



Offering Memorandum

4 UNITS + 1 RTI ADU

912 W 3rd Street, Pomona, CA 91766

Marcus & Millichap

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ACTIVITY ID:

Marcus & Millichap

912 W 3rd Street

POMONA, CA 91766

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PROPERTY DETAILS

UTILITIES	
Electric	Individually Metered
Gas	Individually Metered
Trash	Individually Metered
Water	House Metered

THE OFFERING	
Property Address	912 W 3 rd Street Pomona, CA 91766
Assessor's Parcel Number	8342-008-002
Zoning	POC3*

SITE DESCRIPTION	
Number of Units	4
Number of Buildings	4
Number of Stories	1
Year Built	1938
Rentable Square Feet	1,950 SF
Rentable Square Feet w/ ADU	2,699 SF
Lot Size	0.15 AC
Type of Ownership	Fee Simple

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present 912 W 3rd Street, a renovated four-unit bungalow property located in one of Pomona's fastest-growing neighborhoods. Priced at \$975,000, the asset offers both investors and owner-users a rare opportunity to acquire a charming 4-plex with approved plans for a 2-bedroom, 1-bath ADU delivered at the Close of Escrow, creating strong projected cash flow.

Three of the four units will be delivered vacant and fully upgraded, featuring new bathrooms, updated kitchens, modern appliances, fresh paint, new flooring, contemporary finishes, private yard areas, and an on-site storage room that may also be leased for additional income. The existing unit mix includes three one-bedroom, one-bath units and one two-bedroom, one-bath unit totaling 1,950 square feet of rentable area. With the approved ADU, total rentable space will increase to 2,699 square feet on a 6,784-square-foot lot.

The renovated bungalows offer private entries and comfortable separation between units, giving residents a single-family feel and supporting long-term tenancy. Delivered 75 percent vacant, the property provides investors with flexibility to lease units at market rents, generate strong day-one income, and option to immediately move forward with ADU construction through RTI plans. Based on projected rents, the asset is expected to operate at an impressive 7.00 percent cap rate prior to ADU construction and 7.61 percent afterward, with an approximate 9.90 GRM inclusive of estimated building costs.

The location further strengthens the investment profile, situated minutes from Downtown Pomona's Arts Colony, Western University of Health Sciences, Pomona Valley Hospital, and the Metrolink Station, with direct access to the 10 and 71 freeways. These fundamentals position 912 W 3rd Street as an exceptional opportunity in a high-demand rental pocket offering both stable income and measurable upside.

912 W 3rd Street represents a rare chance to acquire a renovated, well-located 4 + 1 asset — four bungalow-style units plus one ADU with RTI plans delivered at Close of Escrow — offering favorable projected cash flow, tenant privacy, and meaningful value creation in one of Pomona's most active rental markets.





INVESTMENT HIGHLIGHTS

- ▶ **3 UNITS DELIVERED VACANT:**
 - ▶ Three units will be delivered fully remodeled, vacant, and rent ready at close of escrow, allowing for immediate market lease up and strong day one income potential.
- ▶ **ATTRACTIVE PRICING WITH STRONG RETURNS:**
 - ▶ Offered at \$975,000, and based on projected rents the property delivers a 7.00 percent cap rate with strong income and upside.
- ▶ **DESIRABLE UNIT MIX:**
 - ▶ Four units consisting of three 1BD/1BA and one 2BD/1BA totaling 1,950 SF, plus approved plans by COE for a 2BD/2BA ADU increasing total rentable area to 2,699 SF.
- ▶ **BUNGALOW STYLE DESIGN:**
 - ▶ Each unit offers private entries and outdoor areas, providing tenants the comfort and feel of single family living.
- ▶ **VALUE AND FLEXIBILITY:**
 - ▶ Delivered 75 percent vacant, giving investors the ability to lease at market or allowing an owner to occupy one unit while generating income from the others.
- ▶ **ADDITIONAL INCOME POTENTIAL:**
 - ▶ The back storage space may be rented to tenants for supplemental income or incorporated into the planned ADU.
- ▶ **CENTRAL POMONA LOCATION:**
 - ▶ Near Downtown Pomona, Western University, Pomona Valley Hospital, and the nearby Metrolink Station with quick access to the 10 and 71 Freeways.



