



OFFERING MEMORANDUM

1700 S Garey Ave
Pomona, CA 91766

*100% Vacant Freestanding Commercial on a Hard Corner,
Superb Traffic Volume (25k VPD), Excellent Visibility on Garey Ave and
Franklin Ave, Newer built in 2007, Large Lot with Ample Parking,
Owner-user or Value-Add Investment, Medical Use Allowed (CS Zoned)*

Exclusively Listed By:

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DISCLAIMER AND CONFIDENTIALITY AGREEMENT:

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 1700 S Garey Ave, Pomona CA ("Property")

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Growth Investment Group. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Growth Investment Group, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Growth Investment Group. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Growth Investment Group. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Growth Investment Group.



GROWTH INVESTMENT GROUP

01. EXECUTIVE SUMMARY

Summary

Subject Property:	1700 S Garey Ave Pomona, CA
Price:	\$1,980,000 \$1,880,000
Price Per SF:	\$343 \$325
Year Built:	2007
Building Area:	±5,776 SF
Lot Size:	19,961 SF
APN#:	8328-022-025
Zoning:	C-S (Commercial Service)
Parking:	22 Open

*ALLOWED USE Table Zoning Code on page 7-8,
Proforma Financials on Page 24

Investment Highlights

- 100% VACANT commercial building, Perfect for an OWNER-USER or turned into an investment
- Exceptional visibility on two major street in Pomona – Garey Ave and Franklin Ave
- Perfect for an owner-user or a savvy value-add investor
- High Density area with residential population and commercial traffic providing stable customer base on this location
- Flexibility of use either for retail sales or services (could be suitable for medical use)
- Proforma CAP Rate on NNN Lease would be ±6% or higher (buyer to verify)
- Superb access to FWY 60, FWY 71 and only minutes from FWY 10

Property Highlights

- Hard-Corner location on Garey Ave with ±25k Vehicles Per Day Traffic Volume
- Exceptional visibilities on Garey Ave and Franklin Ave
- Right across from Garey Senior High School
- Newer built (2007) providing newer MEP (Mechanical, Electrical, and Plumbing)
- Flexibility of Use with C-S Zoning (Commercial Service)
- Medical Uses are Allowed (buyer to verify)
- Large lot size providing ample parking
- Excellent curb appeal, freestanding single-story building
- Located block(s) from many other national and local retailers (Target, etc.)

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

EXECUTIVE SUMMARY

Growth Investment Group California is proud to present 1700 S Garey Ave, a hard-corner single story retail investment in the heart of Pomona, CA. Strategically located on the corner of Garey Ave and Franklin Ave, this 100% vacant retail property presents a unique opportunity for an owner-user or value-add investor to acquire a newer built retail on a hard corner with excellent visibilities on 2 major streets in Pomona. The property was built in 2007 which translates to newer electrical, plumbing, HVAC, and sewer line (buyer to verify). It sits on a large $\pm 20k$ SF lot providing ample parking. It has C-S (Commercial Service) zoning allowing a wide range of use for either retail sales or services (could be suitable for medical use – buyer to verify).

This 100% vacant freestanding retail building, constructed in 2007, offers 5,776 square feet of versatile space on an expansive $\pm 20,000$ square foot lot. Zoned CS (Commercial Service), it provides flexible zoning for a wide array of retail sales, service-oriented businesses, or potential adaptive uses such as a medical office, making it ideal for customization by an owner-user or investor. The property features an open layout with excellent visibility, display areas, and proximity to major freeways, ensuring seamless operations for high-traffic retail or service ventures. Currently vacant, it presents a blank canvas for immediate occupancy or repositioning, with a proven history as a retail showroom (formerly Warehouse Shoe Sale).

Investment Potential

The previous tenant was Warehouse Shoe Sale store that recently moved out. The interior is in shell condition providing excellent flexibility for new owner-users or value-add investors to configure the space for their own specific use. Using the previous rental proforma of \$12,500 per month NNN, this asset delivers an attractive 6% Proforma CAP Rate (buyer to verify), positioning it as a high-yield opportunity in a market where retail rents are stabilizing despite broader trends.

