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# For Lease

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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	Building Type: Class A Multi-Family/Apartments	Space Avail: 8,764 SF
San Bernardino County	Building Status: Under Construction, delivers Jun 2024	Max Contig: 1,319 SF
	Building Size: 350,000 SF	Smallest Space: 523 SF
	Land Area: 6 AC	Rent/SF/mo: Withheld
	Stories: 5	% Leased: 0%



Landlord Rep: *Company information unavailable at this time*

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

Montclair, CA 91763	Building Type: Retail/Restaurant	Space Avail: 11,546 SF
San Bernardino County	Building Status: Built 1978	Max Contig: 10,296 SF
	Building Size: 18,106 SF	Smallest Space: 1,250 SF
	Land Area: 2.30 AC	Rent/SF/mo: \$1.25 - \$1.58/nnn
	Stories: 1	% 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	Building Type: Retail/Freestanding (Community Ctr)	Space Avail: 75,000 SF
Montclair, CA 91763	Building Status: Built 1986	Max Contig: 70,000 SF
San Bernardino County	Building Size: 92,000 SF	Smallest Space: 5,000 SF
	Land Area: 5.80 AC	Rent/SF/mo: Withheld
	Stories: 1	% 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  
Building Status: Built 2005  
Building Size: 11,000 SF  
Land Area: 0.50 AC  
Stories: 1  
Expenses: 2021 Tax @ \$2.82/sf  
Parking: 40 Surface Spaces are available; Ratio of 3.64/1,000 SF

Space Avail: 4,374 SF  
Max Contig: 2,874 SF  
Smallest Space: 1,500 SF  
Rent/SF/mo: \$1.35/mg  
% Leased: 86.4%



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  
Building Status: Built 1984  
Building Size: 23,879 SF  
Land Area: 2.04 AC  
Stories: 1  
Expenses: 2021 Tax @ \$0.64/sf  
Parking: 110 Surface Spaces are available; Ratio of 4.61/1,000 SF

Space Avail: 2,107 SF  
Max Contig: 1,054 SF  
Smallest Space: 1,053 SF  
Rent/SF/mo: \$1.35/ig  
% Leased: 95.6%



Landlord Rep: Renken Consulting Group / John Renken (909) 482-1060 -- 2,107 SF (1,053-1,054 SF)

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

Montclair, CA 91763

San Bernardino County

Building Type: Class C Distribution  
Building Status: Built 1975  
Building Size: 13,760 SF  
Land Area: 5.20 AC  
Stories: 1  
Expenses: 2021 Tax @ \$9.66/sf  
Parking: 45 free Surface Spaces are available; Ratio of 3.40/1,000 SF

Space Avail: 1,920 SF  
Max Contig: 960 SF  
Smallest Space: 960 SF  
Rent/SF/mo: \$1.60/mg  
% Leased: 93.0%



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 4460 Brooks St - Bldg III - Crown Center

Montclair, CA 91763  
San Bernardino County

Building Type: Class C Warehouse  
Building Status: Built 1990  
Building Size: 14,674 SF  
Land Area: 1.01 AC  
Stories: 1

Space Avail: 3,500 SF  
Max Contig: 3,500 SF  
Smallest Space: 1,759 SF  
Rent/SF/mo: \$1.40/mg  
% Leased: 100%

Expenses: 2021 Tax @ \$4.41/sf  
Parking: 22 Surface Spaces are available; Ratio of 2.00/1,000 SF



Landlord Rep: Lee & Associates / Stephen Shatafian (562) 568-2017 -- 3,500 SF (1,759-3,500 SF)

13 4700-4718 Brooks St

Montclair, CA 91763  
San Bernardino County

Building Type: Class B Flex  
Building Status: Built 1960  
Building Size: 7,900 SF  
Land Area: -  
Stories: 1  
Space Avail: 3,675 SF  
Max Contig: 2,000 SF  
Smallest Space: 231 SF  
Rent/SF/mo: \$1.15 - \$1.40/mg  
% Leased: 53.5%  
Expenses: 2011 Tax @ \$2.33/sf; 2011 Ops @ \$0.36/sf  
Parking: 25 Surface Spaces are available; Ratio of 1.59/1,000 SF



Landlord Rep: Re/Max Proper / Samantha Gallardo (909) 285-4812 -- 3,675 SF /100 ofc (231-2,000 SF)