CHARMING
BUNGALOW DESIGN +
ADU POTENTIAL



STRONG PROJECTED
7.00 PERCENT CAP RATE



IDEAL FOR
OWNER-USER OR
INVESTOR



Pomona Housing Authority Housing Choice Voucher Program Payment Standards and Fair Market Rents

The Pomona Housing Authority establishes Voucher Payment Standards based on the Fair Market Rents, which are established at least annually by U.S. Department of Housing and Urban Development (HUD). The Voucher Payment Standard is the maximum subsidy the Housing Authority can provide toward the contract rent (rent plus utility allowance for utilities, stove or refrigerator paid or provided by the tenant). If the contract rent (rent plus utility allowance) is more than the Voucher Payment Standard, the family must make up the difference

On January 1, 2025, the PHA began using a new method to calculate the amount of subsidy it pays towards rent and utilities for each family on the Housing Choice Voucher (HCV) Program. This new approach is required by HUD for all public housing agencies that administer vouchers. The PHA has moved to FMRs established at the ZIP code level, which are known as **Small Area Fair Market Rents (SAFMRs)**. The use of multiple payment standards will allow the PHA to provide rental assistance at levels that more accurately reflect the rents charged in individual neighborhoods.

Please refer to the chart below to see the new payment standard that will be effective **January 1, 2026**, for each of the ZIP codes in Pomona. The revised SAFMRs and payment standards will be used to calculate HAP amounts for these households.

For Program Participants – Payment Standard effective January 1, 2026

ZIP Code	0 BR	1 BR	2 BR	3 BR	4 BR
91765	\$2,585	\$2,893	\$3,608	\$4,576	\$5,093
91766	\$1,782	\$1,991	\$2,475	\$3,146	\$3,531
91767	\$1,683	\$1,892	\$2,354	\$2,981	\$3,322
91768	\$1,727	\$1,936	\$2,409	\$3,058	\$3,399
91769	\$2,046	\$2,288	\$2,860	\$3,630	\$4,037









THE OFFERING

912 W 3rd Street

POMONA, CA 91766

4-Unit Multifamily Property in Pomona

OFFERING PRICE

\$975,000

CAP RATE

7.00%

VITAL DATA

Price	\$975,000
Cap Rate – Current	7.00%
Cap Rate – Pro Forma	7.88%
Rentable Square Feet	1,950 SF
Rentable Square Feet w/ADU	2,699 SF
Price/SF	\$500.00
Price/SF w/ADU	\$361.24
Units	4
Price/Unit	\$243,750
Price/Unit w/ADU	\$235,000
Year Built	1929

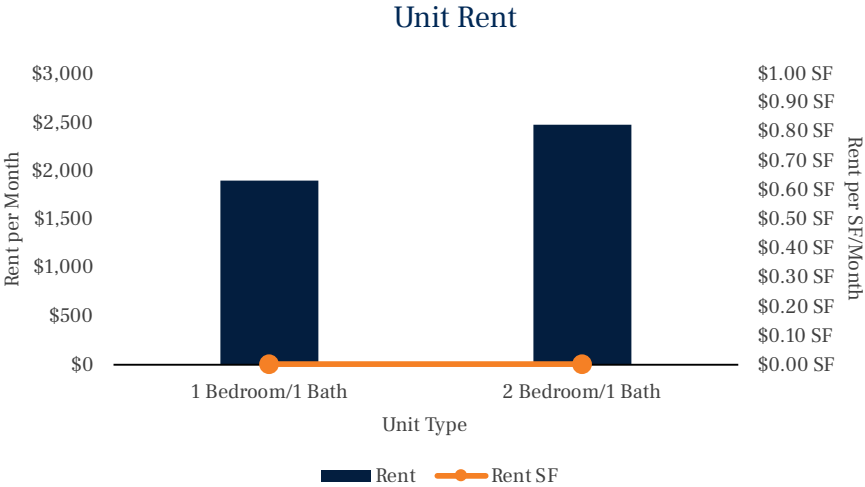
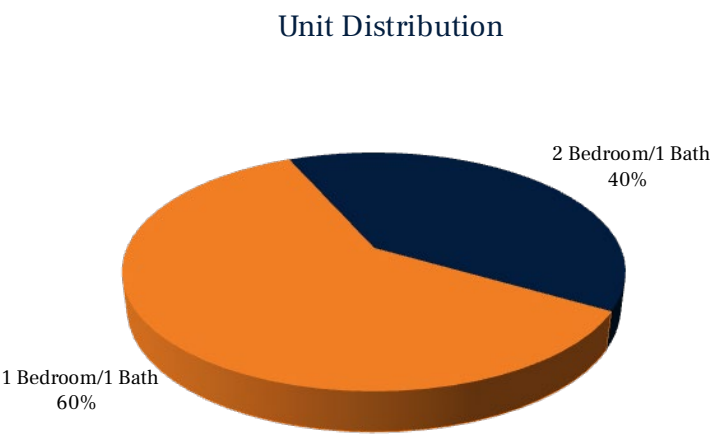
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RENT ROLL

