

# MISSION PLAZA

1636 – 1670 W MISSION BLVD, POMONA, CA

RETAIL AVAILABLE  
HD Supply Anchored Shopping Center

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



JOIN NATIONAL TENANTS



**HD**SUPPLY

Jack in the box<sup>®</sup>

**SUBWAY**

FOR LEASE



# LEASE HIGHLIGHTS

- » Shopping center anchored by national tenant HD Supply Solutions
- » Co-tenants are Subway, Jack in the Box, and Los Angeles County



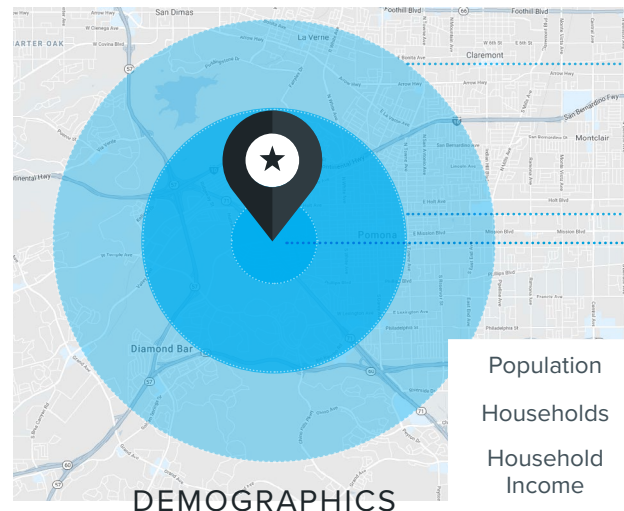
- » Shopping center is ±3.0 miles away from Cal Poly Pomona (±27,911 students enrolled)
- » Just ±1.9 miles away is a planned 36 townhomes development near the Pomona Metro Station



**\$1.25-1.65 PSF**  
ASKING RENT

**\$0.30 PSF**  
ESTIMATED NNN

**±1,114 - 8,919 SF**  
AVAILABLE



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	22,763	141,641	360,716
Households	5,722	38,133	108,560
Household Income	\$69,038	\$86,671	\$99,687
Median Age	33	34.5	36.7

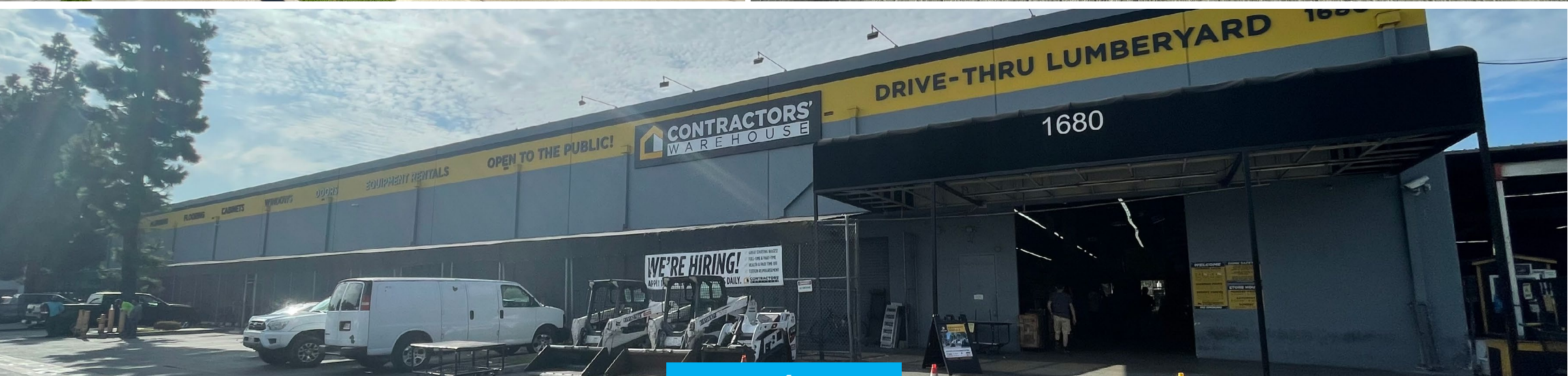
# SITE PLAN MAP



SUITE	SIZE	ASKING RENT PSF
1646	±1,114 SF	\$1.65
1650	±7,805 SF	\$1.25
<b>TOTAL</b>	<b>±8,919 SF</b>	-



# SURROUNDING TENANTS





# AREA TENANT MAP







# AREA OVERVIEW



## POMONA, CALIFORNIA

Tucked in the Pomona Valley, Pomona is known for gorgeous mountainous views—especially those of Mount Baldy, the highest peak in the San Gabriel Mountains. Formerly a fruitful agricultural town, Pomona is now a busy city and a college town, home to California State Polytechnic University-Pomona, Western University of Health Sciences, and Western University College of Veterinary Medicine. Two additional college campuses, Claremont Colleges and Mount San Antonio College, are located just outside of the city. Pomona pays homage to its past by preserving historic buildings like the Fox Theater Pomona. The fully restored theater is surrounded by restaurants, pubs, shops, and art galleries in Downtown Pomona's Arts Colony.

Renters in Pomona are about 30 miles west of Downtown Los Angeles. If you prefer mass transit, take the train from Pomona Station or travel by car along Interstate 10. Renters have plenty of options for apartments, condos, and houses either in the trendy downtown area or near a major thoroughfare for easy commutes.





# MISSION PLAZA

1636 – 1670 W MISSION BLVD, POMONA, CA

## EXCLUSIVE LEASING AGENTS

**MICHAEL PAKRAVAN**  
FVP & National Director

michael.pakravan@matthews.com  
DIR (310) 919-5737  
LIC # 01706065 (CA)

**JAMES SANCHEZ**  
Associate

james.sanchez@matthews.com  
DIR (949) 662-2255  
LIC # 02176906 (CA)

### CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of 1636-1670 W Mission Blvd, Pomona, CA ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.