

2 Vacant lots

796 Philadelphia St, Pomona, CA 91766



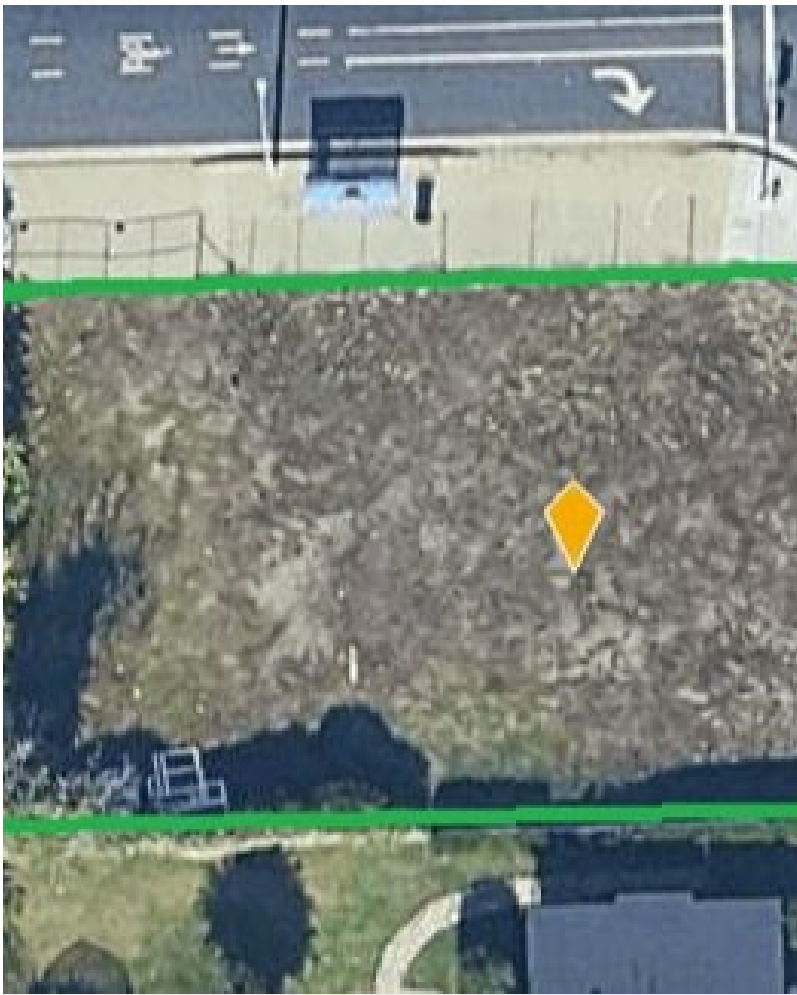
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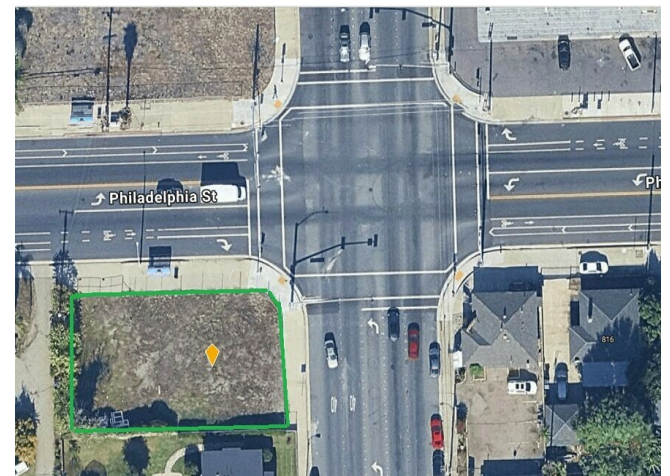
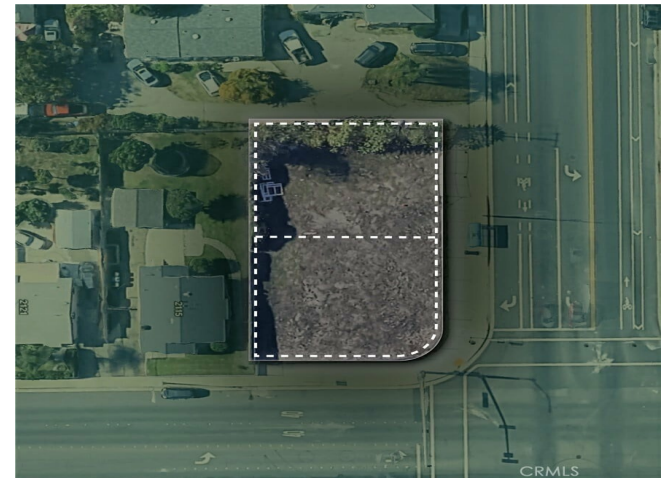
2 Vacant lots