UNIT	UNIT TYPE	SCHEDULED	SCHEDULED	POTENTIAL	POTENTIAL	Comments
		Rent / Month	Rent / Month w/ADU	Rent / Month	Rent / Month w/ADU	
912	2 Bedroom/1 Bath	\$2,475	\$2,475	\$2,475	\$2,475	Vacant/Rent Ready
914	1 Bedroom/1 Bath	\$1,895	\$1,895	\$1,895	\$1,895	Vacant/Rent Ready
916	1 Bedroom/1 Bath	\$1,895	\$1,895	\$1,895	\$1,895	Vacant/Rent Ready
920	1 Bedroom/1 Bath	\$1,153	\$1,153	\$1,895	\$1,895	
ADU	2 Bedroom/2 Bath		\$2,475		\$2,475	ADU-Planning Approved
Total		\$7,418	\$9,893	\$8,160	\$10,635	

RENT ROLL SUMMARY

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	SCHEDULED			POTENTIAL		
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
1 Bedroom/1 Bath	3		\$1,153 - \$1,895	\$1,648		\$4,943	\$1,895		\$5,685
2 Bedroom/1 Bath	2		\$2,475 - \$2,475	\$2,475		\$4,950	\$2,475		\$4,950
TOTALS/WEIGHTED AVERAGES	5	540		\$1,979	\$3.67	\$9,893	\$2,127	\$3.94	\$10,635
GROSS ANNUALIZED RENTS				\$118,715			\$127,620		



PRICING DETAIL

SUMMARY		
Price	\$975,000	
Down Payment	\$975,000	100%
Number of Units	4	
Price Per Unit	\$243,750	
Price Per SqFt	\$500.00	
Price Per SqFt with ADU	\$361.24	
Gross SqFt	1,950	
Gross SqFt with ADU	2,699	
Lot Size	0.15 Acres	
Approx. Year Built	1929	
CAP Rate	7.00%	7.89%
GIM	10.60	9.66
Cash-on-Cash	7.00%	7.89%

INCOME		Current		Pro Forma
Gross Scheduled Rent		\$89,016		\$97,920
Less: Vacancy/Deductions	3.0%	\$2,670	3.0%	\$2,938
Total Effective Rental Income		\$86,346		\$94,982
Other Income		\$3,000		\$3,000
Effective Gross Income		\$89,346		\$97,982
Less: Expenses	23.6%	\$21,064	21.5%	\$21,064
Net Operating Income		\$68,282		\$76,918
Cash Flow		\$68,282		\$76,918
Net Cash Flow After Debt Service	7.00%	\$68,282	7.89%	\$76,918
TOTAL RETURN		7.00%	7.89%	\$76,918

EXPENSES		Current	Pro Forma
Real Estate Taxes		\$11,564	\$11,564
Insurance		\$3,500	\$3,500
Utilities		\$1,600	\$1,600
Repairs & Maintenance		\$2,200	\$2,200
Landscaping & Pest		\$1,200	\$1,200
Operating Reserves		\$1,000	\$1,000
TOTAL EXPENSES		\$21,064	\$21,064
Expenses/Unit		\$5,266	\$5,266
Expenses/SF		\$10.80	\$10.80

