

MAYWOOD
Property Group

OFFERING MEMORANDUM

1250
MURCHISON AVE
POMONA, CA 91768

\$950,000

Fantastic Opportunity to Own a Triplex on an Expansive 17,000+ SF Lot

the OFFERING

Set on an oversized 0.40-acre (17,448 SF) R-2 lot with direct access to the I-10 Freeway, 1250 Murchison Ave delivers a rare combination in today's Pomona market: a fully-occupied, cash-flowing triplex on a parcel large enough to support significant future density.

The location places tenants within minutes of the Pomona Fairplex and Pomona Valley Hospital Medical Center. At the same time, direct freeway access keeps commuters connected to the broader LA and Inland Empire job markets.

All three units are currently occupied, generating immediate, stable income from day one of ownership. Combined with the lot's oversized footprint and R-2 zoning, the offering gives investors a rare dual play: hold for cash flow today, or unlock the site's ADU and density potential over time. Few assets in this submarket offer this much land, income, and upside in one package.



\$950,000
PRICE



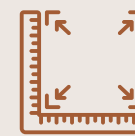
3
NUMBER
OF BUILDINGS



1940
YEAR BUILT



±2,140 SF
BUILDING SIZE



±17,448 SF
LOT SIZE



STRATEGIC PATHWAYS FOR VALUE CREATION

Not a single play - multiple lanes depending on capital, timeline, and risk appetite.

1. Low & Slow

Steady Cash Flow.

- Operate as a stabilized income property
- Renovate units as they turn — all three units need interior updating
- Improve landscaping and curb appeal across the oversized 0.40-acre lot
- Drive rents to market through management and phased renovation

Profile: Yield-focused investor, low friction.

2. Middle Lane

Enhanced Income Without Full Redevelopment.

- Add up to 2 detached ADUs, permitted by right on multifamily lots under state law
- Explore JADU/conversion potential within existing structures
- Renovate existing units, upgrade systems and façade
- Increase unit count while preserving current improvements

Profile: Balanced investor - wants upside but controlled construction risk.

