

# 1932-1940 S GAREY AVE

POMONA, CA 91766



# Property Highlights

## THE PROPERTY

Excellent Multi-Family Development Opportunity

Adjacent to New Retail and Multi-Family Development Projects

CO-SP (Corridor Specific Plan) / T4-A Zoning

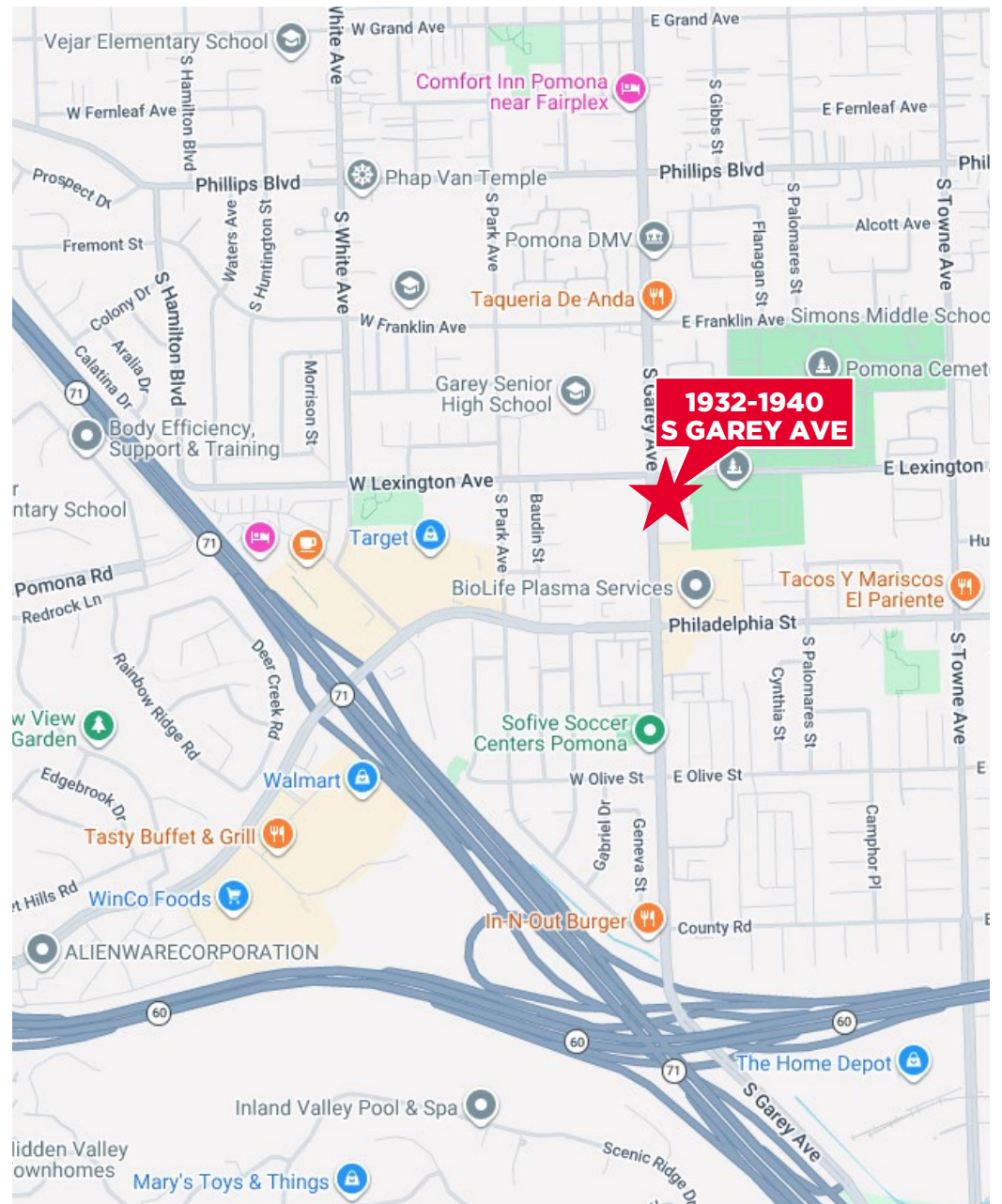
166' Garey Ave Street Frontage & 280' Parcel Depth

