

UNIQUE LEASE OPPORTUNITY
NEW CLASS A OFFICE BUILDINGS

21&31

RANCHO CAMINO

POMONA | CALIFORNIA



CBRE

PROPERTY FEATURES



New office construction featuring modern lobbies and efficient floorplates



Immediate access to Pomona (60) and Corona (71) Freeways



Abundant free parking at a ratio of 5.0/1000



Efficient floor plates and high parking ratio that can accommodate Medical Office Uses



Part of the Pomona Ranch Plaza, complete with restaurants & retail amenities



Bus system (195 Transcenter – Phillips Ranch) within 0.2 miles



Strong demographics within the immediate Pomona market surrounding markets of Pomona, Chino Hills and Diamond Bar



21 RANCHO CAMINO



Newly constructed 3-story office building offering Suites from 1,210 SF to 11,581 SF



New suites available for immediate occupancy



Efficient layout to accommodate myriad uses, ideal for creative or traditional office and medical tenants



Open plans ready for tenant-specific specifications



Excellent corporate environment



Asking Rate: \$2.50 MG

AVAILABILITY

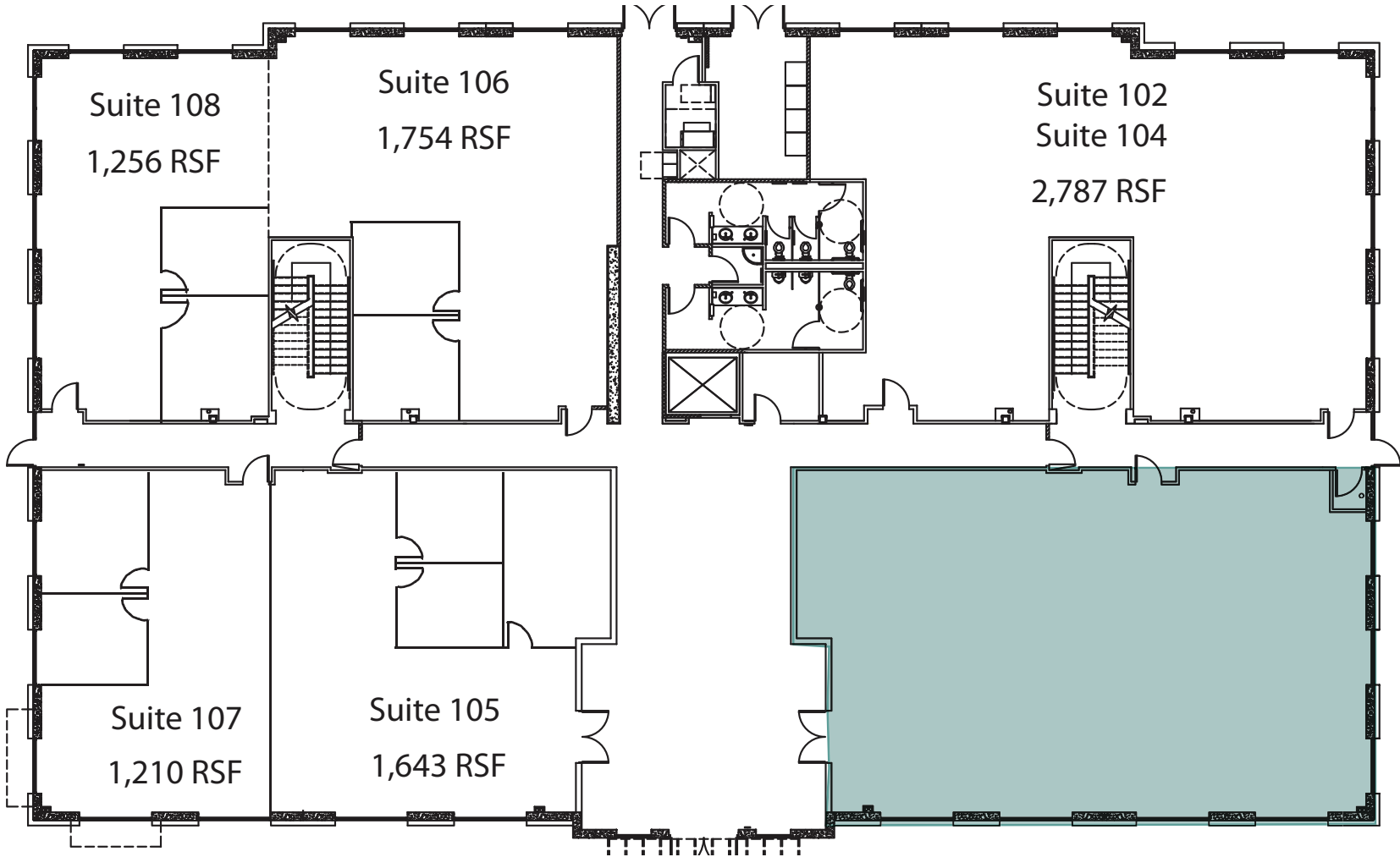
Suite 102-104 2,787 SF

Suite 105-108 5,863 SF



21 RANCHO CAMINO

FLOOR PLAN - 1ST FLOOR



31 RANCHO CAMINO



Unique 41,817 square foot single-tenant, 3-story office building



New Construction with efficient floor plate depths to accommodate open, creative office or traditional office layouts



