

# FOR LEASE

1636-1670 W MISSION BLVD  
POMONA, CA 91766-1200



**DAVE O'CONNELL**  
CALDRE #01398651  
818.380.9967  
DAVE@CBM1.COM

**MATTHEW BRUTZKUS**  
CalDRE #02131501  
818.665.6033  
MBRUTZKUS@CBM1.COM

CBM1.COM

**CBM1**

LEASING  
BROKERAGE  
INVESTMENTS

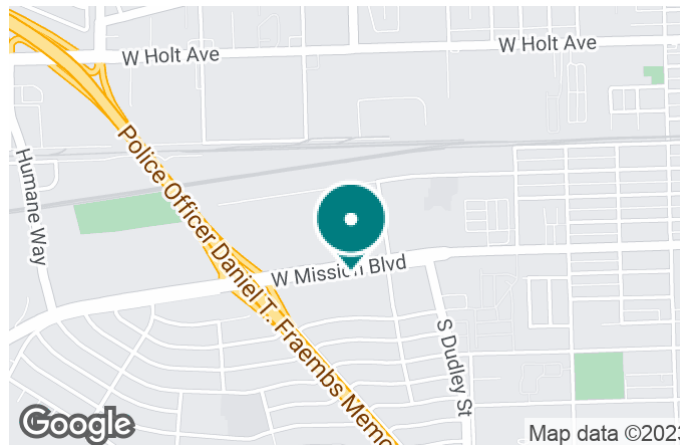
## FEATURES & AMENITIES

1636-1670 W MISSION BLVD | POMONA, CA 91766-1200



### FEATURES & AMENITIES

- ±1,200- ± 2,900 SF SPACE AVAILABLE
- ABUNDANT PARKING
- NATIONAL TENANTS
- CITY OFFICES PROVIDE CONSTANT TRAFFIC TO THE CENTER
- NEIGHBORED BY NATIONAL TENANTS
- CITY OFFICES PROVIDE CONSTANT TRAFFIC TO CENTER
- CLOSE TO THE 71 FREEWAY



### NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,212	37,891	99,498
Total Population	20,813	142,251	346,167
Average HH Income	\$57,610	\$69,534	\$77,200

EXCLUSIVELY REPRESENTED BY

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## PROPERTY SUMMARY

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### PROPERTY HIGHLIGHTS

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### OFFERING SUMMARY

Lease Rate:	\$1.25 - 1.50 SF/month (\$0.38 psf NNN; \$0.38 NNN; NNN)
Available SF:	1,200 - 1,500 SF
Building Size:	4,100 SF

SPACES	LEASE RATE	SPACE SIZE
1638	\$1.50 SF/month	1,400 SF
1642	\$1.25 SF/month	1,500 SF
1644	Upon Request	1,400 SF
1646	Upon Request	1,200 SF

