

# RETAIL BUILDING FOR LEASE

1249 E HOLT AVE, POMONA, CA 91767

**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

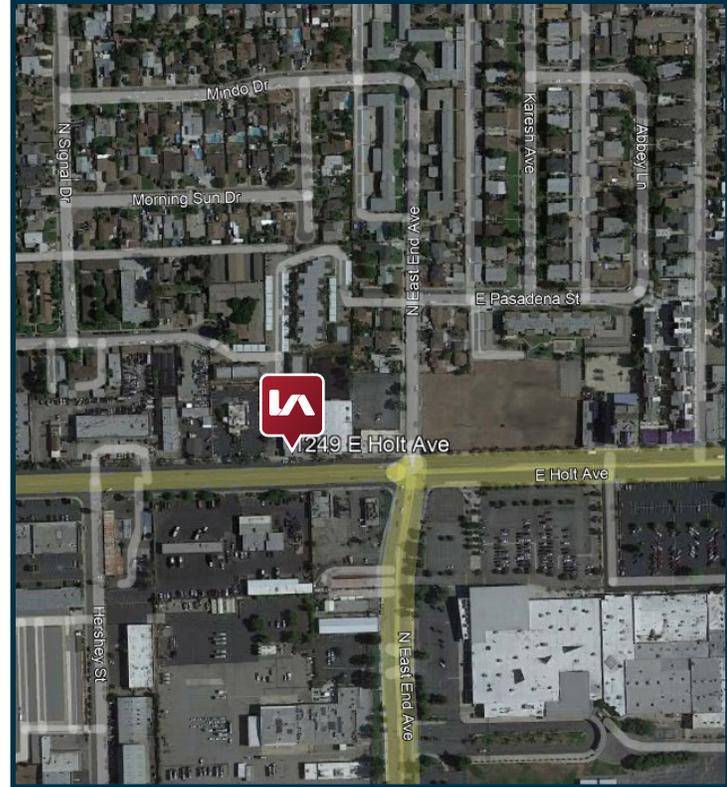


## PROPERTY SUMMARY

<b>AVAILABLE:</b>	4,524 SF
<b>LOT SIZE:</b>	19,811 SF
<b>LEASE RATE/SF:</b>	\$1.66
<b>LEASE RATE/MONTH:</b>	\$7,500.00
<b>LEASE TYPE:</b>	GROSS

### Property Features

- Great Visibility
- Large Fenced and Paved Yard
- High Traffic Area
- City Gateway Segment
- Bonus Storage Downstairs (not included in SF)
- Parking Lot Just Redone!



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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**RON MGRUBLIAN** Phone: 562.354.2537

Principal | Lic ID# 01902882 Email: [rmgrublian@leelalb.com](mailto:rmgrublian@leelalb.com)

