

**SUPERIOR  
GROCCERS.**

*Value, Variety & Quality*

3180 N Garey Ave Unit 1A & 1B  
Pomona, CA 91767



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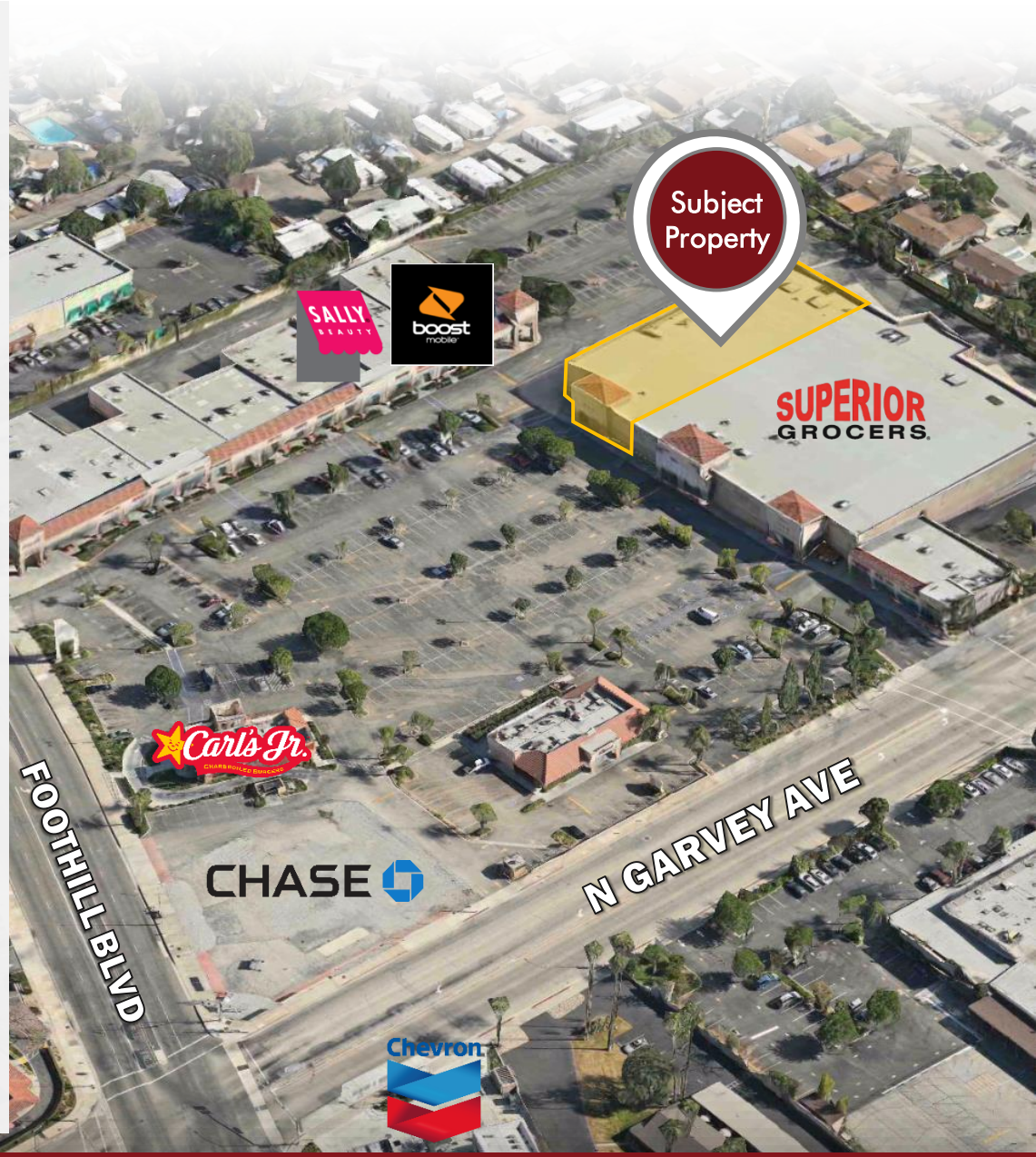
 **KORUS**  
REAL ESTATE  
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# Property Description

