



## Development Land

2445 N Towne Ave, Pomona, CA 91767



**Farahnaz Ghardash**

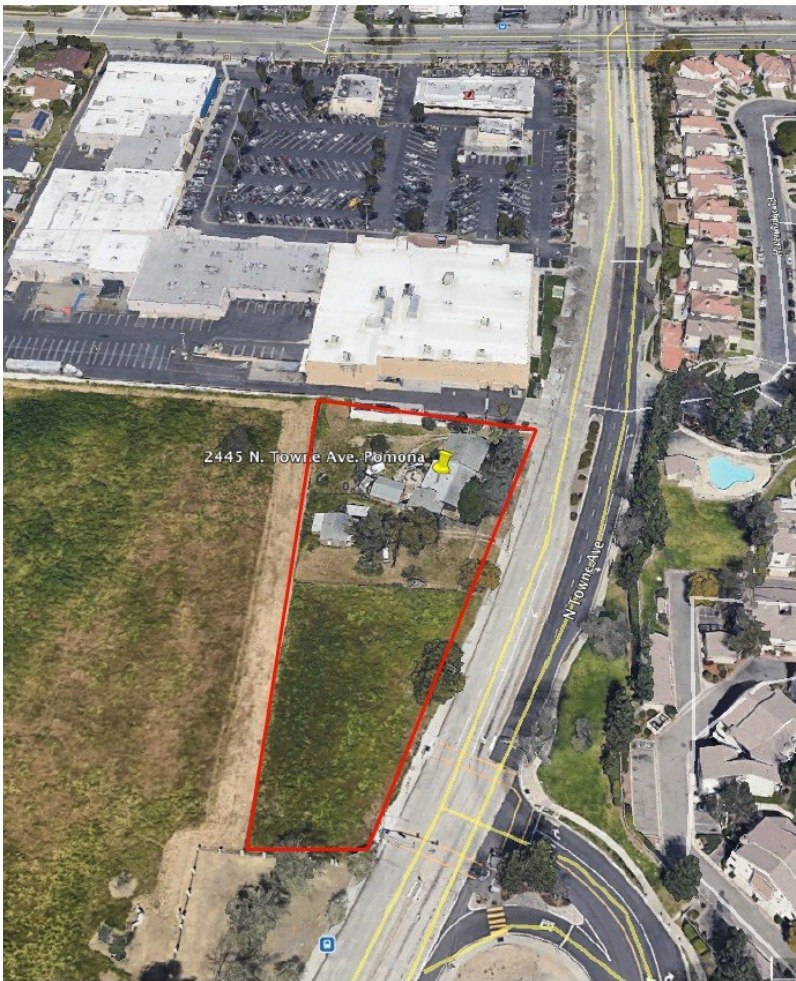
Keller Williams Encino/Sherman Oaks  
15910 Ventura Blvd, Suite 101, Encino, CA 91436  
[farah@ghardash.com](mailto:farah@ghardash.com)  
(310) 595-4747

