



RETAIL FOR LEASE
656-728 Fairplex Drive

POMONA



**PROPOSED
DRIVE THRU**

Site Description

SVN VANGUARD is pleased to present retail on the signalized corner of Fairplex Drive and West Orange Grove Blvd. Visible from the 71 Freeway, this center is centrally located near both residential and business industrial density. Join Burger King, the Famous Spike's Cake Shop, Chronos Escape Room and others in this busy neighborhood center.

Property Highlights

- Located directly off the 71 Freeway & West Holt Ave/Valley Blvd
- Large open floor plans
- TI allowance available
- Just minutes from Cal Poly Pomona & the LA County Fairgrounds
- Property sits on two signalized corners with street frontage on three sides



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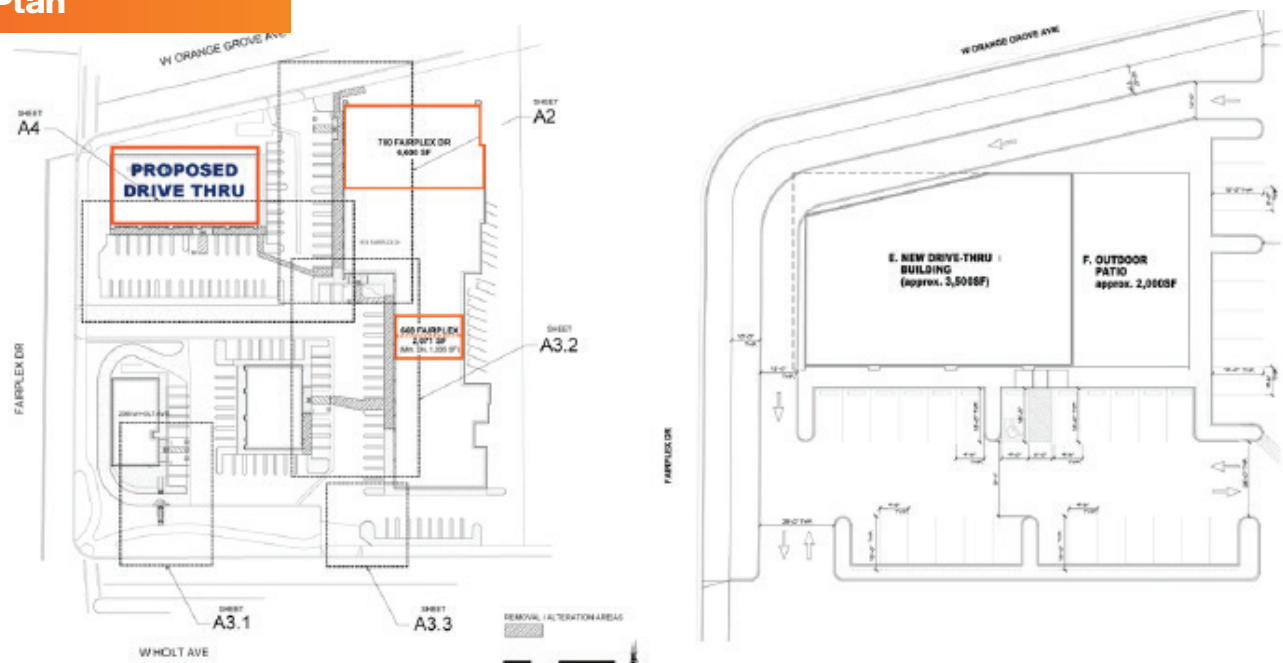
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Site Plan



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Demographic Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,159	4,639	17,171
AVERAGE AGE	29.9	30.4	33.5
AVERAGE AGE (MALE)	27.9	28.8	33.1
AVERAGE AGE (FEMALE)	33.2	32.3	33.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	264	1,074	4,361
# OF PERSONS PER HH	4.4	4.3	3.9
AVERAGE HH INCOME	\$69,331	\$72,491	\$73,494
AVERAGE HOUSE VALUE	\$402,303	\$391,943	\$377,345

