

RE/MAX

COMMERCIAL

BUILDING: ± 3,200 SF | LOT: ± 19,802 SF

PRIME CORNER GEM IN LINCOLN PARK

100 E Alvarado St., Pomona CA 91767

MIXED-USE CORNER COMMERCIAL BUILDING

FOR SALE





PROPERTY DESCRIPTION

Property Address: 100 E Alvarado St.
Pomona, CA 91767

County: Los Angeles

Total Building Size: ± 3,200 SF

Lot Size: ± 19,802 SF

Corner Streets: E. Alvarado & Gary Ave.

Year Built: 1924

Zoning: POC4*

Property Type: Commercial Mix-Use

APN: 8336-006-025

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SHELL SPACE POSSIBLE DESIGN CONCEPTS



1 North



INVESTMENT HIGHLIGHTS

- Excellent Owner User or Investment Opportunity
- High Traffic Count Per Day
- Lack of Inventory for Retail, Office, and Residential Spaces in the Market
- Excellent Ingress and Egress
- Ample Parking
- Fully Entitled Resturant with Beer & Wine License
- In Close Proximity to California Polythetic University, and Western University of Health Sciences.



POSSIBLE
ASSEMBLAGE

AERIAL

Pomona is the Gateway City to Inland Empire, Los Angeles, and Orange County Markets.



SUBJECT PROPERTY



STATER BROS.
markets



Lincoln Park Historic District Pomona



The Lincoln Park Historic District in Pomona, California is a 45-block, 230-acre residential neighborhood. The district consists of 821 structures—primarily single family homes built between the 1890s through the 1940s—featuring a wide variety of architectural styles from late Victorian and National Folk homes, Craftsman and Craftsman-influenced homes, as well as late 19th and 20th Century Revival architectural styles including Colonial, Mission/Spanish, Tudor and Classical Revival.

When it comes to shopping and dining, Downtown Pomona offers a range of options and is within a short walk of much of the neighborhood. However, Lincoln Park residents don't even need to go that far to pick up necessities or grab a bite to eat. Locals looking for ingredients or amenities can swing by Stater Bros. Supermarket or visit one of the shopping centers that line Holt Avenue. Those looking to eat out will enjoy the many local restaurants dotting the neighborhood, which range from always-popular Cachanilla Chinese Restaurant to Day Day's BBQ and Waffle House, to the highly rated Tacos Los Martinez, known for their authentic pastor and homemade aguas frescas.



