

FOR SALE OR LEASE

Fully Upgraded, Turnkey Space.
Ready for Business.

1241

W HOLT AVE

POMONA, CA 91768

CBRE



THE OFFERING

CBRE is pleased to exclusively present 1241 W. Holt Avenue, Pomona, CA 91768, a fully renovated single-tenant flex property located along Holt Avenue, a primary thoroughfare within the Pomona Corridor Specific Plan.

Positioned in the highly visible Downtown Gateway segment, the property supports a wide range of uses including retail, office, medical, and live-work.

The property consists of an approximately $\pm 3,200$ square foot building situated on a $\pm 7,725$ square foot lot and features six on-site parking stalls and dual gated entry points from Holt Avenue and the rear alley.



Ownership has completed extensive capital improvements, bringing the building to a warm shell condition, including a new roof, upgraded storefront entry, new dual-pane windows, and modernized restroom facilities. These improvements provide a turnkey blank canvas for future tenant build-out.

With convenient access to the 71 and 10 Freeways, the property is located minutes from Cal Poly Pomona, The Claremont Colleges, University of La Verne, and Western University of Health Sciences. The surrounding area offers a strong mix of neighborhood retail, schools (K-12), and established residential communities, positioning the asset as a central hub within the Eastern San Gabriel Valley.

1241 W. Holt Avenue presents both investors and owner-users with the opportunity to acquire a fully renovated, flexible-use property in a prime Pomona location. The offering provides operational upside, long-term appreciation potential, and a strategic position within a growing market, making it well suited for retail, medical, office, or mixed-use users.



INVESTMENT HIGHLIGHTS



TURNKEY, FULLY RENOVATED ASSET

Recently completed comprehensive renovation with all major building systems upgraded, allowing for immediate occupancy with minimal capital investment.



PRIME CORRIDOR LOCATION

Located on Holt Avenue, a major commercial thoroughfare in Pomona, providing strong daily traffic exposure and excellent visibility.



PARKING & ACCESSIBILITY

On-site parking includes two ADA spaces (one van-accessible) and four standard spaces, supporting customer convenience and regulatory compliance.



ENERGY-EFFICIENT OPERATIONS

Upgraded insulation, dual-pane windows, and LED lighting improve energy efficiency and help reduce long-term operating costs.



SECURE, DUAL-ACCESS SITE

Two security gates and front-and-rear access provide controlled entry, improved circulation, and enhanced security.



LOW NEAR-TERM MAINTENANCE

New roof, water main, electrical service, and exterior finishes minimize future capital expenditures.



BROAD TENANT APPEAL

Modern infrastructure and flexible layout make the property suitable for retail, office, service, showroom, and light industrial users.





RECENT CAPITAL IMPROVEMENTS & UPGRADES

- + Resurfaced parking lot
- + Two ADA parking spaces (one van-accessible) and four standard spaces
- + R-30 roof insulation
- + New ground-level roll-up door (10' W x 7.5' H)
- + New exterior drainage system
- + 200-amp electrical service with new panel and Edison drop
- + New restroom
- + Dual drinking fountains
- + New dual-pane energy-efficient windows throughout
- + Two security gates
- + Two points of ingress/egress (Holt Avenue and rear alley)
- + New interior and exterior paint
- + LED lighting throughout (interior and exterior)
- + Occupancy sensor lighting in interior spaces
- + New exterior stucco
- + New water main
- + New roof with plywood substrate, vinyl sheet cover, and parapet coping
- + Panic hardware on exit doors

PROPERTY OVERVIEW

ADDRESS	1241 W. Holt Avenue, Pomona, CA 91768
APN	8357-015-033
FOR SALE – LISTING PRICE	\$950,000
FOR LEASE – LISTING PRICE	\$1.70/SF (Modified Gross)
ZONING	Downtown Gateway – Pomona Corridor Specific Plan
YEAR BUILT/RENOVATED	1959/2026
BUILDING SF	3,200
PRICE/SF - BUILDING	\$297
LAND SF	7,725
LAND AC	0.18
OCCUPANCY	Vacant