Ideal for owner-users seeking an adaptable space—potentially for medical offices or other professional services—or savvy investors aiming to capitalize on Pomona's upward trajectory, the property offers immediate value-add potential through leasing or redevelopment.

Strategic Location and Market Dynamics

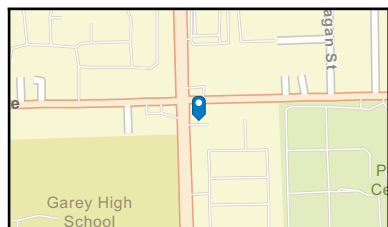
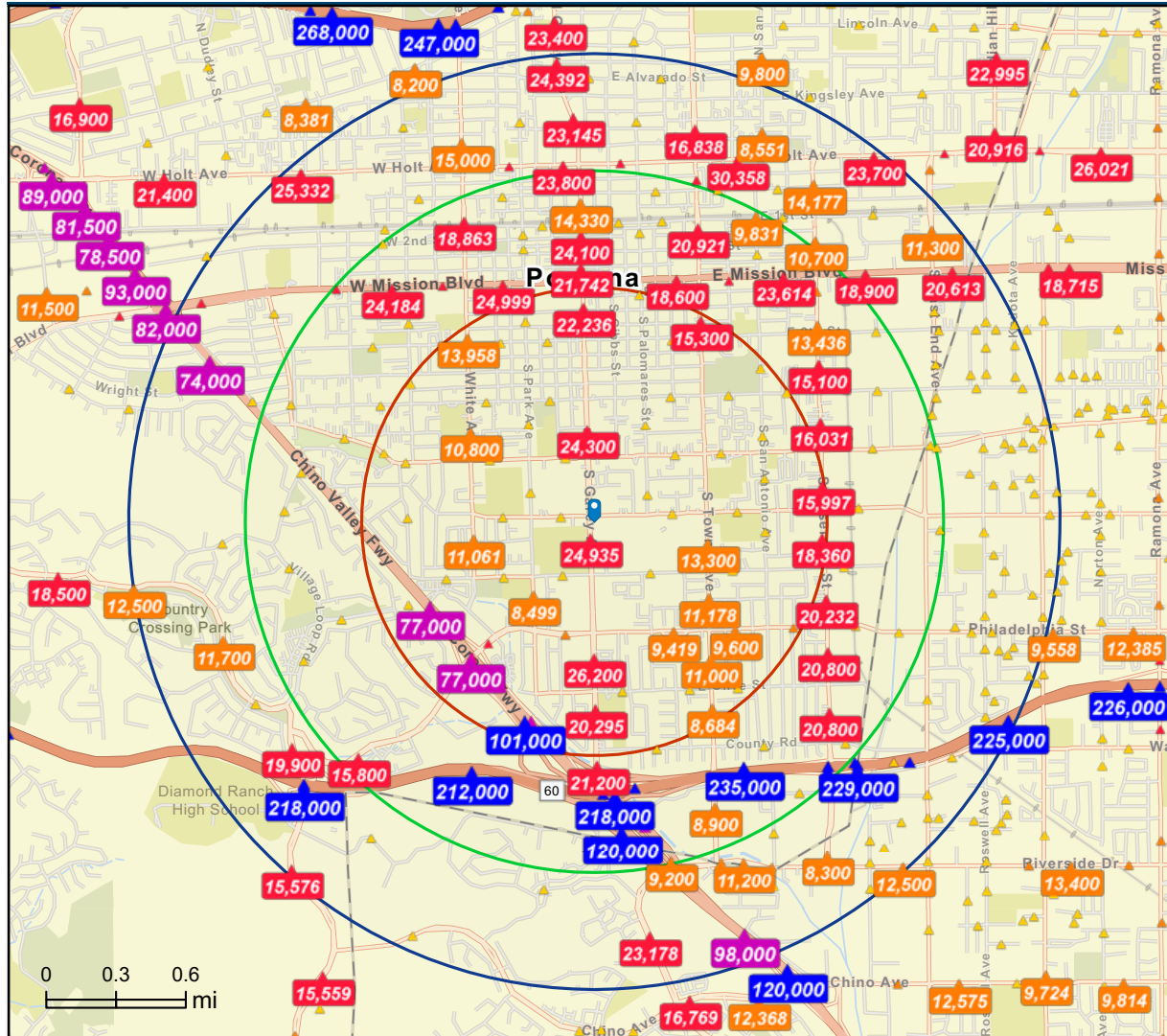
Positioned at the hard corner of Garey Avenue and Franklin Avenue, this property boasts superior visibility from both streets and benefits from a robust traffic count of approximately 25,000 vehicles per day (VPD), driving exceptional exposure for customer-facing businesses.



