

Prime Real Estate - Bring All Offers

495 E Holt Ave, Pomona, CA 91767

RE/MAX Presented By:
COMMERCIAL RE/MAX Commercial



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Property Details

Price: \$6,500,000

- PRIME HARD CORNER SIGNALIZED INTERSECTION
- ADT Volume over 47,000 Vehicles Per Day
- Absolute NNN lease – zero landlord responsibilities
- Prime Holt Ave frontage with drive-thru and signalized access
- 7.5% cap rate with future repositioning or redevelopment upside
- Corporate tenant paying \$41,000/month NNN through Aug 2028

View the full listing here: <https://www.loopnet.com/Listing/495-E-Holt-Ave-Pomona-CA/38079684/>

Price:	\$6,500,000
Property Type:	Retail
Property Subtype:	Drug Store
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	7.57%
Lot Size:	1.50 AC
Gross Building Area:	13,737 SF
No. Stories:	1
Year Built:	2003
Tenancy:	Single
Parking Ratio:	4.14/1,000 SF
Zoning Description:	POC4-T4*
APN / Parcel ID:	8337-015-034
Walk Score ®:	83 (Very Walkable)

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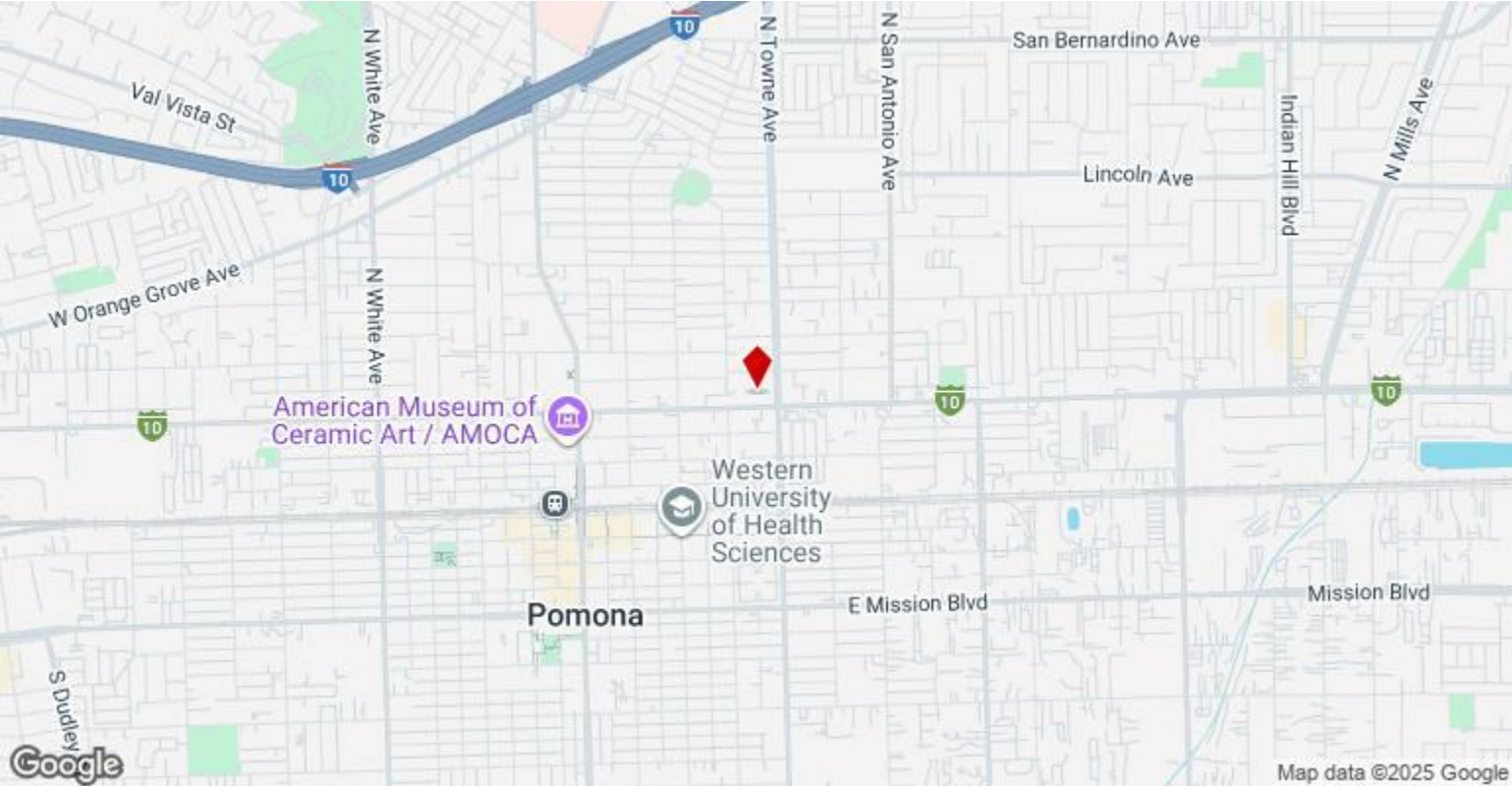
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Walgreens	14,490	8-31-2028