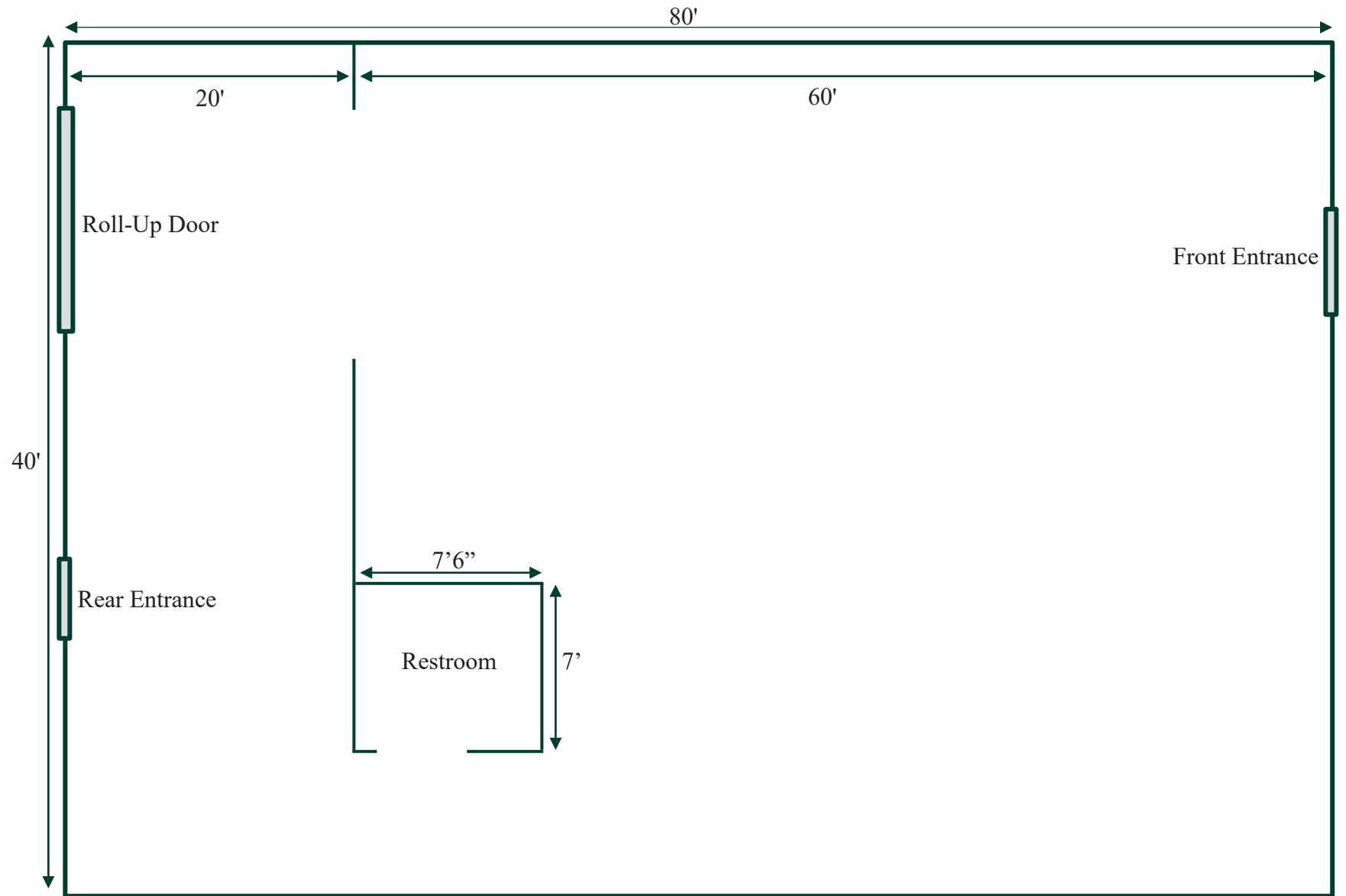






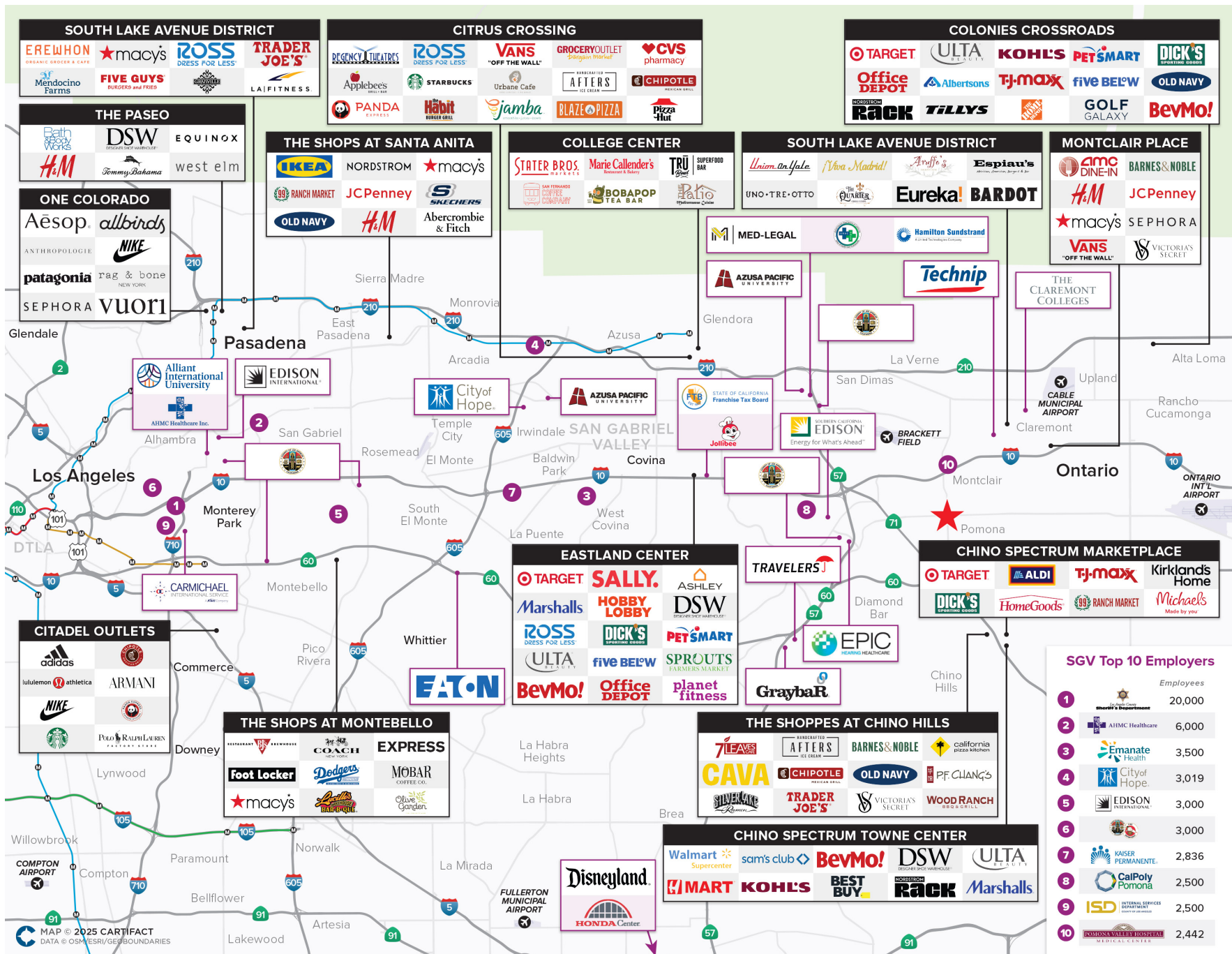
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FLOOR PLAN



FLOOR PLAN NOT DRAWN TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE. BUYER OR TENANT TO INDEPENDENTLY VERIFY ALL INFORMATION.

AMENITIES MAP



SGV Top 10 Employers

Rank	Company	Employees
1	Sherrill's Supercenter	20,000
2	AHMC Healthcare	6,000
3	Emanate Health	3,500
4	City of Hope	3,019
5	Edison International	3,000
6	Graybar	3,000
7	Kaiser Permanente	2,836
8	CalPoly Pomona	2,500
9	ISD Internal Services	2,500
10	ProSource by Home Depot	2,442

MAP © 2025 CARTIFACT
DATA © OSM/ESRI/GEBCO BOUNDARIES

MARKET OVERVIEW

Pomona is home to 148,140 residents as of 2024, with a median age of 35.1 - making it one of the younger and more dynamic cities in the region.

