

\$2 BROKER BONUS

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W E S T

T E M P L E

A V E N U E

POMONA, CA



FOR LEASE
961 - 5,598 SF Available

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LOCATION



DEMOGRAPHICS

UNIVERSITY PLAZA
3560 W Temple Ave

SIZE: 38,854 SF
TIMING: Immediate

TRAFFIC COUNTS:
33,800

AVAILABLE:
961-5,598 SF



HOUSEHOLDS



38,925

HH INCOME



\$50,360

BUSINESSES



1,976

POPULATION



TOTAL

151,807

DAYTIME

64,602

AGE 35-54

33.1%

COLLEGE STUDENTS

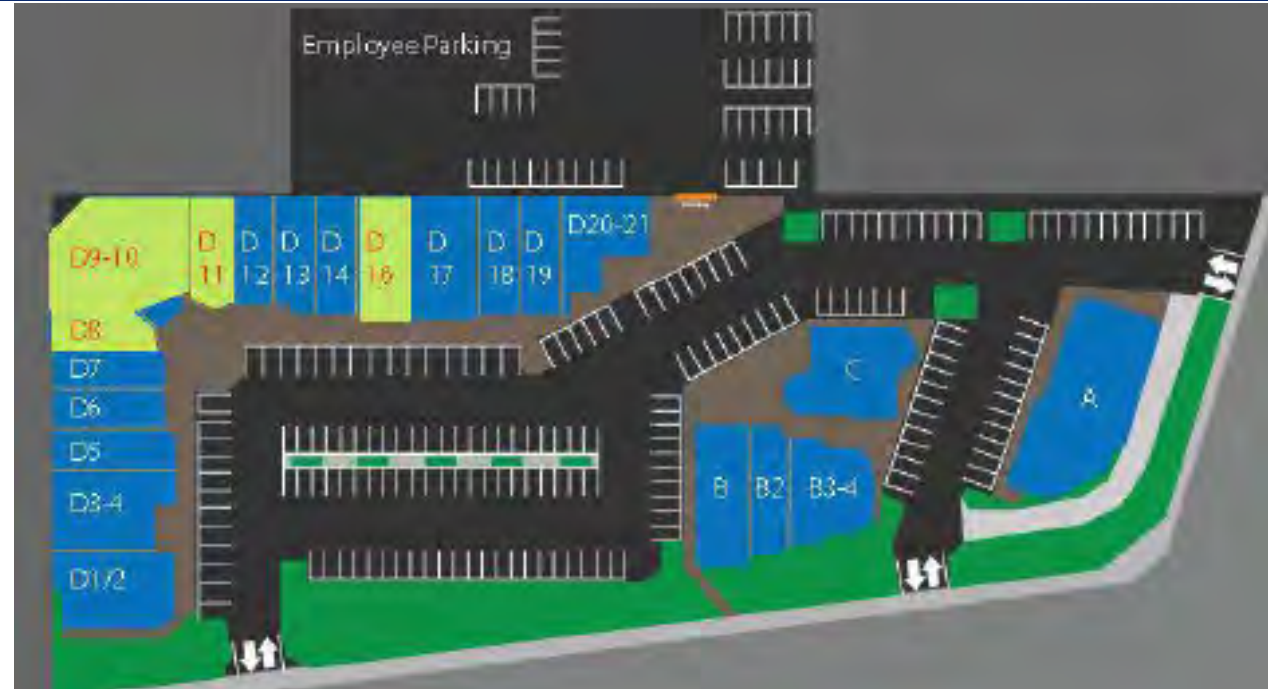
6,711

S I T E



P L A N

SUITE	TENANT	SF
A	Carls Jr	2,850
C	Koji Ramen	1,990
B3-B4	La Cantina Grill	1,725
B2	Subway	1,227
B	Poki Ceviche	1,628
D1-D2	Fat Boy Liquor	2,337
D3-D4	Azteca Soccer	2,400
D5	Edible Arrangements	1,200
D6	Express Shipping	1,017
D7	Uncle Chuang's Bakery	1,771
D8	AVAILABLE	961
D9-D10	AVAILABLE	3,549
D11	AVAILABLE	1,088
D12	Classy Nails	1,100
D13	Threading Salon Choice	1,187
D14	Womens	1,200
D16	Domino's Pizza	1,200
D17	Choice Womens	2,400
D18	Zero Degrees	1,200
D19	Curry Up	1,100
D20-D21	Cha for Tea	1,500



H I G H L I G H T S

- Strong trade area supported by Cal Poly Pomona and Devry University
- Close proximity to 57 and 10 Freeways
- Easy access and ample convenient parking
- Co-tenants include Carls Jr, Subway, Edible Arrangements and located across the street from a high performing Starbucks

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