

STORE #2288



Unique  
Walmart  
Outparcel

For Sale

80 Rio Rancho Road  
**POMONA, CA**



# PROPERTY HIGHLIGHTS

- Unique land parcel opportunity for operators to co-tenant with a strong performing Walmart.
- 3.66 acres available to create a strong branding opportunity for a larger scale tenant.
- Visibility and access to the 71 and 60 Freeway, total of 300,000 cars per day.
- Located in densely populated area. There are over 146,000 people within a 3-mile radius.



## Other Area Retailers:



## City of Pomona ▶

**5.6M+ SF**

OF EXISTING  
RETAIL SPACE



**5.9%**

RETAIL VACANCY RATE  
AS OF Q1 2019



**30.8**

Median age

**17.1%** age between 25 to 34

**22.3%** high school graduate or higher

**13.8%** bachelor's degree or higher



**142,776** DAYTIME POPULATION

**3,525** BUSINESSES  
IN THE AREA



**FOOD SPENDING**  
**\$406M**



POMONA

**\$1.3B**

**TOTAL RETAIL SALES**



**156,094**

EST. 2018 TOTAL POPULATION



**\$71,285**

AVERAGE HOUSEHOLD INCOME



**\$376,705**

MEDIAN HOME VALUE



**71.9%**

HISPANIC POPULATION BASE

## CONTACT US

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