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# For Lease

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6/27/2024

PREPARED BY:



**City of Montclair**

5111 Benito St  
Montclair, CA 91763

**Mikey Fuentes**

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**1 4650 Arrow Hwy - Bldg A - Montclair Business Center**

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Flex/R&D**      Space Avail: **1,250 SF**  
Building Status: **Built 1980**      Max Contig: **1,250 SF**  
Building Size: **13,385 SF**      Smallest Space: **1,250 SF**  
Land Area: **1.04 AC**      Rent/SF/mo: **Withheld**  
Stories: **1**      % Leased: **90.7%**  
Expenses: **2021 Tax @ \$11.91/sf, 2011 Est Tax @ \$6.00/sf; 2011 Est Ops @ \$1.37/sf**  
Parking: **50 free Surface Spaces are available; Ratio of 2.07/1,000 SF**



Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 / Dave McErlean (909) 660-3548 -- 1,250 SF (1,250 SF)**

**2 4650 Arrow Hwy - Bldg B - Montclair Business Center**

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Flex/R&D**      Space Avail: **14,366 SF**  
Building Status: **Built 1980**      Max Contig: **4,948 SF**  
Building Size: **15,552 SF**      Smallest Space: **1,490 SF**  
Land Area: **1.19 AC**      Rent/SF/mo: **\$1.45 - \$1.50/mg**  
Stories: **1**      % Leased: **7.6%**  
Expenses: **2021 Tax @ \$10.25/sf, 2011 Est Tax @ \$5.16/sf; 2011 Est Ops @ \$1.38/sf**  
Parking: **50 free Surface Spaces are available; Ratio of 3.35/1,000 SF**



Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 / Dave McErlean (909) 660-3548 -- 14,366 SF /1,600 ofc (1,490-4,948 SF)**

**3 4650 Arrow Hwy - Bldg E - Montclair Business Center**

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Flex/R&D**      Space Avail: **3,221 SF**  
Building Status: **Built 1980**      Max Contig: **3,221 SF**  
Building Size: **11,655 SF**      Smallest Space: **3,221 SF**  
Land Area: **6.02 AC**      Rent/SF/mo: **Withheld**  
Stories: **1**      % Leased: **72.4%**  
Expenses: **2021 Tax @ \$13.68/sf, 2011 Est Tax @ \$6.89/sf; 2011 Est Ops @ \$1.36/sf**  
Parking: **26 free Surface Spaces are available; Ratio of 2.36/1,000 SF**



Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 / Dave McErlean (909) 660-3548 -- 3,221 SF /400 ofc (3,221 SF)**

**4 5050 Arrow Hwy - Village at Montclair**

Montclair, CA 91763

San Bernardino County

Building Type: **Class A Multi-Family/Apartments**  
Building Status: **Under Construction, delivers Dec 2024**  
Building Size: **350,000 SF**  
Land Area: **6 AC**  
Stories: **5**

Space Avail: **8,764 SF**  
Max Contig: **1,319 SF**  
Smallest Space: **523 SF**  
Rent/SF/mo: **Withheld**  
% Leased: **0%**



Landlord Rep: *Company information unavailable at this time*

**5 5225-5247 Arrow Hwy - Shops To Target & Best Buy**

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Restaurant**  
Building Status: **Built 1978**  
Building Size: **18,106 SF**  
Land Area: **2.30 AC**  
Stories: **1**

Space Avail: **11,546 SF**  
Max Contig: **10,296 SF**  
Smallest Space: **1,250 SF**  
Rent/SF/mo: **\$1.25 - \$1.58/nnn**  
% Leased: **36.2%**

Expenses: **2021 Tax @ \$4.32/sf; 2012 Ops @ \$4.06/sf**  
Parking: **50 Surface Spaces are available; Ratio of 2.73/1,000 SF**



Landlord Rep: **KoTai Realty / David Lin (626) 252-4248 -- 11,546 SF (1,250-10,296 SF)**