The city's median household income of \$81,089 is above the national average, while median home values remain relatively affordable at \$627,638, fueling continued demand for quality rental housing. With 72.2% of the population identifying as Hispanic or Latino, the city benefits from cultural vibrancy and a high percentage of renters.

Household growth in Pomona is projected to continue at 0.26% annually over the next five years, reinforcing long-term demand for multifamily housing. The area's renter population is supported by proximity to colleges, commuter corridors, and regional job centers, which keeps demand for well-located properties like Villa del Sol strong. The city's layout and planning also support density, enhancing multifamily performance relative to surrounding suburban areas.



The San Gabriel Valley (SGV) submarket is the largest in Greater Los Angeles, stretching from East Los Angeles to the Inland Empire. Although less dense than coastal regions, the SGV maintains strong fundamentals with low vacancy rates (4.9%), rising average rents (\$2,334/unit), and an increasingly urbanized, transit-friendly development pipeline. Over 9,800 units were absorbed over the last 12 months, underscoring healthy renter demand.

Recent construction activity remains moderate compared to demand, with only 1,500 units under development in the SGV. The submarket saw over \$511 million in multifamily transactions over the past year, despite average market pricing softening slightly since 2022. With high absorption, low vacancy, and robust capital flows, the SGV remains one of Southern California's most promising multifamily investment corridors.

ZONING ALLOWANCES

PERMITTED

- + Eating & Drinking Establishments - Full Service
- + Eating & Drinking Establishments - with Outdoor Dining
- + Eating & Drinking Establishments - Vendor Carts, Spaces, or Stands
- + Eating & Drinking Establishments - with Less Than 12 Seats
- + Light Industrial - Product Manufacturing
- + Light Industrial - Product Fabrication
- + Light Industrial - Product Processing
- + Light Industrial - Product Assembly
- + Vacuum Cleaner, Sewing, & Appliance Repair
- + Apparel & Accessory Stores
- + Second Hand & Antique Stores
- + Furniture & Home Furnishings
- + Bowling Centers & Billiard Parlors
- + Appliance & Electronic Stores
- + Small Scale Grocer or Food Sales
- + Small Scale Movie Theaters
- + Health & Exercise Clubs
- + Amusement Arcades
- + Small Scale Pharmacies
- + Convenience Stores
- + Hardware Stores
- + Lock & Key Shops
- + Video Rentals
- + Delicatessens
- + Mail & Shipping Services
- + Photo Copying & Printing
- + Office Supply
- + Barber Shops
- + Hair & Nail Salons
- + Tanning Salons & Spas
- + Yoga & Karate Studios
- + Dry Cleaning Establishments
- + Self Service Laundromats
- + Plumbing Services
- + Warehouse Retail
- + Equipment Retail
- + Construction Supply
- + Restaurant Supply
- + Auto Supply Stores
- + Automobile Sales
- + Motorcycle Sales
- + Powersport Sales
- + New Vehicle Sales
- + Used Vehicle Sales
- + Book Stores
- + Cafés
- + Bakeries
- + Florists
- + Banks
- + Art Gallery
- + Auditoriums
- + Museums
- + Religious Facilities
- + Libraries
- + Post Offices
- + Banquet Halls
- + Convention Center
- + Open Air Markets
- + Hotels
- + Motels
- + Hostels
- + Police Station
- + Fire Station
- + City Halls
- + Courthouses
- + Live-Work Units
- + Medical Offices
- + Dental Offices
- + Psychiatric Offices
- + Acupuncture
- + Physical Therapy
- + Chiropractic
- + Performing Art Facilities
- + Multifamily Residential
- + Single Family Residential
- + Educational Facilities
- + Exhibition Center
- + Conference Center
- + Research & Development Offices
- + Print & Electronic Media Offices (Newspaper, Magazine, Radio, TV)
- + Any Other Professional, Executive, or Administrative Office Use
- + Data or Telecomm. Offices
- + Mortuary Services
- + Bed & Breakfast Guest Houses

CONDITIONAL USE PERMIT

- + Eating & Drinking Establishments - with Live Entertainment
- + Eating & Drinking Establishments - with Dancing
- + Eating & Drinking Establishments - with Alcohol
- + Heavy Manufacturing with Hazardous Waste
- + Small Collection/Recycling Facilities
- + Body Art & Tattoo
- + Gas Station
- + Retail Tobacco Stores
- + Indoor Veterinary Clinics
- + Financial Services

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