

OFFERING MEMORANDUM

COMMERCIAL PROPERTY



159 N. EAST END, POMONA, CA 91767

JULIO BONILLA
DIRECTOR OF COMMERCIAL SALES
JULIO@THEBONILLAGROUP.COM
DRE #1281205



TABLE OF CONTENTS

- 01 INVESTMENT OVERVIEW
- 02 FINANCIAL OVERVIEW
- 03 PROPERTY PHOTOS
- 04 AREA OVERVIEW



01

INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY



EXCLUSIVE OFFERING MEMORANDUM

159 N. EAST END

Located in Pomona's bustling business district, this 6,240 sq ft warehouse (POM1 zoning) provides an efficient layout, two roll-up doors, ample parking, and excellent visibility, making it ideal for a range of operations and offering significant growth potential.

PROPERTY ADDRESS

159 N. East End

PURCHASE PRICE

\$1,450,000

SQUARE FEET

6240 Sqft

LOT SIZE

12,355 Sqft

PARCEL NUMBER

8326-023-003

ZONING

POM1

CAP RATE

N/A





PROPERTY SUMMARY

6,240 SF FULLY VACANT Pomona Industrial Building | Use Whole or Split Into Two Units | \$232/SF | \$1,450,000

159 N East End Ave is a 6,240 SF freestanding industrial building in Pomona's established manufacturing corridor, offered at \$232 per square foot — well below recent San Gabriel Valley industrial sale pricing near \$300/SF. The building's defining advantage is optionality. It was previously operated as a single contiguous 6,240 SF facility, and it is partitioned so it can just as easily run as two independent units of approximately 3,120 SF each. Each side has its own private front office space, its own warehouse area, and its own large metal rear roll-up door at ground level, so the two units can function without shared-access conflicts. Take the entire building for one operation, split it and lease both sides, or occupy one unit and rent the other. That decision stays with the buyer, and it can change as the business does. Most of the equipment and items have already been sold or removed.

For owner-users: Occupy one unit and lease the other, putting tenant income toward debt service while retaining the ability to reclaim the full 6,240 SF as the business grows. Few small industrial buildings offer a proven path in both directions.

For investors: Two rentable units means two income streams and half the vacancy exposure of a single-tenant building, with the option to lease the whole thing contiguously to a single larger user if the right tenant appears. This property is vacant and ready for occupancy!

HIGHLIGHTS

- Two Roll-Up Doors: Easy loading/unloading
- Versatile POM1 Zoning
- Ample Parking: Convenient access
- Prime Pomona Location
- Office Area Included: For administrative tasks
- Growth Potential: Expand your business