**6 5290 Arrow Hwy - Central Plaza**

AKA 5280 Arrow Hwy

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding (Community Ctr)**  
Building Status: **Built 1986**  
Building Size: **92,000 SF**  
Land Area: **5.80 AC**  
Stories: **1**

Space Avail: **75,000 SF**  
Max Contig: **70,000 SF**  
Smallest Space: **5,000 SF**  
Rent/SF/mo: **Withheld**  
% Leased: **23.9%**

Expenses: **2021 Tax @ \$1.10/sf; 2012 Ops @ \$2.13/sf**  
Parking: **480 Surface Spaces are available; Ratio of 5.22/1,000 SF**



Landlord Rep: **Newmark / Pablo Rodriguez (213) 340-5682 / Bryan Norcott (213) 298-3595 -- 75,000 SF (5,000-70,000 SF)**

**7 5541 Arrow Hwy - Bldg A - N Montclair Business Park**

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Showroom**      Space Avail: **4,374 SF**  
Building Status: **Built 2005**      Max Contig: **2,874 SF**  
Building Size: **11,000 SF**      Smallest Space: **1,500 SF**  
Land Area: **0.50 AC**      Rent/SF/mo: **\$1.35/mg**  
Stories: **1**      % Leased: **86.4%**  
Expenses: **2021 Tax @ \$2.82/sf**  
Parking: **40 Surface Spaces are available; Ratio of 3.64/1,000 SF**



Landlord Rep: **CBRE / Erik Wanland (909) 418-2168 -- 4,374 SF (1,500-2,874 SF)**

**8 8880 Benson Ave - Arrow Centre**

Montclair, CA 91763

San Bernardino County

Building Type: **Class C Flex**      Space Avail: **1,053 SF**  
Building Status: **Built 1984**      Max Contig: **1,053 SF**  
Building Size: **23,879 SF**      Smallest Space: **1,053 SF**  
Land Area: **2.04 AC**      Rent/SF/mo: **Withheld**  
Stories: **1**      % Leased: **100%**  
Expenses: **2021 Tax @ \$0.64/sf**  
Parking: **110 Surface Spaces are available; Ratio of 4.61/1,000 SF**



Landlord Rep: **Renken Consulting Group / John Renken (909) 482-1060 -- 1,053 SF (1,053 SF)**

**9 8940 Benson Ave - Benson Commerce Center**

Montclair, CA 91763

San Bernardino County

Building Type: **Class C Distribution**      Space Avail: **1,920 SF**  
Building Status: **Built 1975**      Max Contig: **960 SF**  
Building Size: **13,760 SF**      Smallest Space: **960 SF**  
Land Area: **5.20 AC**      Rent/SF/mo: **\$1.60/mg**  
Stories: **1**      % Leased: **93.0%**  
Expenses: **2021 Tax @ \$9.66/sf**  
Parking: **45 free Surface Spaces are available; Ratio of 3.40/1,000 SF**



Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 / Dave McErlean (909) 660-3548 -- 1,920 SF /180 ofc (960 SF)**

**10 8966 Benson Ave - Benson Commerce Center**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Class C Warehouse**  
Building Status: **Built 1975**  
Building Size: **16,612 SF**  
Land Area: -  
Stories: 1

Space Avail: **3,120 SF**  
Max Contig: **1,680 SF**  
Smallest Space: **1,440 SF**  
Rent/SF/mo: **\$1.53 - \$1.55/mg**  
% Leased: **81.2%**

Expenses: **2020 Tax @ \$7.86/sf**  
Parking: **20 free Surface Spaces are available; Ratio of 3.40/1,000 SF**



Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 / Dave McErlean (909) 660-3548 -- 3,120 SF /720 ofc (1,440-1,680 SF)**

**11 9014 Benson Ave - Montclair Shopping Center**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/Freestanding (Strip Ctr)**  
Building Status: **Built 1978**  
Building Size: **6,000 SF**  
Land Area: **0.53 AC**  
Stories: 1

