



1805 & 1825 Indian Hill Blvd.

Pomona, California 91767

Property Highlights

- Owner / User Opportunity with Rental Income
- 6,100 SF Building is offered to Owner / User or For Lease
- 3,000 SF Leased to Mother's Nutrition
- Two Building Investment on Major Street

OFFERING SUMMARY

| | |
|-----------------|---------------------|
| Sale Price: | \$1,900,000 |
| Lease Rate: | Negotiable |
| Lot Size: | 0.69 Acres |
| Building Sizes: | 3,000 SF & 6,100 SF |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|------------|----------|----------|
| Total Households | 8,690 | 57,887 | 140,697 |
| Total Population | 31,627 | 198,339 | 468,485 |
| Average HH Income | \$78,235 | \$80,375 | \$86,402 |
| Indian Hill Blvd. | 29,700 CPD | | |

Skip Crane

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OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$1,900,000 |
| Building Size: | 9,100 SF |
| Available SF: | 6,100 SF |
| Lot Size: | 0.69 Acres |
| Year Built: | 1977 |
| Market: | Los Angeles |
| Submarket: | Eastern SGV |

PROPERTY OVERVIEW

Mother's Nutrition leases the 3,000 SF building and USA - Mexico Furniture has a Lease on the 6,100 SF building which is now closed due to the COVID-19 and not expected to reopen and will be Offered For Lease or for an Owner to Occupy.

LOCATION OVERVIEW

Free Standing, High Traffic Area, Neighbor Businesses are Carl's Jr., In-N-Out Popeye's, Juanita's Mexican Food and 7-Eleven



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Mother's



USA-Mexico



USA-Mexico



USA-Mexico

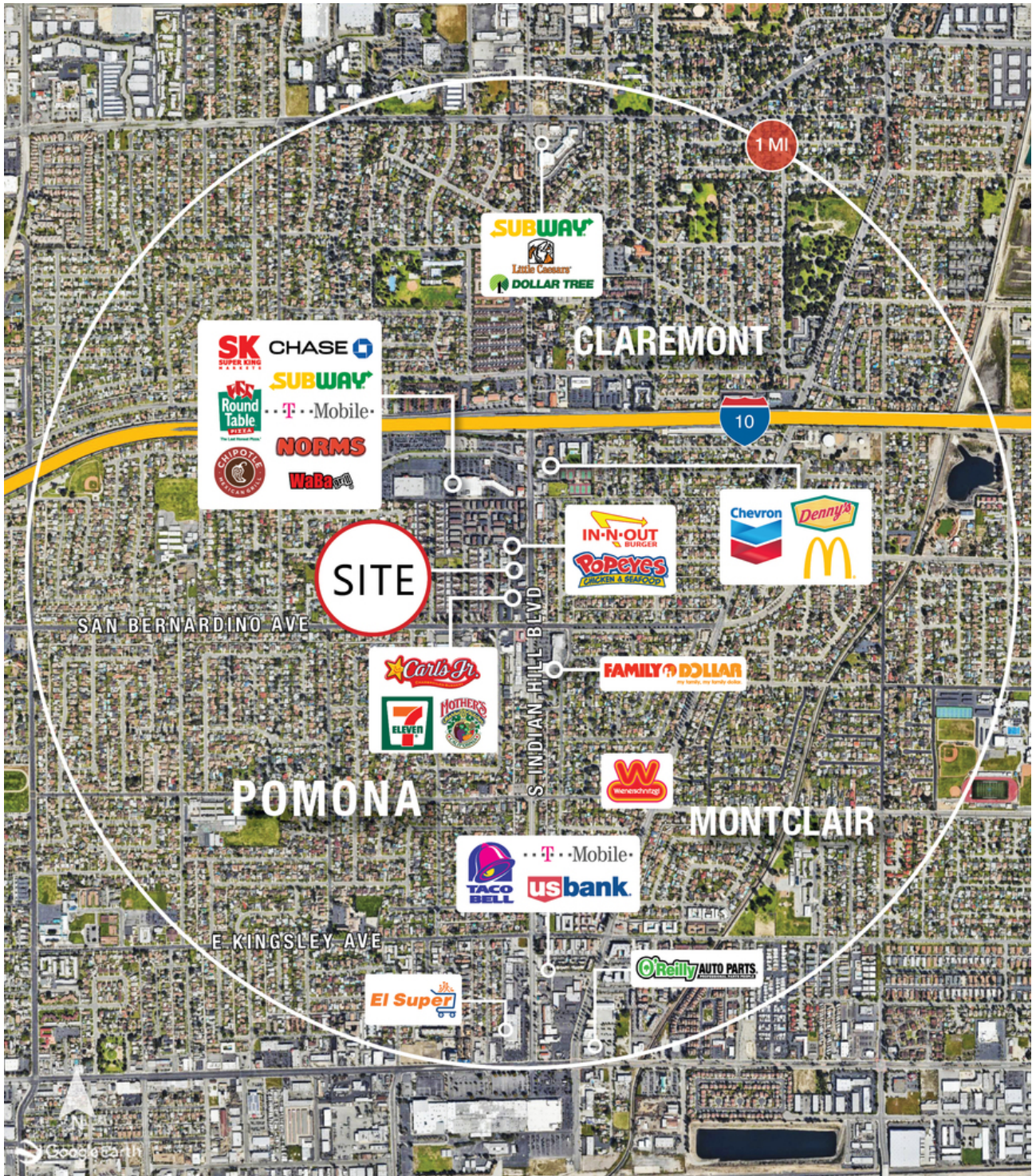
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