PRICING DETAIL WITH ADU

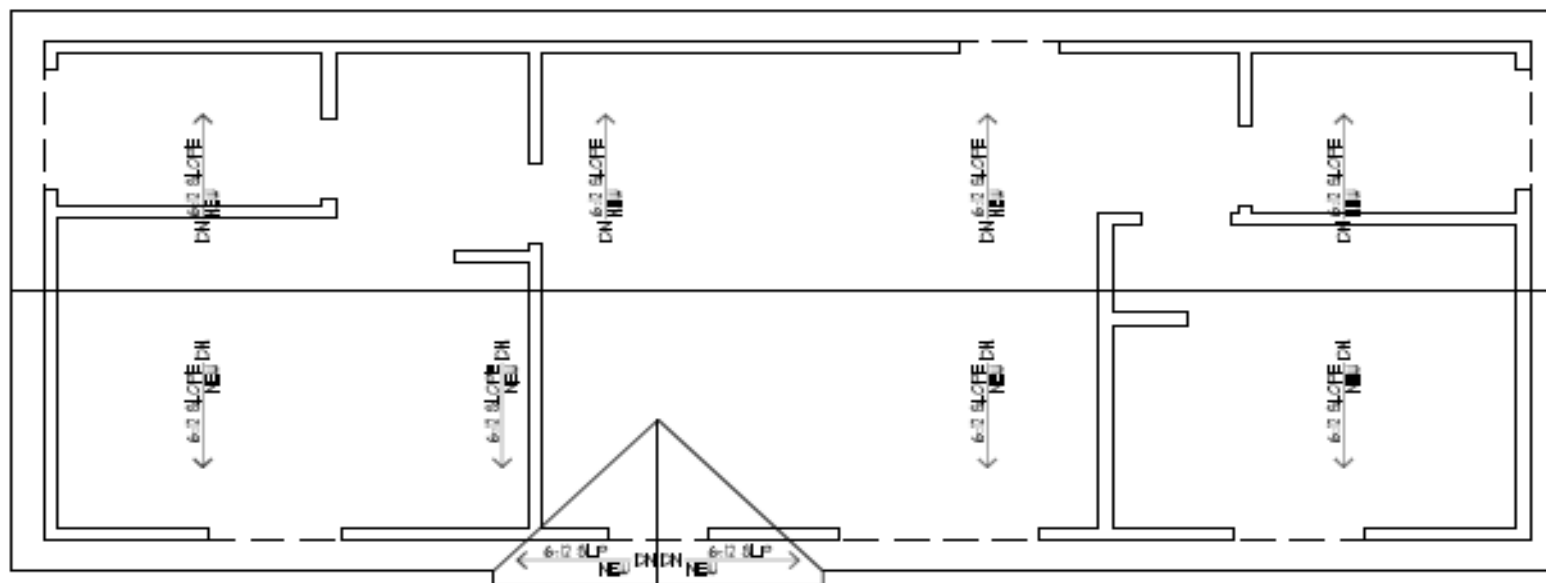
SUMMARY		
Price	\$1,175,000	
Down Payment	\$1,175,000	100%
Number of Units	5	
Projected ADU Cost	\$200,000	
Price Per Unit	\$235,000	
Price Per SqFt	\$435.35	
Gross SqFt	2,699	
Lot Size	0.15 Acres	
Approx. Year Built	1929	

RETURNS	Current	Pro Forma
CAP Rate	7.61%	8.34%
GIM	9.90	9.21
Cash-on-Cash	7.61%	8.34%

INCOME		Current		Pro Forma
Gross Scheduled Rent		\$118,715		\$127,620
Less: Vacancy/Deductions	3.0%	\$3,561	3.0%	\$3,829
Total Effective Rental Income		\$115,153		\$123,791
Effective Gross Income		\$115,153		\$123,791
Less: Expenses	22.4%	\$25,761	20.8%	\$25,761
Net Operating Income		\$89,392		\$98,030
Cash Flow		\$89,392		\$98,030
TOTAL RETURN	7.61%	\$89,392	8.34%	\$98,030

EXPENSES		Current	Pro Forma
Real Estate Taxes		\$13,936	\$13,936
Insurance		\$4,375	\$4,375
Utilities		\$2,000	\$2,000
Repairs & Maintenance		\$2,750	\$2,750
Landscaping & Pest		\$1,200	\$1,200
Operating Reserves		\$1,500	\$1,500
TOTAL EXPENSES		\$25,761	\$25,761
Expenses/Unit		\$5,152	\$5,152
Expenses/SF		\$9.54	\$9.54