Space Avail: **2,465 SF**  
Max Contig: **2,465 SF**  
Smallest Space: **2,465 SF**  
Rent/SF/mo: **\$1.65/nnn**  
% Leased: **58.9%**

Expenses: **2021 Tax @ \$3.56/sf, 2012 Est Tax @ \$1.13/sf; 2012 Ops @ \$2.16/sf**  
Parking: **20 free Surface Spaces are available; Ratio of 2.34/1,000 SF**



Landlord Rep: **Westland Real Estate Group / Manny Bukiet (310) 639-5530 -- 2,465 SF (2,465 SF)**

**12 8801-8851 Central Ave - Montclair Village Plaza**

**AKA 8801-8891 Central Ave**  
**NEC Arrow Hwy & Central Ave**  
**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/(Neighborhood Ctr)**  
Building Status: **Built 1984**  
Building Size: **41,791 SF**  
Land Area: **3.38 AC**  
Stories: 1

Space Avail: **5,640 SF**  
Max Contig: **2,664 SF**  
Smallest Space: **1,288 SF**  
Rent/SF/mo: **\$2.25 - \$2.50/nnn**  
% Leased: **86.5%**

Expenses: **2021 Tax @ \$2.31/sf, 2011 Est Tax @ \$1.87/sf; 2011 Est Ops @ \$1.67/sf**  
Parking: **216 free Surface Spaces are available; Ratio of 5.00/1,000 SF**



Landlord Rep: **Progressive Real Estate Partners / Paul Su (626) 417-4539 -- 5,640 SF (1,288-2,664 SF)**

**13 8945 Central Ave**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/Freestanding**  
Building Status: **Built 1979**  
Building Size: **5,000 SF**  
Land Area: **0.26 AC**  
Stories: **1**  
Expenses: **2021 Tax @ \$1.17/sf**

Space Avail: **5,000 SF**  
Max Contig: **5,000 SF**  
Smallest Space: **5,000 SF**  
Rent/SF/mo: **\$1.50/nnn**  
% Leased: **0%**



Landlord Rep: *Company information unavailable at this time*

**14 9041-9061 Central Ave - Montclair Promenade**

**AKA 9015-9061 Central Ave**  
**NEC Central & Moreno**  
**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/Freestanding (Neighborhood Ctr)**  
Building Status: **Built 1983**  
Building Size: **101,284 SF**  
Land Area: **6.92 AC**  
Stories: **1**  
Expenses: **2021 Tax @ \$0.35/sf; 2012 Ops @ \$2.16/sf**  
Parking: **453 Surface Spaces are available; Ratio of 4.29/1,000 SF**

Space Avail: **30,000 SF**  
Max Contig: **30,000 SF**  
Smallest Space: **9,000 SF**  
Rent/SF/mo: **Withheld**  
% Leased: **70.4%**



Landlord Rep: **Epsteen & Associates / Victor Montalbo (310) 451-8171 X230 -- 30,000 SF (9,000-30,000 SF)**

**15 9133 Central Ave - Monclair Plaza West**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/Storefront Retail/Office**  
Building Status: **Built 1974**  
Building Size: **9,606 SF**  
Land Area: **0.72 AC**  
Stories: **2**  
Expenses: **2021 Tax @ \$3.02/sf**  
Parking: **30 Surface Spaces are available; Ratio of 3.12/1,000 SF**

Space Avail: **3,444 SF**  
Max Contig: **3,444 SF**  
Smallest Space: **3,444 SF**  
Rent/SF/mo: **Withheld**  
% Leased: **64.2%**



Landlord Rep: **NAI Capital / Marcos X. Villagomez (818) 815-2411 -- 3,444 SF (3,444 SF)**

