

For Sale!



1269 N. Park Ave, Pomona, CA 91768

Keller Williams Commercial | 1473 Ford St #200, Redlands, CA 92373 | Corporate DRE #01904376
Contact: Teri Alvarez (909) 330-8123, DRE #01498790 Email: info@sqftlocal.com



Offered for: \$3,300,000.00

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Turnkey!

1269 N Park Ave and 330 W Orange Grove Ave - Currently a non-profit professional office and community center, this is an excellent opportunity to acquire two-buildings, fully renovated in Pomona's Historic Wilton Heights neighborhood adjacent to Phil & Nell Soto Park with walking loop trail. Highly visible, signalized corner frontage, with excellent accessibility.

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Property Improvements: Both buildings are with upgraded electrical 3-phase (800amps), fully equipped with integrated security camera surveillance and automatic fire sprinkler systems, for enhanced safety and security.

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Welcoming Front Lobby: Beautiful turnkey interior finishes throughout with multiple private offices, conference rooms, large multi-purpose rooms, open collaborative workstation areas, kitchenette break-room, copy room, two restrooms, recessed LED lighting, wood laminate flooring, two drinking fountains and central air & heat.

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Ideal Uses:

The main building is comprised with abundant professional office buildout, while the existing community center provides for accessory or standalone use potential. Corporate headquarters, professional offices, medical/behavioral health, educational or training facility, non-profit organization, community service center, faith-based organization, government, administrative, counseling or social services. *Buyer must verify own zoning & use.

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Community Center:

Features include a spacious lounge/common area; multi-purpose and training rooms, private offices or storage rooms, unisex restroom, kitchenette with utility sink and double shower with upscale finishes. One large room is currently configured for overnight stay; with a dedicated split unit HVAC for individual use.

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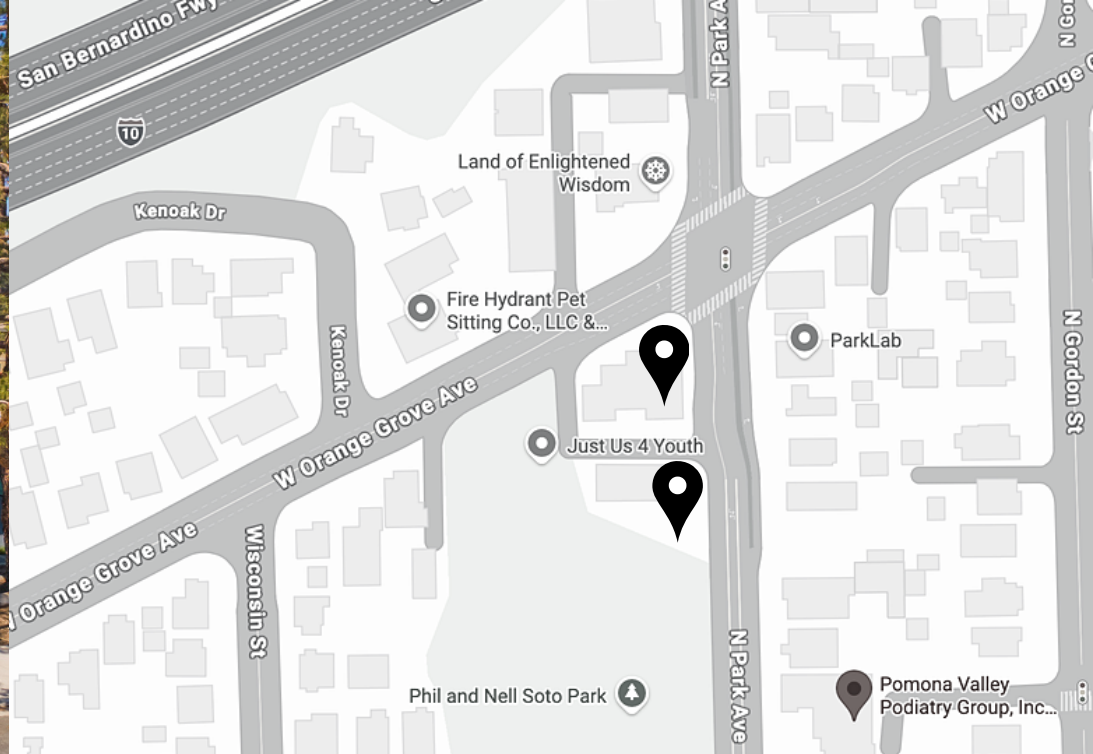
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Traffic Counts:

CPD: $\pm 3,659$ - @ N Park Ave/W Orange Grove Ave
CPD: $\pm 12,356$ - @ W Orange Grove Ave/N White Ave
CPD: $\pm 245,421$ - @ I-10 Freeway/N Park Ave

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- Total Available Space: +/- 9,475sf Freestanding Office (2-Units) with a 25,726sf/.59ac Lot
- Zoned: NED 2/LM2 - Neighborhood Edge District 2; City of Pomona
- APN: 8340-001-030; Year Built: 1963/Fully Renovated 2024
- 2024 Median Household Income Within 3-Miles: \$80,395
- Ample Paved Onsite Parking (23 Spaces) plus (2-Handicap)
- Whether you're expanding your organization or establishing a flagship headquarters, this property offers a rare combination of modern renovations, flexible improvements, exceptional visibility, abundant parking, and a strategic location - all within a beautifully maintained office campus. Less than one-mile from Pomona Valley Hospital. Seller is potentially open to a leaseback, for use of one-building.

Local Map & Summary:

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