ADU PLANS

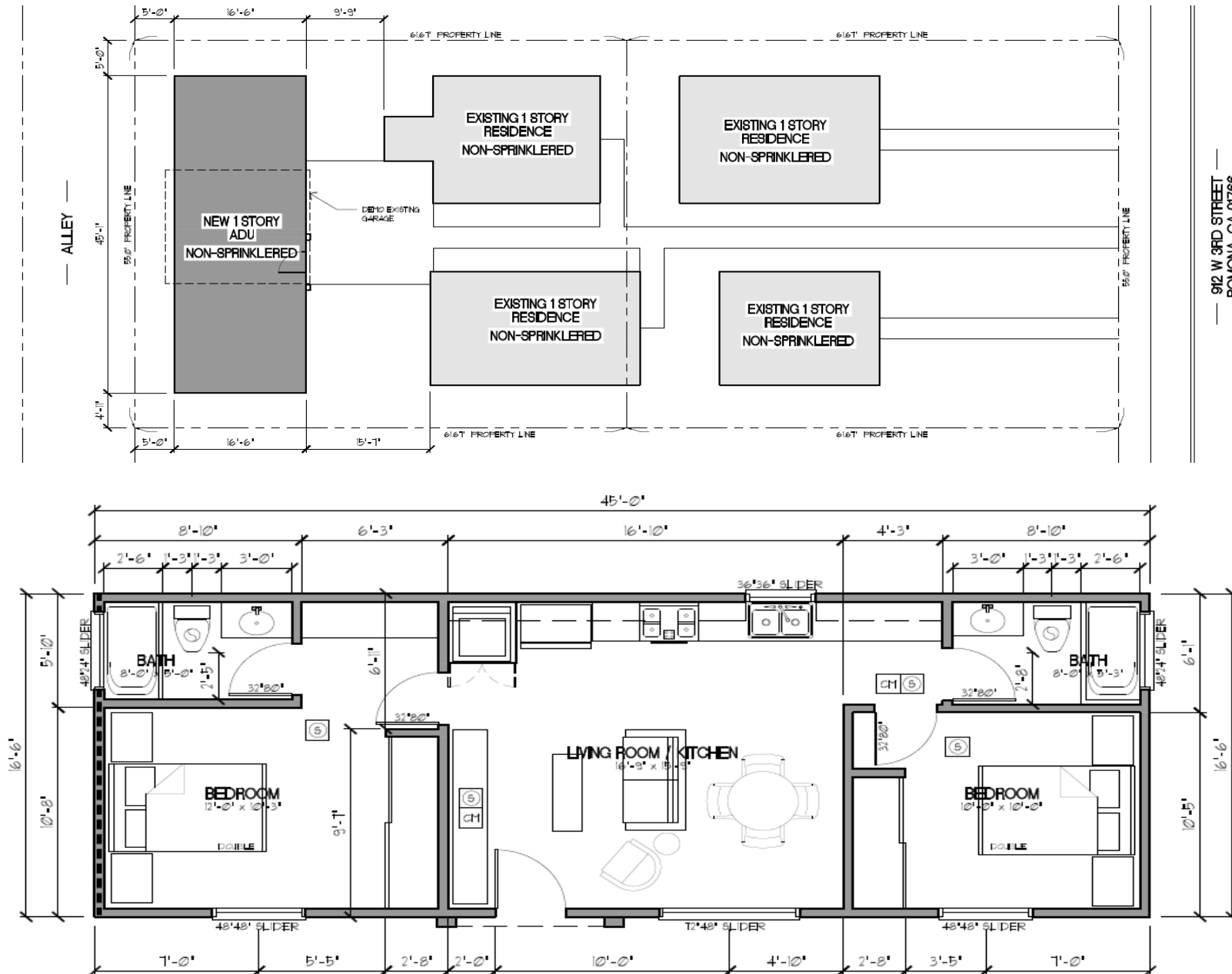


SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



ADU PLANS



912 W 3RD STREET
POMONA, CA 91766





LOCATION OVERVIEW

Pomona, California is a vibrant and historic city located in the eastern region of Los Angeles County, serving as a key gateway between Los Angeles and the rapidly growing areas of San Gabriel Valley and the San Bernardino corridor. With a population of over 150,000 residents, Pomona is strategically positioned along the Interstate 10, 57, and 71 Freeways, offering excellent access to major employment centers throughout Southern California.

The local economy is supported by a diverse base of industries, including education, healthcare, manufacturing, and logistics. Pomona is home to Western University of Health Sciences, one of the region's premier medical institutions, as well as Pomona Valley Hospital Medical Center, both of which provide stable employment and attract healthcare professionals and students to the area. The city's proximity to the Fairplex—home of the Los Angeles County Fair and year-round events—further enhances local commerce and tourism.

Pomona has experienced steady housing demand driven by its relative affordability compared to nearby Los Angeles and Orange County markets. The city's median home prices and rental rates remain below regional averages, attracting both investors and renters seeking value and accessibility. Continued population growth and limited new multifamily construction contribute to strong rental fundamentals and long-term stability.

Cultural and recreational amenities are abundant, including Downtown Pomona's Arts Colony, a lively district filled with galleries, restaurants, and entertainment venues, as well as nearby outdoor attractions such as Ganesha Park and Bonelli Regional Park. These amenities, combined with convenient access to the Pomona Metrolink Station, make the city highly desirable for residents seeking both comfort and connectivity.

Ongoing investment in infrastructure, housing, and downtown revitalization continues to strengthen Pomona's position as a growing and resilient submarket within Los Angeles County. For multifamily investors, the combination of strong renter demand, accessibility, and affordability makes Pomona a stable and high-performing market offering both consistent income and long-term appreciation potential.





DISCOVER POMONA

Home to a rich blend of culture, history, and education, Pomona, CA, offers a dynamic environment for residents, students, and visitors alike. At the city's heart lies Downtown Pomona, home to the vibrant Arts Colony, where galleries, studios, and music venues bring creativity to life. Pomona's strong educational presence is anchored by Cal Poly Pomona, one of California's leading universities known for innovation and hands-on learning. The city also celebrates community through annual events like the LA County Fair at Fairplex, drawing visitors from across the region. With its blend of art, education, and opportunity, Pomona continues to thrive as one of Southern California's most distinctive cities.