Fully Secured



Asking Rate: \$2.50 MG

AVAILABILITY

1st Floor 11,581 SF

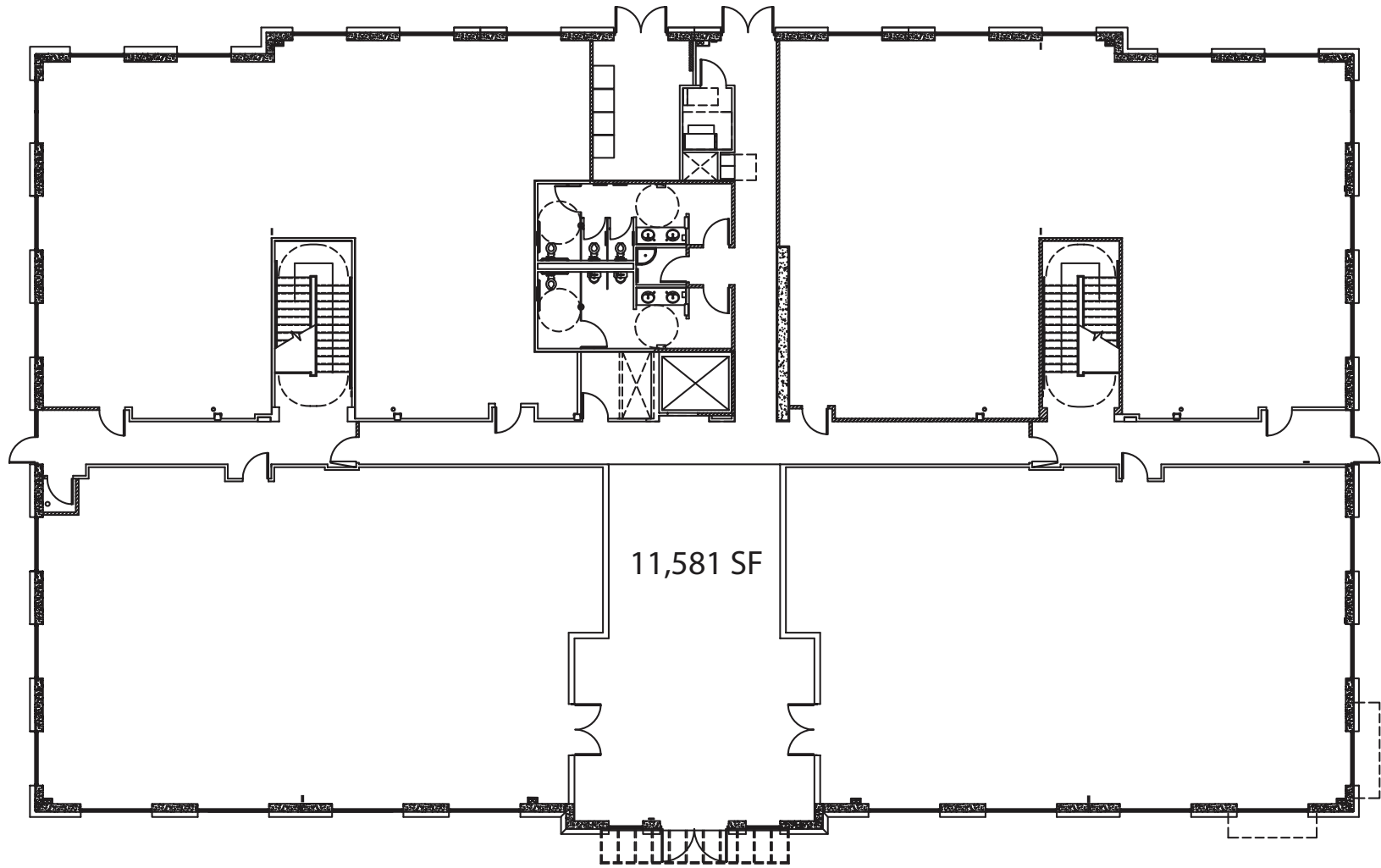
2nd Floor 13,418 SF