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Location



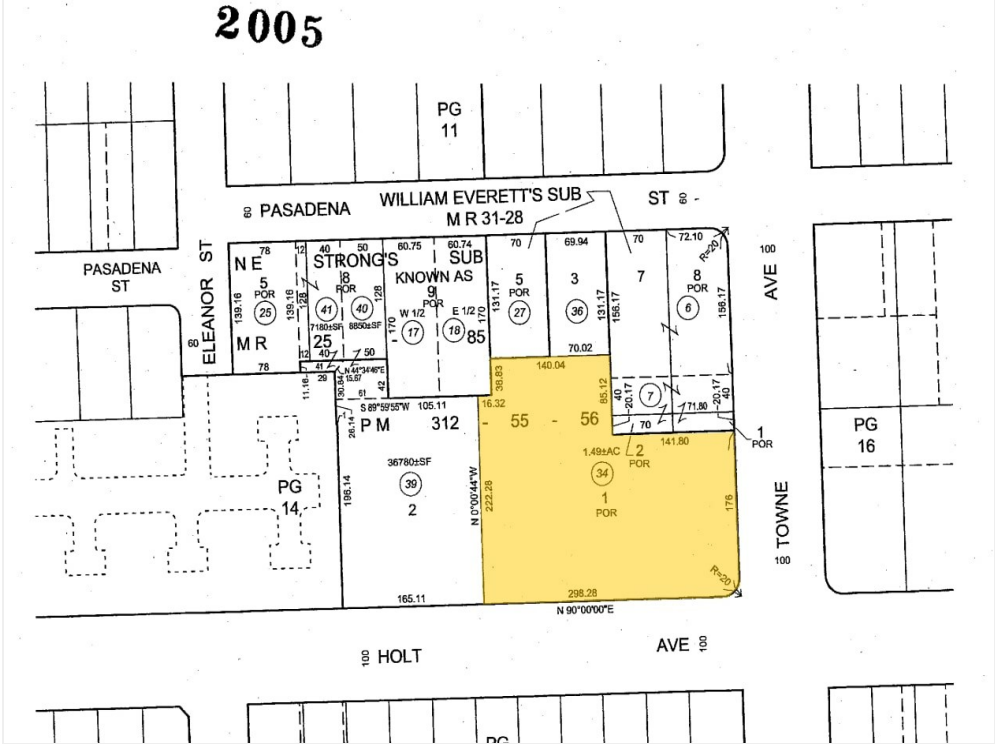
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Property Photos



