



DOWNTOWN POMONA MIXED-USE DEVELOPMENT OPPORTUNITY

PINNACLE REAL ESTATE GROUP



PROPERTY SUMMARY

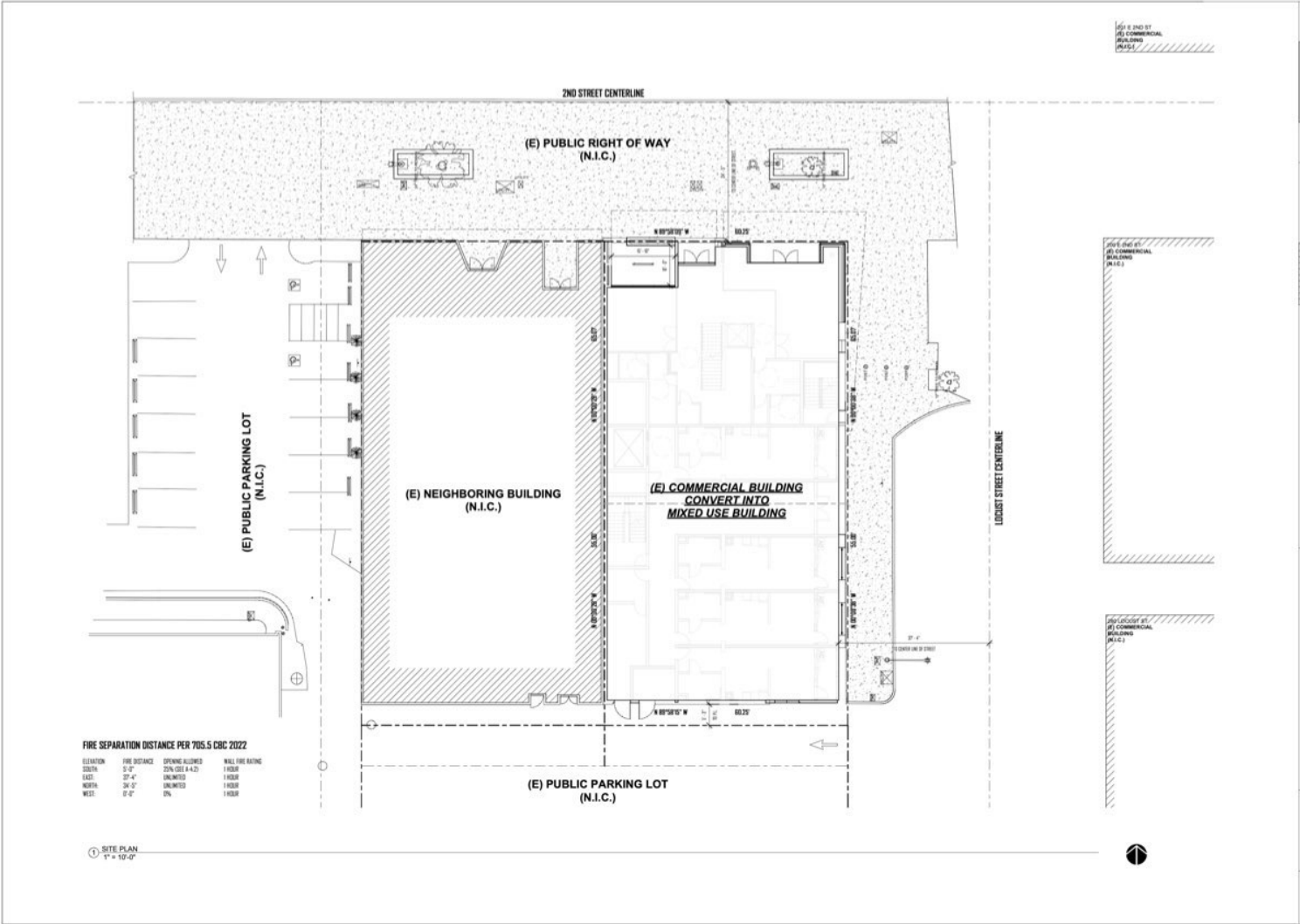
This development is entitled for 19 apartment units, catering to the growing demand for modern and convenient living spaces in Pomona. It also features 5 commercial spaces which aims to foster a lively business environment in the heart of the city. Located in extremely close proximity to Western University of Health and Sciences, and neighboring Cal Poly Pomona, 158 E 2nd St enhances the appeal to both students and natives to Pomona.



