

RETAIL SPACE & PAD AVAILABLE | FRONTING FOOTHILL BLVD

101 East Foothill Boulevard, Pomona, CA 91767



ROXY KLEIN

Senior VP, Retail Leasing & Sales
O: 909.576.4259 | C: 909.576.4259
roxy@progressiverep.com
DRE #01264392

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



ROXY KLEIN

Senior VP, Retail Leasing & Sales

T 909.576.4259 | **C** 909.576.4259

roxy@progressiverep.com

CalDRE #01264392

Confidentiality & 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.

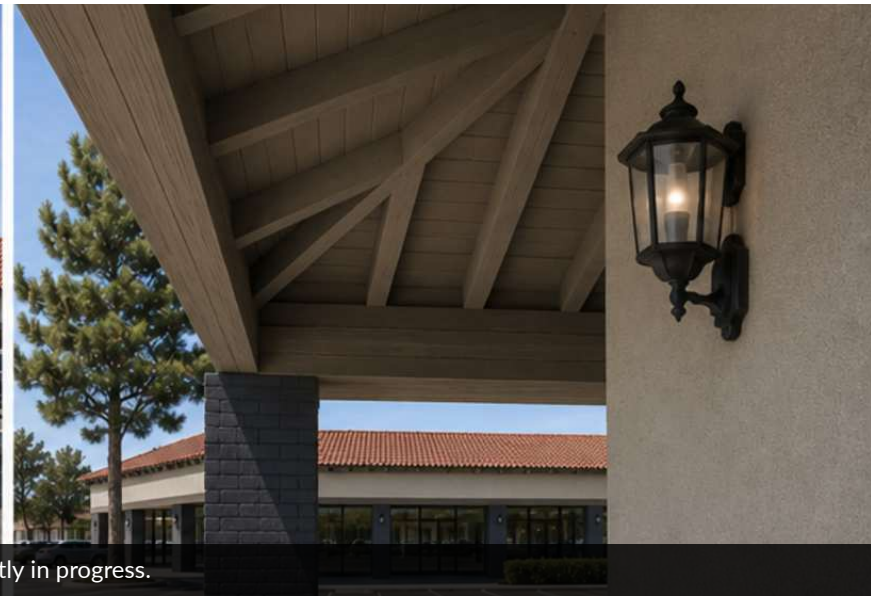
All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting 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.

Progressive Real Estate Partners does not serve as a financial or business advisor to any party regarding any proposed transaction.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

PROPERTY OVERVIEW



This image is for illustrative purposes only and is a conceptual rendering - Painting & Landscaping Renovations currently in progress.

HIGHLIGHTS

- Available spaces range from $\pm 1,250$ SF to $\pm 2,750$ SF, including a former mini mart with quick-serve food, and a former Papa Johns space.
- $\pm 20,561$ SF Pad available for ground lease fronting Foothill Blvd, a primary commercial corridor.
- Affluent trade area with the average household income is approximately \$140,290 within a 3-mile radius.
- Dense trade area with a population of approximately 306,440 within 5-miles of the center.
- The center is located on the NEC of the highly trafficked intersection of Foothill Blvd & Garey Ave with $\pm 35,000$ cars per day.
- Nearby within the trade area is the University of La Verne and the seven Claremont Colleges, which provides consistent student traffic within the area.