**16 9197 Central Ave - Montclair Plaza West - Monclair Plaza West**

**AKA 9137-9197 Central Ave** Building Type: **Retail/(Neighborhood Ctr)** Space Avail: **7,981 SF**  
**NEC Central Ave & I-10 Fwy** Building Status: **Built 1990** Max Contig: **4,000 SF**  
**Montclair, CA 91763** Building Size: **28,003 SF** Smallest Space: **3,981 SF**  
**San Bernardino County** Land Area: **4.36 AC** Rent/SF/mo: **\$1.75**  
Stories: **1** % Leased: **71.5%**  
Expenses: **2021 Tax @ \$1.07/sf; 2012 Ops @ \$3.36/sf**  
Parking: **149 Surface Spaces are available; Ratio of 5.32/1,000 SF**



Landlord Rep: **CBRE / Ryan Gast (909) 418-2129 / Masih Waliyar (909) 418-2141 -- 7,981 SF (3,981-4,000 SF)**

**17 9303-9407 Central Ave - Montclair Shoppes**

**Montclair, CA 91763** Building Type: **Retail** Space Avail: **1,500 SF**  
**San Bernardino County** Building Status: **Built 2016** Max Contig: **1,500 SF**  
Building Size: **12,400 SF** Smallest Space: **1,500 SF**  
Land Area: **1.09 AC** Rent/SF/mo: **Withheld**  
Stories: **1** % Leased: **87.9%**  
Expenses: **2012 Tax @ \$0.33/sf**  
Parking: **Ratio of 4.70/1,000 SF**



Landlord Rep: **Commercial West Brokerage / Doug Wombacher (949) 723-7300 X120 / Matt Berry (949) 723-7300 -- 1,500 SF (1,500 SF)**

**18 9369-9389 Central Ave - Montclair Shoppes**

**Montclair, CA 91763** Building Type: **Retail/Freestanding** Space Avail: **2,700 SF**  
**San Bernardino County** Building Status: **Built Jan 2016** Max Contig: **2,700 SF**  
Building Size: **3,989 SF** Smallest Space: **2,700 SF**  
Land Area: **2.02 AC** Rent/SF/mo: **Withheld**  
Stories: **1** % Leased: **32.3%**  
Expenses: **2011 Tax @ \$0.86/sf**



Landlord Rep: **Commercial West Brokerage / Doug Wombacher (949) 723-7300 X120 / Matt Berry (949) 723-7300 -- 2,700 SF (2,700 SF)**

**19 9507 Central Ave - Montclair Shopping Center**

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Storefront**  
Building Status: **Built 1990**  
Building Size: **3,095 SF**  
Land Area: **0.36 AC**  
Stories: **1**  
Expenses: **2021 Tax @ \$4.60/sf**  
Parking: **14 Surface Spaces are available; Ratio of 4.52/1,000 SF**

Space Avail: **1,360 SF**  
Max Contig: **1,360 SF**  
Smallest Space: **1,360 SF**  
Rent/SF/mo: **Withheld**  
% Leased: **56.1%**



Landlord Rep: **Catalyst Retail / Chase Harvey (909) 406-4000 X2 / Jack Meyer (909) 406-4000 / Jay Nichols (909) 406-4000 -- 1,360 SF (1,360 SF)**

**20 9585-9589 Central Ave - Central & Palo Verde Plaza**

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding**  
Building Status: **Built 1977**  
Building Size: **4,026 SF**  
Land Area: **0.34 AC**  
Stories: **1**  
Expenses: **2021 Tax @ \$2.43/sf**  
Parking: **20 Surface Spaces are available; Ratio of 6.46/1,000 SF**

Space Avail: **1,200 SF**  
Max Contig: **1,200 SF**  
Smallest Space: **1,200 SF**  
Rent/SF/mo: **\$1.50/nnn**  
% Leased: **70.2%**