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## ADDITIONAL PHOTOS

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1500 sf Former State Farm



1500 sf Former State Farm

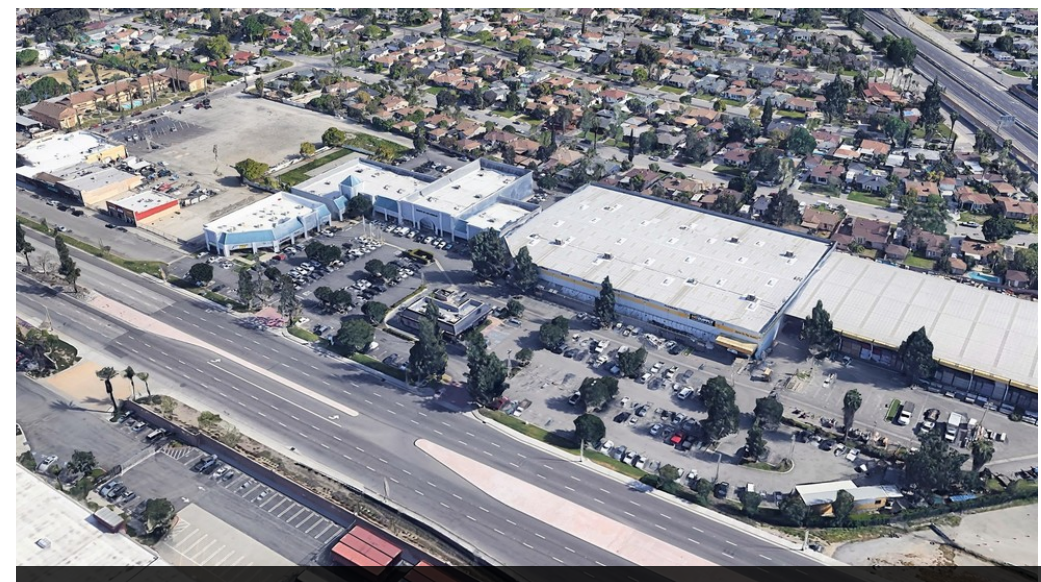


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## PLANS

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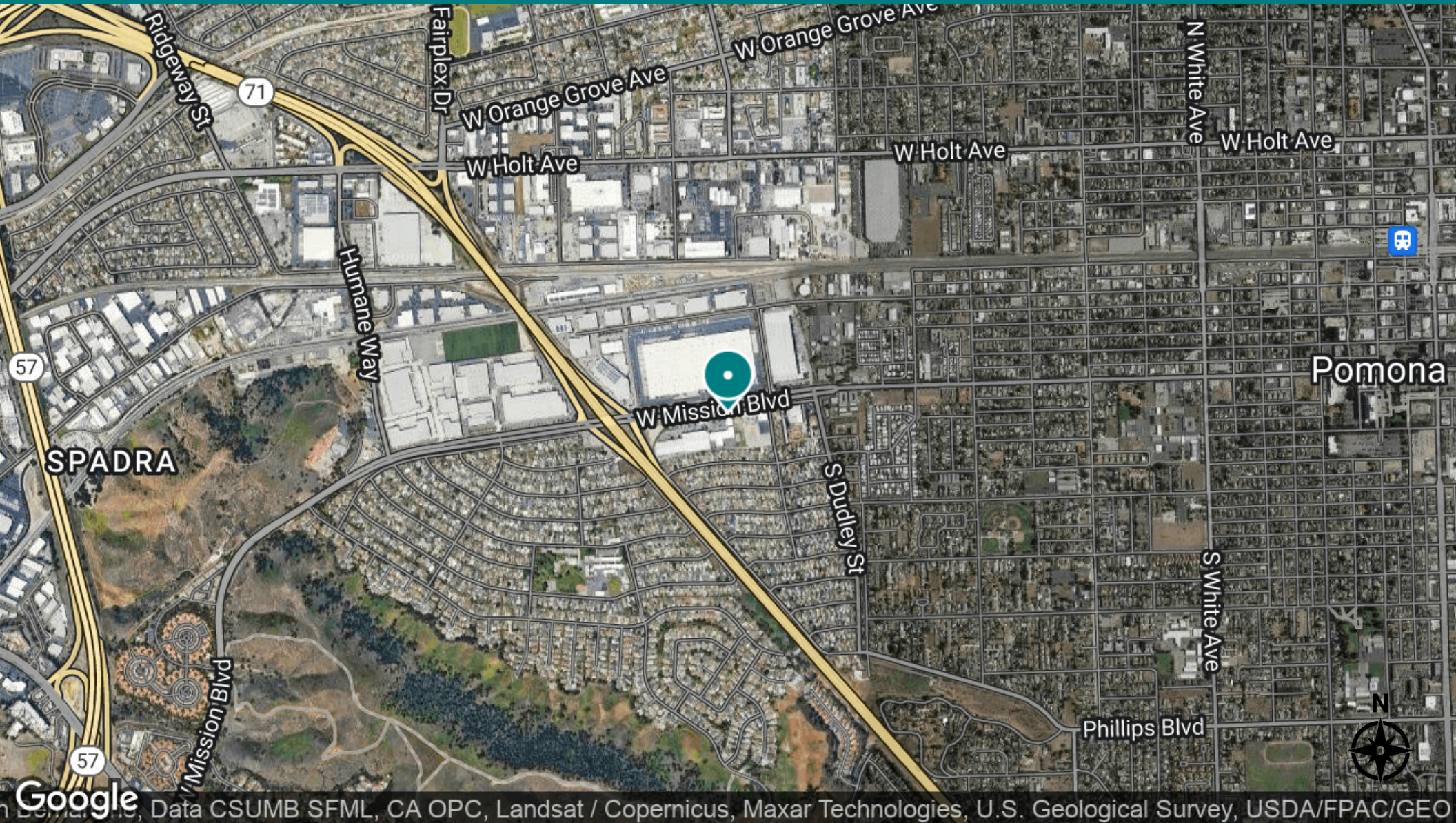
SUITE	TENANT	SIZE
1636	Subway	1,802 SF
1638	Available	1,400 SF
1640	Panda Kitchen	1,400 SF
1642	Available	1,500 SF
1644	Available	1,400 SF
1645	Cell Phone Tower	-
1646	Available	1,200 SF
1650	County of	7,800 SF
1660	Los Angeles	21,680 SF
1670	Jack In The Box	2,500 SF
1680+	Covered Outdoor	49,000 SF

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## LOCATION MAP

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## DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,813	142,251	346,167
Average age	27.8	30.7	33.6
Average age (Male)	27.3	30.3	32.4
Average age (Female)	28.1	31.2	34.6

