



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

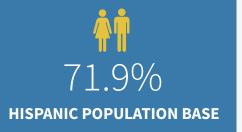


TOTAL RETAIL SALES









CONTACT US

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