

1932-1940 S GAREY AVE

POMONA, CA 91766



1.07 AC FOR SALE | MULTI-FAMILY DEVELOPMENT SITE

Property Highlights

THE PROPERTY

Excellent Multi-Family Development Opportunity

Adjacent to New Retail and Multi-Family Development Projects

CO-SP (Corridor Specific Plan) / T4-A Zoning

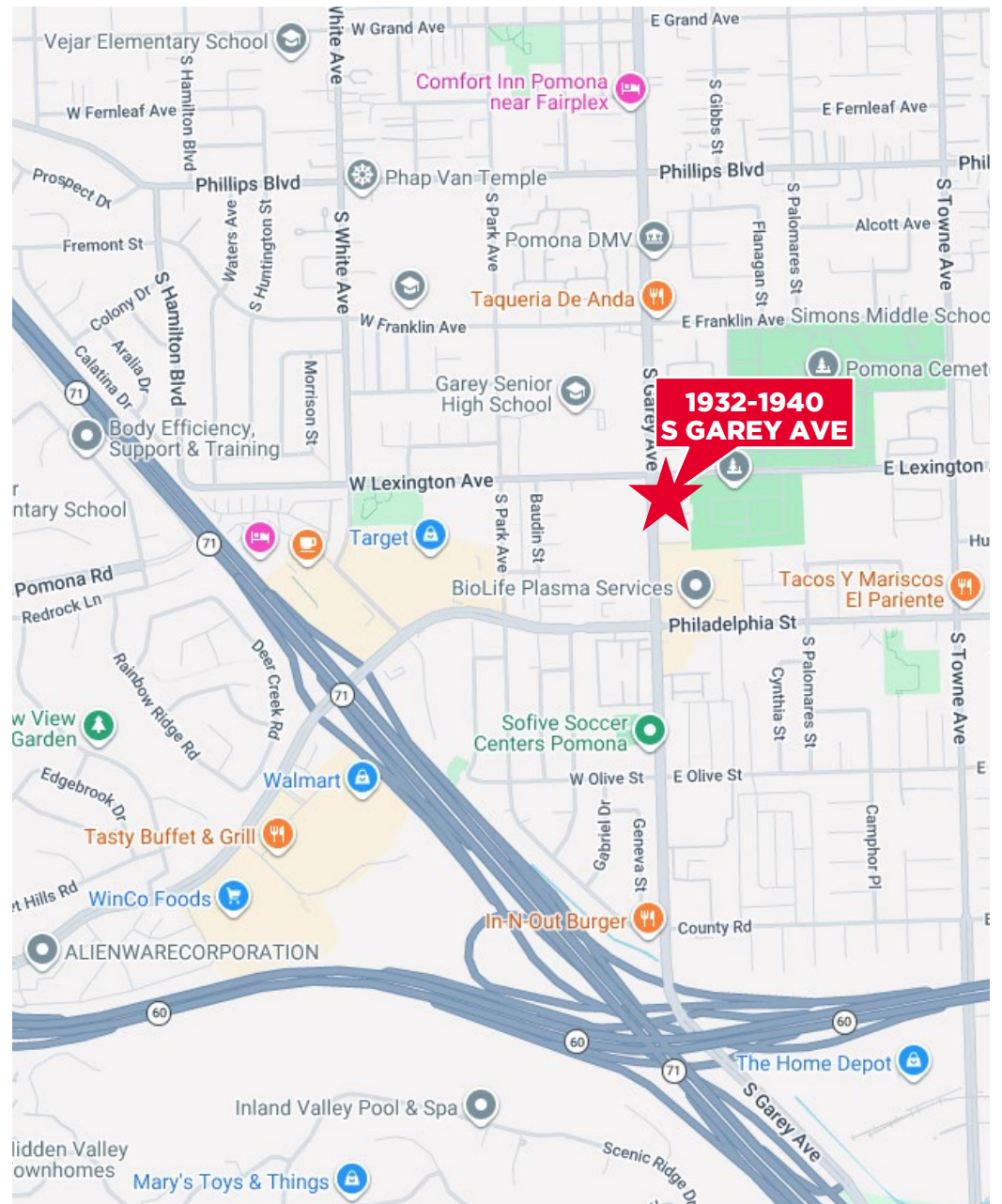
166' Garey Ave Street Frontage & 280' Parcel Depth