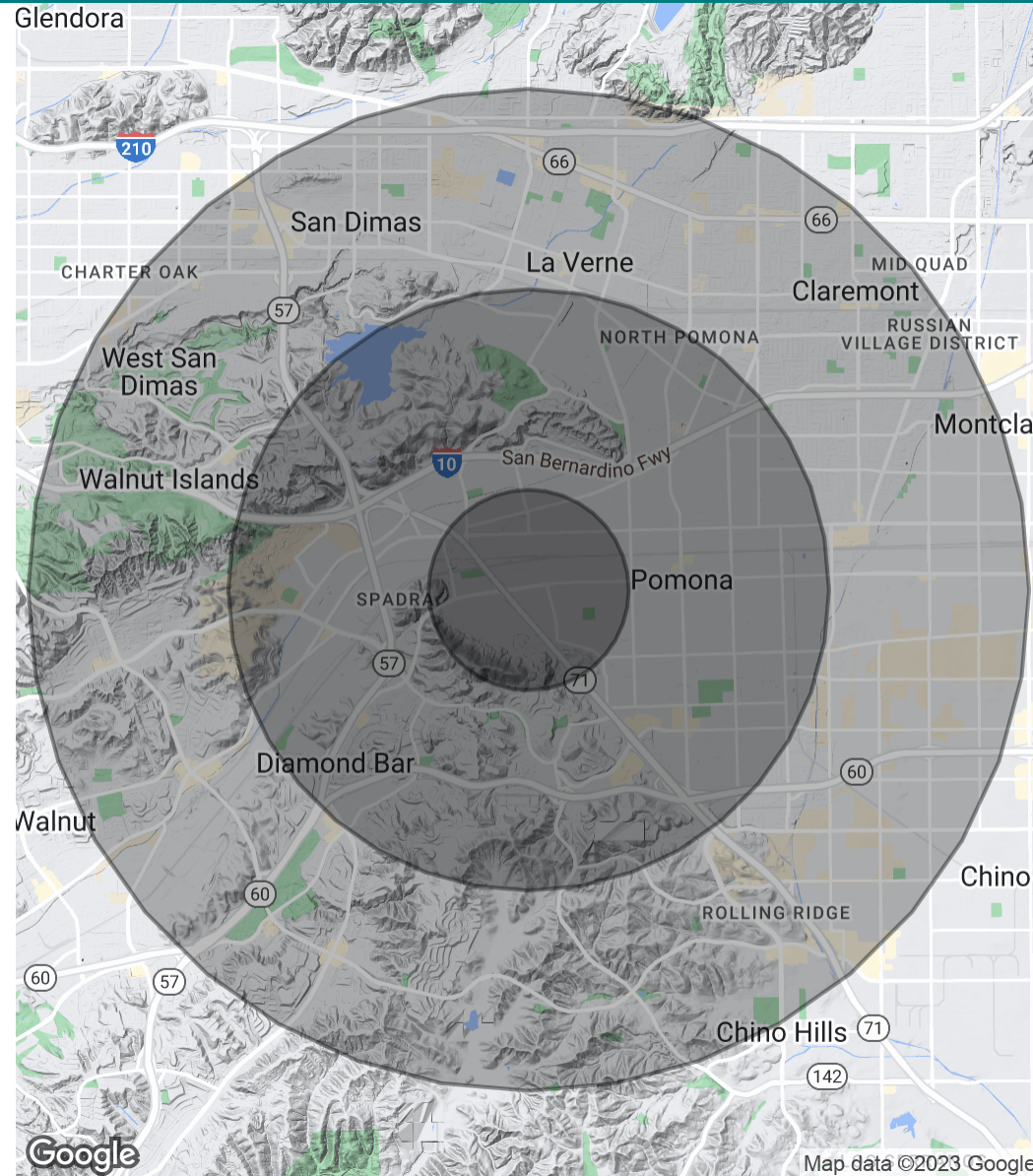
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,212	37,891	99,498
# of persons per HH	4.0	3.8	3.5
Average HH income	\$57,610	\$69,534	\$77,200
Average house value	\$295,426	\$420,075	\$457,785

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	10,415	67,107	179,432
Total Population - Black	900	9,728	21,203
Total Population - Asian	1,815	17,274	52,746
Total Population - Hawaiian	0	67	357
Total Population - American Indian	122	967	1,906
Total Population - Other	7,033	42,267	77,681

### TRAFFIC COUNTS

/day

\* Demographic data derived from 2020 ACS - US Census



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## MEET THE TEAM

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**DAVE O'CONNELL**

Managing Principal

**D:** 818.380.9967 | **C:** 818.917.3020

dave@cbm1.com



CalDRE #01398651



**MATTHEW BRUTZKUS**

Associate

**D:** 818.665.6033 | **C:** 818.665.6033

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