



## ONE OF THE BEST INTERSECTIONS IN POMONA - FOR LEASE

3103-3191 N GAREY AVE, POMONA, CA 91767

1801 Century Park East, Suite 1420  
Los Angeles, California 90067  
P 310.275.8222 F 310.275.8223  
www.cag-re.com  
License #01876070

Alex Shabani  
Senior Managing Director  
Phone: 310.272.7397  
Email: alex@cag-re.com  
Lic: 01352902

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ASSET GROUP



## BEAUTIFUL CREATIVE OFFICE SPACE FOR SUBLEASE

3103-3191 N GAREY AVE, POMONA, CA 91767

### Highlights

- Great Corner in Pomona with Outstanding Traffic
- Good Population Density with Strong Household Incomes
- Proven Trade Area with Many National Retailers Along Garey Ave and Foothill Boulevard Route 66

### Area Amenities

- Ample and Convenient Parking
- Ideal for Retail, Charter School, Medical, Food Use, Market, School, Gym, Massage, Martial Arts, Chiropractor, Kid's Playground, Auto Parts, Hair Salon, Tax, Cell Phone
- Monument Signage Available
- Great Mix of Regional Tenants

### Available Square Footage

1,200 sq ft  
4,800 sq ft  
1,400 sq ft  
3,600 sq ft  
7,000 sq ft

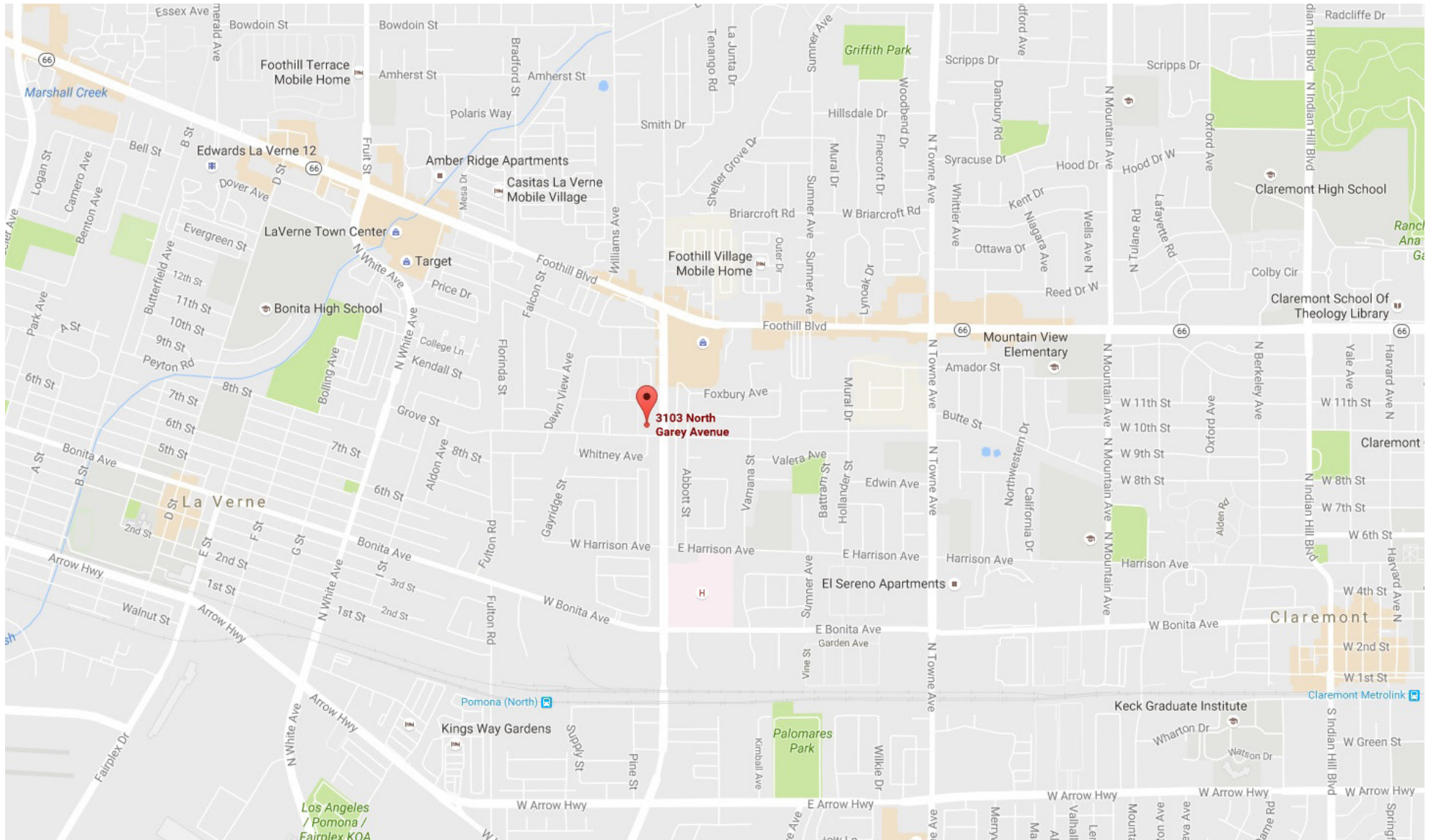
## ADDITIONAL PHOTOS

3103-3191 N GAREY AVE, POMONA, CA 91767



# MAP

3103-3191 N GAREY AVE, POMONA, CA 91767



## AERIAL

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## AMENITIES MAP

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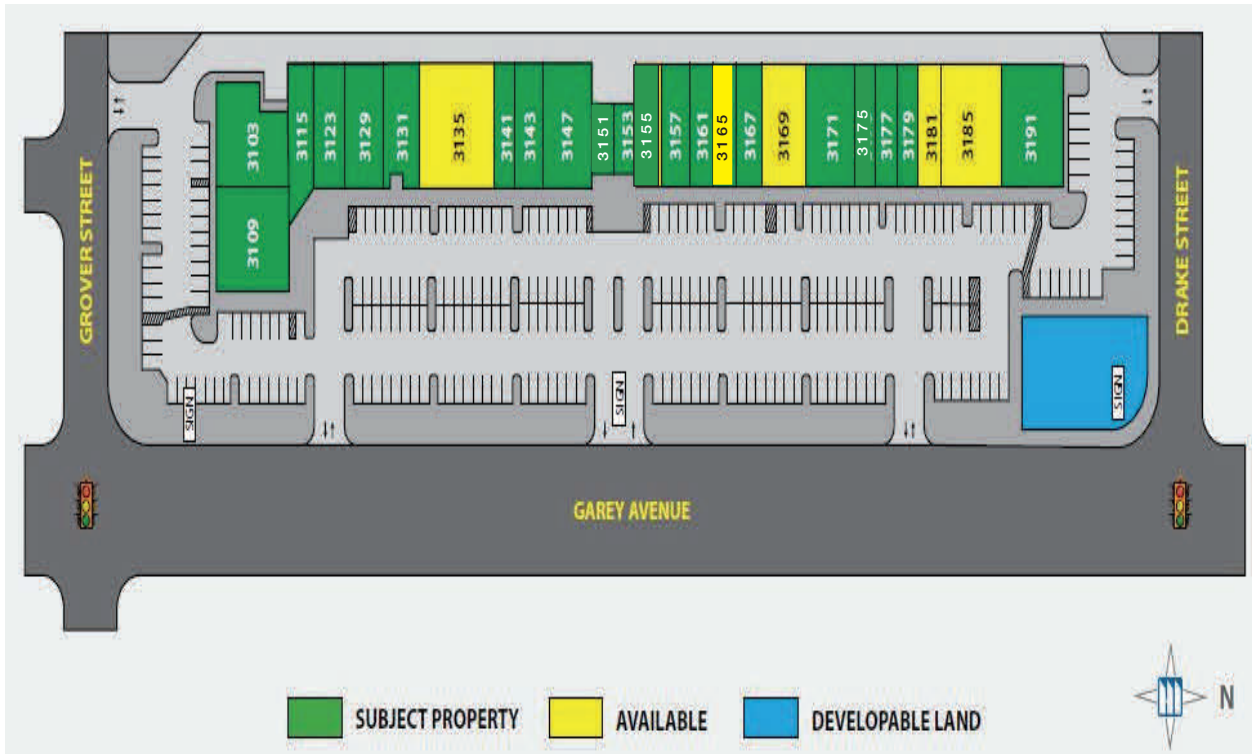
## DEMOGRAPHICS

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	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
<b>Population</b>			
2020 Projection	22,391	137,352	326,574
2015 Estimate	21,468	133,740	317,870
2010 Census	20,672	131,060	311,507
2000 Census	19,505	131,237	305,761
Growth 2000 - 2010	5.98%	-0.13%	1.88%
Growth 2010 - 2015	3.85%	2.04%	2.04%
Growth 2015 - 2020	4.30%	2.70%	2.74%
<b>Households</b>			
2020 Projection	8,022	44,181	98,094