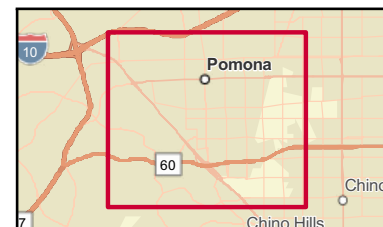
Nestled in the heart of Pomona within the Inland Empire, the property benefits from exceptional access to major freeways, making it a logistical powerhouse for commercial operations. The property is approximately 0.8 miles south of the FWY-60 and FWY-71 interchange, allowing for seamless on-ramps in under 2-3 minutes of drive time. Extending north via FWY-71, access to FWY-10 is just 3-4 miles away, typically a 5-7 minute drive, facilitating rapid connections across Southern California. This trifecta of freeways—FWY-60 (east-west corridor to Riverside and beyond), FWY-71 (linking to Corona and south), and FWY-10 (major transcontinental route)—positions the site as a gateway for efficient distribution, supply chain management, and customer reach, with direct ties to the Ports of Los Angeles and Long Beach (via SR-60 west) and Ontario International Airport (about 10 miles east).

Pomona's commercial real estate market remains resilient in 2025. The area is experiencing steady growth, with median commercial property values appreciating and limited new supply contributing to favorable rental dynamics. Proximity to key amenities, including downtown Pomona and major highways, enhances accessibility, while the city's overcrowding rate signals ongoing population-driven demand for local services and retail.

Traffic Count Map



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



City of Pomona - Allowed Use Table Zoning Code (partial - buyer to verify)

520.C. Allowed Use Table

Use	Use Module														Reference	
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1		OS2
RESIDENTIAL																
Household Living:																
Dwelling Unit	P	P	P	P	P	P	P*	P	-	-	-	C	FD	-	-	Sec. 540.A.1.a.
Manufactured Housing Park	P*	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	Sec. 540.A.1.b.
Live/Work Unit	-	P*	P*	P*	P*	P*	P*	P*	-	-	-	C*	FD	-	-	Sec. 540.A.1.c.
Family Day Care, Small	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	-	-	Sec. 540.A.1.d.
Family Day Care, Large	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	-	-	Sec. 540.A.1.d.
Low-Barrier Navigation Center	P	P	P	P	P	P	P	P	-	-	-	P	FD	-	-	
Community Care Center	P	P	P	P	P	P	P	P	-	-	-	P	FD	-	-	
Transient Occupancy:																
Short-Term Rental	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	FD	-	-	Sec. 540.A.2.a.
Hotel/Motel	-	-	C	C	C	C	C	C	-	-	-	-	FD	-	-	
Boardinghouse/Roominghouse	-	-	P	P	P	P	P	P	-	-	-	-	FD	-	-	
ASSEMBLY																
Civic and Institutional:																
Campus Format	C	C	C	C	C	C	C	-	-	-	-	-	FD	-	-	
Non-Campus Format, Small	P	P	P	P	P	P	P	-	-	-	-	-	FD	-	-	
Non-Campus Format, Large	C	C	C	C	C	C	C	-	-	-	-	-	FD	-	-	
Sports Arena and Stadium	-	-	-	-	C	C	C	C	-	-	-	C	FD	-	-	
OPEN SPACE AND RECREATION																
Nature Reserve	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P	
Open Space, Public	P	P	P	P	P	P	P	P	P	P	P	P	FD	P	P	
Recreation, Public:																
General	P	P	P	P	P	P	P	P	P	C	C	P	FD	P	C	
Golf Course	C	C	C	C	C	C	C	C	-	-	-	C	FD	C	-	
Indoor Recreation, Commercial:																
Small	-	-	P	P	P	P	P	P	P	P	P	-	FD	-	-	
Large	-	-	-	C	C	C	C	C	C	P	P	P	-	FD	-	-
Outdoor Recreation, Commercial:																
General	C	C	C	C	C	C	C	C	-	-	-	-	FD	C	-	
Golf Course	C	C	C	C	C	C	C	C	-	-	-	-	FD	C	-	
Cemetery	C*	C*	-	-	-	-	-	-	-	-	-	-	FD	C*	C*	Sec. 540.B.1.
INFRASTRUCTURE																
General Public Utility Infrastructure	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	FD	C*	-	Sec. 540.C.1.
Flood Control Facility	P	P	P	P	P	P	P	P	P	P	P	P	FD	C	C	