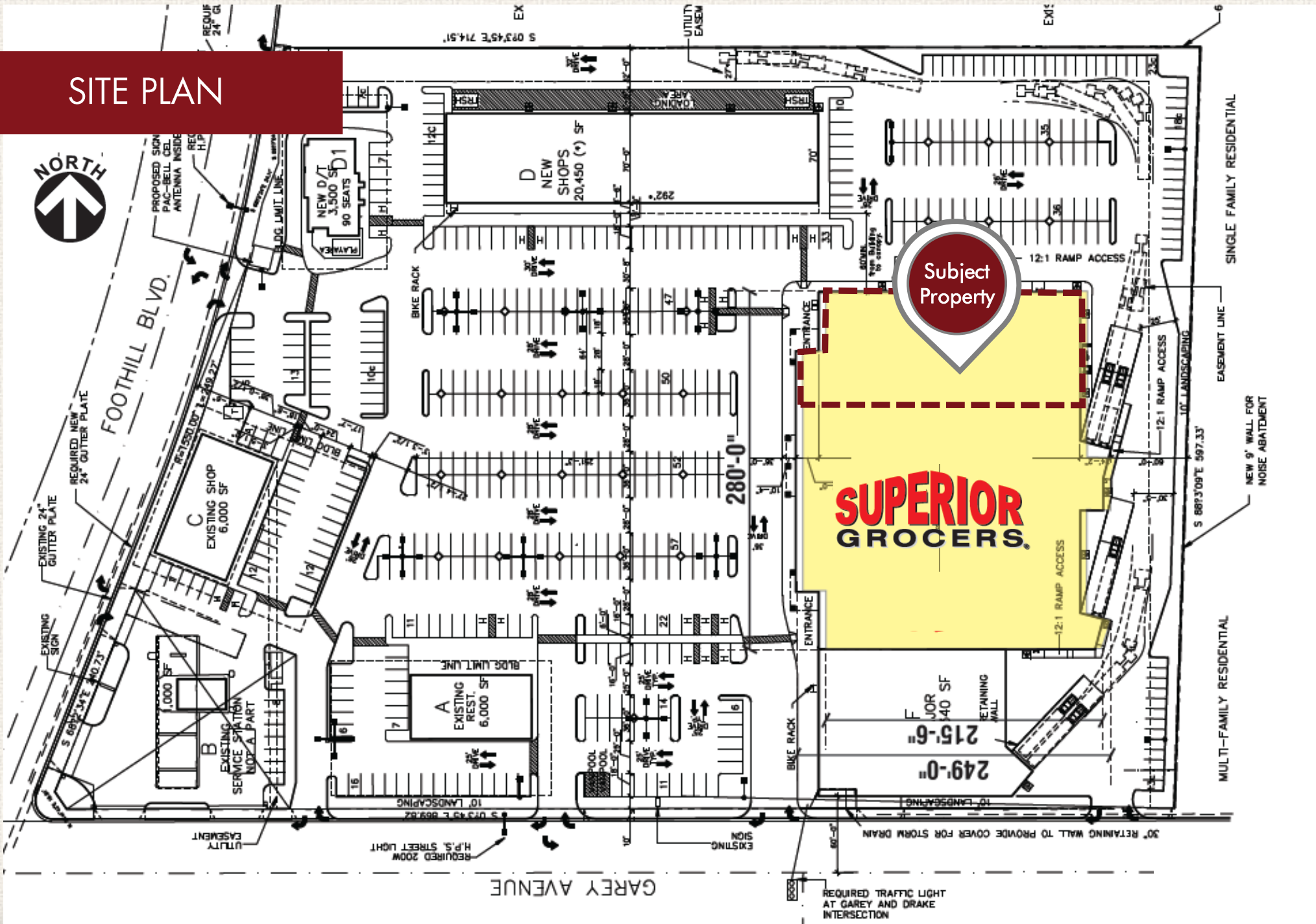
ADDRESS	3180 N Garey Ave Unit 1A 3180 N Garey Ave Unit 1B Pomona, CA 91767
LEASE RATE	\$1.60 + NNN
BUILDING SIZE	Unit 1A – 1,260 sq. ft. Unit 1B – 13,700 sq. ft.
BUILT	1997
PARKING	Ample Parking

## Property Highlights

- Highly visible retail location
- Co-anchored with **SUPERIOR GROCERS.**
- Retailers in the immediate area include:



# SITE PLAN



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



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FOOTHILL FWY (+150,216 CPD)