POMONA'S GROWING ECONOMY

Pomona's strategic location within the San Gabriel Valley places it at the crossroads of major transportation routes, including the I-10, SR-57, and SR-71 freeways, providing convenient access to Los Angeles, Orange County, and the Inland Empire. The city's Metrolink station connects residents and professionals to regional job centers, while ongoing revitalization projects continue to attract new investment. Pomona's diverse economy is supported by higher education, healthcare, light manufacturing, and logistics, offering a strong foundation for both business and residential growth. With continued infrastructure improvements and its proximity to regional innovation hubs, Pomona stands as a gateway for opportunity and long-term development in Southern California.

FROM ORCHARDS TO OPPORTUNITY

Pomona's story is deeply rooted in California's early agricultural era and its spirit of innovation. Established in the late 1800s and named after the Roman goddess of fruit, Pomona thrived as one of the state's leading citrus producers, known for its fertile soil and prosperous orchards. The introduction of the railroad transformed the community into a key hub for trade and commerce, connecting local growers to markets across Southern California. As agriculture gave way to education and industry, Pomona evolved into a city of opportunity and creativity. Historic neighborhoods, early 20th-century architecture, and cultural landmarks still showcase the legacy of its past. Today, Pomona balances this rich history with a forward-looking vision, shaped by its vibrant arts scene, strong educational institutions, and growing economic landscape.



NEARBY ATTRACTIONS

Serving as a connector between the San Gabriel Valley and the Inland Empire, Pomona offers the perfect blend of accessibility, diversity, and opportunity. Its central location provides easy access to nearby destinations such as Claremont Village, known for its boutiques, galleries, and restaurants, and Downtown Ontario, home to the Toyota Arena and Ontario Mills. Outdoor activities abound at Bonelli Regional Park for hiking and lakeside recreation or Mount Baldy for scenic trails and winter skiing. For family outings, Raging Waters in San Dimas, The Shoppes at Chino Hills, and the historic Route 66 corridor are all within a short drive. Pomona's location linking two of Southern California's most vibrant regions makes it a destination that combines convenience, culture, and opportunity.



CHINO HILLS
HIGH SCHOOL





Claremont
Village



SALES COMPS

912 W 3RD STREET // OFFERING MEMORANDUM

SALES COMPARABLES

1. 914 N Palomares Street
2. 505 E Columbia Avenue
3. 881 N Huntington Blvd
4. 305 E Grand Avenue
5. 935 W 3rd Street

SALES COMPS

	Address	Sales Date	# of Units	Year Built	Sales Price	\$/Unit	Rentable SF	\$/SF	CAP	GRM	Unit Mix
1	914 N Palomares Street, Pomona, CA 91767	5/15/25	4	1964	\$965,000	\$241,250	2,204	\$437.84	3.99%	15.03	(1) Studio, (2) 1 Bedroom/1 Bath, (1) 2 Bedroom/1 Bath
2	505 E Columbia Avenue, Pomona, CA 91767	3/14/25	4	1939	\$969,900	\$242,475	2,344	\$413.78	3.99%	15.03	(4) 1 Bedroom/1 Bath
3	881 N Huntington Blvd, Pomona, CA 91768	12/26/24	4	1947	\$980,000	\$245,000	2,880	\$340.28	3.34%	17.94	(4) 2 Bedroom/1 Bath
4	305 E Grand Avenue, Pomona, CA 91766	12/13/24	4	1964	\$1,100,000	\$275,000	4,023	\$273.43	4.44%	19.76	(4) 2 Bedroom/1 Bath
5	935 W 3rd Street, Pomona, CA 91766	11/10/24	4	1951	\$975,000	\$243,750	4,368	\$223.21	4.63%	12.95	(4) 1 Bedroom/1 Bath
Averages			4	1953	\$997,980	\$249,495	3,164	\$337.71	4.08%	16.14	
★	912 W 3rd Street, Pomona, CA 91766		4	1929	\$975,000	\$243,750	1,950	\$500.00	7.00%	10.60	(3) 1 Bedroom/1 Bath, (1) 2 Bedroom/1 Bath
	912 W 3rd Street, Pomona, CA 91766		4+ADU	1929	\$975,000	\$243,750	2,699	\$361.24	7.61%	9.90	(3) 1 Bedroom/1 Bath, (1) 2 Bedroom/1 Bath, (1) 2 Bedroom/1 Bath ADU*