Immediate Access to the (60) & (71) Freeways

Easy Access to the (10) & (57) Freeways

## ZONING HIGHLIGHTS

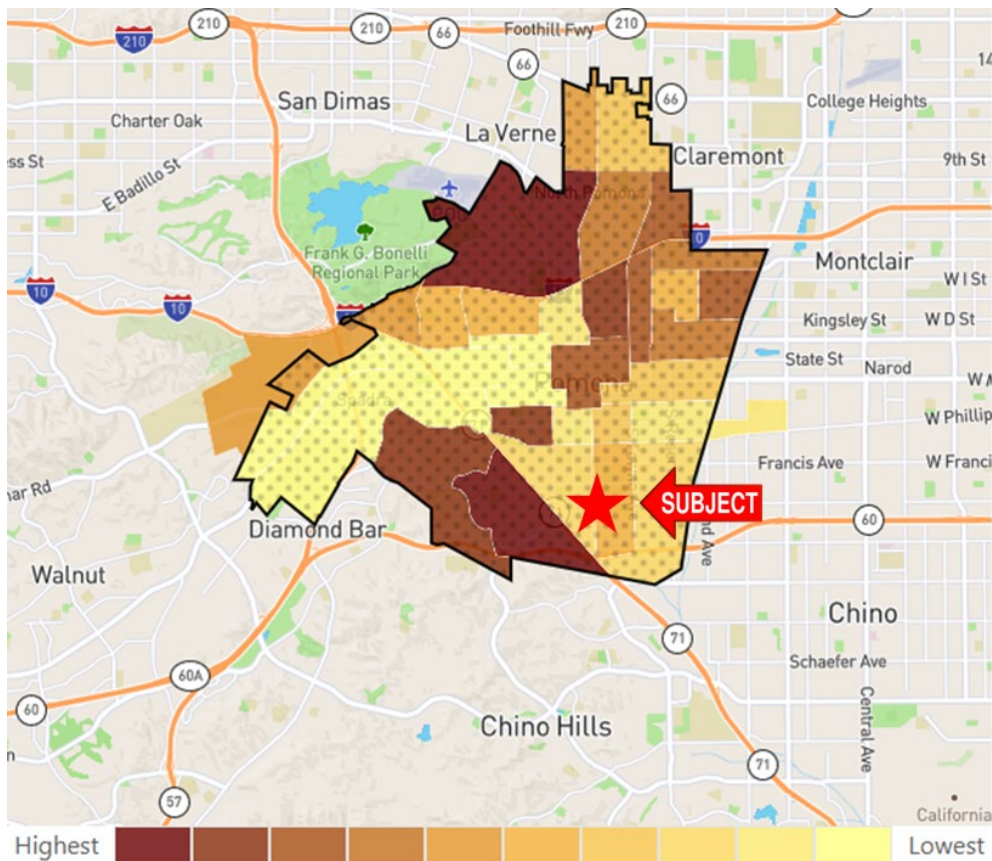
- **Designation:** It is often identified as a "General Urban" or "Workplace District Edge" zone.
- **Residential Density:** T4-A zones are designated for high-density, mixed-use residential, allowing for up to 70 dwelling units per acre.
- **Context:** T4-A is part of the city's broader efforts to create "Pro Housing Pomona," facilitating infill development and housing suitable for various income groups.
- **Location Example:** Parts of the Pomona Corridors Specific Plan, particularly within the Midtown Segment, incorporate T4-A.
- **Purpose:** The zone aims to balance high-intensity development with urban form, separating residential neighborhoods from higher-intensity industrial or commercial uses, or allowing for a transitional density.