02

PROPERTY PHOTOS



PROPERTY PHOTOS



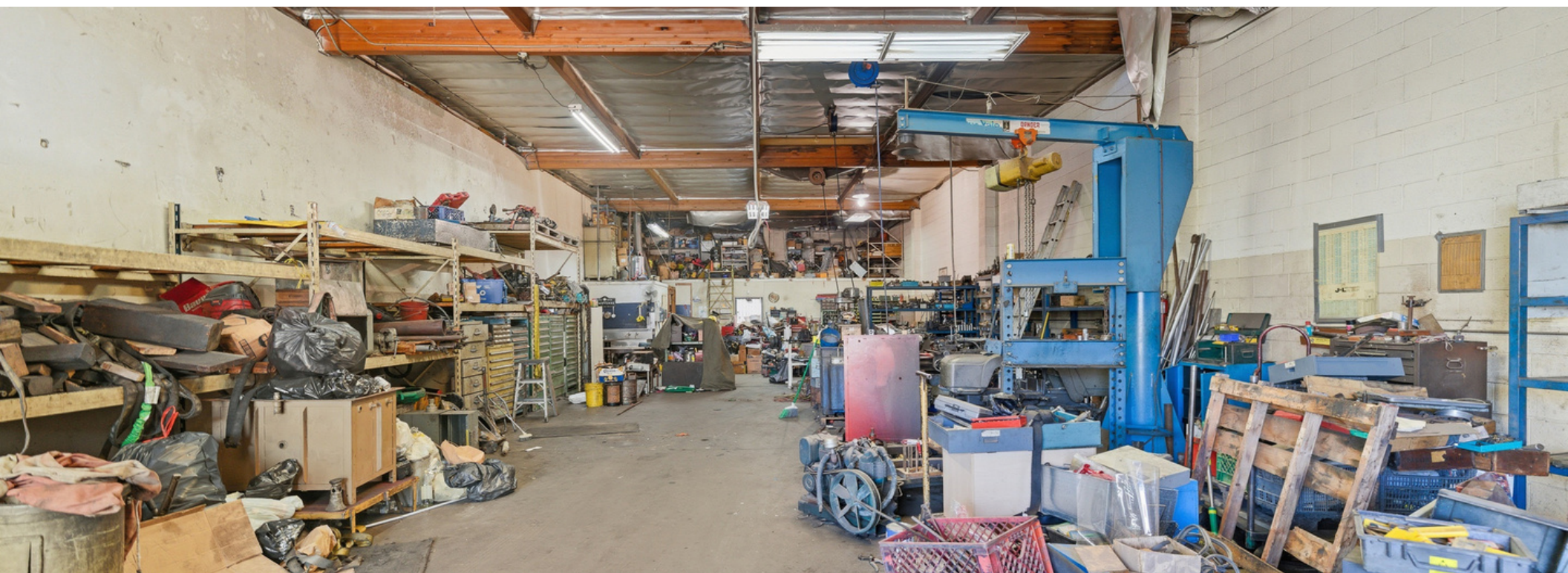
159 N. EAST END AVE, POMONA, CA 91767



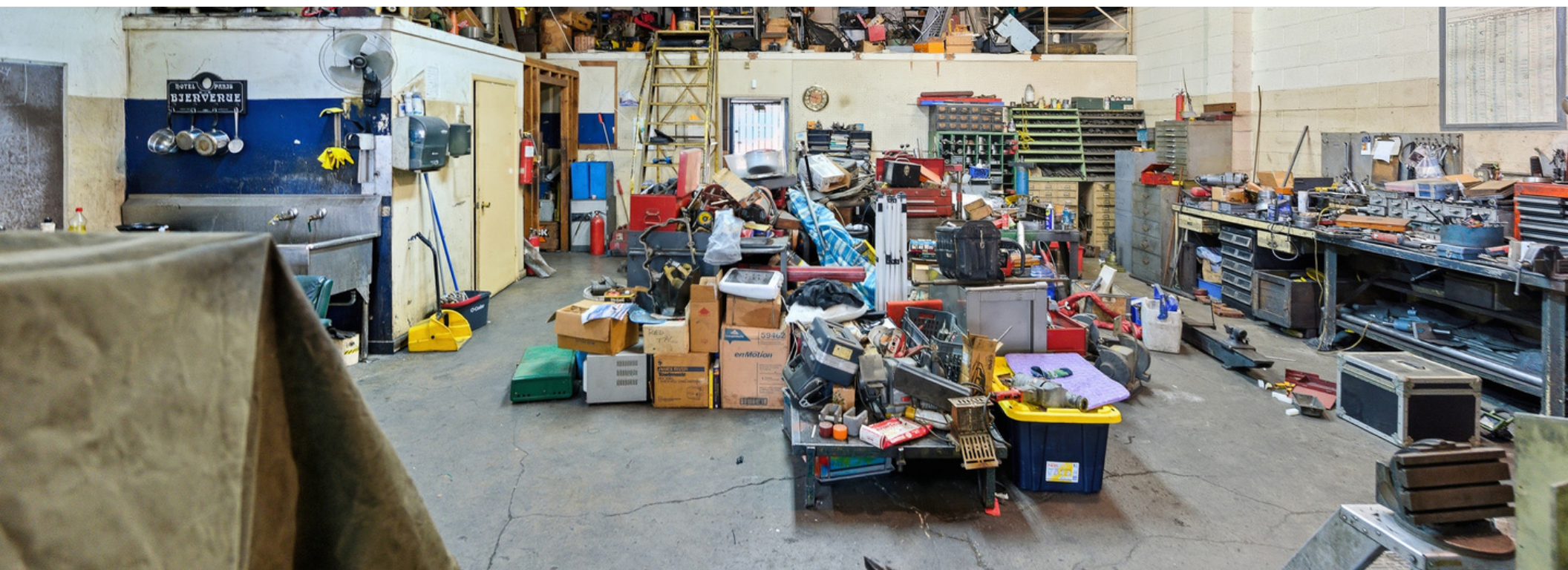
159 N. EAST END AVE, POMONA, CA 91767



159 N. EAST END AVE, POMONA, CA 91767



159 N. EAST END AVE, POMONA, CA 91767





AERIAL



159 N. EAST END AVE, POMONA, CA 91767

03

AREA OVERVIEW

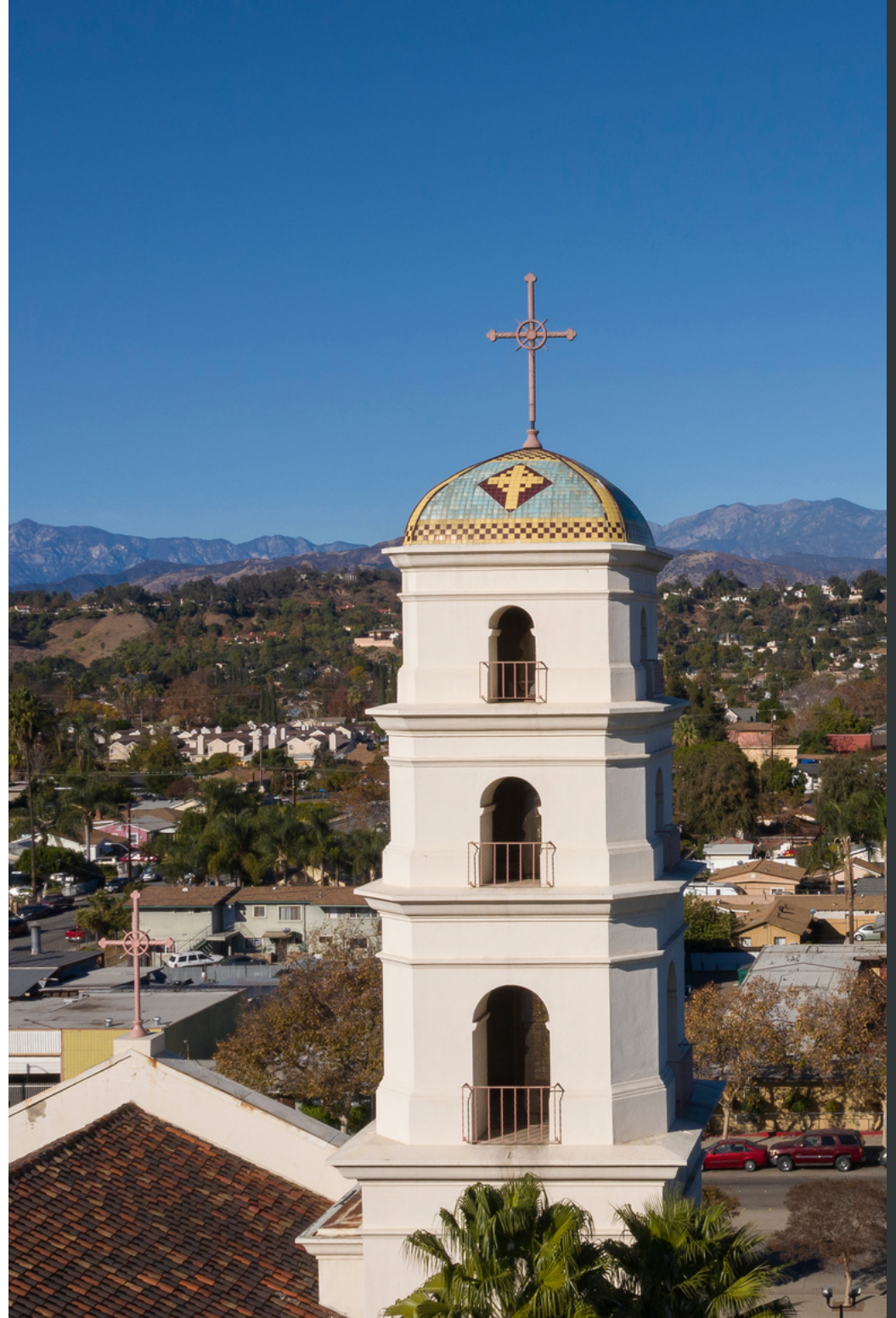
AREA OVERVIEW



AREA OVERVIEW

CITY OF POMONA

Pomona, CA, offers a diverse landscape, blending history with future-focused development. Located in eastern Los Angeles County, it's a gateway to the Inland Empire, with roots in citrus and transportation. Today, Pomona balances its industrial heritage with education, arts, and culture, notably Cal Poly Pomona. Downtown revitalization aims to create a dynamic urban core. While some industrial areas remain, the city attracts new businesses. Pomona's location provides convenient freeway access to the LA region. Its diverse population contributes to a rich cultural scene. The city's evolution makes it an interesting place for businesses and residents, offering established character and future potential.





CONTACT

Julio Bonilla
Director of Commercial Sales
(562) 355-8060
julio@thebonillagroup.com
www.TheBonillaGroup.com
Dre #01281205

Keller Williams Pacific Estates
2883 E Spring St
Long Beach, Ca 90806
Dre# 01917184