DEMOGRAPHIC OVERVIEW

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	31,929	163,382	373,137
2024 Estimate			
Total Population	31,893	162,016	370,206
2020 Census			
Total Population	32,517	166,317	375,837
2010 Census			
Total Population	32,277	164,293	367,166
Daytime Population			
2024 Estimate	24,010	134,828	396,112
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	9,418	47,771	116,341
2024 Estimate			
Total Households	9,333	47,185	115,035
Average (Mean) Household Size	3.5	3.5	3.2
2020 Census			
Total Households	9,216	46,372	113,221
2010 Census			
Total Households	8,203	42,738	105,646
Growth 2024-2029	0.9%	1.2%	1.1%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2029 Projection	9,843	49,309	120,379
2024 Estimate	9,754	48,693	118,991
Owner Occupied	3,027	26,214	68,512
Renter Occupied	6,288	21,002	46,625
Vacant	421	1,508	3,956
Persons in Units			
2024 Estimate Total Occupied Units	9,333	47,185	115,035
1 Person Units	16.5%	14.4%	18.1%
2 Person Units	23.2%	24.4%	27.2%
3 Person Units	16.4%	18.0%	18.1%
4 Person Units	17.0%	17.8%	17.0%
5 Person Units	13.1%	12.8%	10.5%
6+ Person Units	13.8%	12.7%	9.1%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	3.4%	7.8%	12.5%
\$150,000-\$199,999	5.2%	9.6%	11.5%
\$100,000-\$149,999	14.6%	19.3%	19.9%
\$75,000-\$99,999	12.7%	14.7%	13.7%
\$50,000-\$74,999	21.1%	17.0%	14.8%
\$35,000-\$49,999	12.3%	9.8%	8.8%
\$25,000-\$34,999	9.9%	7.6%	6.2%
\$15,000-\$24,999	9.3%	6.4%	5.6%
Under \$15,000	11.6%	7.9%	7.1%
Average Household Income	\$73,984	\$96,361	\$110,670
Median Household Income	\$58,968	\$79,060	\$91,551
Per Capita Income	\$21,650	\$28,722	\$35,723
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	31,893	162,016	370,206
Under 20	29.4%	26.8%	25.3%
20 to 34 Years	26.1%	23.6%	22.5%
35 to 39 Years	7.0%	6.8%	6.5%
40 to 49 Years	12.3%	12.8%	12.4%
50 to 64 Years	15.8%	18.1%	18.6%
Age 65+	9.3%	11.9%	14.7%
Median Age	34.0	36.0	38.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	19,814	105,681	246,353
Elementary (0-8)	20.7%	15.6%	10.3%
Some High School (9-11)	14.8%	11.9%	8.8%
High School Graduate (12)	27.1%	24.7%	22.2%
Some College (13-15)	19.4%	20.9%	21.4%
Associate Degree Only	5.6%	7.3%	8.1%
Bachelor's Degree Only	8.9%	13.4%	18.5%
Graduate Degree	3.5%	6.1%	10.7%
Population by Gender			
2024 Estimate Total Population	31,893	162,016	370,206
Male Population	49.3%	49.9%	50.6%
Female Population	50.7%	50.1%	49.4%

DEMOGRAPHIC OVERVIEW



POPULATION

In 2024, the population in your selected geography is 370,206. The population has changed by 0.83 percent since 2010. It is estimated that the population in your area will be 373,137 five years from now, which represents a change of 0.8 percent from the current year. The current population is 50.6 percent male and 49.4 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 39.0. The population density in your area is 4,713 people per square mile.



HOUSEHOLDS

There are currently 115,035 households in your selected geography. The number of households has changed by 8.89 percent since 2010. It is estimated that the number of households in your area will be 116,341 five years from now, which represents a change of 1.1 percent from the current year. The average household size in your area is 3.2 people.



INCOME

In 2024, the median household income for your selected geography is \$91,551, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 49.69 percent since 2010. It is estimated that the median household income in your area will be \$103,522 five years from now, which represents a change of 13.1 percent from the current year.

The current year per capita income in your area is \$35,723, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$110,670, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 177,158 people in your selected area were employed. The 2010 Census revealed that 57.7 of employees are in white-collar occupations in this geography, and 23.7 are in blue-collar occupations. In 2024, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 33.00 minutes.



HOUSING

The median housing value in your area was \$672,054 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 66,003.00 owner-occupied housing units and 39,649.00 renter-occupied housing units in your area.



