

# AVAILABLE FOR LEASE



**±6,325 SF NEXT TO CVS AVAILABLE  
779 E FOOTHILL BLVD, POMONA, CA 91767**



JOIN

## PROPERTY FEATURES

- Strong exposure center along one of Pomona's main retail arteries, Historic Route 66 (Foothill Blvd).
- In direct proximity to the 210 freeway.
- Average daily traffic count at Foothill Blvd and N Towne Ave of over 51,967 cars per day.
- ±6,325 SF Available.
- Suggested Uses: Auto Parts, Tire Shop.
- The center serves a densely populated trade area of 332,202 residents within a 5 mile radius.
- Pomona has a strong and diverse local economy, with a mix of industries including healthcare, education, and manufacturing. The city is home to several major employers, including Pomona Valley Hospital Medical Center and California State Polytechnic University, Pomona.
- Located near other major cities in Southern California, including Los Angeles, Anaheim, and Riverside. This provides businesses with access to a large customer base and a skilled workforce.

## 3 MILE RADIUS DEMOS

**126,951**  
POPULATION



**\$113,446**  
AVERAGE  
HOUSEHOLD  
INCOME

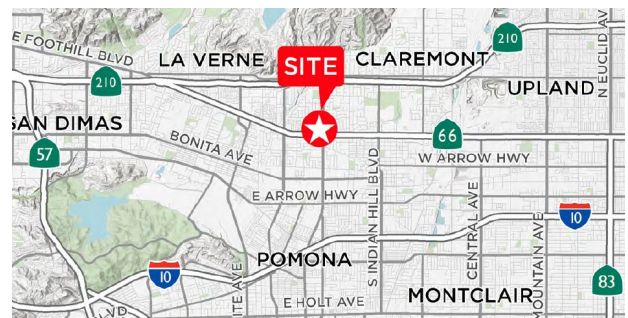
**DAYTIME**  
DEMOGRAPHICS

**100,615**

## TRAFFIC COUNTS

On Foothill Blvd & N Towne Ave:

**50,967 CPD**



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## ABOUT POMONA

Named in honor of the Roman goddess of fruit, the City of Pomona has a history as rich as its fertile soil. The Pomona area was situated along a trade route used by Native Americans.

Today, Pomona is the seventh largest city in Los Angeles County. Pomona boasts a progressive economy, business opportunity, and a strong workforce with attractive shopping, recreational, and real estate offering.

The Pomona Valley had been a fruitful valley in the past and is now fruitful from the strength and efforts of its people. With a vision to promote harmonious diversity and economic prosperity, Pomona is vibrant community with progressive citizens leading, testing the limits of progress, and striving to provide a high quality of life for all of Pomona.



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## SITE DEMOS

779 E Foothill Blvd Pomona, CA 91767	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	21,133	126,951	328,802
2027 Projected Population	20,635	126,881	332,739
2020 Census Population	21,726	128,117	330,965
2010 Census Population	20,177	122,354	319,180
Projected Annual Growth 2022 to 2027	-0.5%	-	0.2%
Historical Annual Growth 2010 to 2022	0.4%	0.3%	0.3%
2022 Median Age	43.6	38.7	36.3
<b>Households</b>			
2022 Estimated Households	8,113	41,637	102,113
2027 Projected Households	8,028	42,178	105,221
2020 Census Households	8,289	42,003	102,422
2010 Census Households	7,623	38,853	95,086
Projected Annual Growth 2022 to 2027	-0.2%	0.3%	0.6%
Historical Annual Growth 2010 to 2022	0.5%	0.6%	0.6%
<b>Race and Ethnicity</b>			
2022 Estimated White	45.6%	38.5%	34.1%
2022 Estimated Black or African American	7.0%	6.3%	6.1%
2022 Estimated Asian or Pacific Islander	13.9%	16.3%	12.7%
2022 Estimated American Indian or Native Alaskan	1.4%	1.4%	1.7%
2022 Estimated Other Races	32.0%	37.4%	45.4%
2022 Estimated Hispanic	40.4%	47.2%	57.1%
<b>Income</b>			
2022 Estimated Average Household Income	\$107,791	\$113,446	\$98,856
2022 Estimated Median Household Income	\$86,174	\$90,839	\$83,041
2022 Estimated Per Capita Income	\$41,651	\$37,668	\$30,947
<b>Business</b>			
2022 Estimated Total Businesses	655	5,310	13,743
2022 Estimated Total Employees	5,399	55,621	127,796
2022 Estimated Employee Population per Business	8.2	10.5	9.3
2022 Estimated Residential Population per Business	32.3	23.9	23.9



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