

OFFERING MEMORANDUM

ANTIQUE ROW BUILDING

160 E 2ND ST
POMONA, CA

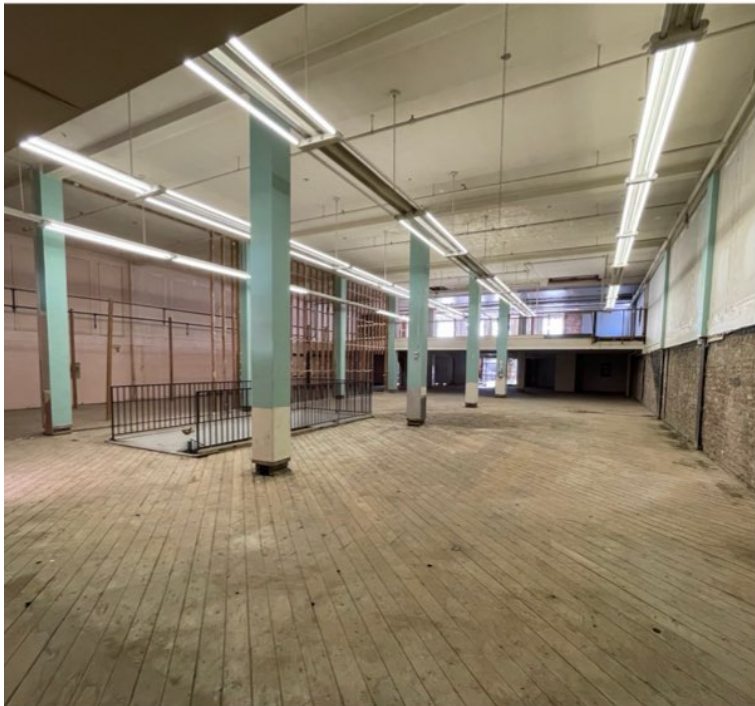
DOWNTOWN POMONA MIXED-USE DEVELOPMENT OPPORTUNITY
PINNACLE REAL ESTATE GROUP

160 E 2ND ST. POMONA, CA 91766



PROPERTY SUMMARY

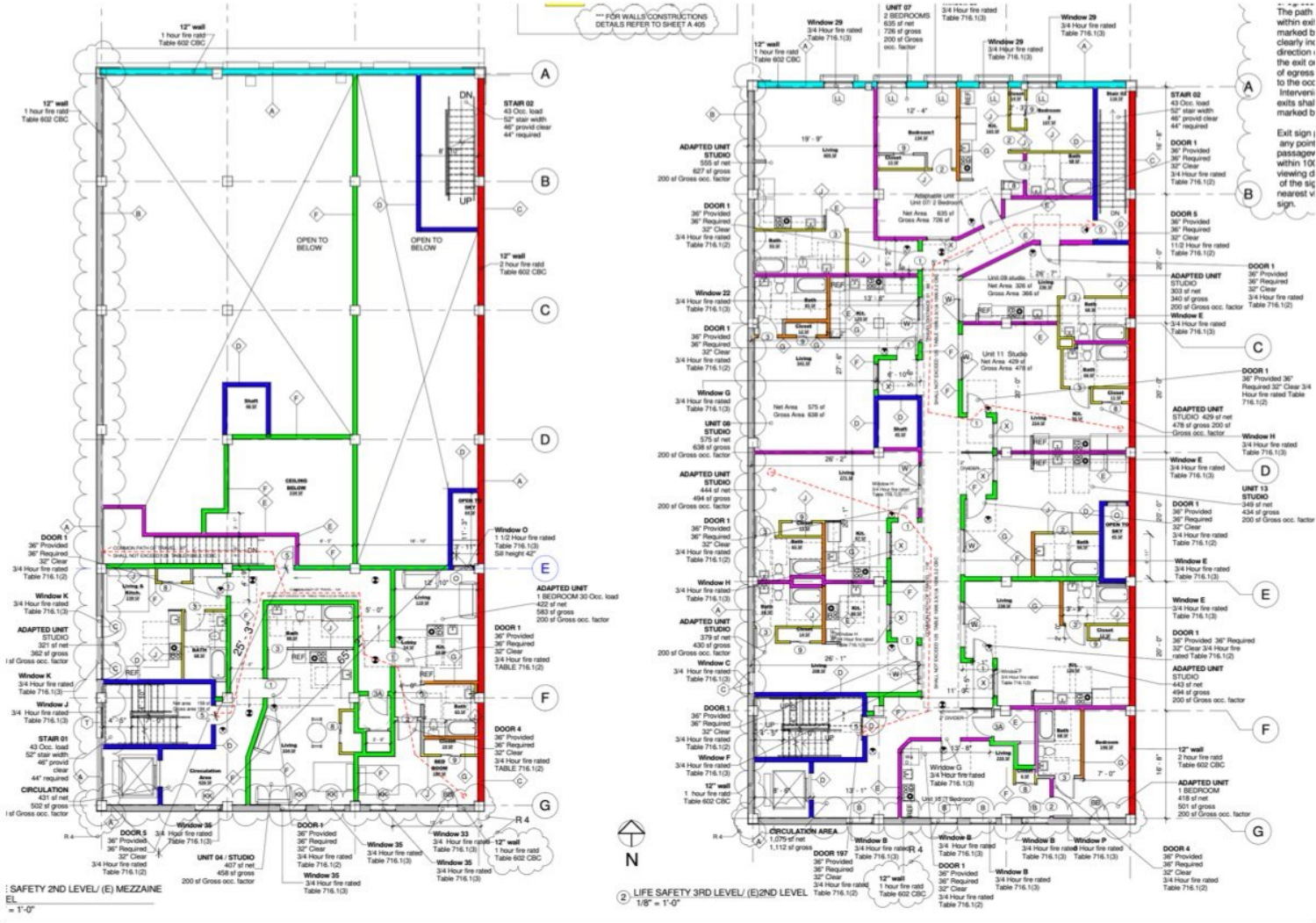
This development is approved and ready to construct 15 apartment units, catering to the growing demand for modern and convenient living spaces in Pomona. It also features 2 commercial spaces which aims to foster a lively business environment in the heart of the city. Located in extremely close proximity to Western University of Health and Sciences, and neighboring Cal Poly Pomona, 160 E 2nd St enhances the appeal to both students and natives to Pomona.