14 5430 Brooks St

Montclair, CA 91763  
San Bernardino County

Building Type: Class C Manufacturing  
Building Status: Built 1981  
Building Size: 7,924 SF  
Land Area: 0.41 AC  
Stories: 1  
Space Avail: 7,924 SF  
Max Contig: 7,924 SF  
Smallest Space: 7,924 SF  
Rent/SF/mo: \$1.45/mg  
% Leased: 100%  
Expenses: 2021 Tax @ \$0.72/sf, 2009 Est Tax @ \$0.72/sf; 2010 Est Ops @ \$0.24/sf  
Parking: 6 Surface Spaces are available; Ratio of 2.00/1,000 SF



Landlord Rep: Lee & Associates Commercial Real Estate Services / P.John P. Mulrooney (909) 989-7771 X121 -- 7,924 SF /1,800 ofc (7,924 SF)

15 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)

16 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*

17 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: Epstein & Associates / Victor Montalbo (310) 451-8171 X230 -- 30,000 SF (9,000-30,000 SF)

18 9197 Central Ave - Montclair Plaza West - Monclair Plaza West

AKA 9137-9197 Central Ave  
NEC Central Ave & I-10 Fwy  
Montclair, CA 91763  
San Bernardino County

Building Type: Retail/(Neighborhood  
Ctr)  
Building Status: Built 1990  
Building Size: 28,003 SF  
Land Area: 4.36 AC  
Stories: 1  
Expenses: 2021 Tax @ \$1.07/sf; 2012 Ops @ \$3.36/sf  
Parking: 149 Surface Spaces are available; Ratio of  
5.32/1,000 SF

Space Avail: 7,981 SF  
Max Contig: 4,000 SF  
Smallest Space: 3,981 SF  
Rent/SF/mo: \$1.75  
% Leased: 71.5%



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

19 9303-9407 Central Ave - Montclair Shoppes

Montclair, CA 91763  
San Bernardino County

Building Type: Retail  
Building Status: Built 2016  
Building Size: 12,400 SF  
Land Area: 1.09 AC  
Stories: 1  
Expenses: 2012 Tax @ \$0.33/sf  
Parking: Ratio of 4.70/1,000 SF

Space Avail: 1,500 SF  
Max Contig: 1,500 SF  
Smallest Space: 1,500 SF  
Rent/SF/mo: Withheld  
% Leased: 87.9%



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

20 9369-9389 Central Ave - Montclair Shoppes

Montclair, CA 91763  
San Bernardino County

Building Type: Retail/Freestanding  
Building Status: Built Jan 2016  
Building Size: 3,989 SF  
Land Area: 2.02 AC  
Stories: 1  
Expenses: 2011 Tax @ \$0.86/sf

Space Avail: 2,700 SF  
Max Contig: 2,700 SF  
Smallest Space: 2,700 SF  
Rent/SF/mo: Withheld  
% Leased: 32.3%



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

21 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)



22 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*

23 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)

24 9876 Central Ave - Montclair Town Center

Montclair, CA 91763  
San Bernardino County

Building Type: Retail/Freestanding  
Building Status: Built 1980  
Building Size: 3,000 SF  
Land Area: 0.73 AC  
Stories: 1  
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

Space Avail: 3,000 SF  
Max Contig: 3,000 SF  
Smallest Space: 3,000 SF  
Rent/SF/mo: Withheld  
% Leased: 0%



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

25 9885 Central Ave

Montclair, CA 91763  
San Bernardino County

Building Type: Retail/Storefront  
Building Status: Built 1989, Renov Mar 2006  
Building Size: 3,500 SF  
Land Area: 0.38 AC  
Stories: 1  
Expenses: 2021 Tax @ \$2.08/sf; 2012 Ops @ \$4.32/sf  
Parking: 14 Surface Spaces are available; Ratio of 4.00/1,000 SF

Space Avail: 1,080 SF  
Max Contig: 1,080 SF  
Smallest Space: 1,080 SF  
Rent/SF/mo: \$2.25/nnn  
% Leased: 100%



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

26 10202 Central Ave

Montclair, CA 91763  
San Bernardino County

Building Type: Class B Office/Medical  
Building Status: Built 1980  
Building Size: 5,136 SF  
Typical Floor Size: 5,136 SF  
Stories: 1  
Expenses: 2021 Tax @ \$1.39/sf  
Parking: 30 Surface Spaces are available; Ratio of 5.84/1,000 SF

Space Avail: 5,136 SF  
Max Contig: 5,136 SF  
Smallest Space: 5,136 SF  
Rent/SF/mo: \$1.50/mg  
% Leased: 0%