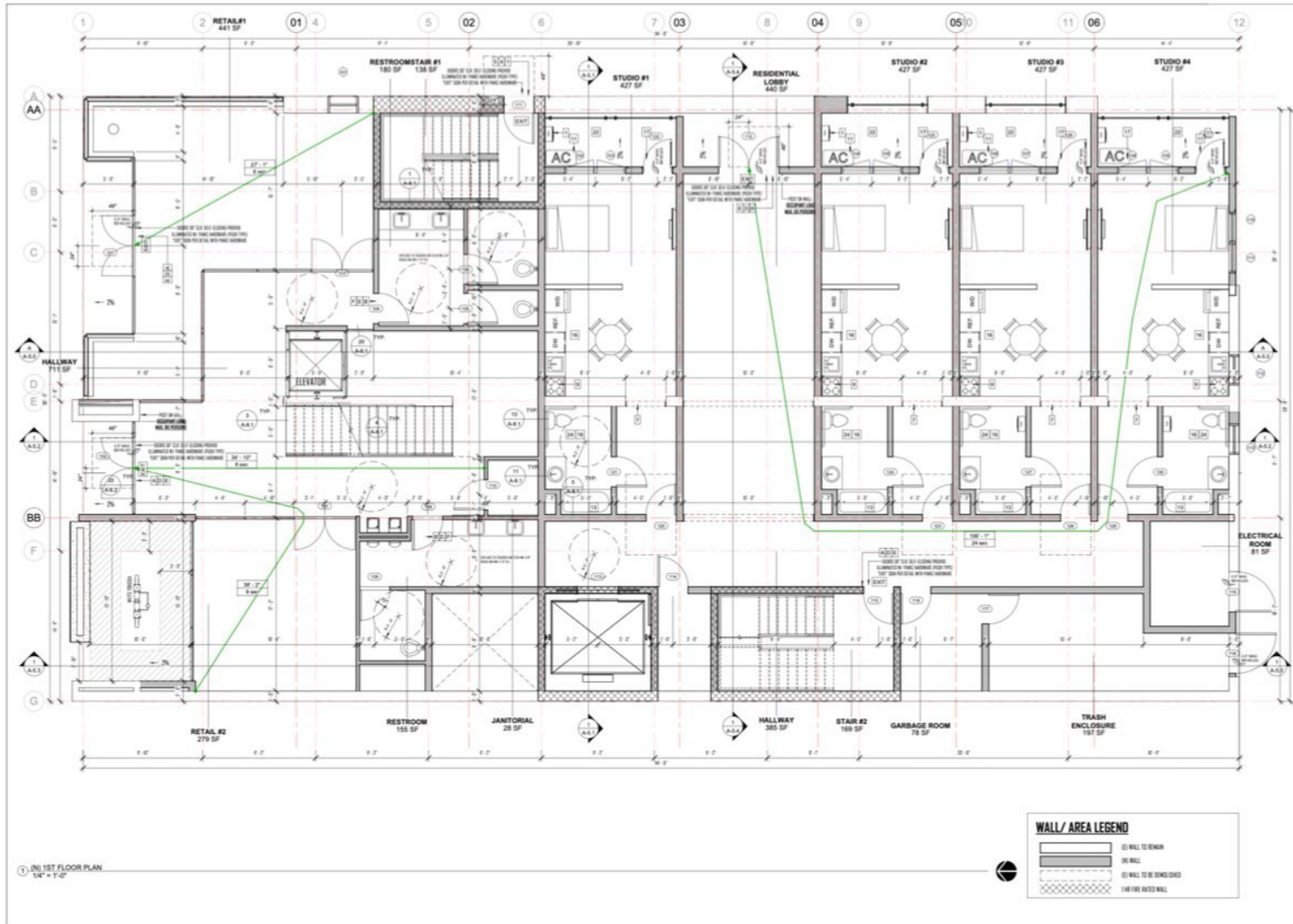
HIGHLIGHTS

- 19 Apartments, 1-2 bedroom configurations
- 5 Commercial Shell Spaces
- Brand New Development
- Fully Entitled
- ~~Permits expected to be ready March 2024~~ EXTENSION FILED, PULLING PERMITES
- No Parking Required
- Amenities on Roof Deck
- Private Balconies for Units
- Modern Design