3rd Floor 13,418 SF



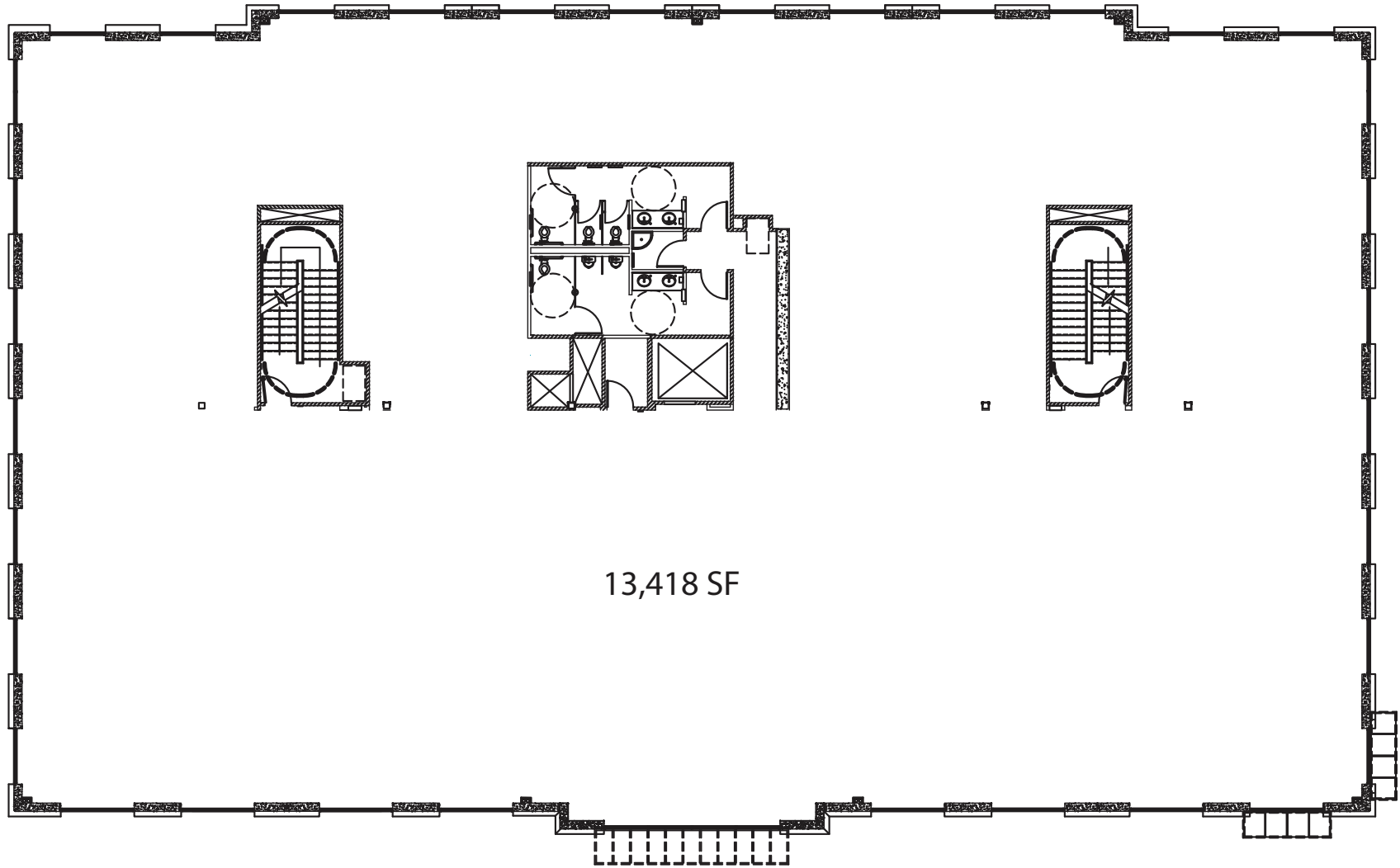
31 RANCHO CAMINO

FLOOR PLAN - 1ST FLOOR



31 RANCHO CAMINO