SITE PLAN



RETAILER & TRAFFIC GENERATOR MAP



ADDITIONAL PHOTOS



Unit #35 - ±1,250 SF - Former Papa John's



Unit #16 - ±2,750 SF - Former Mini Mart with Quick Serve Food

UNIT #16 (±2,750 SF) - FORMER MINI MART | QUICK SERVE FOOD



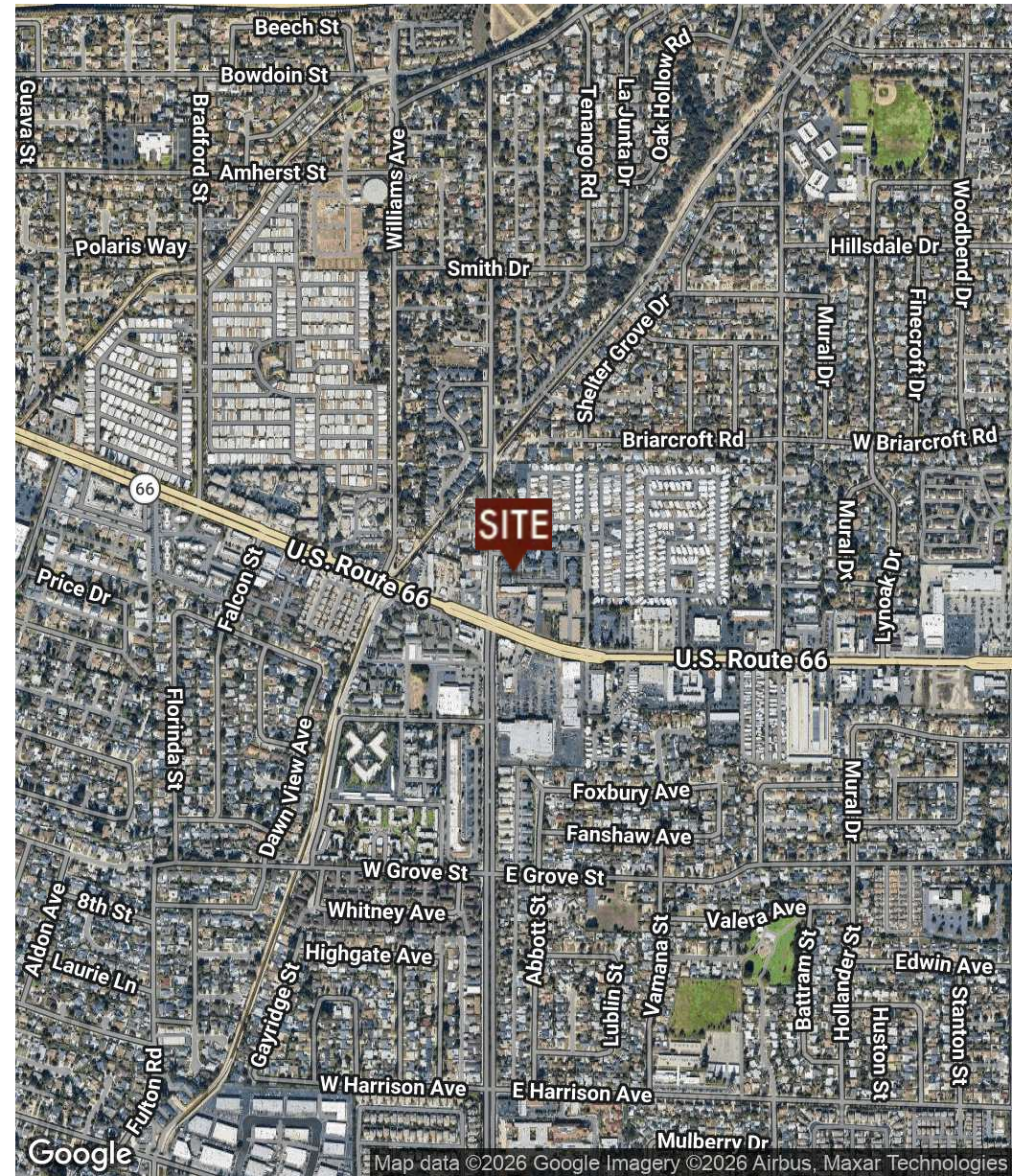
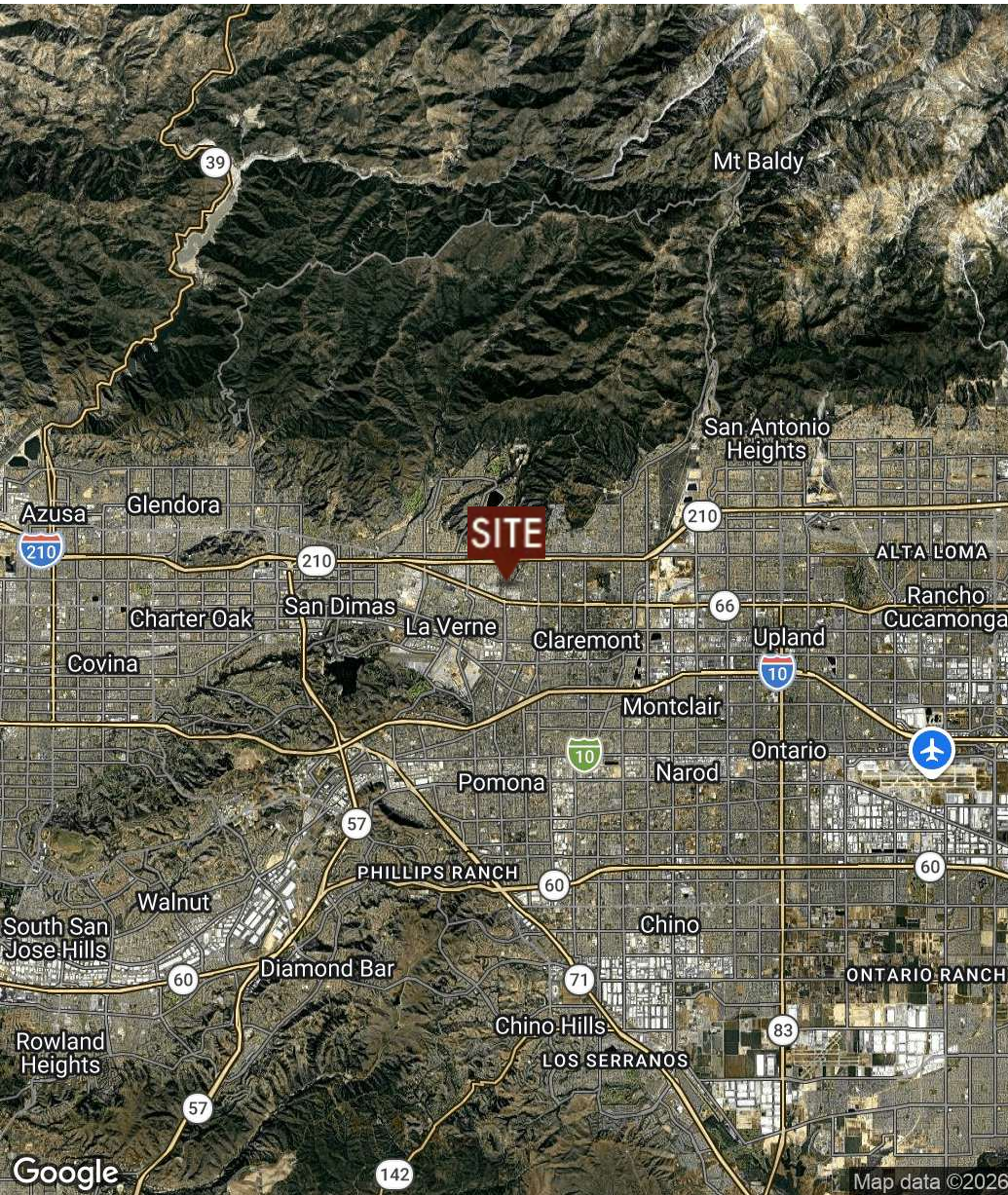
UNIT #35 (±1,250 SF) - FORMER PAPA JOHNS



UNIT #30 (±2,415 SF)



LOCATION MAP



DEMOGRAPHICS

	1 mi	3 mi	5 mi
<u>POPULATION</u>			
2025 Total Population	21,565	127,183	306,447
2025 Median Age	42.3	40.6	37.6
2025 Total Households	8,074	42,366	97,106
2025 Average Household Size	2.6	2.8	3.1
<u>INCOME</u>			
2025 Average Household Income	\$115,948	\$140,297	\$128,123
2025 Median Household Income	\$89,812	\$109,914	\$101,652
2025 Per Capita Income	\$43,660	\$47,302	\$40,910
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	861	4,941	13,521
2025 Total Employees	6,337	43,830	114,858

