

THE VILLAGE  
@ INDIAN HILL

El Super

HOLT BLVD

Indian Hill Blvd

MILLS AVE

For Sale

**3.37 Acres**

655 N Mills Ave Pomona CA, 91767

Rare Large Parcel For  
Owner Use Or Residential  
Redevelopment Opportunity  
In An Opportunity Zone

Current Use: Church with Large Parking Lot



Offering Memorandum



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# POMONA





# Property Features

SF Gross Land Area: 146,928

List Price: \$5,000,000

Price Per SF: \$34

Current Use: Church with Large Parking Lot, Cell Phone Tower

Zoning: Pomona Corridors Specific Plan City Gateway Segment

APN: 8323-027-031

Easily Accessible to I-10, I-60

Located on Mills Ave at E. Holt Ave in the City Of Pomona

Unique Opportunity to Acquire a large parcel in a highly visible location

## Highlights

Central Location  
Serving The Inland  
Empire Job Centers

Located In An  
Opportunity Zone,  
within Pomona  
Corridors Specific Plan  
City Gateway Segment

Significantly Sized  
Parcel For Owner  
Use Or Residential  
Development  
Opportunity

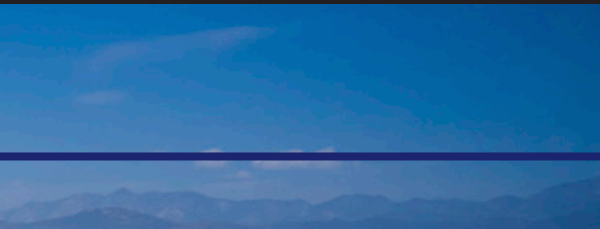
Exit Off 10 Freeway  
and Indian Hill Blvd

Six Miles from the  
Ontario International  
Airport

Nearby Retail,  
Schools, and Parks

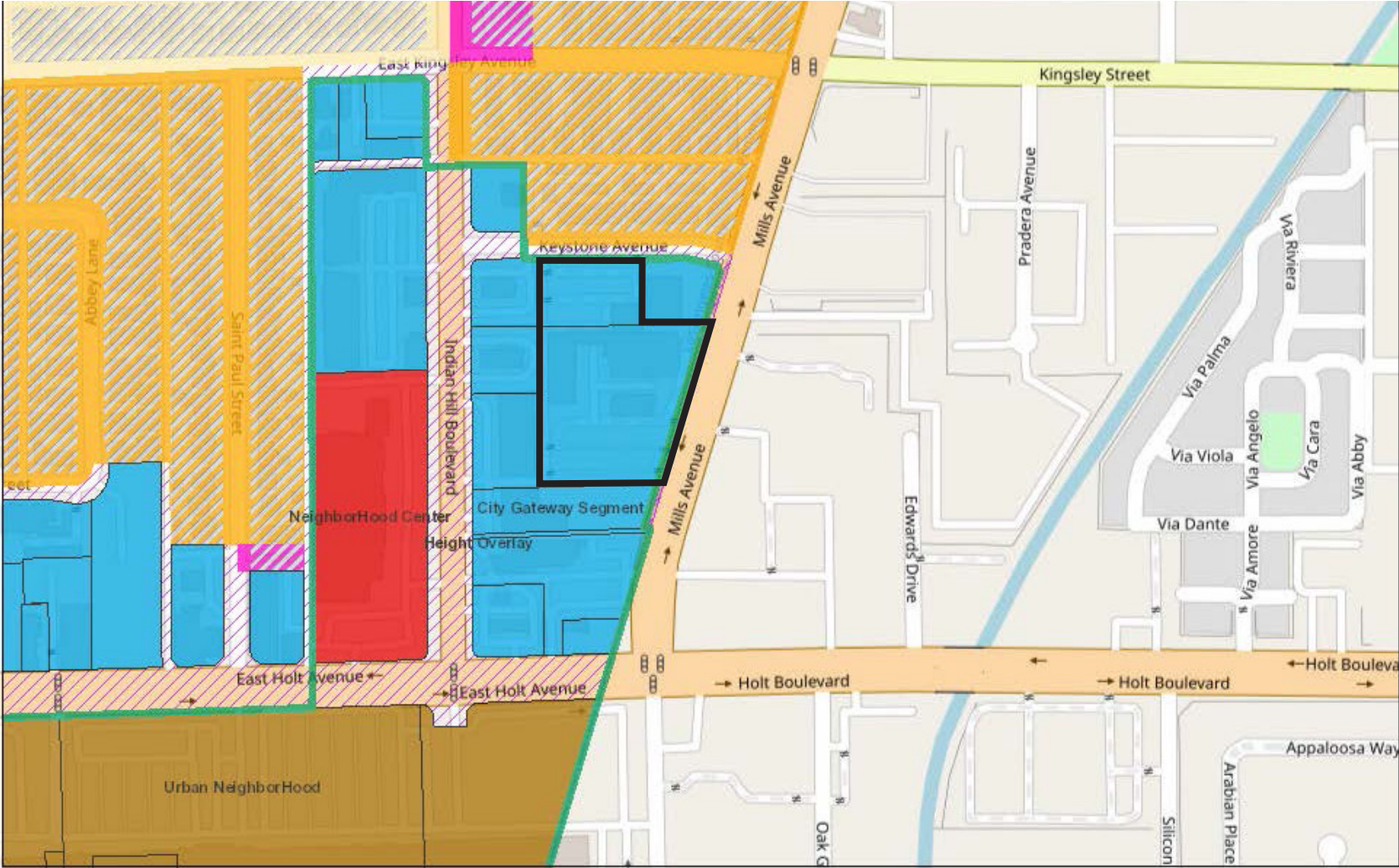
2019  
DEMOGRAPHICS  
Estimated Population