SITE PLAN



FLOOR PLANS

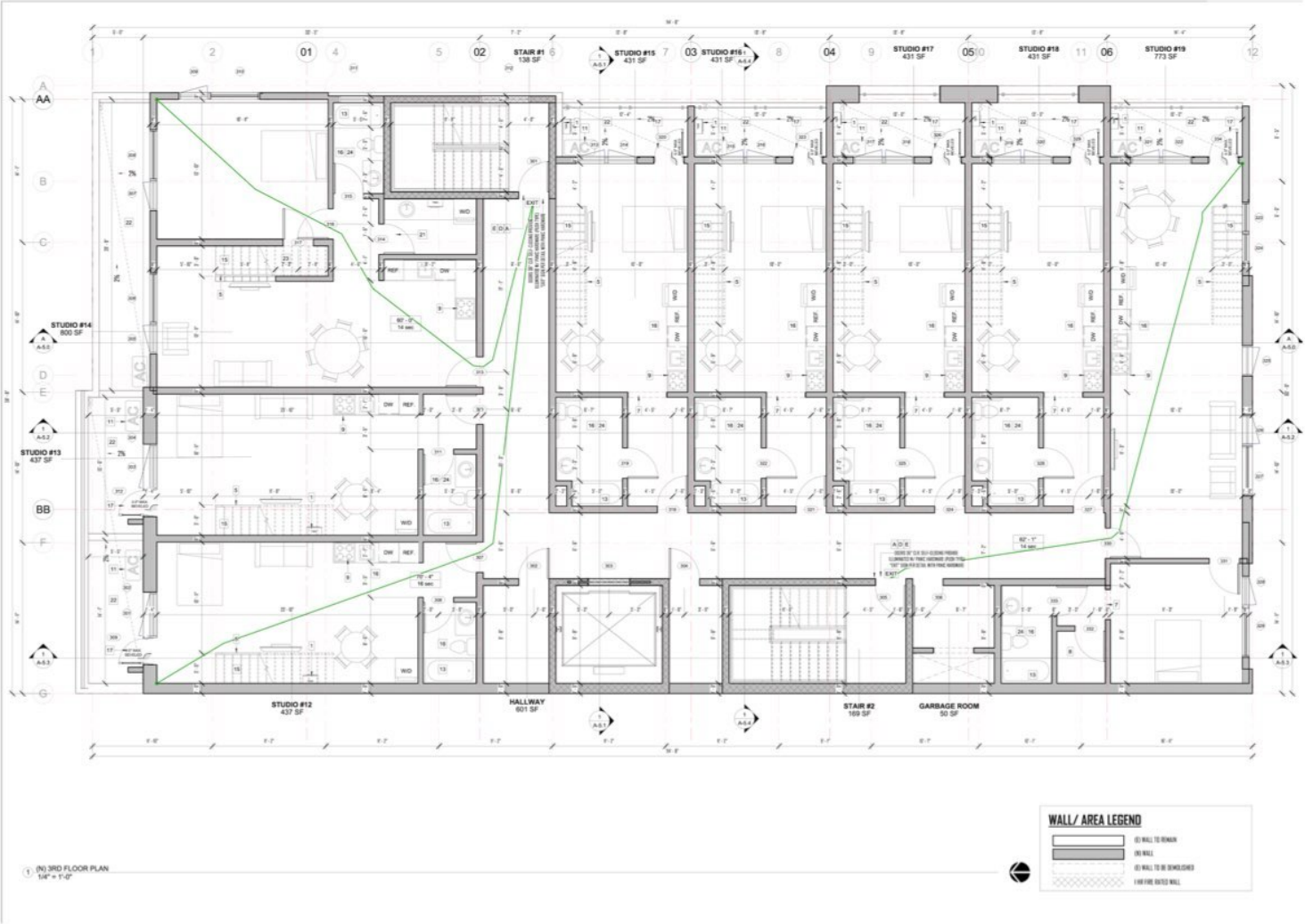


EXCLUSIVE OFFERING MEMORANDUM

FLOOR PLANS



FLOOR PLANS



FLOOR PLANS

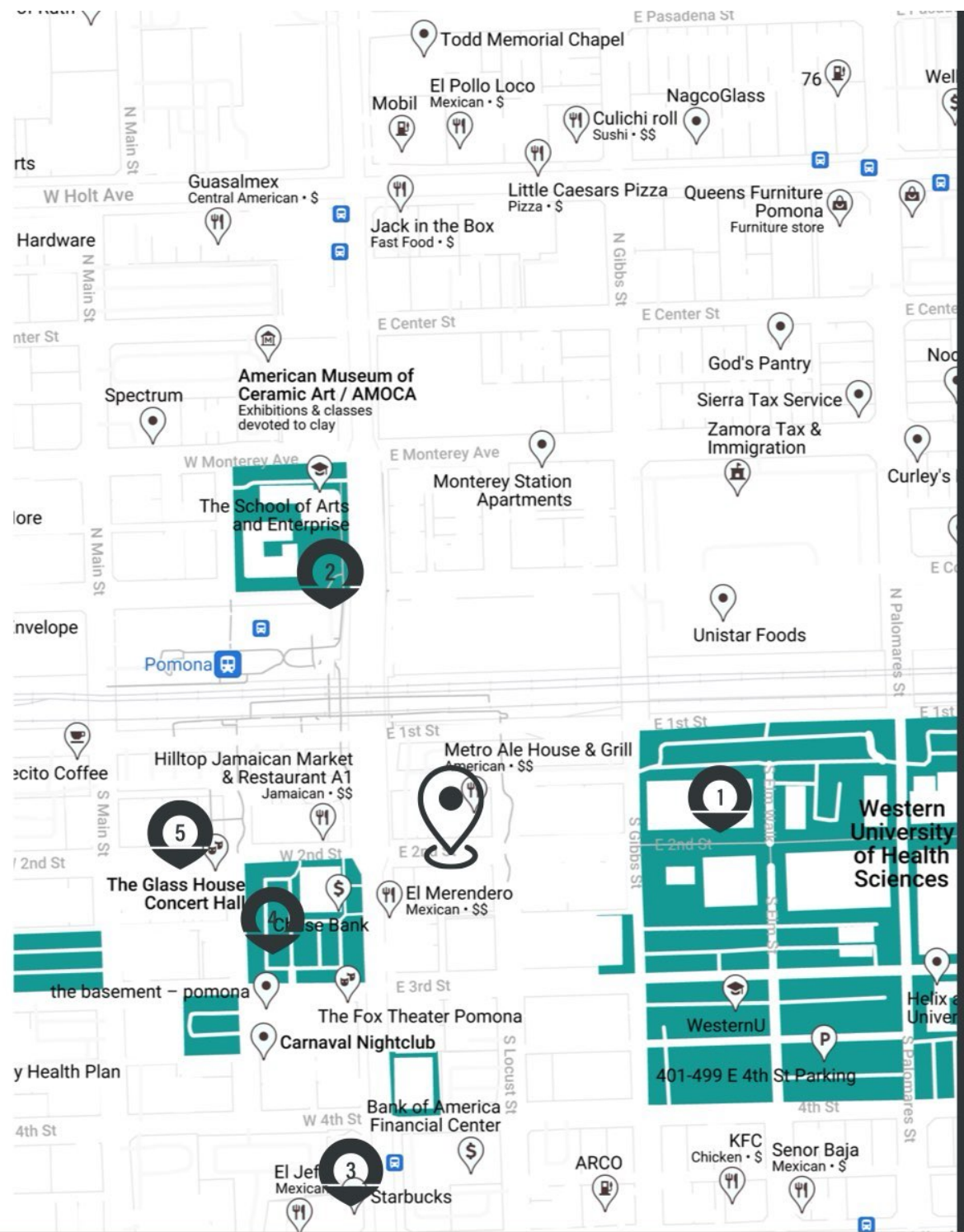


FLOOR PLANS



NEARBY AMENITIES

- 1 Western University
- 2 School of Arts & Enterprise
- 3 Starbucks
- 4 Chase Bank
- 5 The Glass House Concert Hall
- 6 AMOCA
- 7 Cal Poly Pomona
- 8 City Hall
- 9 Bank of America
- 10 Carnival Nightclub



POPULATION

POPULATION	1 MI	3 MI	5 Mi
Population	32,242	182,670	390,843
Median Income	\$53,916	\$69,952	\$78,094
Median Age	31	35	36
House Holds	9,225	50,628	116,209
Employees	24,774	142,593	312,150

HOUSES	1 MI	3 MI	5 Mi
Housing Units	9,745	52,663	121,195
Occupied Homes	9,225	50,628	116,209
Owner Occupied	2,688	27,812	67,238
Renter Occupied	6,537	22,816	48,972
Renter Occupied %	71%	45%	42%

INCOME	1 MI	3 MI	5 Mi
50,000+	2,126	8,411	17,149
75,000+	1,040	7,626	16,535
100,000+	1,703	13,118	32,648
200,000+	240	2,994	10,969

The data gathered for the demographics of the area within 1 mile reflect a community that is diverse in population with a median age of 31, which points to a younger workforce.

The fact that 71% of the population within 1 mile are renters suggests a substantial rental market in this area, indicating a preference for renting over homeownership. Additionally, the presence of over 2,000 individuals with an income of \$100,000 or more within this radius highlights the coexistence of varying income levels in the community, contributing to the overall economic diversity of Pomona

POMONA, CA

TOTAL POPULATION



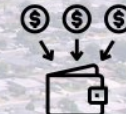
151,592

MEDIAN HH INCOME



\$67,549

AVG HH INCOME



\$82,734

AVG AGE



33.9

TOTAL HOUSING UNITS



43,239

TOTAL RENTERS



46.99%

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