KEY: P = Permitted; C = Conditional use permit; ; - = Not permitted; * = Use standard applies; FD = Fairplex Overlay District; W = Wireless facility permit; CD = Cannabis Overlay District

City of Pomona - Allowed Use Table Zoning Code (partial - buyer to verify)

Use	Use Module																Reference
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1	OS2		
Public Utility Substation/ Facility	C	C	C	C	C	C	C	P	P	P	P	P	FD	C	C		
Wireless Telecommunications Facility:																	
Stealth Facility	-	-	W*	W*	W*	W*	W*	W*	W*	W*	W*	W*	FD	W*	W*	Sec. 540.C.2.	
Monopole Facility	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-		
Data Center	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-		
Freight Terminal	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-		
Heliport	-	-	-	-	-	C	C	C	C	C	C	C	FD	-	-		
Railway Facility	-	-	C	C	C	C	C	C	C	P	P	C	FD	-	-		
Transit Station	C	C	C	P	P	P	P	P	P	C	C	P	FD	C	-		
GENERAL COMMERCIAL																	
Veterinary Care	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	FD	-	-	Sec. 540.D.1.	
Commissary Kitchen	-	-	-	-	-	C*	P*	P*	P*	P*	P*	-	FD	-	-	Sec. 540.D.1.	
Food and Beverage:																	
Alcohol, Off-Sale	-	-	C*	C*	C*	C*	C*	C*	C*	C*	C*	-	FD	-	-	Sec. 540.D.1. Sec. 540.D.2.a. Sec. 540.D.2.b.	
Alcohol, On-Sale	-	-	C*	C*	C*	C*	C*	C*	C*	C*	C*	-	FD	-	-	Sec. 540.D.1. Sec. 540.D.2.a. Sec. 540.D.2.c.	
Alcoholic Beverage Manufacturing	-	-	-	-	-	-	-	P*	P*	P*	P*	-	FD	-	-	Sec. 540.D.1.	
Restaurant/Drinking Establishment	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	FD	P*	P*	Sec. 540.D.1.	
Tasting Room	-	-	-	-	-	-	-	C*	C*	C*	C*	-	FD	-	-	Sec. 540.D.1.	
Entertainment Venue:																	
Indoor	-	-	-	-	C*	P*	P*	P*	C*	C*	-	P*	FD	P*	-	Sec. 540.D.1.	
Outdoor	-	-	-	-	C*	C*	C*	P*	C*	C*	-	P*	FD	P*	-	Sec. 540.D.1.	
Banking and Financial Services:																	
Bank or Finance Institution	-	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	FD	-	-	Sec. 540.D.1.	
Deferred Deposit Originator (Payday Lender) Office	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-		
Plasma Center	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-		
Medical Clinic	-	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	-	-	Sec. 540.D.1.	
General Office	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	FD	-	-	Sec. 540.D.1.	
Personal Services:																	
General	-	P*	P*	P*	P*	P*	P*	P*	-	-	-	P*	FD	-	-	Sec. 540.D.1.	
Massage	-	-	P*	P*	P*	P*	P*	P*	-	-	-	-	FD	-	-	Sec. 540.D.3.a.	
Fortuneteller	-	-	-	-	C*	C*	C*	C*	C*	-	-	-	FD	-	-	Sec. 540.D.1.	
Mortuary Services	-	-	-	-	C*	C*	P*	P*	P*	P*	-	-	FD	-	-	Sec. 540.D.1.	