# Pomona Demographics



## POMONA DEMOGRAPHIC & COMMUNITY OVERVIEW

Pomona is a diverse city in eastern Los Angeles County with a population of approximately 148,000–152,000, making it one of the largest cities in the county. The city has a high Hispanic population (over 70%), a median age around 34–35, a median household income of roughly \$67,500–\$83,800, and about 33% foreign-born residents. It is a relatively young, dense community with a mix of industrial and residential areas.

## POPULATION AND AGE

- **Population:** Estimated between 147,966 and 151,713
- **Median Age:** Approximately 33.9 to 35.4 years old
- **Household Size:** Average of 3.37 persons per household.

## RACE AND ETHNICITY

- **Hispanic or Latino:** ~71.8%
- **Asian:** ~10.6%–10.7%
- **White (Non-Hispanic):** ~9.4%–10.3%
- **Black or African American:** ~5.56%–6%
- **Other/Mixed:** ~23.6% (Two or more races)

## INCOME AND HOUSING

- **Median Household Income:** Reports vary between \$67,549 and \$83,817.
- **Median Value of Owner-Occupied Housing:** \$593,800.
- **Homeownership Rate:** ~52.6%–54%.
- **Median Gross Rent:** \$1,810.

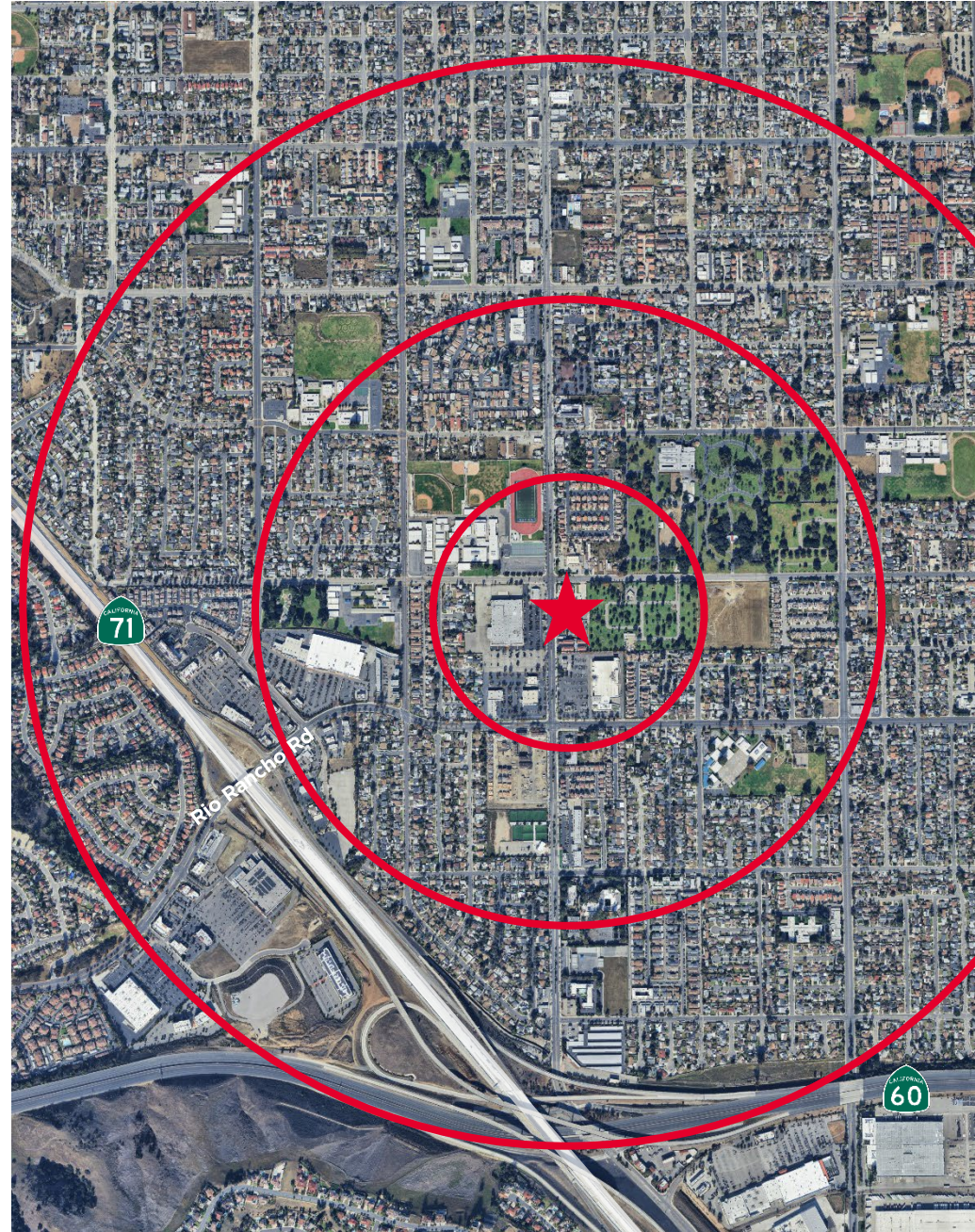
## EDUCATION AND EMPLOYMENT

- **High School Graduate or Higher:** 73.5% of adults aged 25+.
- **Bachelor's Degree or Higher:** ~17%–20%.
- **Top Industries:** Manufacturing, Health Care, Social Assistance, and Retail Trade.

# Pomona Demographics

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	2,648	7,633	28,558
<b>Average Age</b>	34	34	35
