

FOR SALE

530 E. HOLT AVENUE
POMONA, CA 91767

POMONA EXPRESS 5 MINUTE CAR WASH
WITH PROPERTY INCLUDED



PLEASE CONTACT:

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WESTPAC
PARTNERS

PROPERTY OVERVIEW

PROPERTY SUMMARY



Address:

**530 E. Holt Avenue
Pomona, CA 91767**



Asking Price:

\$3,599,000



Building Size:

2,783 SF



Land Size:

**±23,107 SF
(±0.53 acres)**



APN:

8337-021-047



Zoning:

POC4



Year Built:

1990



Parking:

12 (4.31/1,000 SF)

PROPERTY OVERVIEW

Great express 5-minute car wash business opportunity with property included in prime Pomona located between Mission Blvd. and the 10 freeway. Close to 50,000 car washes annually with an absentee owner. There are four levels of services available starting with foam wash, soft wash, wheel blaster and power dry at the Silver Wash level up to those services plus Lava foam, bath presoak, triple foam, bubbler, wheel wash, underbody wash, panel blaster, tire shine, sealer wax, clear coat, and dry-n-shine. Onsite do-it-yourself vacuuming. A new owner can bring the now vacant snack shop back and can add car detailing as well as paintless car repair on the premises.



SITE
AERIAL



HOLT AVENUE | 30,536 CPD

TOWNE AVENUE | 20,074 CPD

PALM PLACE | 3,546 CPD

SITE

115'

156'

200'

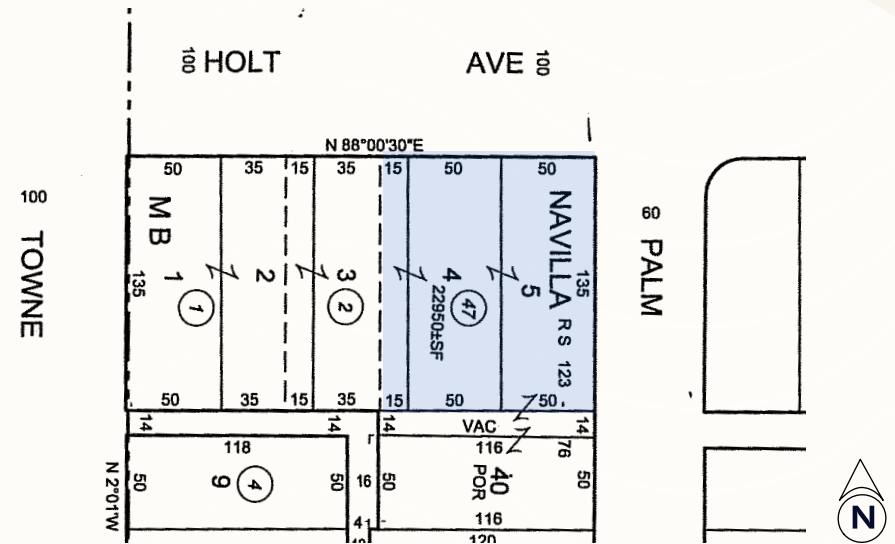
44'

115'

PROPERTY OVERVIEW



PARCEL MAP



DEMOGRAPHICS 2025 ESTIMATES

	1 Mile	3 Miles	5 Miles
Population			
Population (2020)	28,051	195,116	414,302
Population (2024)	26,752	186,659	402,554
Population Projection (2029)	25,848	182,210	397,434
Annual Growth (2020-2024)	-1.2%	-1.1%	-0.7%
Annual Growth (2024-2029)	-0.7%	-05%	-.03%
Median Age	33.6	35.6	36.5
Bachelor's Degree or Higher	14%	18%	25%
U.S. Armed Forces	5	92	192
Households			
Households (2020)	8,219	55,241	125,191
Households (2024)	7,783	52,516	121,203
Household Projection (2029)	7,505	51,166	119,538
Annual Growth (2020-2024)	0%	0%	0.3%
Annual Growth 2024-2029	-0.7%	-0.5%	-0.3%
Owner Occupied Households	2,695	26,918	65,984
Renter Occupied Renters	4,810	24,248	53,554
Average Household Size	3.3	3.4	3.1
Average Household Vehicles	2	2	2
Total Specified Consumer Spending	\$239.6M	\$1.9B	\$4.5B
Average Household Income			
Average Household Income	\$76,541	\$89,507	\$101,435
Median Household Income	#59,254	\$71,928	\$80,804
<\$25,000	1,700	8,967	17,756
\$25,000-\$50,000	1,360	9,192	17,992
\$50,000-\$75,000	1,635	9,110	20,691
\$75,000-\$100,000	905	7,833	17,928
\$100,000-\$125,000	858	5,679	13,639
\$125,000-\$150,000	458	3,792	9,496
\$150,000-\$200,000	622	4,749	12,367
\$200,000+	246	3,195	11,333

INCOME

(Within 5 Mile Radius)

\$101,435

AVERAGE HH INCOME

\$80,804

MEDIAN HH INCOME



I used CoPilot AI to generate these overviews.
Please let me know if you approve this verbiage to use.

POMONA AREA OVERVIEW

Pomona, California is a culturally rich city located in eastern Los Angeles County, known for its historical roots and educational prominence. Originally an agricultural hub named after the Roman goddess of fruit, Pomona has evolved into a diverse urban center. It's home to Cal Poly Pomona, a leading polytechnic university that draws students from across the state and beyond. The city also boasts a vibrant arts scene, with the Pomona Arts Colony offering galleries, studios, and events that reflect the community's creative spirit.

Economically, Pomona has transitioned from its citrus and winemaking past to a more varied industrial base, including optics, software, and consumer goods. Its revitalized downtown area features restaurants, nightlife, and cultural venues, making it a lively spot for residents and visitors alike. With numerous parks, recreational programs, and community events, Pomona fosters a strong sense of local engagement and pride. Whether you're drawn by its academic institutions, artistic energy, or neighborhood charm, Pomona offers a dynamic blend of tradition and modern living.



LOS ANGELES COUNTY MARKET OVERVIEW

The Los Angeles County real estate market remains active, with median home prices rising to \$875,000—up nearly 6% year-over-year. Luxury enclaves like Malibu, Beverly Hills, and San Marino continue to command multi-million dollar valuations, while the commercial sector, particularly in Downtown LA, faces headwinds with office vacancy rates climbing above 30%. Despite these challenges, the residential market shows resilience, driven by steady demand and limited inventory.

Zooming into the San Gabriel Valley, the region presents a more balanced and accessible landscape. Cities like San Gabriel, El Monte, and Baldwin Park are seeing modest price adjustments, with the median home price in San Gabriel hovering around \$1 million. Price per square foot has dipped nearly 10% year-over-year, suggesting a slight cooling, but transaction volumes remain relatively stable. Week-over-week data shows a small uptick in new listings and steady escrow activity, indicating continued buyer interest.

For buyers and investors, the San Gabriel Valley offers a compelling mix of affordability and opportunity compared to LA's coastal and Westside markets. With expectations of increased listings and stable pricing, the area is well-positioned for strategic moves. Whether you're entering the market for the first time or expanding your portfolio, SGV's steady fundamentals and community appeal make it a region worth watching.



FOR ADDITIONAL
INFORMATION
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