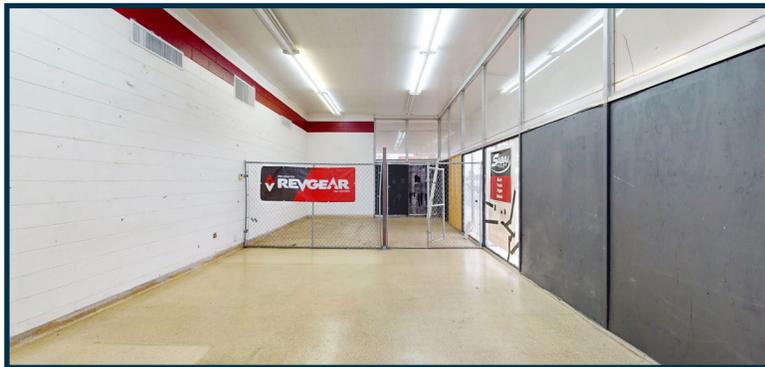
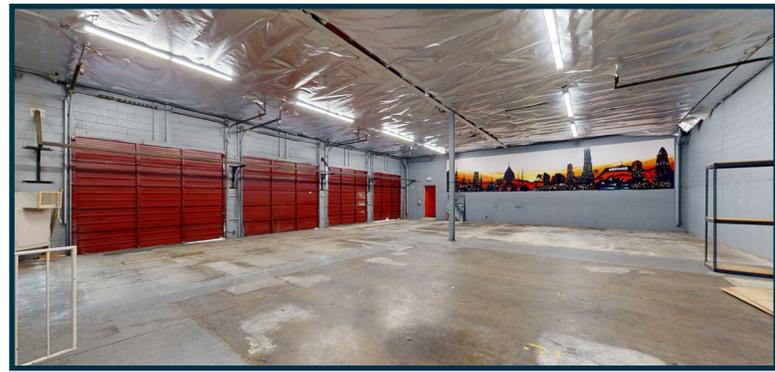
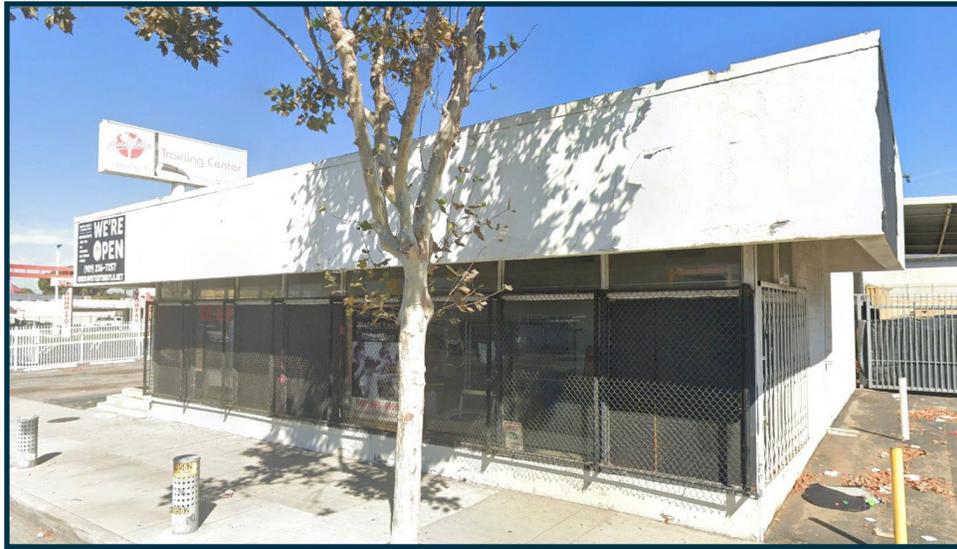
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## PROPERTY PHOTOS



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**RON MGRUBLIAN** Phone: 562.354.2537  
Principal | Lic ID# 01902882 Email: [rmgrublian@leelalb.com](mailto:rmgrublian@leelalb.com)