Landlord Rep: *Company information unavailable at this time*

27 10628 Central Ave

Montclair, CA 91763  
San Bernardino County

Building Type: Class B Distribution  
Building Status: Built 2020  
Building Size: 98,685 SF  
Land Area: 3.96 AC  
Stories: 1  
Expenses: 2021 Tax @ \$1.60/sf

Space Avail: 98,685 SF  
Max Contig: 98,685 SF  
Smallest Space: 98,685 SF  
Rent/SF/mo: Withheld  
% Leased: 0%



Landlord Rep: *Company information unavailable at this time*

**28 5201 Cliffwood Dr - Montclair Cliffwood Business Park**

Montclair, CA 91763

San Bernardino County

Building Type: Class B Warehouse  
Building Status: Built 2002  
Building Size: 17,000 SF  
Land Area: 0.98 AC  
Stories: 1  
Expenses: 2021 Tax @ \$0.95/sf  
Parking: 15 Surface Spaces are available; Ratio of 0.88/1,000 SF

Space Avail: 17,000 SF  
Max Contig: 17,000 SF  
Smallest Space: 17,000 SF  
Rent/SF/mo: \$1.50/ig  
% Leased: 100%



Landlord Rep: Hughes Commercial Realty / Jeff Hughes (949) 650-4706 / Mandy Carter (949) 520-0680 -- 17,000 SF (17,000 SF)

**29 Holt Blvd - Pad - Orchard Plaza**

Montclair, CA 91763

San Bernardino County

Building Type: Retail/Freestanding  
Building Status: Proposed, breaks ground Aug 2024  
Building Size: 5,000 SF  
Land Area: 0.16 AC  
Stories: 1  
Expenses: 2015 Tax @ \$2.29/sf

Space Avail: 5,000 SF  
Max Contig: 5,000 SF  
Smallest Space: 5,000 SF  
Rent/SF/mo: Withheld  
% Leased: 0%



Landlord Rep: Newmark / Pablo Rodriguez (213) 340-5682  
Leasing Company: Newmark / Dan Samulski (949) 608-2064 -- 5,000 SF (5,000 SF)

**30 4288 Holt Blvd**

Montclair, CA 91763

San Bernardino County

Building Type: Retail  
Building Status: Under Construction, delivers Jul 2024  
Building Size: 13,596 SF  
Land Area: 1.36 AC  
Stories: 1  
Parking: 61 Surface Spaces are available; Ratio of 4.49/1,000 SF

Space Avail: 13,596 SF  
Max Contig: 2,840 SF  
Smallest Space: 1,260 SF  
Rent/SF/mo: \$2.50/nnn  
% Leased: 0%



Landlord Rep: Re/Max Chino Hills Masters / L.Jorge L. Yamzon (626) 786-5869 / Derek Ing (626) 272-0948 / Jesse Sanchez (909) 235-2776 -- 13,596 SF (1,260-2,840 SF)

**31 4432 Holt Blvd - Orchard Plaza**

NWC Holt Blvd & Ramona Ave    Building Type: Retail/Freestanding    Space Avail: 4,320 SF  
Montclair, CA 91763    Building Status: Built Aug 2016    Max Contig: 4,320 SF  
San Bernardino County    Building Size: 10,872 SF    Smallest Space: 1,080 SF  
Land Area: 4.28 AC    Rent/SF/mo: Withheld  
Stories: 1    % Leased: 60.3%  
Expenses: 2021 Tax @ \$9.22/sf  
Parking: 78 Surface Spaces are available; Ratio of 1.69/1,000 SF



Landlord Rep: Newmark / Pablo Rodriguez (213) 340-5682  
Leasing Company: Newmark / Dan Samulski (949) 608-2064 -- 4,320 SF (1,080 SF)

**32 4433-4477 Holt Blvd - Bldg I - Crown Center**

Montclair, CA 91763    Building Type: Retail/(Strip Ctr)    Space Avail: 1,280 SF  
San Bernardino County    Building Status: Built 1990    Max Contig: 1,280 SF  
Building Size: 32,769 SF    Smallest Space: 1,280 SF  
Land Area: 2.26 AC    Rent/SF/mo: \$1.80/mg  
Stories: 1    % Leased: 96.1%  
Expenses: 2021 Tax @ \$1.98/sf  
Parking: 130 Surface Spaces are available; Ratio of 2.00/1,000 SF



