoning encourages a pedestrian friendly environment with residential, retail, office, and commercial uses integrated into an active urban setting.

- 11,076 average daily traffic count
- Great zoning for flexible development opportunities.
- Close to freeways



Price:	\$525,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Uses:	Commercial/Residential
Sale Type:	Investment/Redevelopment
Total Lot Size:	9,077 SF
No. Lots:	1
Zoning Description:	MM1-G1-CX4
APN / Parcel ID:	8331-005-023 & 8331-005-025



796 Philadelphia St, Pomona, CA 91766

The 2 vacant corner lots are near State Routes 60 & 70. *Buyer to independently verify all zoning regulations, permitted uses, density allowances, parking requirements, development standards, and future planning considerations with the City of Pomona Planning Department.

Property Photos



Property Photos