**152,209**





# Zoning Code

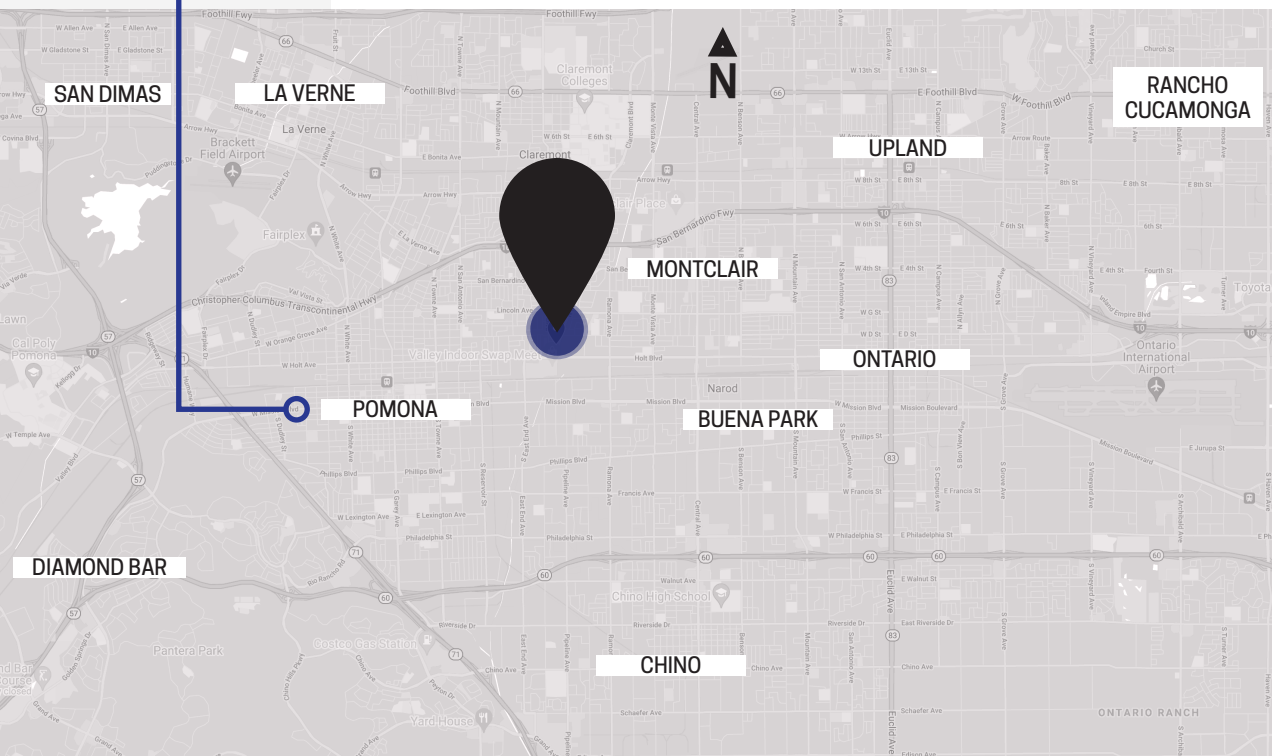




**THE CITY OF POMONA** was incorporated as a city in 1888 and became a charter city in 1911. Today, Pomona is the seventh largest city in Los Angeles County, with a population of over 151,000 residents. Pomona boasts a progressive economy, business opportunity, and a strong workforce with attractive shopping, recreational, and real estate offerings.