Landlord Rep: *Company information unavailable at this time*

**21 9710-9890 Central Ave - Montclair Town Center**

AKA 5220-5230 Benito St

SWC Central Ave & San Bernardino St

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Storefront (Neighborhood Ctr)**  
Building Status: **Built 1980**  
Building Size: **83,600 SF**  
Land Area: **7.62 AC**  
Stories: **1**  
Expenses: **2021 Tax @ \$1.81/sf; 2012 Ops @ \$4.21/sf**  
Parking: **361 free Surface Spaces are available; Ratio of 5.00/1,000 SF**

Space Avail: **30,377 SF**  
Max Contig: **8,050 SF**  
Smallest Space: **1,200 SF**  
Rent/SF/mo: **Withheld**  
% Leased: **63.7%**



Landlord Rep: **Newmark / Dan Samulski (949) 608-2064 / Kevin Hansen (949) 608-2194 -- 30,377 SF (1,200-8,050 SF)**



**22 9876 Central Ave - Montclair Town Center**

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding**      Space Avail: **3,000 SF**  
Building Status: **Built 1980**      Max Contig: **3,000 SF**  
Building Size: **3,000 SF**      Smallest Space: **3,000 SF**  
Land Area: **0.73 AC**      Rent/SF/mo: **Withheld**  
Stories: **1**      % Leased: **0%**  
Expenses: **2021 Tax @ \$3.60/sf; 2011 Ops @ \$5.56/sf**  
Parking: **24 free Surface Spaces are available; Ratio of 8.00/1,000 SF**



Landlord Rep: **Newmark / Dan Samulski (949) 608-2064 / Kevin Hansen (949) 608-2194 -- 3,000 SF (3,000 SF)**

**23 9885 Central Ave**

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Storefront**      Space Avail: **1,080 SF**  
Building Status: **Built 1989, Renov Mar 2006**      Max Contig: **1,080 SF**  
Building Size: **3,500 SF**      Smallest Space: **1,080 SF**  
Land Area: **0.38 AC**      Rent/SF/mo: **\$2.25/nnn**  
Stories: **1**      % Leased: **100%**  
Expenses: **2021 Tax @ \$2.08/sf; 2012 Ops @ \$4.32/sf**  
Parking: **14 Surface Spaces are available; Ratio of 4.00/1,000 SF**



Landlord Rep: **Moore Real Estate Group / Matthew Moore (909) 758-5660 X110 -- 1,080 SF (1,080 SF)**

**24 10202 Central Ave**

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Office/Medical**      Space Avail: **5,136 SF**  
Building Status: **Built 1980**      Max Contig: **5,136 SF**  
Building Size: **5,136 SF**      Smallest Space: **5,136 SF**  
Typical Floor Size: **5,136 SF**      Rent/SF/mo: **\$1.50/mg**  
Stories: **1**      % Leased: **0%**  
Expenses: **2021 Tax @ \$1.39/sf**  
Parking: **30 Surface Spaces are available; Ratio of 5.84/1,000 SF**



Landlord Rep: *Company information unavailable at this time*

**25 5060 Montclair Plaza Ln - Montclair Place**

**AKA 5060 E Montclair Plaza Ln**  
**I-10 & Central Ave & Monte Vista Ave**  
**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/(Super Regional Mall)**      Space Avail: **58,209 SF**  
Max Contig: **10,302 SF**  
Building Status: **Built 1968, Renov 1997**      Smallest Space: **618 SF**  
Building Size: **849,752 SF**      Rent/SF/mo: **Withheld**  
Land Area: **78 AC**      % Leased: **94.9%**  
Stories: **2**  
Expenses: **2021 Tax @ \$2.63/sf**  
Parking: **6,249 free Surface Spaces are available; Ratio of 5.00/1,000 SF**



Landlord Rep: **CIM Group, LP / Sade Holz (323) 860-7409 -- 58,209 SF (618-6,500 SF)**