PARCEL MAP

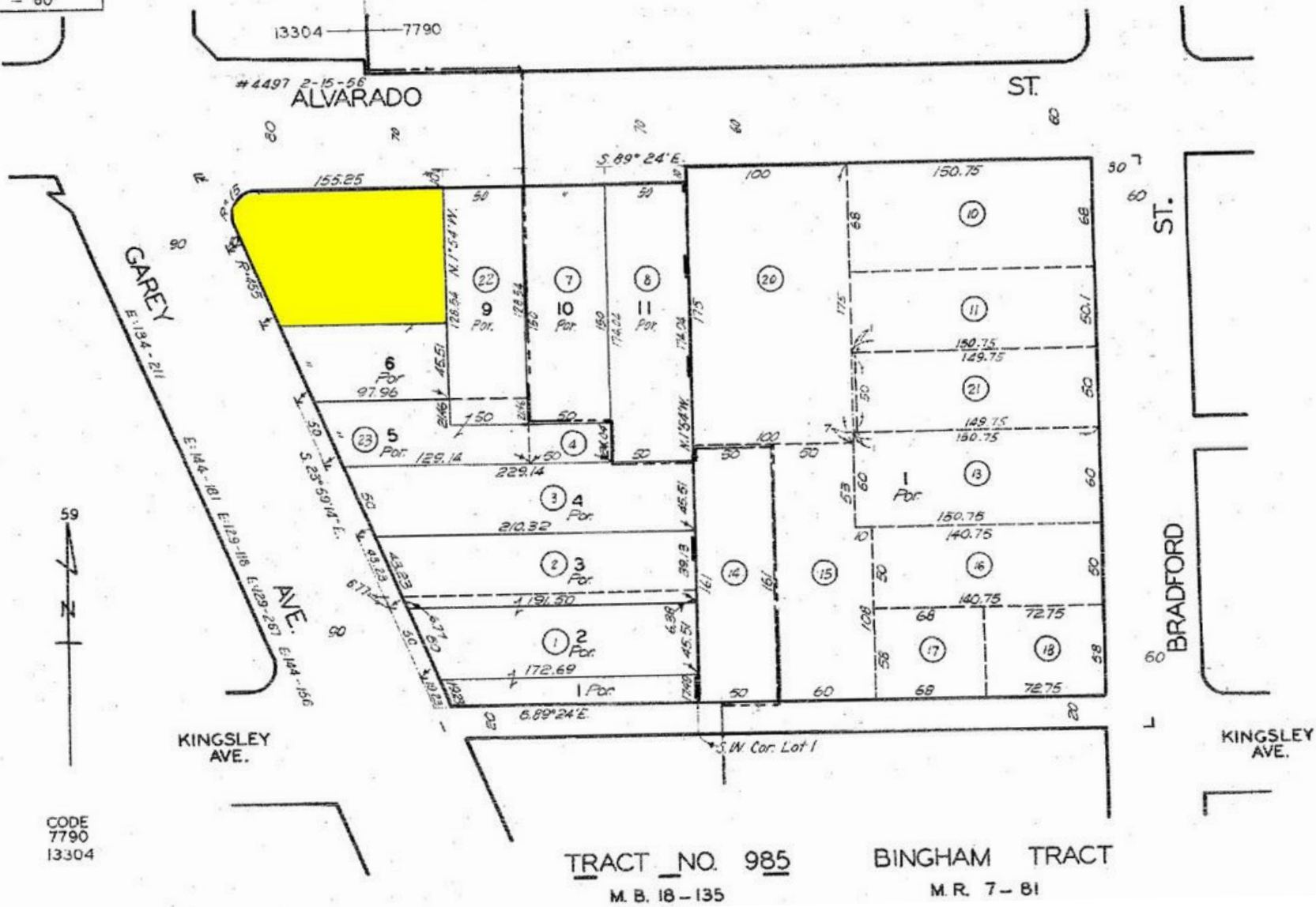
8336

6

2003

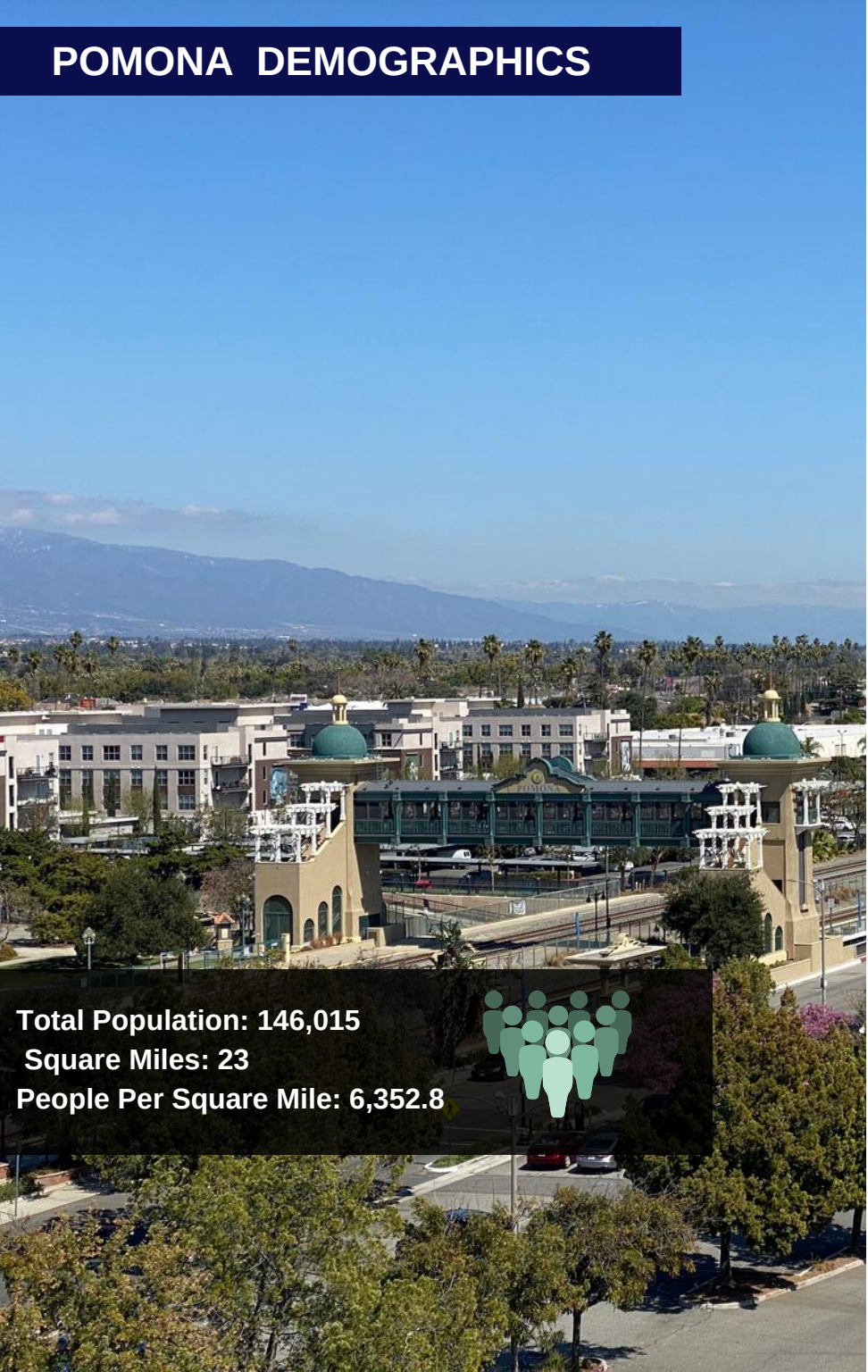
2-17-69
12-9-68
660603
661729
050130

SCALE 1" = 60'



CODE
7790
13304

POMONA DEMOGRAPHICS



Age

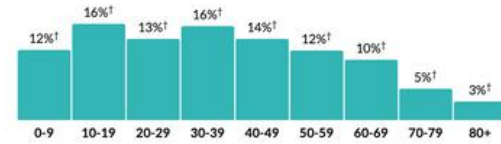
35.9

Median age

about 90 percent of the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 38.5

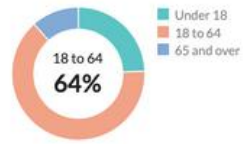
a little less than the figure in California: 37.9

Population by age range



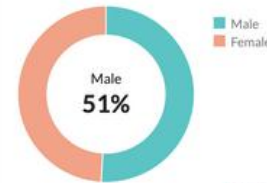
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Population by age category



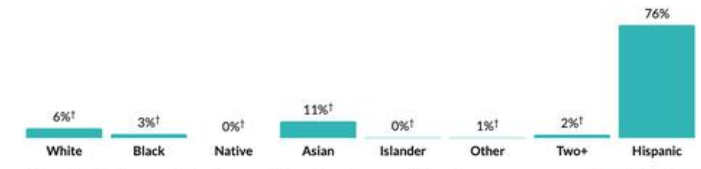
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Sex



[Show data / Embed](#)

Race & Ethnicity



[Show data / Embed](#)

* Hispanic includes respondents of any race. Other categories are non-Hispanic.

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Income

\$26,759

Per capita income

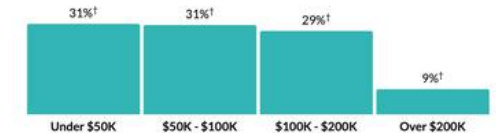
about three-fifths of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$45,171
about three-fifths of the amount in California: \$46,661

\$77,609

Median household income

about 90 percent of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$87,743
about 80 percent of the amount in California: \$91,551

Household income



[Show data / Embed](#)

Poverty

12%

Persons below poverty line

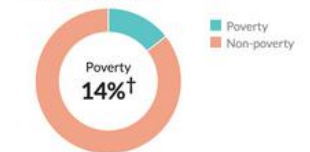
about 90 percent of the rate in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 12.9%
about the same as the rate in California: 12.2%

Children (Under 18)



[Show data / Embed](#)

Seniors (65 and over)



[Show data / Embed](#)

Transportation to work

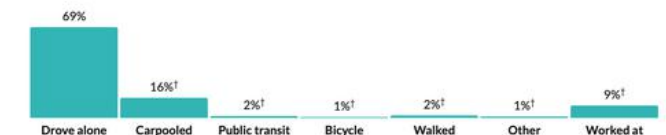
31.4

Mean travel time to work

about 10 percent higher than the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 29.2

about 10 percent higher than the figure in California: 28.3

Means of transportation to work



* Universe: Workers 16 years and over

[Show data / Embed](#)

Total Population: 146,015
Square Miles: 23
People Per Square Mile: 6,352.8



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