KEY: P = Permitted; C = Conditional use permit; - = Not permitted; * = Use standard applies;
FD = Fairplex Overlay District; W = Wireless facility permit; CD = Cannabis Overlay District

Aerial Photos



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GAREY AVE
(#25,000 CPD)



1700 S GAREY AVE

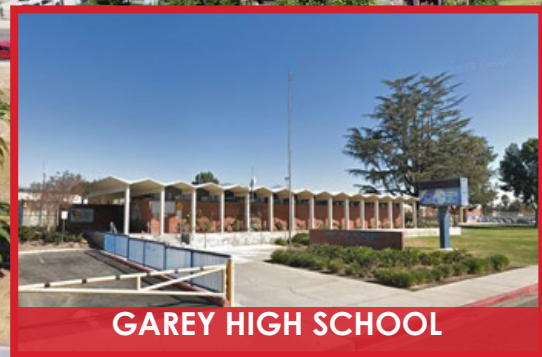
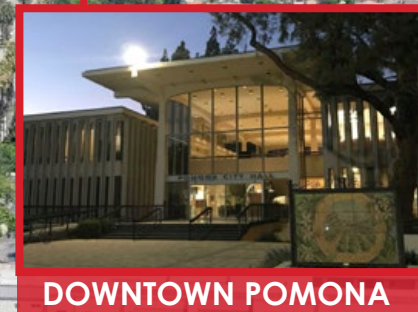
Aerial Photos



Aerial Photos



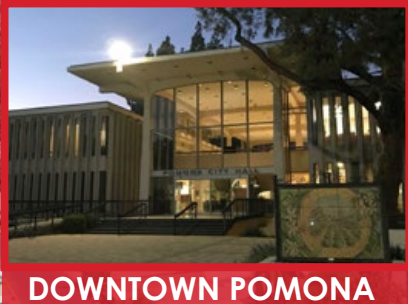
Aerial Photos



GROWTH INVESTMENT GROUP

GAREY AVE
(\$25,000 CPD)

Aerial Photos



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**GAREY AVE
(±25,000 CPD)**

Aerial Photos



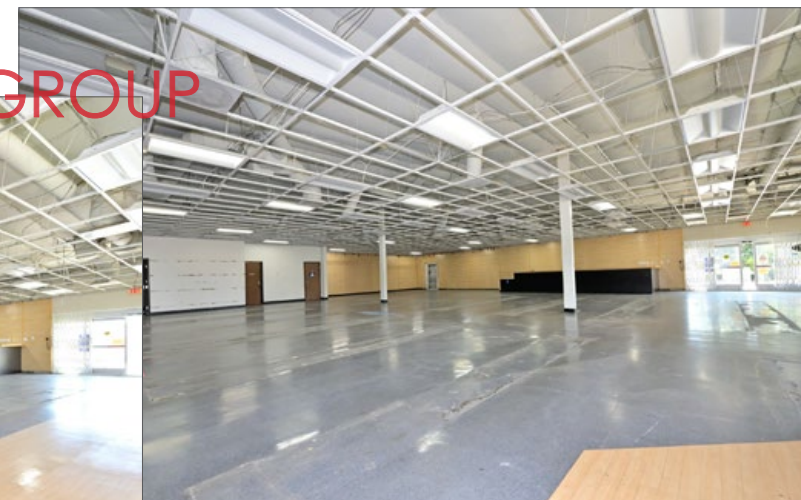
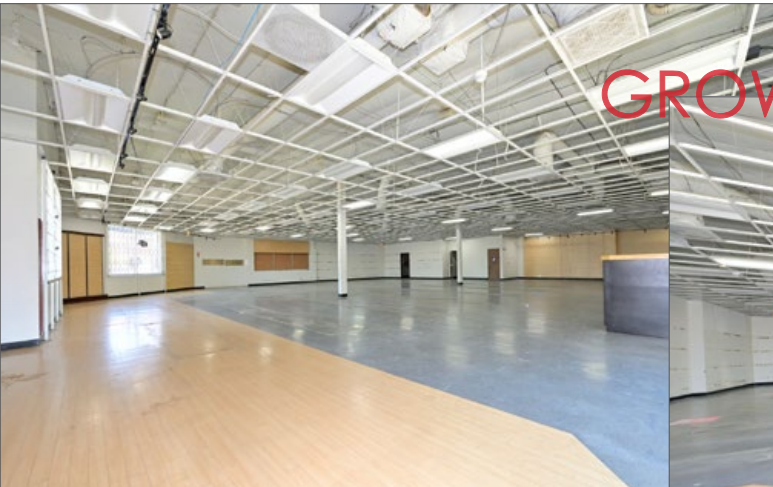
Property Photos