Immediate Access to the (60) & (71) Freeways

Easy Access to the (10) & (57) Freeways

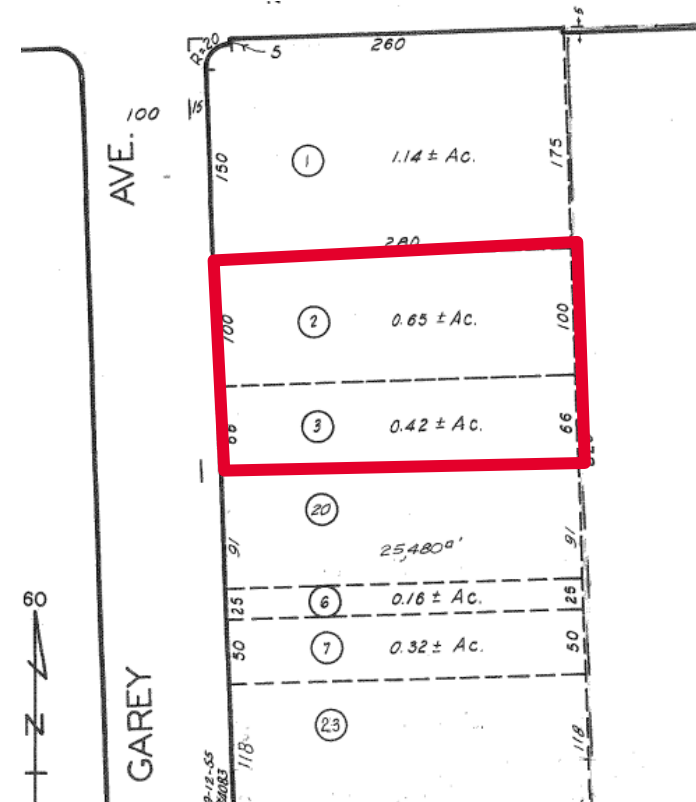
ZONING HIGHLIGHTS

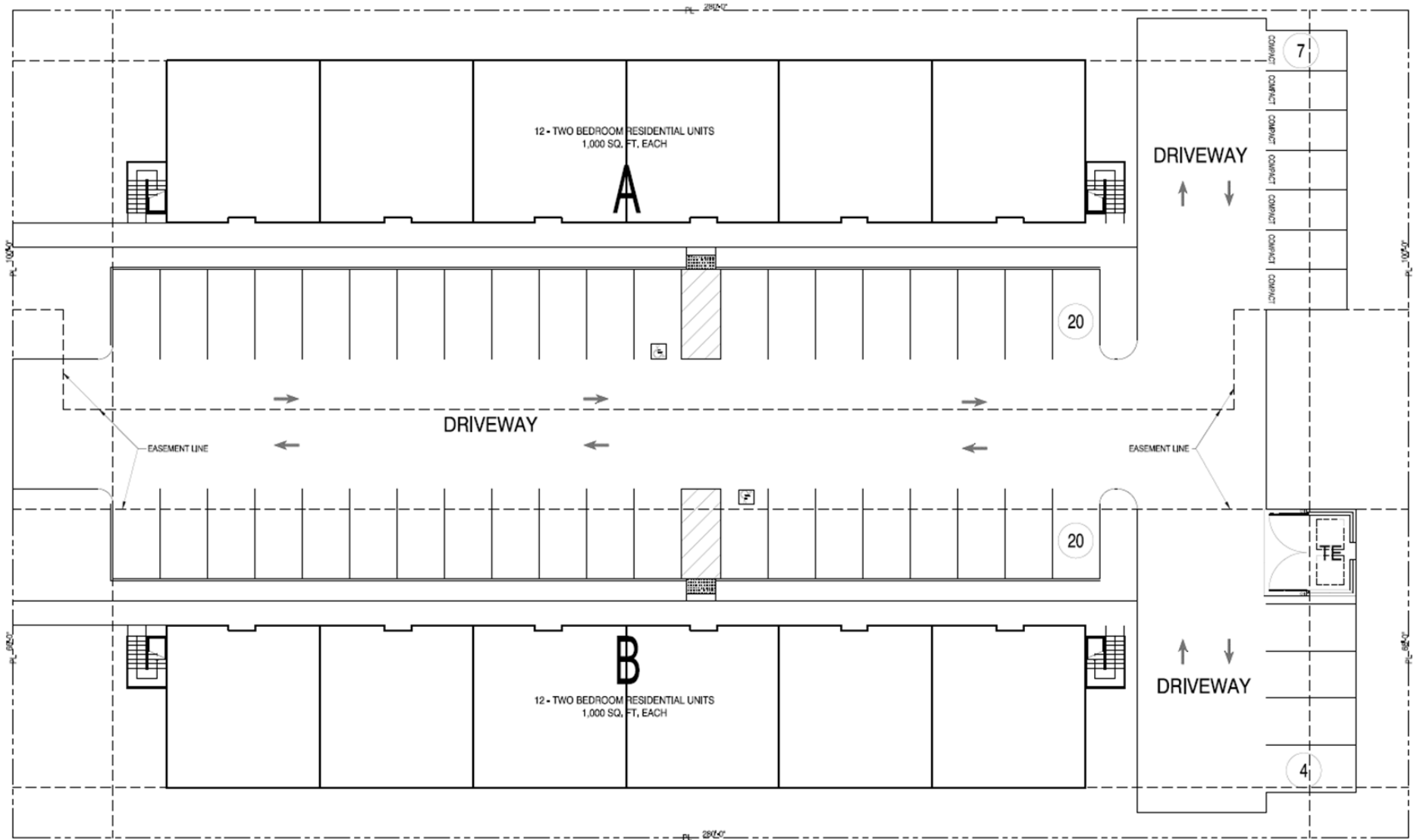
- **Designation:** It is often identified as a "General Urban" or "Workplace District Edge" zone.
- **Residential Density:** T4-A zones are designated for high-density, mixed-use residential, allowing for up to 70 dwelling units per acre.
- **Context:** T4-A is part of the city's broader efforts to create "Pro Housing Pomona," facilitating infill development and housing suitable for various income groups.
- **Location Example:** Parts of the Pomona Corridors Specific Plan, particularly within the Midtown Segment, incorporate T4-A.
- **Purpose:** The zone aims to balance high-intensity development with urban form, separating residential neighborhoods from higher-intensity industrial or commercial uses, or allowing for a transitional density.