The Pomona Unified School District provides a well-rounded and challenging educational program of the highest quality, empowering students to lead productive, fulfilling lives as lifelong learners. Supported on a foundation of integrity and respect, students will gain academic excellence and take personal and community pride as responsible citizens and productive participants in a diverse society and global economy.

# CITY OF POMONA



The city of Pomona economy revolves around four key sectors that employ tens of thousands and infuse millions of dollars into the local economy on an annual basis in the form of revenue and salaries of workers: education, health care, wholesale trade, and manufacturing.

In addition, the city's thriving arts and entertainment industries have established Pomona as a premier cultural venue. Numerous concerts at venues throughout the City as well as the monthly Art Walk in Downtown Pomona highlight the importance that the arts hold in the community.



# Building Use Regulations

Use Types	Standards
<b>A. Retail</b>	
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>B. Civic &amp; Cultural</b>	conditional
<b>C. Workplace</b>	
1. Professional Services	permitted
2. Medical Services	permitted
3. Light Industrial	---
<b>D. Lodging</b>	permitted
<b>E. Live Work</b>	permitted
<b>F. Residential</b>	
1. Multi-Family w/ Common Entry	permitted
2. Multi Family w/ Individual Entries	permitted
3. Attached Single Family	permitted
4. Detached Single Family	---

2.2.2 Special retail configurations	Standards
1. Neighborhood Center	permitted (L2 & L3) only
2. Corner Store	permitted
3. Drive-through	permitted (L2 & L3) only
2.2.3 minimum residential Unit Size	
One Bedroom Units	600 sf min
Two Bedroom Units	800 sf min
Three Bedroom Units	1,000 sf min

## Land Use and Density

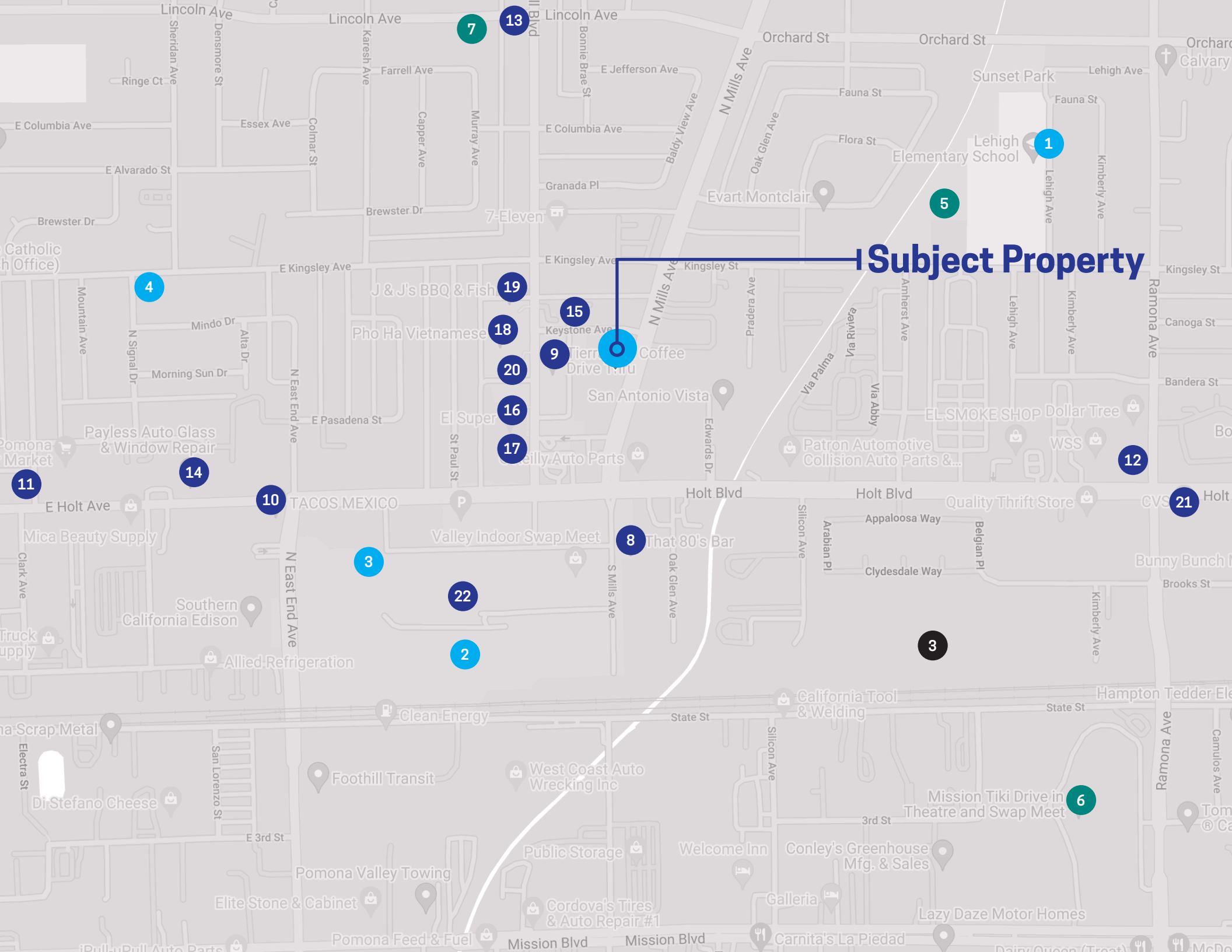
	T4-A TYPICAL
<b>Height</b>	4 floors max.
<b>Housing Density</b>	70 du/ac max.
<b>Typical Development Types</b>	<p>A mix of building types compatible with medium scale multifamily housing as well as townhomes, and other smaller scale multifamily housing in locations that are adjacent to stable residential neighborhoods.</p> <p>A wider variety of free-standing commercial and mixed-use building types in areas with less residential and greater use mix.</p>
	