**26 5015 E Montclair Plaza Ln - Montclair Place**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/Department Store**      Space Avail: **120,394 SF**  
Building Status: **Built 1986**      Max Contig: **61,606 SF**  
Building Size: **134,000 SF**      Smallest Space: **58,788 SF**  
Land Area: **2.17 AC**      Rent/SF/mo: **Withheld**  
Stories: **3**      % Leased: **10.2%**  
Expenses: **2021 Tax @ \$1.05/sf**  
Parking: **125 free Surface Spaces are available; Ratio of 0.74/1,000 SF**



Landlord Rep: *Company information unavailable at this time*

**27 5065 S Montclair Plaza Ln - Montclair Place**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/Freestanding**      Space Avail: **12,000 SF**  
Building Status: **Built 2004**      Max Contig: **12,000 SF**  
Building Size: **48,500 SF**      Smallest Space: **12,000 SF**  
Land Area: **9.74 AC**      Rent/SF/mo: **Withheld**  
Stories: **1**      % Leased: **75.3%**  
Expenses: **2021 Tax @ \$0.88/sf**  
Parking: **80 free Surface Spaces are available; Ratio of 1.65/1,000 SF**



Landlord Rep: **Newmark / Peter Spragg (213) 298-3594**  
Leasing Company: **Newmark / Dan Samulski (949) 608-2064 -- 12,000 SF (12,000 SF)**

**28 5200 S Montclair Plaza Ln - Montclair Place AMC - Montclair Place**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/Movie Theatre**  
Building Status: **Built Nov 2020**  
Building Size: **110,690 SF**  
Land Area: **9.81 AC**  
Stories: **2**  
Expenses: **2017 Tax @ \$1.11/sf**

Space Avail: **5,250 SF**  
Max Contig: **5,250 SF**  
Smallest Space: **5,250 SF**  
Rent/SF/mo: **Withheld**  
% Leased: **95.3%**



Landlord Rep: **CIM Group, LP / Sade Holz (323) 860-7409 -- 5,250 SF (5,250 SF)**

**29 9405 Monte Vista Ave - Montclair Entertainment Plaza**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/Restaurant (Neighborhood Ctr)**  
Building Status: **Built 1981**  
Building Size: **7,878 SF**  
Land Area: **0.47 AC**  
Stories: **1**  
Expenses: **2021 Tax @ \$3.05/sf**  
Parking: **70 Surface Spaces are available; Ratio of 29.17/1,000 SF**

Space Avail: **2,400 SF**  
Max Contig: **2,400 SF**  
Smallest Space: **2,400 SF**  
Rent/SF/mo: **\$2.50/nnn**  
% Leased: **69.5%**



Landlord Rep: **Ys Property Management Inc / Young Park (213) 215-6163 -- 2,400 SF (2,400 SF)**

**30 9655 Monte Vista Ave**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class B Office/Medical**  
Building Status: **Built 1979**  
Building Size: **13,776 SF**  
Typical Floor Size: **13,776 SF**  
Stories: **1**  
Expenses: **2021 Tax @ \$2.04/sf**  
Parking: **144 Surface Spaces are available; Ratio of 10.45/1,000 SF**

Space Avail: **4,868 SF**  
Max Contig: **2,338 SF**  
Smallest Space: **730 SF**  
Rent/SF/mo: **\$1.85 - \$2.10**  
% Leased: **64.7%**



Landlord Rep: **Milton & Milton Preferred Properties Inc., / YuTu Milton (626) 233-9303 -- 4,868 SF (730-2,338 SF)**

**31 9675 Monte Vista Ave - Montclair Medical Plaza**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class B Office/Medical**      Space Avail: **2,247 SF**  
Building Status: **Built 1980**      Max Contig: **866 SF**  
Building Size: **14,923 SF**      Smallest Space: **516 SF**  
Typical Floor Size: **14,923 SF**      Rent/SF/mo: **Withheld**  
Stories: **1**      % Leased: **100%**  
Expenses: **2021 Tax @ \$1.23/sf**  
Parking: **100 Surface Spaces are available; Ratio of 6.70/1,000 SF**