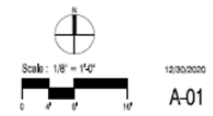
Offering Summary

General Plan:	Urban Neighborhood
Transect Zone:	T4-A
Zone:	CO-SP (Corridor Specific plan)
APN:	8331-001-002 & 003
Lot Size:	1.07 Acres
Asking Price:	\$2,324,000
Price/SF:	\$50 per Land Square Foot





COMBINED SITES MULTIFAMILY RESIDENTIAL PLAN
 24 - TWO BEDROOM UNITS ON TWO LEVELS



A-01

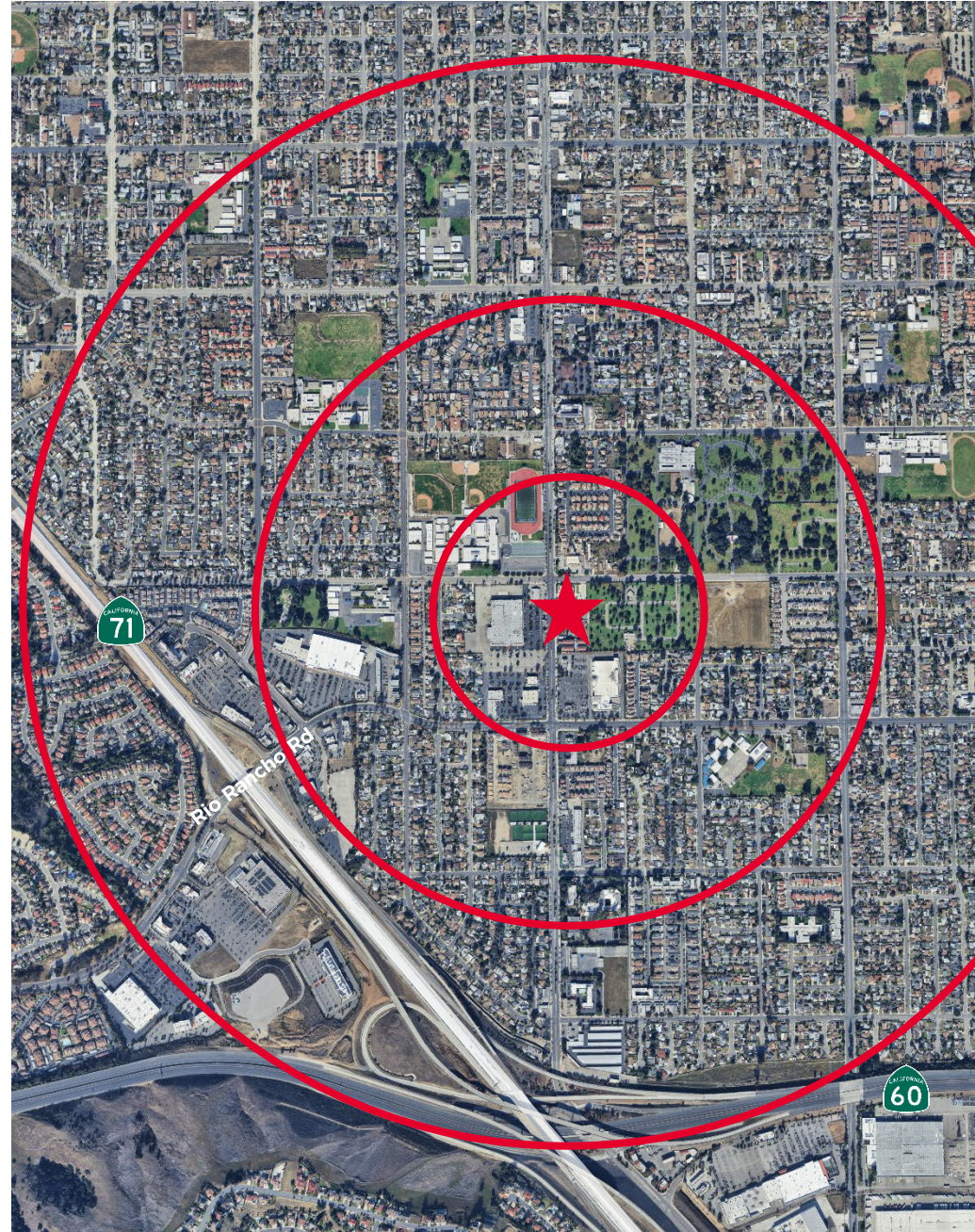
Sample Development Plan



Pomona Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,648	7,633	28,558
Average Age	34	34	35
Average Age (Male)	34	34	35
Average Age (Female)	35	35	36

	0.3 Miles	0.5 Miles	1 Mile
Total Households	717	2,082	7,702
# of Persons per HH	3.7	3.7	3.7
Average HH Income	\$71,190	\$69,779	\$79,147
Average House Value	\$357,553	\$393,726	\$532,623



Pomona Highlights

EDUCATIONAL INSTITUTIONS

Cal Poly Pomona A powerhouse of innovation and talent, Cal Poly Pomona fuels the region with over 11,000 jobs and drives \$1.5 billion in economic impact across Los Angeles County. With nearly 30,000 students and a national reputation as the #1 polytechnic university for diversity and economic mobility, CPP is a vibrant hub of future-ready professionals and community engagement.

Western University of Health Sciences Located in the heart of downtown Pomona, WesternU is a premier private medical university shaping the next generation of healthcare leaders. With 3,724 students across 20+ advanced programs, the campus brings a steady flow of students, faculty, and visitors—creating a strong, built-in customer base for local businesses and venues.

FAIRPLEX / LA COUNTY FAIR

As one of Southern California's most iconic destinations, Fairplex spans 487 acres and hosts more than 300 events each year. Its signature attraction—the LA County Fair—draws over 1 million guests annually, making it the largest county fair in the nation. With 300 year-round employees and more than 1,700 seasonal team members, Fairplex is a major driver of tourism, hospitality, and regional spending.