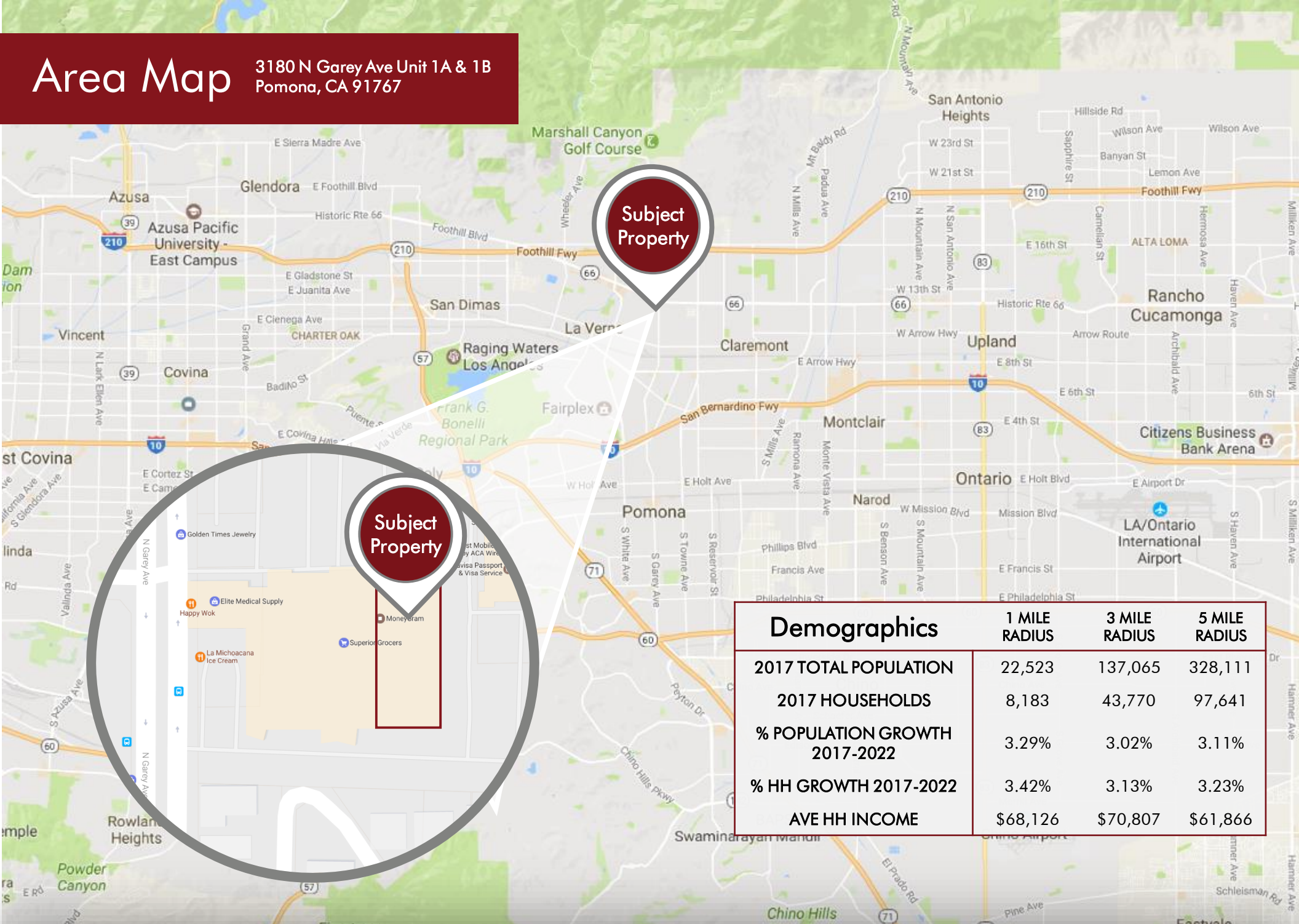
N GAREY AVE (+20,169 CPD)



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# Area Map

3180 N Garey Ave Unit 1A & 1B  
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Demographics	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2017 TOTAL POPULATION	22,523	137,065	328,111
2017 HOUSEHOLDS	8,183	43,770	97,641
% POPULATION GROWTH 2017-2022	3.29%	3.02%	3.11%
% HH GROWTH 2017-2022	3.42%	3.13%	3.23%
AVE HH INCOME	\$68,126	\$70,807	\$61,866

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