Landlord Rep: *Company information unavailable at this time*

**32 5136-5200 Moreno St**

**AKA 5130-5200 N Montclair Plaza Ln**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/Storefront Retail/Office**      Space Avail: **22,032 SF**  
Building Status: **Built 1969**      Max Contig: **18,782 SF**  
Building Size: **75,103 SF**      Smallest Space: **3,250 SF**  
Land Area: **7.93 AC**      Rent/SF/mo: **\$2.00/nnn**  
Stories: **1**      % Leased: **70.7%**  
Expenses: **2021 Tax @ \$2.84/sf**  
Parking: **150 Surface Spaces are available; Ratio of 2.00/1,000 SF**



Landlord Rep: **NAI Capital / Ramzy Prado (949) 468-2326 / Steve Liu (949) 468-2385 / Nikki Liu (949) 854-6600 -- 22,032 SF (3,250-18,782 SF)**

**33 5391-5467 Moreno St - Montclair East Shopping Center**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/Storefront (Community Ctr)**      Space Avail: **25,676 SF**  
Building Status: **Built 1993**      Max Contig: **24,000 SF**  
Building Size: **135,980 SF**      Smallest Space: **1,676 SF**  
Land Area: **9.56 AC**      Rent/SF/mo: **\$1.60 - \$2.15/nnn**  
Stories: **1**      % Leased: **81.1%**  
Expenses: **2021 Tax @ \$1.38/sf, 2016 Est Tax @ \$1.41/sf; 2010 Ops @ \$1.58/sf**  
Parking: **515 Surface Spaces are available; Ratio of 3.79/1,000 SF**



Landlord Rep: **Ashwill Associates Commercial Real Estate / Justin Hugron CCIM (949) 216-0469 / William Hugron (714) 704-4558 -- 25,676 SF (1,676-24,000 SF)**

**34 5404 Moreno St - Montclair Towers**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/(Strip Ctr)** Space Avail: **4,728 SF**  
Building Status: **Built 1991** Max Contig: **4,728 SF**  
Building Size: **22,574 SF** Smallest Space: **4,728 SF**  
Land Area: **1.45 AC** Rent/SF/mo: **Withheld**  
Stories: **1** % Leased: **79.1%**  
Expenses: **2021 Tax @ \$2.23/sf, 2012 Est Tax @ \$1.98/sf; 2011  
Ops @ \$3.93/sf, 2012 Est Ops @ \$3.93/sf**  
Parking: **60 free Surface Spaces are available; Ratio of  
2.70/1,000 SF**



Landlord Rep: **Foxland Inc / Howard Ran (626) 269-9996 -- 4,728 SF (4,728 SF)**

**35 4959 Palo Verde St - Bldg A - Palo Verde Professional Building**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class C Office** Space Avail: **72 SF**  
Building Status: **Built 1980** Max Contig: **72 SF**  
Building Size: **13,785 SF** Smallest Space: **72 SF**  
Typical Floor Size: **6,892 SF** Rent/SF/mo: **\$3.47/mg**  
Stories: **2** % Leased: **99.5%**  
Expenses: **2021 Tax @ \$5.68/sf**  
Parking: **80 free Surface Spaces are available; Ratio of  
3.99/1,000 SF**



Landlord Rep: **Macromaster / Jonathan Hwang (909) 802-6688 / Wenny Chang (909) 447-5308 --  
72 SF (72 SF)**

**36 4959 Palo Verde St - Bldg B - Palo Verde Professional Building**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class B Office** Space Avail: **765 SF**  
Building Status: **Built 1980** Max Contig: **765 SF**  
Building Size: **15,000 SF** Smallest Space: **765 SF**  
Typical Floor Size: **7,500 SF** Rent/SF/mo: **\$1.90/mg**  
Stories: **2** % Leased: **94.9%**  
Expenses: **2021 Tax @ \$5.22/sf**  
Parking: **50 free Surface Spaces are available; Ratio of  
2.00/1,000 SF**