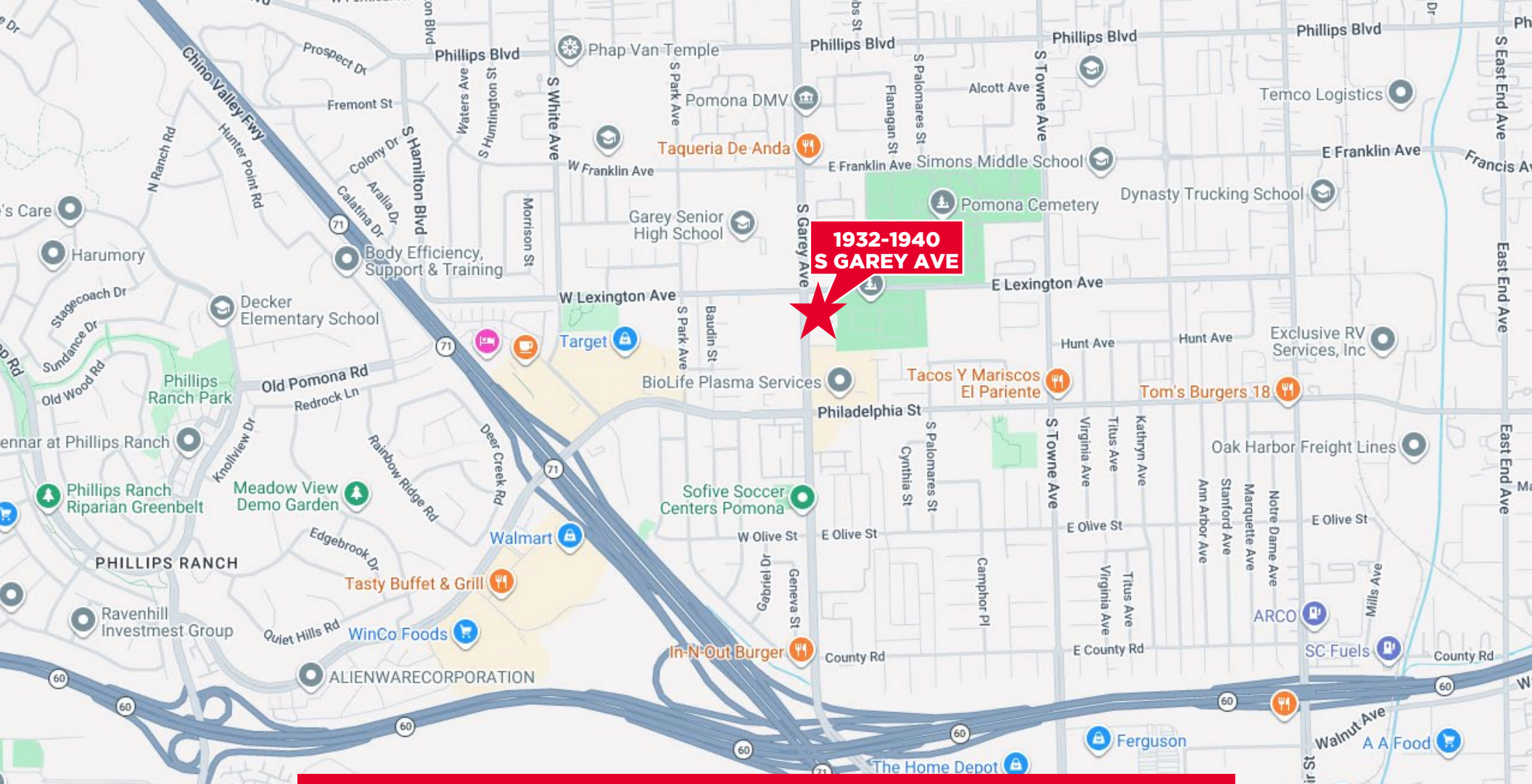
KEY ECONOMIC DRIVERS

- **Manufacturing:** A diverse ecosystem producing everything from electronics to food products
- **Healthcare:** Anchored by Pomona Valley Hospital Medical Center, a leading regional provider
- **Education:** A strong network of higher-education institutions and public schools
- **Government:** Robust county and city operations supporting local employment
- **Retail & Entertainment:** A revitalized downtown district attracting new businesses, visitors, and investment





Aerial Location Map



Amenities Map

- Target
- Ross Dress for Less
- Citiwear
- Little Caesars
- Chipotle
- Del Taco
- Jersey Mike's Subs
- Carl's Jr.
- WaBa Grill
- Dickey's Barbecue Pit
- Golden Corral
- Planet Fitness
- The UPS Store
- T-Mobile
- ARCO
- Hilton Garden Inn
- Walmart
- WinCo Foods
- Starbucks
- Food 4 Less
- Subway



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