Primary Photo



Plat Map

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Property Photos



Building Photo



Building Photo

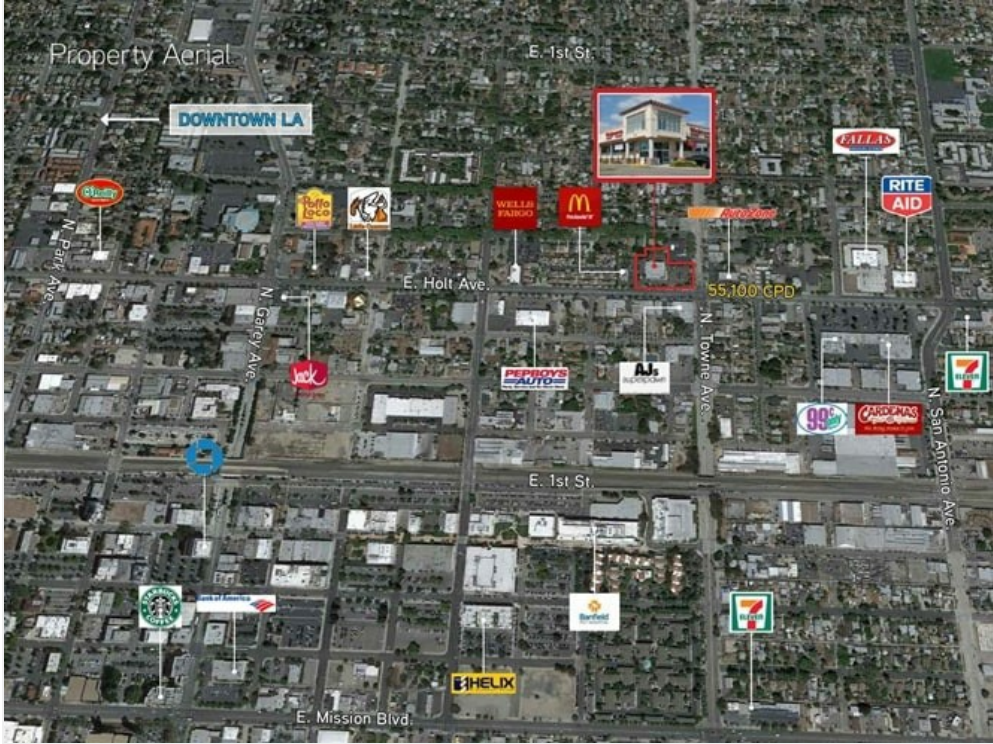
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Property Photos