# Development Land

\$2,750,000

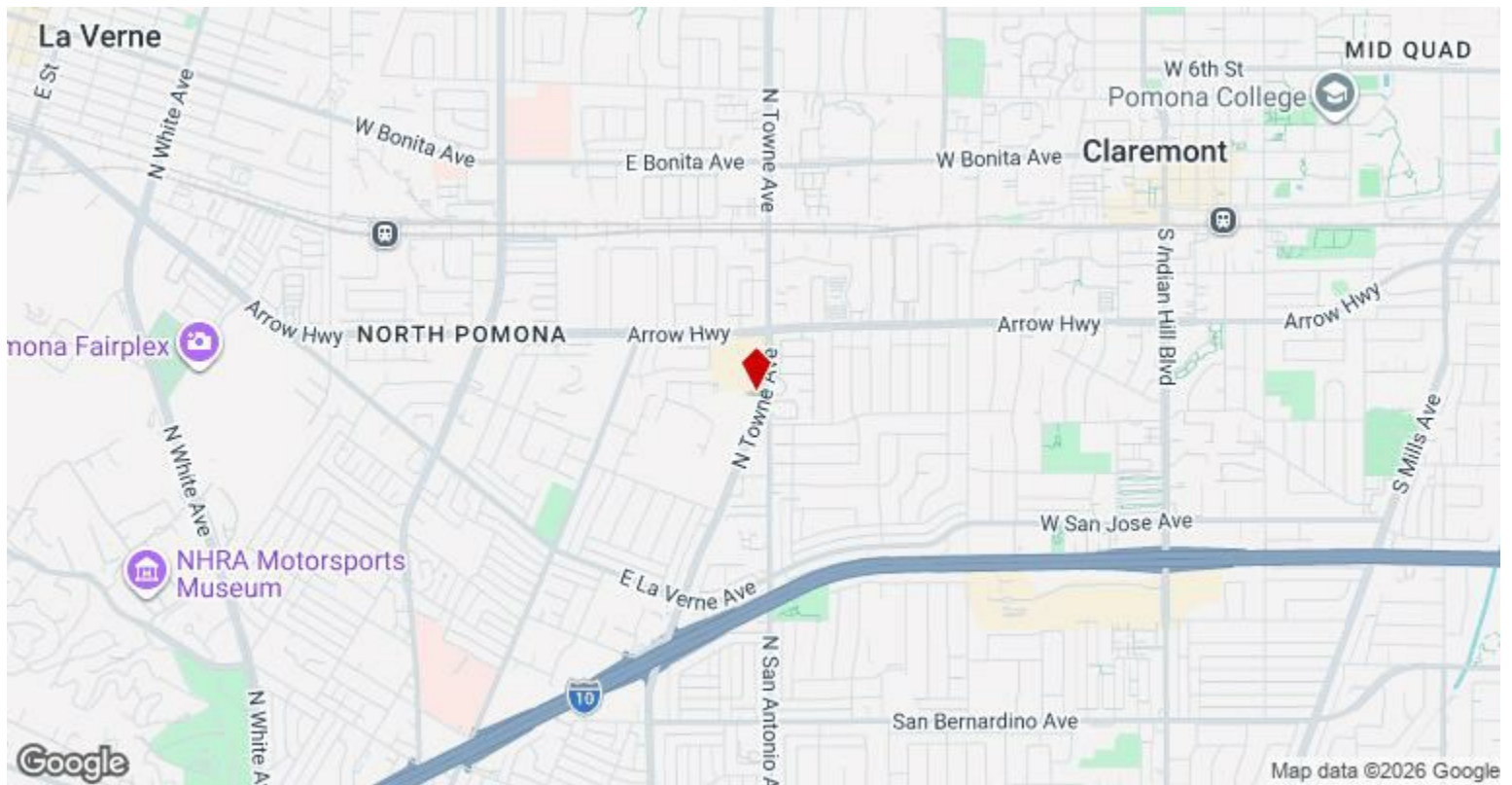
This 1.40 acre commercial land parcel at 2445 N Towne...  
Towne...

- Positioned on a 1.40-acre parcel with C2 commercial zoning, allowing for a wide range of development options including mixed-use, multifamily, and retail
- Located just north of the I-10 Freeway and adjacent to a Walmart shopping center, offering strong visibility and high traffic counts.
- Excellent accessibility to major transportation corridors, including I-10 and SR-57, and within minutes of Metrolink commuter rail stations.
- Two existing residential structures on-site will be delivered vacant, providing flexibility for redevelopment.
- Situated in a growing commercial and residential market, creating strong potential for investors and developers to capitalize on demand.
- Close proximity to Ontario International Airport and regional business districts enhances connectivity and long-term value.



Price:	\$2,750,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	1.40 AC
No. Lots:	1
Zoning Description:	C2
APN / Parcel ID:	8365-002-010





## 2445 N Towne Ave, Pomona, CA 91767

This 1.40 acre commercial land parcel at 2445 N Towne Avenue in Pomona offers a rare development opportunity in a highly visible and accessible location. Positioned just north of the I-10 Freeway and adjacent to a (Walmart shopping center) the site benefits from strong traffic counts and established retail synergy. Zoned C2 for commercial use, the property supports a wide range of potential developments, including mixed-use, multifamily, or retail projects can build 40 units per acres up to 56 parcel in 3 stories with Retails !! The parcel currently includes two existing residential structures, which will be delivered vacant, providing flexibility for redevelopment. With its proximity to major transportation corridors, including the I-10 and SR-57, and easy access to surrounding business districts, this site is well-suited for investors, developers, or owner-users seeking to capitalize on Pomona's growing commercial & residential demands for its prime location next to Walmart, just north of the I-10 Freeway. Don't miss this exceptional development prospect.\*\*

# Property Photos



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