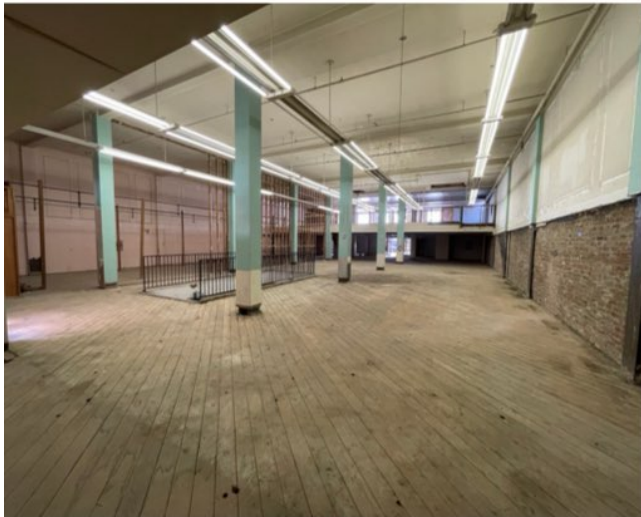
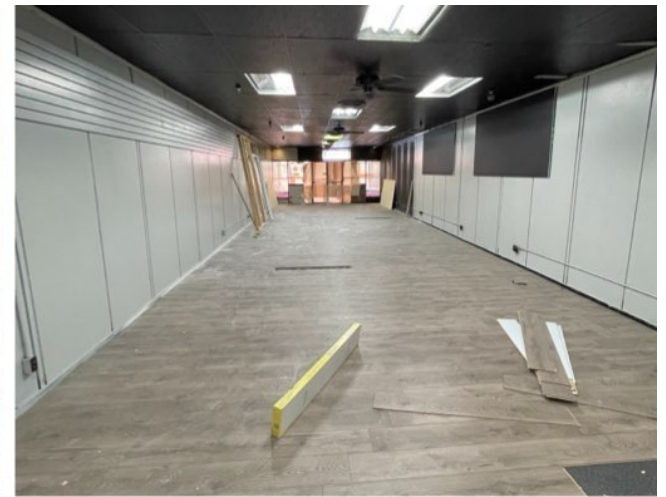


HIGHLIGHTS

- 15 Apartments, 1-2 bedroom configurations
- 2 Commercial Shell Spaces
- Complete Interior Remodel
- Fully Entitled & Fully Approved
- Permits ready to pull
- No Parking Required
- Amenities on Roof Deck
- Located near Major University
- Modern Design