2015 Estimate	7,679	42,816	95,130
2010 Census	7,386	41,756	92,902
2000 Census	7,044	41,356	90,818
Growth 2000 - 2010	4.85%	0.97%	2.29%
Growth 2010 - 2015	3.97%	2.54%	2.40%
Growth 2015 - 2020	4.46%	3.19%	3.12%
<b>2015 Est. Population by Single-Classification Race</b>			
White Alone	13,110	81,723	183,717
Black or African American Alone	1,726	8,312	17,964
American Indian and Alaska Native Alone	236	1,201	3,277
Asian Alone	2,101	12,075	28,071
Native Hawaiian and Other Pacific Islander Alone	58	242	635
Some Other Race Alone	3,016	22,946	68,657
Two or More Races	1,221	7,241	15,550
<b>2015 Est. Population by Ethnicity (Hispanic or Latino)</b>			
Hispanic or Latino	8,935	61,884	180,321
Not Hispanic or Latino	12,533	71,856	137,549
<b>2015 Est. Average Household Income</b>	<b>\$76,739</b>	<b>\$81,766</b>	<b>\$75,450</b>

## SITE PLAN

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SUITE	TENANTS	SF
3103	Mission Audio	2,000
3109	Mr. Fish	2,400
3115	America Model Academy	2,488
3123	Managed Career Solutions	1,780
3129	99 Cent Discount +	3,155
3131	Zuby's Cafe	2,400
3135	Available	4,800
3141	Sweet Art Bakery	1,000
3143	Action One Check Cashing	1,200
3147	Grove Coin Op Laundry	2,400
3151	Nail Salon	800
3153	Stylz 4 Sho Beauty Parlor	800
3155	Eyebrow Threading	1,220
3157	Head Sprung Barber Shop	1,200
3161	Aladdin Jr. Restaurant & Cafe	1,200
3165	Vacant	1,200
3167	Grove Family Dental Office	1,200
3169	Available	1,200
3171	Jasmine's Restaurant & Hookah Lounge	2,800
3175	Casablanca Insurance	800
3177	Eden Gifts & Tobacco	1,200
3179	Mindy Donuts	1,000
3181	Available	1,400
3185	Available	3,600
3191	Los Jarritos Mexican Restaurant	3,600
Cell	T-Mobile Cell Tower	-
Cell	Sprint Cell Tower	-





For more information, please call.



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Senior Managing Director  
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