**Subject Property**

7

13

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# Points of Interest

## Schools

- 1 Lehigh Elementary School
- 2 Park West High School
- 3 Village Academy High School
- 4 Kingsley Elementary School

## Culture

- 5 Sunset Park
- 6 Mission Tiki Drive in Theater
- 7 Montvue Park

## Shop + Dine

- 8 That 80's Bar
- 9 Tierra Mia Coffee
- 10 Taco Mexico
- 11 Day Day's BBQ & Waffle House
- 12 Starbucks
- 13 Mix Bowl Cafe
- 14 Hoa Binh Super Market
- 15 Taco Bell
- 16 El Super
- 17 Well Fargo
- 18 Pho Ha
- 19 J & J BBQ & Fish
- 20 Baskin-Robbins
- 21 CVS

## 25 The Village at Indian Hill

- Valley Indoor Swap Meet
- HWD Fitness
- Churromania Bakery
- Pomona Cosmetology School





# POMONA

Ontario Airport  
6 miles

Subject Site

Corona  
23 miles

Chino  
5 miles

60

E HOLT BLVD

S MILLS ST

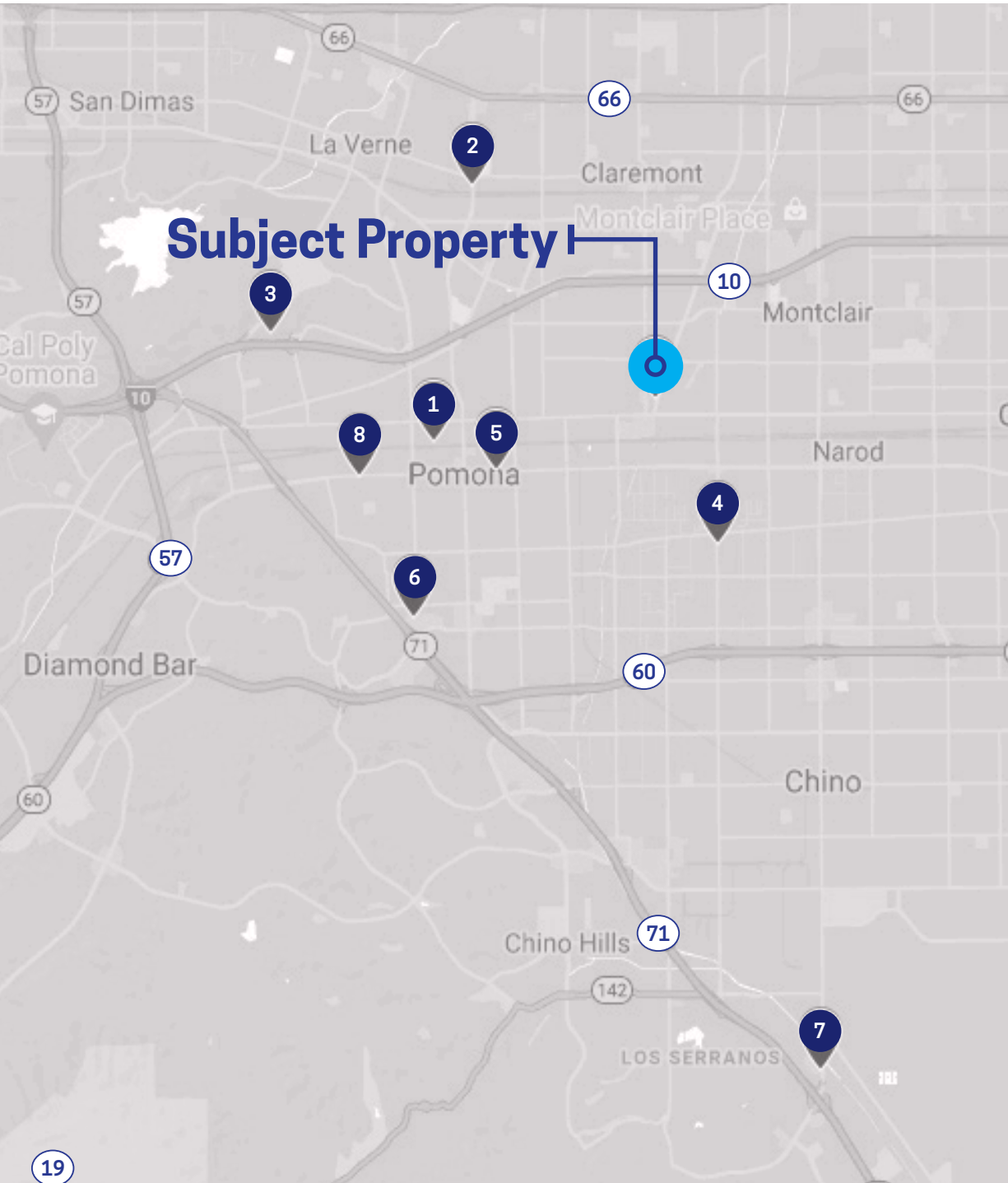
KEYSTONE AVE



12 655 N Mills Ave Pomona, CA



# Nearby Developments



- 1 The Veterans Park Apartments**  
Four-Story Project Totaling 61 Units Currently Under Construction  
444 W Commercial St
- 2 The Gabriel**  
647 Apartment Units Currently Under Construction  
2771 N Garey Ave, Pomona CA
- 3 Fairfield Inn**  
105-Room Proposed Hospitality Development  
1791 Gillette Rd, Pomona, CA
- 4 Lago Los Serranos**  
New Development Consisting of 95 Townhomes  
15342 Ramona Ave
- 5 Linden St & Mission Blvd**  
Proposed 36 Townhomes
- 6 Hilton Garden Inn**  
149-Room Hotel Currently Under Construction  
2027 Rancho Valley Dr Pomona, CA
- 7 Extra Storage Chino Hills**  
137,000 SF Storage Facility  
Soquel Canyon Parkway & Fairfield Ranch Road
- 8 1300 W Mission Blvd**  
7 Apartment Units Currently Under Construction