<b>Average Age (Male)</b>	34	34	35
<b>Average Age (Female)</b>	35	35	36

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	717	2,082	7,702
<b># of Persons per HH</b>	3.7	3.7	3.7
<b>Average HH Income</b>	\$71,190	\$69,779	\$79,147
<b>Average House Value</b>	\$357,553	\$393,726	\$532,623



# Pomona Highlights

## EDUCATIONAL INSTITUTIONS

Cal Poly Pomona A. Powerhouse of innovation and talent, Cal Poly Pomona fuels the region with over 11,000 jobs and drives \$1.5 billion in economic impact across Los Angeles County. With nearly 30,000 students and a national reputation as the #1 polytechnic university for diversity and economic mobility, CPP is a vibrant hub of future-ready professionals and community engagement.

Western University of Health Sciences. Located in the heart of downtown Pomona, WesternU is a premier private medical university shaping the next generation of healthcare leaders. With 3,724 students across 20+ advanced programs, the campus brings a steady flow of students, faculty, and visitors—creating a strong, built-in customer base for local businesses and venues.

## FAIRPLEX / LA COUNTY FAIR

As one of Southern California's most iconic destinations, Fairplex spans 487 acres and hosts more than 300 events each year. Its signature attraction—the LA County Fair—draws over 1 million guests annually, making it the largest county fair in the nation. With 300 year-round employees and more than 1,700 seasonal team members, Fairplex is a major driver of tourism, hospitality, and regional spending.