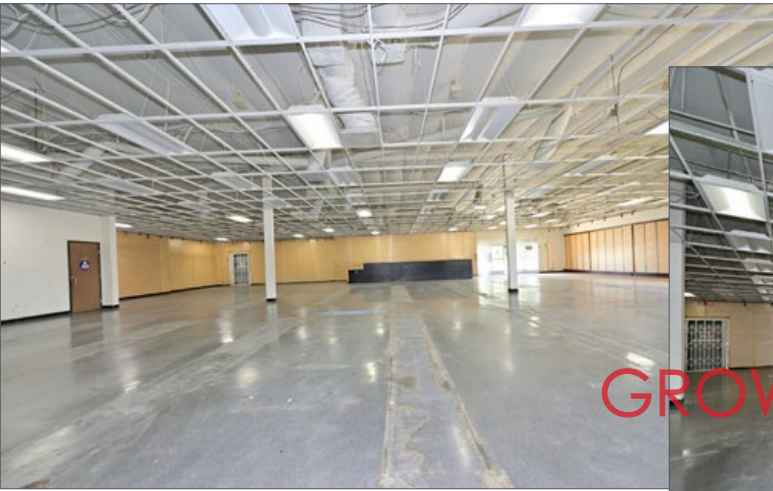
Property Photos



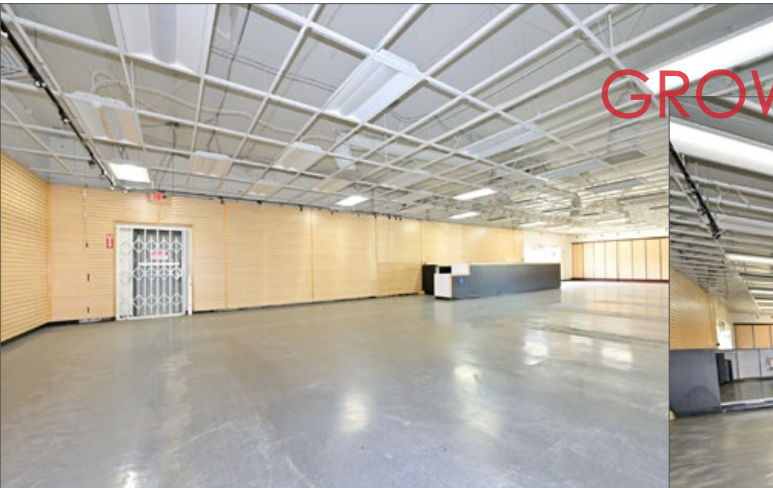
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Property Photos