Landlord Rep: **Macromaster / Jonathan Hwang (909) 802-6688 / Wenny Chang (909) 447-5308 --  
765 SF (765 SF)**

**37 4959 Palo Verde St - Bldg C - Palo Verde Professional Building**

Montclair, CA 91763

San Bernardino County

Building Type: **Class C Office/Medical**      Space Avail: **855 SF**  
Building Status: **Built 1980**      Max Contig: **282 SF**  
Building Size: **48,314 SF**      Smallest Space: **101 SF**  
Typical Floor Size: **24,157 SF**      Rent/SF/mo: **\$2.30 - \$2.97/mg**  
Stories: **2**      % Leased: **98.2%**  
Expenses: **2021 Tax @ \$1.62/sf**  
Parking: **184 Surface Spaces are available; Ratio of 3.81/1,000 SF**



Landlord Rep: **Macromaster / Jonathan Hwang (909) 802-6688 / Wenny Chang (909) 447-5308 -- 855 SF (101-282 SF)**

**38 5050 Palo Verde St - Metro OfficePlex**

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Office/Medical**      Space Avail: **4,362 SF**  
Building Status: **Built 1984, Renov 1994**      Max Contig: **1,015 SF**  
Building Size: **32,014 SF**      Smallest Space: **160 SF**  
Typical Floor Size: **16,007 SF**      Rent/SF/mo: **\$1.77 - \$1.86**  
Stories: **2**      % Leased: **100%**  
Expenses: **2021 Tax @ \$1.52/sf**  
Parking: **122 Surface Spaces are available; Ratio of 3.81/1,000 SF**



Landlord Rep: **Sunny Hills Management Company, Inc. / Rosalind Tan (909) 890-1226 -- 4,362 SF (160-1,015 SF)**

**39 4950 San Bernardino St - Montclair I - Montclair Office Medical Bldg**

Montclair, CA 91763

San Bernardino County

Building Type: **Class C Office/Medical**      Space Avail: **2,418 SF**  
Building Status: **Built 1973**      Max Contig: **1,598 SF**  
Building Size: **27,385 SF**      Smallest Space: **820 SF**  
Typical Floor Size: **26,378 SF**      Rent/SF/mo: **Withheld**  
Stories: **2**      % Leased: **91.2%**  
Expenses: **2021 Tax @ \$0.48/sf**  
Parking: **164 Surface Spaces are available; Ratio of 5.99/1,000 SF**



**40 8939 Vernon Ave - Montclair Business Park**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Class C Warehouse**      Space Avail: **3,550 SF**  
Building Status: **Built 1988**      Max Contig: **2,350 SF**  
Building Size: **28,920 SF**      Smallest Space: **1,200 SF**  
Land Area: **1.40 AC**      Rent/SF/mo: **\$1.40**  
Stories: **1**      % Leased: **87.7%**  
Expenses: **2021 Tax @ \$0.98/sf; 2010 Est Tax @ \$0.22/sf; 2010 Ops @ \$0.60/sf**  
Parking: **56 Surface Spaces are available; Ratio of 2.00/1,000 SF**



Landlord Rep: **S & D Associates / David Arroba (714) 997-7956 -- 3,550 SF (1,200-2,350 SF)**

**41 8975 Vernon Ave**

**Vernon Ave & Olive St**  
**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Class B Service**      Space Avail: **3,393 SF**  
Building Status: **Built 2008**      Max Contig: **3,393 SF**  
Building Size: **20,657 SF**      Smallest Space: **3,393 SF**  
Land Area: **1.27 AC**      Rent/SF/mo: **\$1.50/mg**  
Stories: **1**      % Leased: **100%**  
Expenses: **2021 Tax @ \$1.74/sf; 2012 Est Ops @ \$0.72/sf**  
Parking: **Ratio of 2.00/1,000 SF**



# Property Map Overview