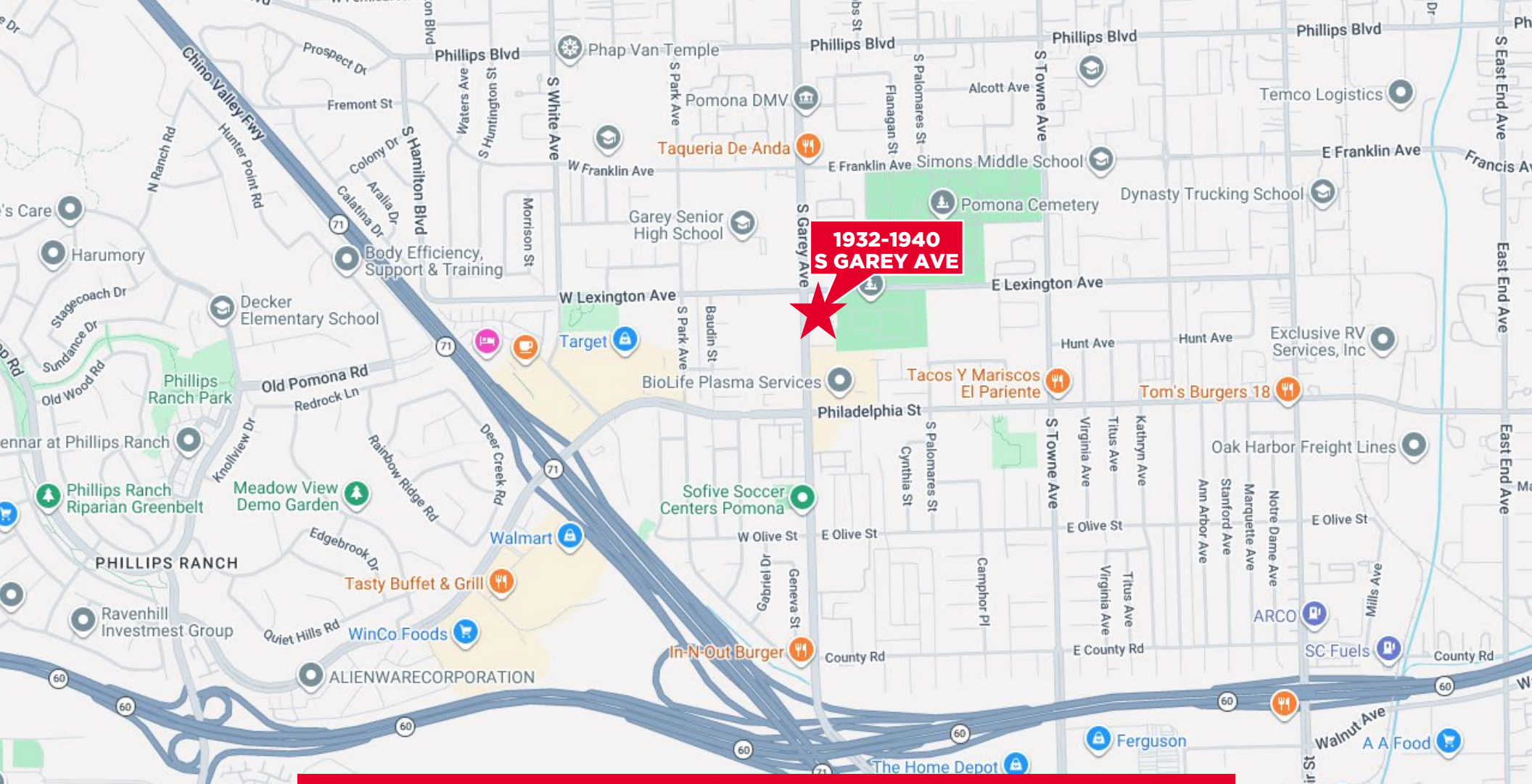
## KEY ECONOMIC DRIVERS

- **Manufacturing:** A diverse ecosystem producing everything from electronics to food products
- **Healthcare:** Anchored by Pomona Valley Hospital Medical Center, a leading regional provider
- **Education:** A strong network of higher-education institutions and public schools
- **Government:** Robust county and city operations supporting local employment
- **Retail & Entertainment:** A revitalized downtown district attracting new businesses, visitors, and investment





# Aerial Location Map



# Amenities Map

- Target
- Ross Dress for Less
- Citiwear
- Little Caesars
- Chipotle
- Del Taco
- Jersey Mike's Subs
- Carl's Jr.
- WaBa Grill
- Dickey's Barbecue Pit
- Golden Corral
- Planet Fitness
- The UPS Store
- T-Mobile
- ARCO
- Hilton Garden Inn
- Walmart
- WinCo Foods
- Starbucks
- Food 4 Less
- Subway



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