2.1.9 City Gateway Segment

2.1.9.A Development Standards Chart

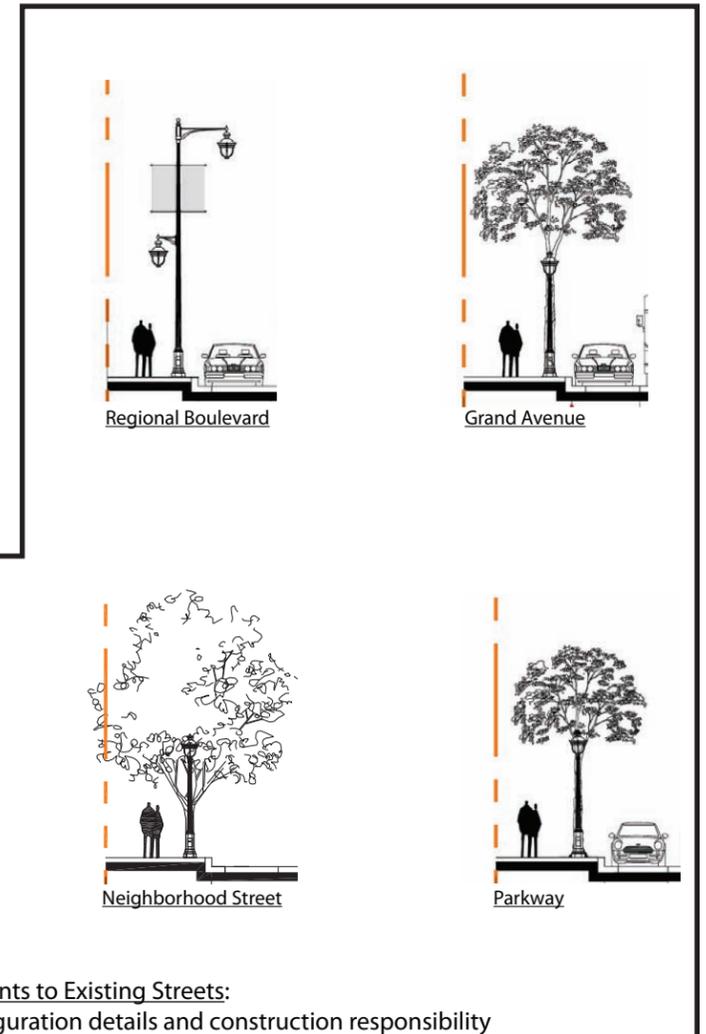
Development Standards Charts Legend:	
<b>General Symbols:</b>	
<b>permitted</b>	These elements are allowed, by right, unless otherwise specified in Section 2.2.1 Use Types
<b>---</b>	Not permitted
<b>n/a</b>	Not applicable
<b>required</b>	These are required elements of all new development as indicated
<b>not required</b>	These elements are not required as indicated
<b>conditional</b>	Requires a conditional use permit
<b>limited</b>	Limitations apply as specified in section 2.4.2.C Private Frontage Specifications
<b>plus</b>	Development shall not exceed the height of housing across the street plus the number of stories indicated (see section 2.3.2 Special Building Height Limits)
<b>CS</b>	Permitted in a Corner Store configuration (see section 2.2.2. Special Retail Configurations)
<b>NC</b>	Permitted in a Neighborhood Center configuration (see section 2.2.2. Special Retail Configurations)
<b>(A)</b>	Exceptions apply to anchor retail buildings
<b>(M)</b>	See Fig 2.6.2 Special Public Open Space Areas Map
<b>Special Conditions:</b>	
<b>(C2)</b>	Upper floors only
<b>(C4)</b>	Side, and rear yards shall consist of heavy screening (see section 2.6.6)
<b>(C5)</b>	With shopfront
<b>(C6)</b>	Or 20% of parcel depth whichever is smaller
<b>(C8)</b>	For development over 20,000 sf of building area
<b>(C9)</b>	For development over 20 dwelling units or lodging rooms
<b>(C10)</b>	Courtyard buildings may exceed the indicated length as defined in 2.3.3 Building Length
<b>(C12)</b>	A minimum of 1 guest space / 10 DU is conditional
<b>(C13)</b>	Or 5% of parcel depth whichever is smaller
<b>(C14)</b>	Up to 5 ft maximum
<b>(C15)</b>	Only one half bay or one full bay of parking is permitted
<b>Location:</b>	
<b>(L1)</b>	On 2nd St..
<b>(L2)</b>	On Garey Ave.
<b>(L3)</b>	On Holt Ave.
<b>(L4)</b>	On Mission Blvd..
<b>(L5)</b>	On Gibbs St., Main St., Locust St., Thomas St., Third St., & Fourth St.
<b>(L6)</b>	Within 500 ft of a designated transit center/train station
<b>(L7)</b>	On Foothill Blvd.
<b>(L8)</b>	In Height Overlay
<b>(L9)</b>	Along streets other than Garey Ave., Holt Ave., Mission Blvd., & Foothill Blvd.
<b>Use:</b>	
<b>(U1)</b>	For residential development with 3 or more units
<b>(U2)</b>	Live Entertainment and Dancing not permitted
<b>(U3)</b>	Large Scale Specialty Goods and Foods Only (see section 2.2.1)
<b>(U4)</b>	Movie Theaters not permitted
<b>(U5)</b>	Ground floor Health & Exercise Clubs are conditional
<b>(U7)</b>	Only Health & Exercise Clubs
<b>(U8)</b>	Only Gas Stations
<b>Signs:</b>	
<b>(S3)</b>	50% shall be allowable during the month of December
<b>(S5)</b>	For religious facilities, schools, and commercial recreation uses within public parks, maximum area of 32 sqft and maximum height of 6 ft
<b>(S6)</b>	Signs are restricted to corner stores only
<b>(S7)</b>	Signs are permitted at entrances to multi-family buildings
<b>(S8)</b>	Pole Mounted and Tower Signs located within 500 ft of a freeway right-of-way and designated as freeway-oriented shall be regulated by the Pomona Zoning Ordinance

2.2 Building Use Regulations	Standards
<b>2.2.1 Use Types</b>	
A. Retail	
1. Specialty Goods Anchors	permitted
2. Community Oriented Anchors	permitted
3. Entertainment Anchors	---
4. Eating & Drinking Establishments	permitted
5. Specialty Goods & Foods	permitted
6. Entertainment & Recreation	permitted (U4)
7. Convenience Uses	permitted
8. Business Services	permitted
9. Personal Services	permitted
10. Service Commercial & Repair	permitted
11. Large Scale Commercial Goods	permitted
12. Vehicle Sales	permitted
B. Civic & Cultural	conditional
C. Workplace	
1. Professional Services	permitted
2. Medical Services	permitted
3. Light Industrial	---
D. Lodging	permitted
E. Live Work	permitted
F. Residential	
1. Multi-Family w/ Common Entry	permitted
2. Multi Family w/ Individual Entries	permitted
3. Attached Single Family	permitted
4. Detached Single Family	---
<b>2.2.2 Special Retail Configurations</b>	
1. Neighborhood Center	permitted (L2 & L3) only
2. Corner Store	permitted
3. Drive-through	permitted (L2 & L3) only
<b>2.2.3 Minimum Residential Unit Size</b>	
One Bedroom Units	600 sf min
Two Bedroom Units	800 sf min
Three Bedroom Units	1,000 sf min

