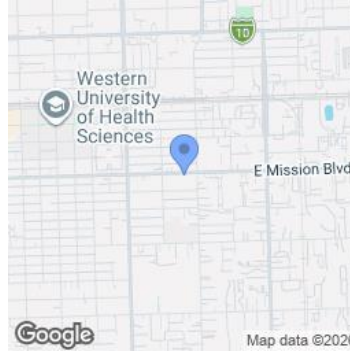


10 East, exit Towne Ave, R on Towne, L on Mission Blvd.



ACRES: 0.1424
 \$ PER ACRE: \$1,748,596
 LOT(src): 6,205/0.1424 (A)
 AREA: 687 - Pomona
 GROSS EQUITY:
 PRESENT LOANS AMOUNT:
 HAVE:
 DAM: 2
 SLC: Standard
 PARCEL #: 8335018009
 LISTING ID: DW26148582
 LIST \$ ORIG.: \$249,000

Rec07/08/2026 : NEW



DESCRIPTION

Exceptional Mixed-Use Development Opportunity in Pomona! Don't miss this rare opportunity to acquire vacant land strategically located within the Pomona Corridors Specific Plan – Midtown Segment. This property offers outstanding potential for future mixed-use, commercial, residential, or live/work development, subject to City of Pomona approval. Ideally situated near Downtown Pomona with convenient access to major freeways, public transportation, shopping, restaurants, and local amenities, this site is positioned within one of the City's targeted revitalization corridors. The Midtown Segment encourages thoughtful infill development designed to create vibrant, walkable neighborhoods while supporting economic growth. Whether you're a developer, investor, or owner-user looking to capitalize on Pomona's continued redevelopment efforts, this property presents an exceptional opportunity with significant long-term upside. Buyer to verify zoning, permitted uses, development standards, utilities, and all information with the City of Pomona.

EXCLUSIONS:

INCLUSIONS:

SUBDIVISION: / COUNTY: Los Angeles 55+: No PROBATE AUTHORITY:	FENCING: None VIEW: None SELLER WILL CONSIDER CONCESSIONS IN OFFER: Yes	SEWER: Public Sewer UTILITIES: None ELECTRIC:	LOT FEATURES: Near Public Transit, Value In Land, Walkstreet WATERFRONT:
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LAND

COMMON INTEREST: None LAND LEASE: No TAX LOT: 8 TAX BLOCK: B TAX TRACT #: LOT SIZE DIM: ASSESSMENTS: Buyer to Verify PARCEL #: 8335018009 ADDITIONAL PARCEL(s): No	ZONING: Midtown Segment ZONING DESC.: TAX PARCEL LTR: TAX MAP NUMBER: CURRENT USE: POSSIBLE USE: SPECIAL ASSESSMENTS:	CLEARED: INGRESS/EGRESS: SOIL TYPE: TOPOGRAPHY WATER BODY NAME: WELL REPORT:	WELL PUMP MOTOR HP: ELEVATION: SURVEY: CURRENT GEO REPORT: NEW CONSTRUCTION YN: No
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POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION:

COMMUNITY

HOA FEE: \$0 HOA FEE 2: HOA FEE 3: HOA MANAGEMENT NAME: HOA MANAGEMENT NAME 2: HOA MANAGEMENT NAME 3:	HOA NAME: HOA NAME 2: HOA NAME 3:	HOA PHONE: HOA PHONE 2: HOA PHONE 3:	COMMUNITY FEATURES: Curbs, Sidewalks, Storm Drains, Street Lights, Suburban
--	---	--	---

INFRASTRUCTURE

IMPROVEMENTS:
WATER WELL:
WELL DEPTH:
WATER TABLE DEPTH:
WELL GALLONS PER MIN.:
WELL HOLE SIZE:

ANALYSIS/TAX

IMPROVEMENTS TTL \$/ %:
PERSONAL PROPERTY \$/ %:
LAND VALUE \$/ %:
USABLE LAND %:
TAX RATE:
TAX YEAR:
TAX RATE TOTAL:
TAX AREA:

DISTANCE TO

BUS:
CHURCH:
ELECTRIC:
FREEWAY:
GAS:
PHONE SERVICE:

SCHOOLS:
SEWER:
SHOPPING:
STREET:
WATER: Public

LISTING

B.A. COMPENSATION:
BAC REMARKS:
DUAL/VARI. COMP?: Yes
CURRENT FINANCING: None
LISTING TERMS: Cash, Submit
LIST AGMT: Exclusive Right To Sell
CONTINGENCY LIST:

LIST SERVICE: Full Service
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: Yes/Yes
INTERNET?/ADDRESS?: Yes/Yes
NEIGHBORHOOD MARKET REPORT YN?: Yes

DATES

LISTING DATE: 07/08/26
START SHOWING DATE:
ON MARKET DATE: 07/08/26
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: 07/08/26
MOD TIMESTAMP: 07/08/26
EXPIRED DATE: 12/31/26
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS:

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent
SHOW CONTACT NAME:

SHOW CONTACT PHONE:

OWNER'S NAME:

SHOWING INSTRUCTIONS: **Go direct.**

DIRECTIONS: **10 East, exit Towne Ave, R on Towne, L on Mission Blvd.**

AGENT / OFFICE

CONTACT PRIORITY

LA: (**YROMEALB**) [Alberto A Romero Meza](#) LA STATE LIC.: [01705343](#)
CoLA: CoLA STATE LIC.
LO: (**DWGDO**) [Good Opportunity Company Inc.](#) LO STATE LIC.: [02219338](#)
LO PHONE: **562-602-8550** LO FAX: **562-602-8508**
CoLO: CoLO STATE LIC.:
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3.LA DIRECT: **323-327-3330**
4.LA TOLL FREE:
5.LA VOICEMAIL: **ext.223**
6.LA EMAIL: aarm2099@gmail.com

AGENT FULL: Land LISTING ID: DW26148582

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