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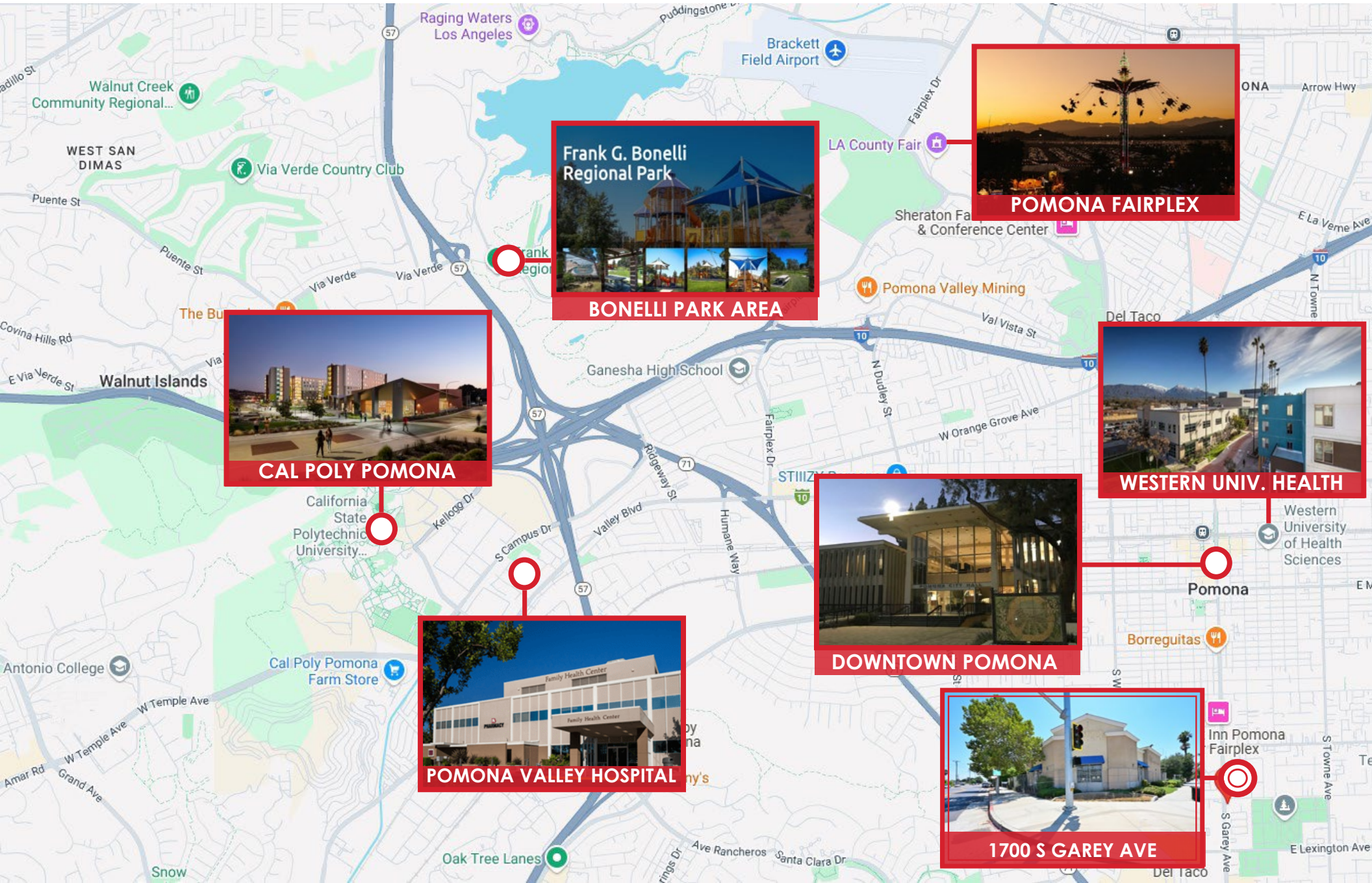
Property Photos



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Local Map



Regional Map





02. PROFORMA FINANCIALS

PROFORMA Financial Analysis

Investment Overview

Price	\$	1,880,000
Price Per SF Building	\$	325
Proforma Cap Rate		6.37%
Proforma GRM		13.19

Property Information

Building Size	±5,776 SF
Lot Size SF	19,961
Number of Units	1
Year Built / Renovated	2007
Parcel(s)	8328-022-025
Zoning	C-S (Commercial Service)
Parking	22 open

Financing Assumption

Down Payment	\$376,060
Approximate Loan Amount	\$1,504,240
Interest Rate	6.000%
Loan To Value	80.0%
Annual Debt Service	\$116,302
Monthly Debt Service	\$9,692
Loan Type	New SBA Loan with 20% DP, 10-year fixed, 25-yr amortization