2.3 Building Scale Regulations	Standards
<b>2.3.1 Building Height</b>	
minimum height	1 story & 20 ft
maximum height	3 stories
maximum height in overlay	4 stories
<b>2.3.2 Special Building Height Limits</b>	
Holt/Mission/Garey	n/a
Across the Street from Housing	plus 2 stories max
Adjacent to Housing	required
<b>2.3.3 Building Length</b>	
maximum	300 ft
<b>2.3.4 Special Building Length Limits</b>	
Limited Corner Building - maximum	120 ft (C10)
Limited Mid-Block Building - maximum	80 ft (C10)
<b>2.3.5 Building Massing - Primary Volume Proportions</b>	
Length : Height - Holt/Mission/Garey	3L:2H to 5L:2H
Length : Height - All other streets	2L:3H to 5L:2H

2.4 Frontage & Building Placement Regulations	Standards
<b>2.4.1 Building Orientation to Streets &amp; Public Open Space</b>	
required or not required	required
<b>2.4.2 Private Frontage Types</b>	
<b>C. Private Frontage Specifications</b>	
1. Shop-Front	permitted
- Shopfront Length - maximum	n/a
- Tenant Length - maximum	n/a
- Articulation Length - maximum	50 ft
2. Corner Entry	permitted
3. Arcade	permitted
4. Grand Portico	permitted
5. Forecourt	permitted
6. Common Lobby Entry	permitted
7. Stoop	permitted
8. Porch	---
9. Front Door	---
10. Front Vehicular Door	limited
11. Edge Treatment: Walled	---
12. Edge Treatment: Fenced	permitted
13. Edge Treatment: Terraced	permitted
14. Edge Treatment: Flush	permitted
<b>2.4.3 Front Yard Setback</b>	
minimum / maximum - 2nd Street	n/a
minimum / maximum - Garey Ave.	n/a
minimum / maximum - Holt Ave.	0 ft / 10 ft
minimum / maximum - Mission Blvd.	n/a
minimum / maximum - Foothill Blvd.	12 ft / 25 ft
minimum / maximum - Corner Properties	5 ft / 15 ft
minimum / maximum - All other streets	5 ft / 15 ft
<b>2.4.4 Side Yard Setback</b>	
min w/ living space windows	10 ft
min w/out living space windows	0 ft
<b>2.4.5 Rear Yard Setback</b>	
minimum	10 ft
<b>2.4.6 Alley Setback</b>	
minimum	5 ft
<b>2.4.7 Frontage Coverage</b>	
minimum - 2nd Street	n/a
minimum - Garey Ave.	n/a
minimum - Holt Ave.	70%
minimum - Mission Blvd.	n/a
minimum - Foothill Blvd.	50%
minimum - all other streets	50%
<b>2.4.8 Space Between Buildings</b>	
minimum	20 ft
<b>2.4.9 Build-to-Corner</b>	
required or not required	required

2.5 Street Regulations	Standards
<b>2.5.1 Improvements to Existing Streets</b>	
C. Grand Boulevard	---
D. Palm Gateway	---
E. Parkway	required (L2)
F. Regional Boulevard	required (L7)
G. Grand Avenue	required (L3)
H. Midtown Boulevard	---
I. Downtown Boulevard	---
J. Second Street	---
K. Neighborhood Streets	required except (L2, L3, L7)
<b>2.5.2 Provision of New Streets - (see section 2.5.2)</b>	
<b>2.5.3 Block Size</b>	
Maximum Vehicular Block Size	2000 ft
Maximum Pedestrian Block Size	2000 ft
<b>2.5.4 Street Connectivity</b>	
required or not required	required
<b>2.5.5 Required East-West Street Connection</b>	
required or not required	n/a
<b>2.5.6 Residential Transition-Boundary Street</b>	
required or not required	not required
<b>2.5.7 Street Types (New Street Design)</b>	
A. City Street	permitted
B Public Open Space w/ City Street	permitted
C. Neighborhood Street	permitted
D. Public Open Space w/ Neighborhood St.	permitted
E. Alley	permitted



Typical Improvements to Existing Streets:  
See Section 2.5.1 and Section 3.1.1 for configuration details and construction responsibility