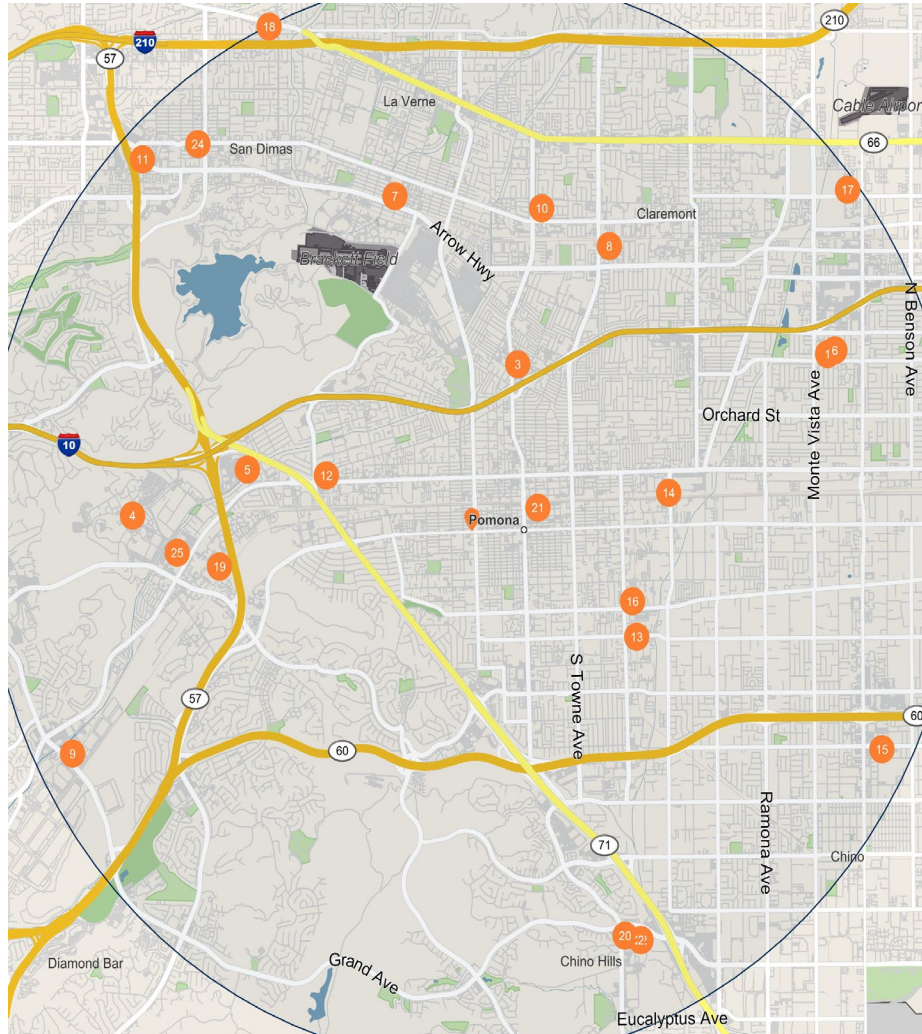
EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 27.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 8.1 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 14.9 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.4 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 28.7 percent in the selected area compared with the 19.7 percent in the U.S.

DEMOGRAPHIC OVERVIEW



Major Employers		Employees
1	Prime Healthcare Services-Mont	5,073
2	Redwood Family Care Netwrk Inc	2,300
3	Pomona Valley Hospital Med Ctr-PVHMC	2,121
4	Cal Poly Pomona Foundation Inc-Children Ctr At Cal Poly Pmona	1,730
5	Little Brown Box Pizza LLC	1,000
6	US Skillserv Inc-Community Cnvlscnt Hosp Mntcl	987
7	University of La Verne	985
8	Alere San Diego Inc-Immunalysis	888
9	Morrow-Meadows Corporation-Cherry City Electric	850
10	Casa Colina Inc-Casa Clina Hosp Ctrs For Hlthc	800
11	Apple Mid Cal LLC-Applebees	794
12	Merchants Building Maint Co-Merchants Building Maintenance	708
13	Covenant Transport Inc-Covenant Transport	706
14	Southern California Edison Co	632
15	Veritas Health Services Inc	600
16	Royal Cabinets Inc-Royal Cabinets	600
17	Bni Enterprises Inc-B N I	600
18	American States Water Company-AWR	568
19	Kkw Trucking Inc	550
20	Yard House Restaurants LLC	531
21	Western Univ Hlth Sciences-Westernu Health We Care Dental	510
22	Sails Washington Inc	500
23	Casa Clina Hosp Ctrs For Hlthc-Casa Clina Ctrs For Rhbltation	500
24	Signature Select Personnel LLC	500
25	Southern California Edison Co	475



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