

PROPERTY OFFERING MEMORANDUM

Commercial Property – City of Pomona, California

Property Overview

This offering presents an excellent opportunity to acquire a versatile commercial/industrial property consisting of approximately **1,320 square feet** of interior improvements situated on an approximately **14,805 square foot corner lot** in the City of Pomona, California. The property is well suited for owner-users, investors, or developers seeking a highly visible location with future redevelopment potential.

Seller Financing Available

The Seller is willing to carry financing for a qualified purchaser under the following proposed terms:

- 30% down payment
- 9% annual interest rate
- Balloon payment due in 15 years
- Payments amortized over 25 years

All seller-financing terms are subject to buyer qualification, mutual agreement, and final executed purchase documents.

Zoning & Redevelopment Potential

The property is zoned **P-O-C-IND*** (Pomona Corridor Industrial with Overlay). According to information provided by the City of Pomona, the overlay may allow for residential development of up to **six (6) stories**, subject to applicable City requirements, approvals, and development standards.

This redevelopment information is provided solely as a potential opportunity and should not be relied upon as a guarantee of future entitlement or development rights.

Buyer Verification

Buyer is strongly advised to independently verify all information regarding zoning, overlay regulations, permitted uses, density, development standards, building requirements, and redevelopment potential directly with the **City of Pomona** and all other appropriate governmental agencies prior to the close of escrow.

All information is believed to be reliable but is not guaranteed. Buyer shall conduct its own independent investigation and due diligence regarding the property and its intended use.