# Sales Comparables



## SUBJECT PROPERTY

### 655 MILLS AVE

Pomona, CA 91767

Price: \$5,000,000

Lot Size: 146,928 sf

Price/SF Land: \$34



### 2710 N TOWNE AVENUE,

Pomona, CA 91767

Price: \$3,500,000

Lot Size: 83,199 sf

Price/SF Land: \$42

On Market



### 520 W MISSION BLVD

Pomona, CA 91766

Price: \$3,400,000

Lot Size: 63,162 sf

Price/SF Land: \$53

Closing Date: 4/12/21



### 1925 W HOLT AVE

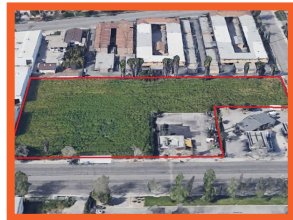
Pomona, CA 91768

Price: \$4,000,000

Lot Size: 124,146 sf

Price/SF Land: \$32

Closing Date: 2/22/21



### 221 W. HOLT AVENUE

Pomona, CA 91768

Price: \$1,375,000

Lot Size: 43,995 sf

Price/SF Land: \$31

Closing Date: 1/12/21



### E HOLT AVE AT N. EAST END AVENUE

Pomona, CA 91767

Price: \$2,790,000

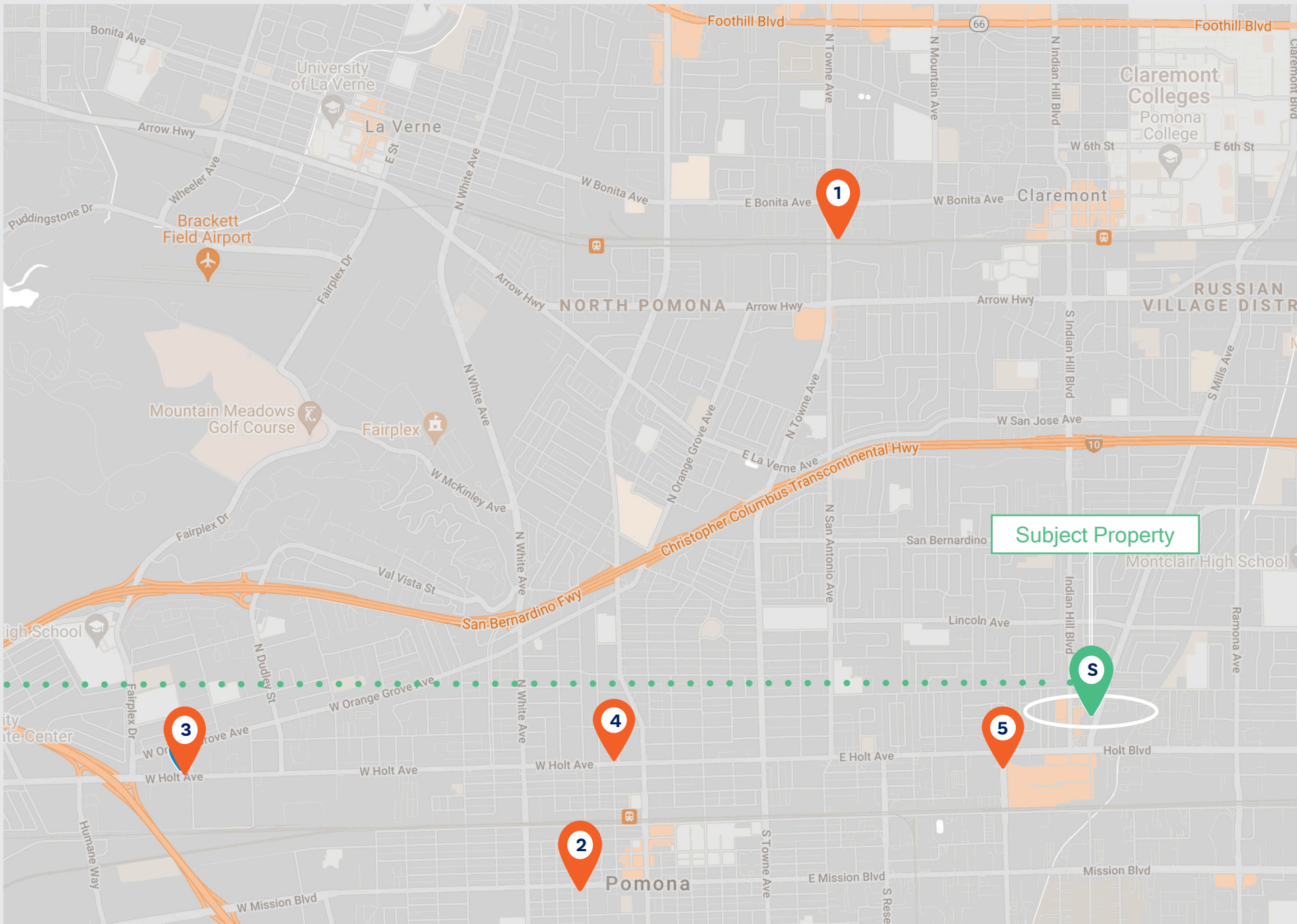
Lot Size: 102,801 sf

Price/SF Land: \$27

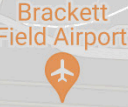
Closing Date: 9/24/19







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