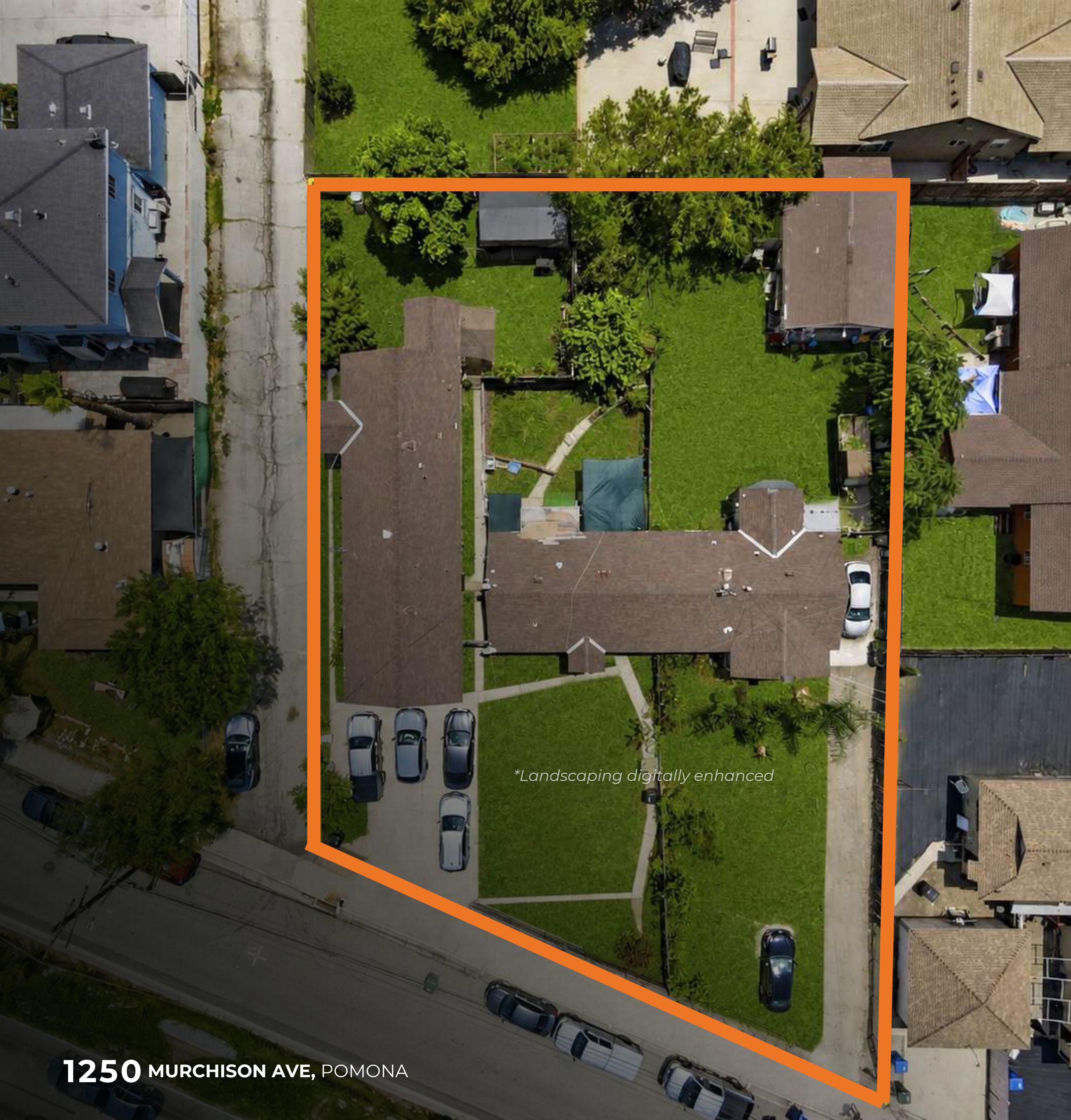
3. Overdrive

Highest & Best Use. Full Site Optimization.

- The current zoning may allow more units to be built on this lot than exist today — potentially 3-6 total units on this 0.40-acre parcel (buyer to verify)
- The City updated its zoning rules in 2024, which may allow even more flexibility for this property (buyer to verify)
- Tear down the existing buildings and build new to use the size of the lot fully
- Charge new, higher rents once the property is rebuilt