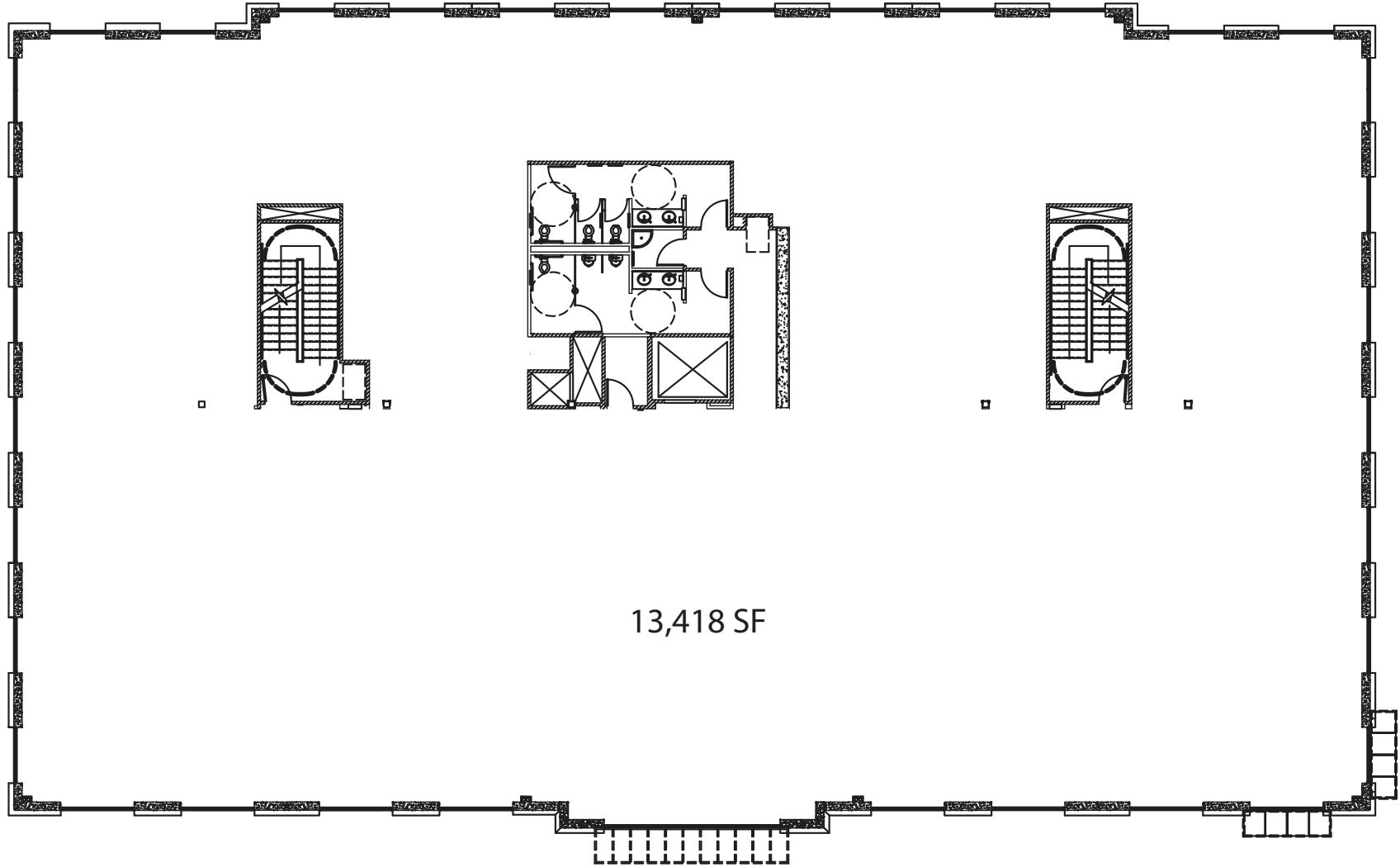
FLOOR PLAN - 2ND FLOOR



13,418 SF

31 RANCHO CAMINO

FLOOR PLAN - 3RD FLOOR



13,418 SF