Unit Mix & Rent Schedule

Units	Type	Proforma Rent	Total Proforma Rent	
1	RETAIL	\$ 12,500	\$ 12,500.00	NNN
1	TOTAL		\$ 12,500.00	

Income

Annual Gross Rent	\$ 12,500 per month	Proforma	\$ 150,000	Proforma
Gross Scheduled Income			\$ 150,000	
Vacancy Factor	5.00%		\$ (7,500)	0% as an owner-user
Effective Gross Income			\$ 142,500	

Expense

Operating Expenses		Proforma		
New Property Taxes	1.172712%		\$ 22,047	NNN
Direct Assessments			\$ 674	NNN
Repairs & Maintenance	\$ - per month		0	NNN
Insurance	\$ - per SF		0	NNN
Total Operating Expenses	15% of GSI		\$ 22,721	
Expenses Per SF			\$ 3.93	

Net Operating Income

Proforma	\$ 150,000
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03. MARKET OVERVIEW

Market Overview | Pomona

Pomona is 30 miles (48 km) east of the Los Angeles area of Los Angeles County in the Pomona Valley. According to the United States Census Bureau, the city has a total area of 22.964 square miles (59.48 km²), over 99% of it land.

Pomona is approximately 30 miles east of downtown Los Angeles, 27 miles north of Santa Ana, 26 miles west of Riverside, and 33 miles west of San Bernardino.

Pomona is bordered by the cities of San Dimas on the northwest, La Verne and Claremont on the north, Montclair and Chino on the east, Chino Hills and Diamond Bar on the south, and Walnut, South San Jose Hills, and Industry on the southwest. The Los Angeles/San Bernardino county line forms most of the city's southern and eastern boundaries.

Since the 1980s, Pomona's newest neighborhood Phillips Ranch, experienced rapid growth with homes still being built in the hilly area between Downtown and Diamond Bar. Today, Phillips Ranch is nearly all residential. Northern Pomona has seen some gentrification with additional housing units added and revamped streetscapes. Pomona Electronics was originally based in the city.

According to the city's 2018 Comprehensive Annual Financial Report, the top employers in the city and number of employees are Pomona Valley Hospital Medical Center (3,230), Pomona Unified School District (3,034), California State Polytechnic University, Pomona (2,440), Fairplex (1,071), Casa Colina Rehabilitation Center (1,020), City of Pomona (661), and County of Los Angeles Department of Social Services (350).



Demographic & Income Profile (1 mile radius)

Summary	Census 2010	Census 2020	2025	2030
Population	31,037	31,165	30,498	30,102
Households	6,812	7,539	7,721	7,817
Families	5,945	6,346	6,430	6,520
Average Household Size	4.50	4.07	3.89	3.79
Owner Occupied Housing Units	3,424	3,664	3,875	4,039
Renter Occupied Housing Units	3,388	3,875	3,846	3,777
Median Age	27.8	32.9	33.9	35.5
Trends: 2025-2030 Annual Rate	Area	State	National	
Population	-0.26%	0.07%	0.42%	
Households	0.25%	0.33%	0.64%	
Families	0.28%	0.32%	0.54%	
Owner HHs	0.83%	0.49%	0.91%	
Median Household Income	2.51%	2.33%	2.53%	
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	656	8.5%	576	7.4%
\$15,000 - \$24,999	451	5.8%	359	4.6%
\$25,000 - \$34,999	460	6.0%	374	4.8%
\$35,000 - \$49,999	770	10.0%	665	8.5%
\$50,000 - \$74,999	1,398	18.1%	1,296	16.6%
\$75,000 - \$99,999	1,131	14.6%	1,131	14.5%
\$100,000 - \$149,999	1,490	19.3%	1,493	19.1%
\$150,000 - \$199,999	777	10.1%	1,057	13.5%
\$200,000+	587	7.6%	864	11.1%
Median Household Income	\$77,106		\$87,273	
Average Household Income	\$94,720		\$107,593	
Per Capita Income	\$24,405		\$28,419	