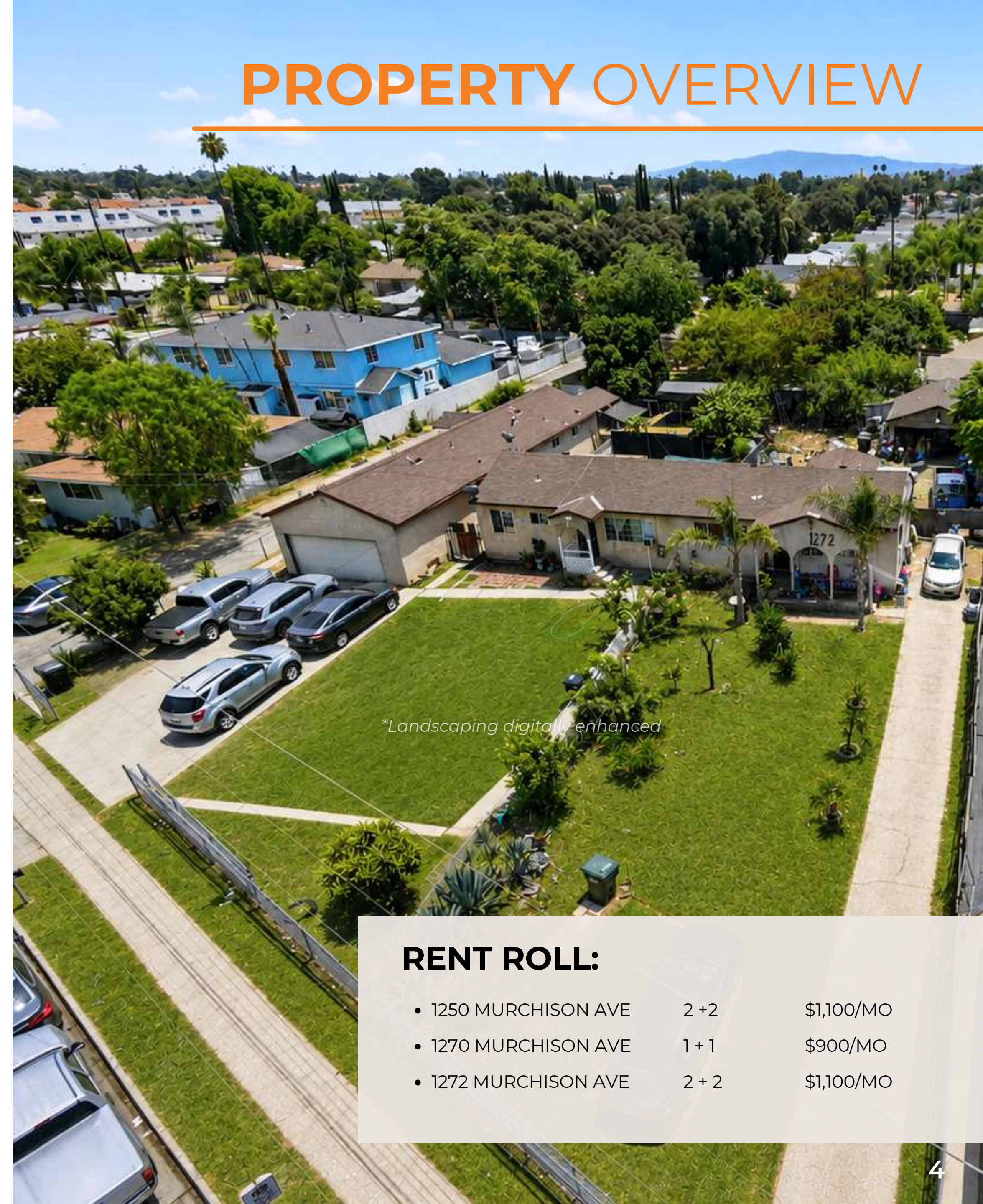
Profile: Best for a developer with a longer timeline looking to maximize the value of the land.

All development scenarios, density assumptions, ADU potential, zoning interpretations, and value-add strategies presented herein are conceptual only. Buyer shall independently verify all information, including but not limited to zoning, land use regulations, entitlement feasibility, construction requirements, utility capacity, and applicable state and local laws. Broker and Seller make no representations or warranties regarding the feasibility or viability of any proposed strategy.



1250 MURCHISON AVE, POMONA

**Landscaping digitally enhanced*



PROPERTY OVERVIEW

**Landscaping digitally enhanced*

RENT ROLL:

- | | | |
|----------------------|-------|------------|
| • 1250 MURCHISON AVE | 2 + 2 | \$1,100/MO |
| • 1270 MURCHISON AVE | 1 + 1 | \$900/MO |
| • 1272 MURCHISON AVE | 2 + 2 | \$1,100/MO |