Building Photo

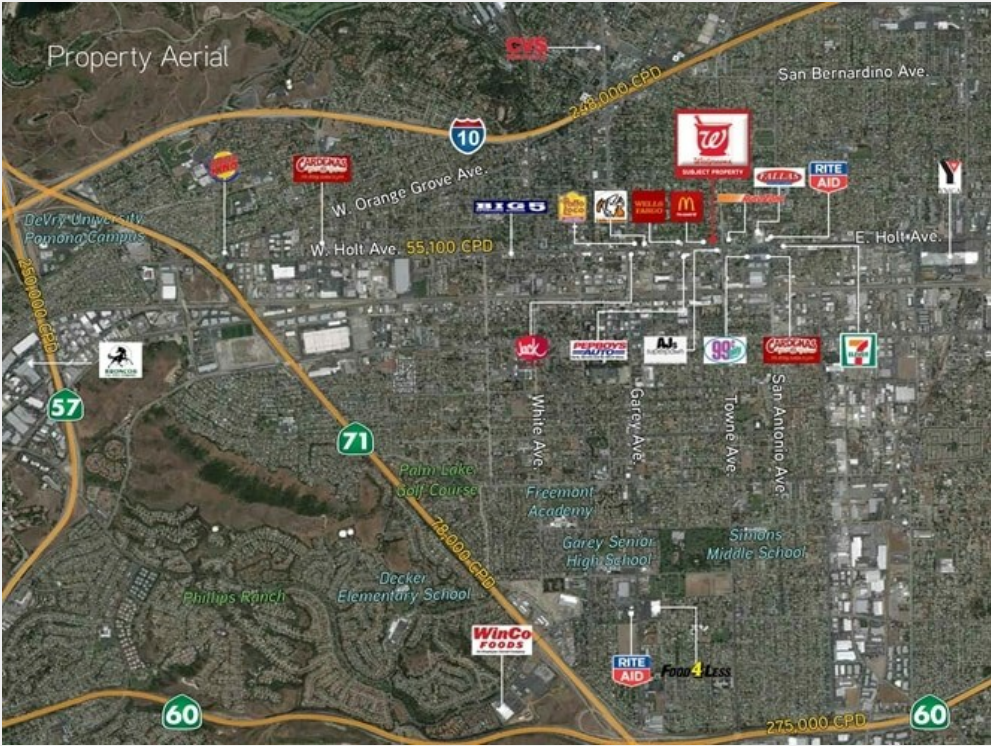


Aerial

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Property Photos



Aerial



Building Photo

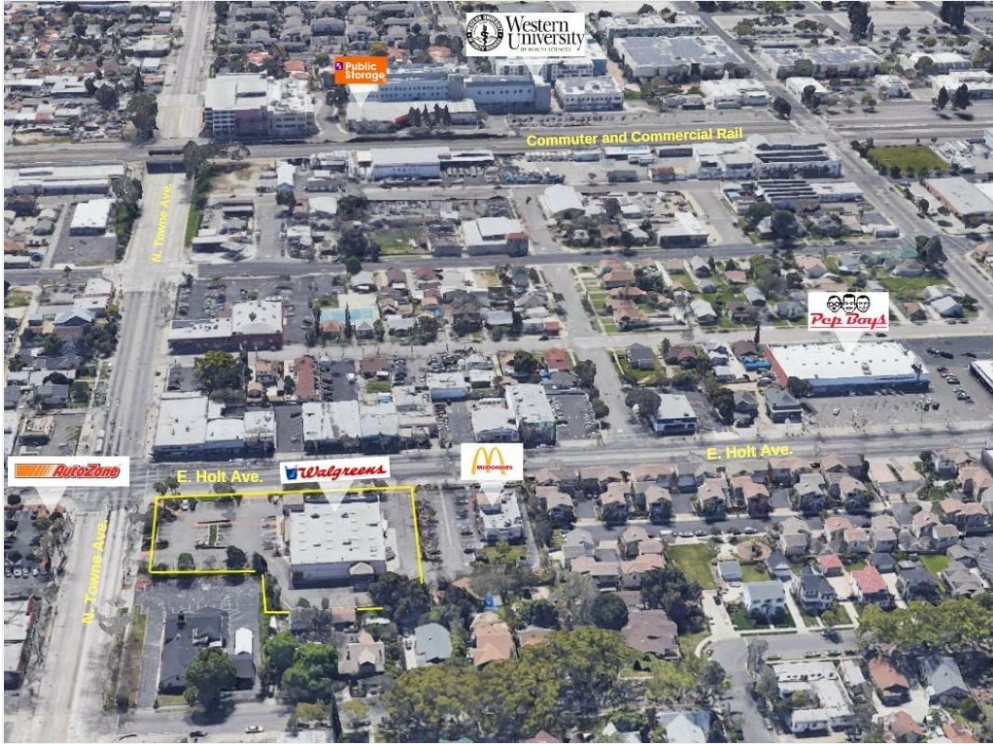
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Property Photos



Building Photo

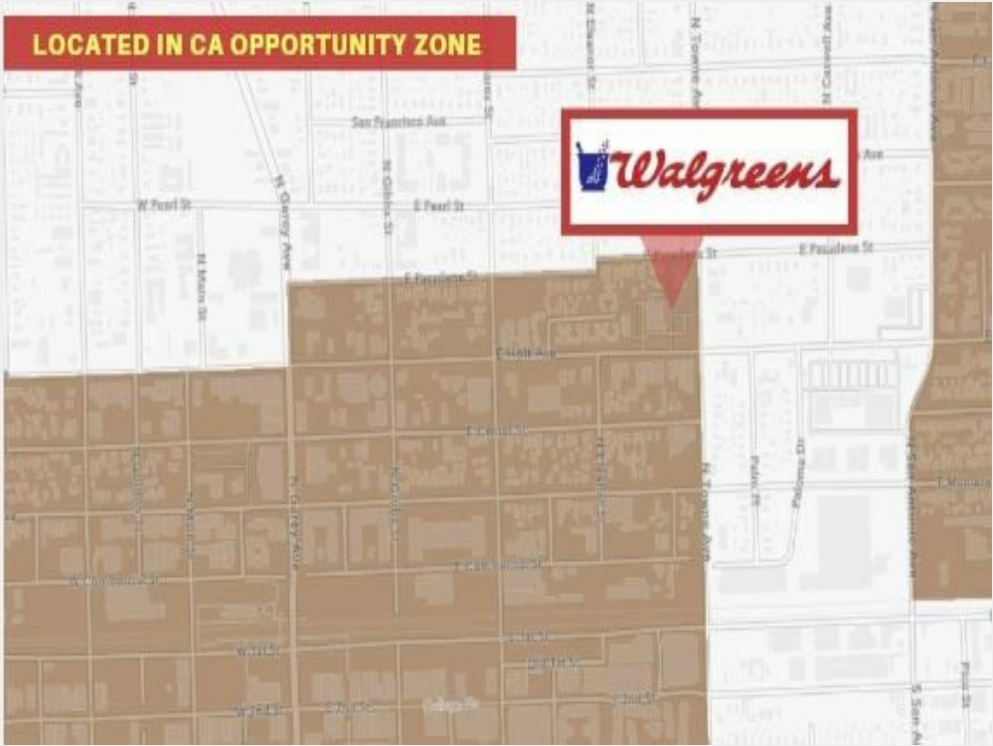


Aerial

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Property Photos



Other



Building Photo

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Property Photos



Building Photo



Building Photo

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Building Photo



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