FLOOR PLANS

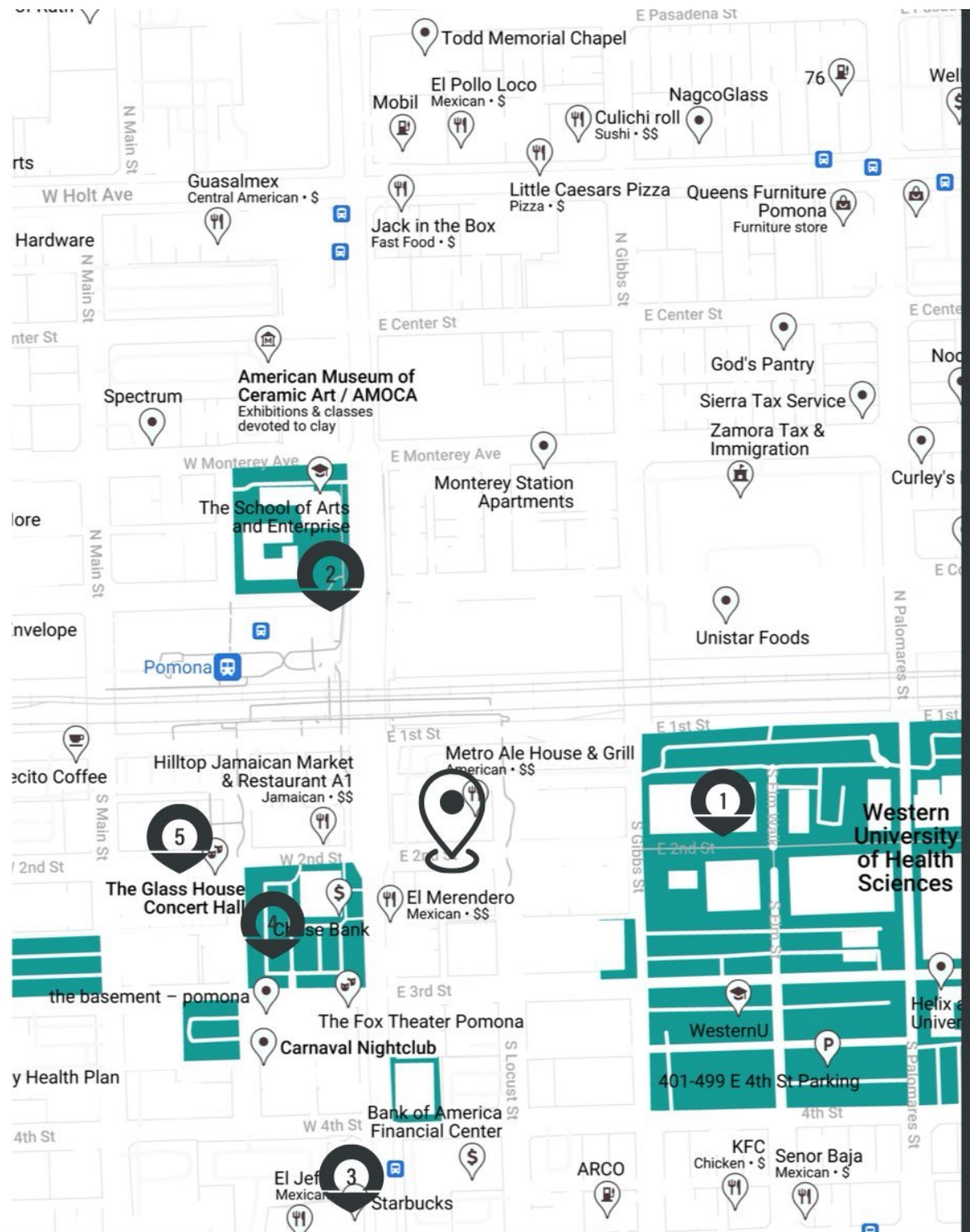




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NEARBY AMENITIES

- 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 Carnaval Nightclub



NEARBY AMENITIES

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

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

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

POMONA, CA

TOTAL POPULATION



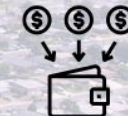
151,592

MEDIAN HH INCOME



\$67,549

AVG HH INCOME



\$82,734

AVG AGE



TOTAL HOUSING UNITS



43,239

TOTAL RENTERS



46.99%

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