\$525,000

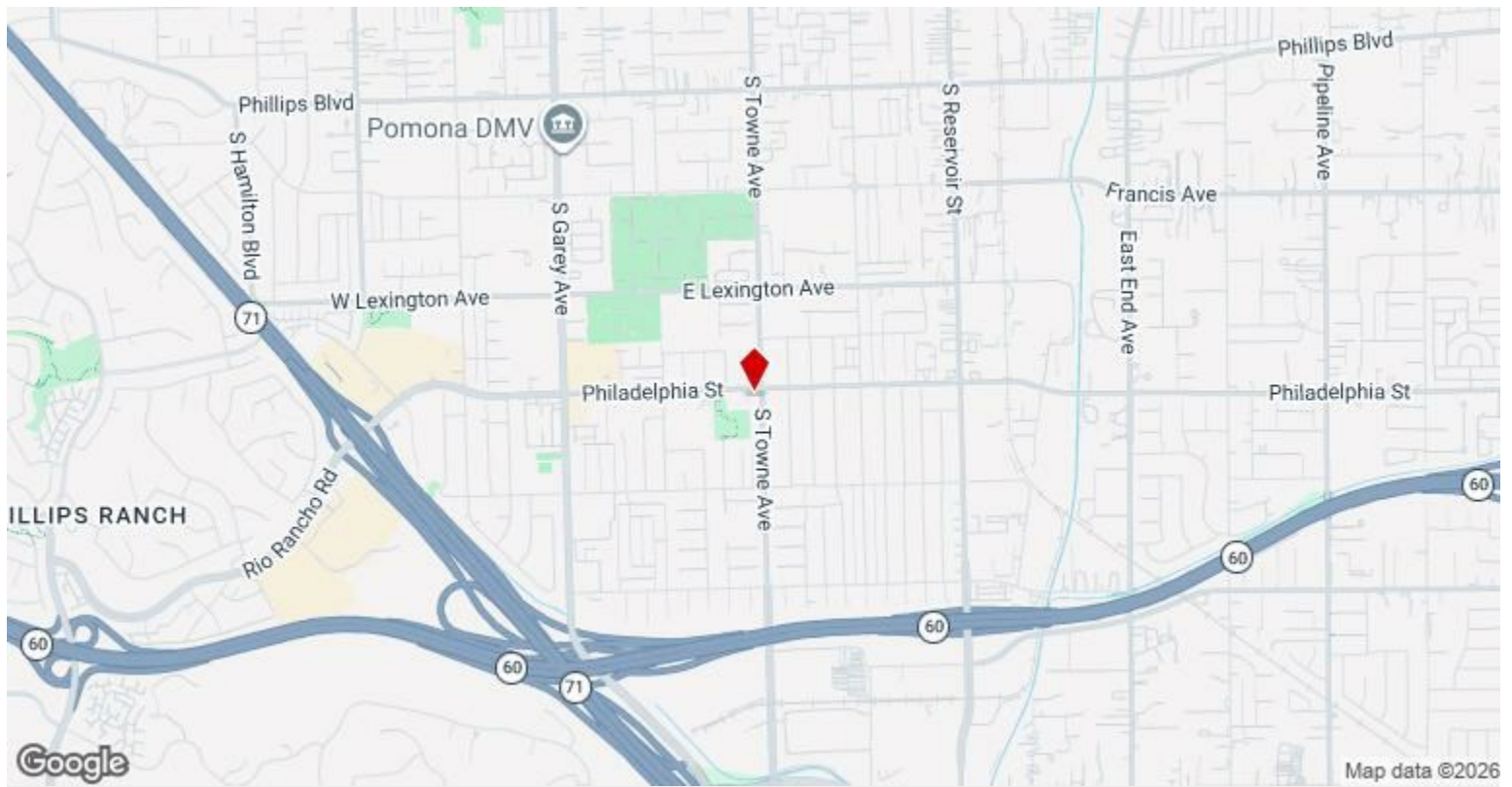
Approximately 9,077 SF

These two adjoining corner development lots located in the City of Pomona, California, offer exceptional redevelopment potential under the City's new formbased zoning code. The properties are zoned MM1-G1 CX4, corresponding to Pomona's Activity Center District 1 (ACD1), which is intended for medium to large scale mixed-use development with buildings up to six (6) stories in height. The zoning encourages a pedestrian friendly environment with residential, retail, office, and commercial uses integrated into an active urban setting.

- 11,076 average daily traffic count
- Great zoning for flexible development opportunities.
- Close to freeways



| | |
|---------------------|-----------------------------|
| Price: | \$525,000 |
| Property Type: | Land |
| Property Subtype: | Commercial |
| Proposed Uses: | Commercial/Residential |
| Sale Type: | Investment/Redevelopment |
| Total Lot Size: | 9,077 SF |
| No. Lots: | 1 |
| Zoning Description: | MM1-G1-CX4 |
| APN / Parcel ID: | 8331-005-023 & 8331-005-025 |



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The 2 vacant corner lots are near State Routes 60 & 70. *Buyer to independently verify all zoning regulations, permitted uses, density allowances, parking requirements, development standards, and future planning considerations with the City of Pomona Planning Department.

Property Photos