1250
MURCHISON
AVE



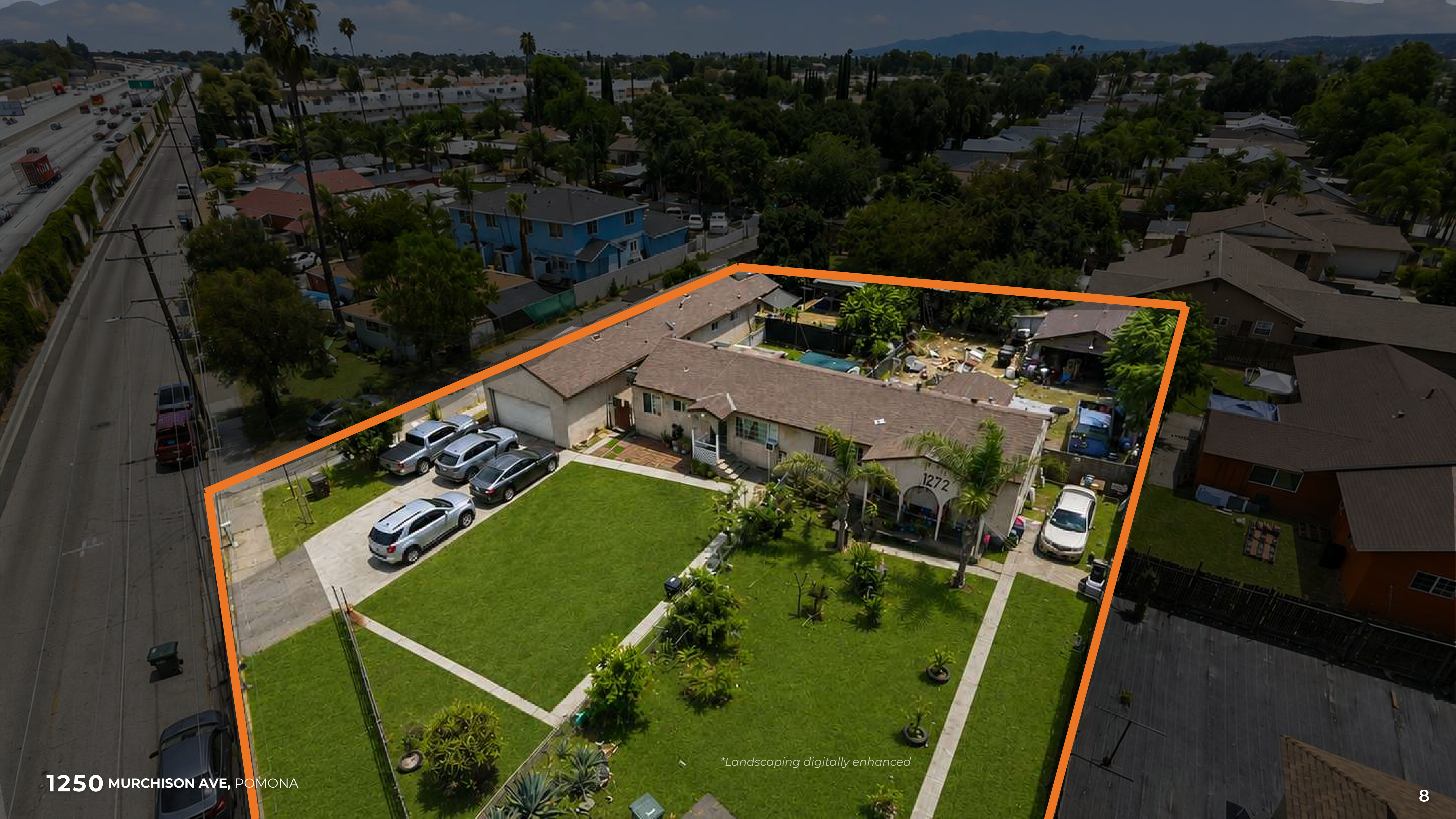
**Landscaping digitally enhanced*





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1250 MURCHISON AVE, POMONA

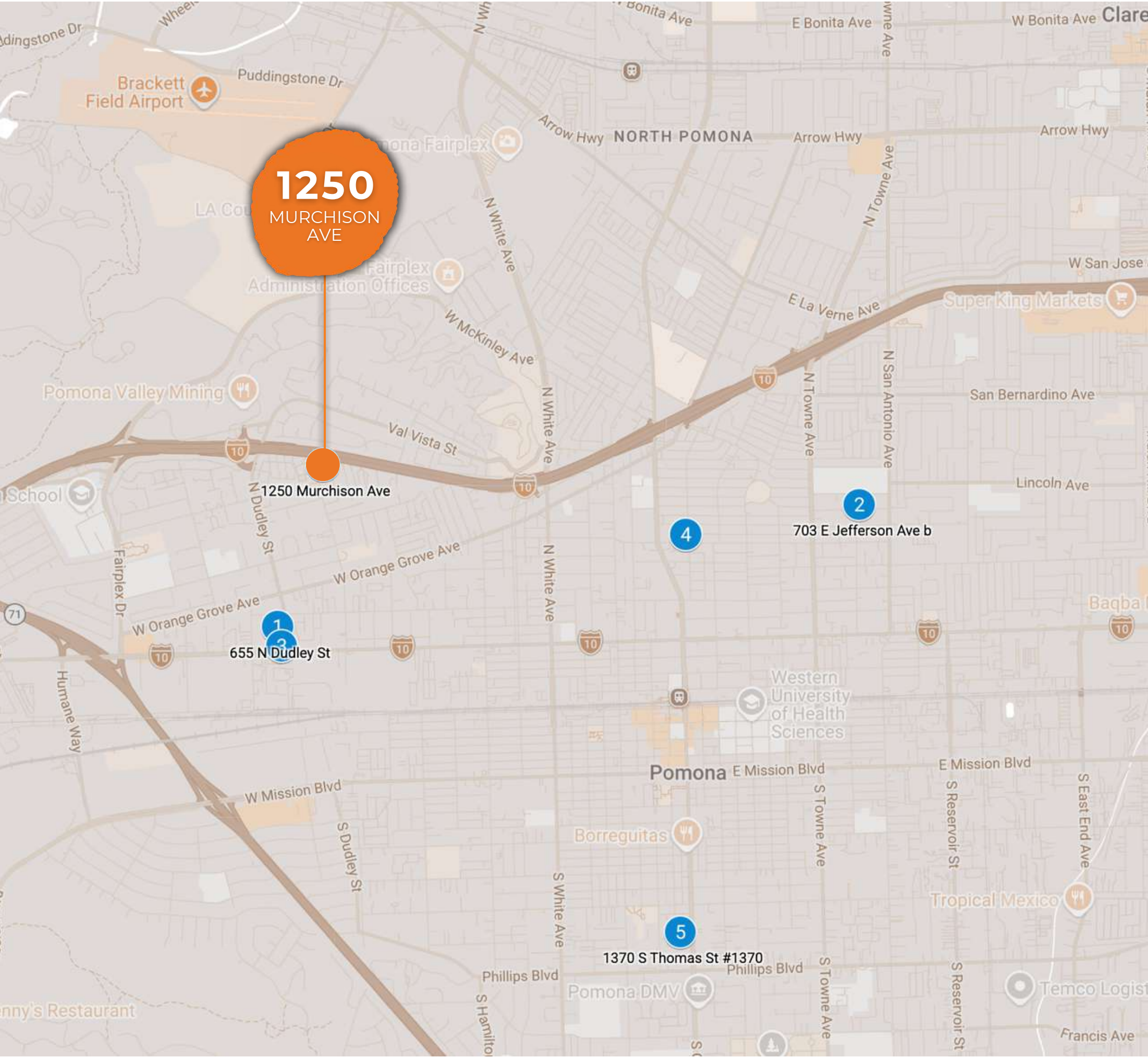
**Landscaping digitally enhanced*



1250
MURCHISON
AVE

**Landscaping digitally enhanced*

RENT COMPARABLES MAP



RENT COMPARABLES

	Address	City	Year Built	Unit Type	Rent	Unit SF
1	655 N Dudley St	Pomona	1964	1 + 1	\$1,500	800 SF
2	703 E Jefferson Ave Unit B	Pomona	1948	1 + 1	\$1,750	500 SF
3	1605 W Holt Ave, # 3	Pomona	1959	1 + 1	\$1,950	715 SF
4	1045 Bradford St	Pomona	-	2 + 1	\$2,600	1,100 SF
5	1370 S Thomas St, Unit 1370	Pomona	1959	2 + 1	\$2,375	906 SF

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