Landlord Rep: Lee & Associates / Stephen Shatafian (562) 568-2017 -- 1,280 SF (1,280 SF)

**33 4480 Holt Blvd - Orchard Plaza**

AKA 4490 Holt Blvd    Building Type: Retail/Freestanding    Space Avail: 1,763 SF  
NWC Holt Blvd & Ramona Ave    Building Status: Built Aug 2016    Max Contig: 1,763 SF  
Montclair, CA 91763    Building Size: 5,298 SF    Smallest Space: 1,763 SF  
San Bernardino County    Land Area: -    Rent/SF/mo: Withheld  
Stories: 1    % Leased: 66.7%  
Expenses: 2021 Tax @ \$4.37/sf  
Parking: 153 Surface Spaces are available; Ratio of 10.00/1,000 SF



Landlord Rep: Newmark / Pablo Rodriguez (213) 340-5682  
Leasing Company: Newmark / Dan Samulski (949) 608-2064 -- 1,763 SF (1,763 SF)

**34 4701-4737 Holt Blvd - Montclair Retail Center**

Montclair, CA 91763  
San Bernardino County

Building Type: Retail/Storefront Retail/Office	Space Avail: 600 SF Max Contig: 600 SF
Building Status: Built 1960	Smallest Space: 600 SF
Building Size: 30,380 SF	Rent/SF/mo: \$1.50/mg
Land Area: 2.40 AC	% Leased: 98.0%
Stories: 1	
Expenses: 2021 Tax @ \$0.88/sf, 2012 Est Tax @ \$0.61/sf; 2012 Ops @ \$0.76/sf, 2009 Est Ops @ \$0.73/sf	
Parking: Free Surface Spaces	



Landlord Rep: Re/Max Proper / Samantha Gallardo (909) 285-4812 -- 600 SF (600 SF)

**35 5153 Holt Blvd - Holt Medical Center - Holt Medical Plaza**

Montclair, CA 91763  
San Bernardino County

Building Type: Class B Office/Medical	Space Avail: 8,568 SF
Building Status: Built 2006	Max Contig: 4,394 SF
Building Size: 12,453 SF	Smallest Space: 1,311 SF
Typical Floor Size: 12,453 SF	Rent/SF/mo: \$1.75
Stories: 1	% Leased: 64.7%
Expenses: 2021 Tax @ \$0.86/sf	
Parking: 63 Surface Spaces are available; Ratio of 5.06/1,000 SF	



Landlord Rep: NAI Capital, Inc. / Lidia Talavera (909) 243-7604  
Leasing Company: Treelane Realty / Wendy Wong (626) 244-1294 Katherine Quach (626) 617-1991 --  
4,394 SF (4,394 SF)  
NAI Capital Commercial / Lidia Talavera (909) 243-7604 -- 4,174 SF (1,311-2,863  
SF)

**36 5275 Holt Blvd - Building 4 - Central Avenue & Holt Center**

Montclair, CA 91763  
San Bernardino County

Building Type: Retail/Retail Building	Space Avail: 3,352 SF
Building Status: Built Jun 2020	Max Contig: 1,181 SF
Building Size: 14,900 SF	Smallest Space: 1,001 SF
Land Area: 9.17 AC	Rent/SF/mo: Withheld
Stories: 1	% Leased: 77.5%
Expenses: 2019 Tax @ \$2.76/sf	



Landlord Rep: CBRE / Ryan Gast (909) 418-2129 / Masih Waliyar (909) 418-2141 -- 3,352 SF  
(1,001-1,181 SF)

37 5301-5311 Holt Blvd

Montclair, CA 91763  
San Bernardino County

Building Type: Retail  
Building Status: Built 1978  
Building Size: 7,488 SF  
Land Area: 0.17 AC  
Stories: 1  
Expenses: 2021 Tax @ \$2.33/sf  
Parking: 30 free Surface Spaces are available; Ratio of 4.01/1,000 SF

Space Avail: 3,100 SF  
Max Contig: 3,100 SF  
Smallest Space: 3,100 SF  
Rent/SF/mo: \$2.00/nnn  
% Leased: 100%



Landlord Rep: STC Management / Melody Yang (562) 695-1513 -- 3,100 SF (3,100 SF)

38 5319-5327 Holt Blvd - Central Holt Plaza

SEC Holt & Central  
Montclair, CA 91763  
San Bernardino County

Building Type: Retail/Convenience Store (Strip Ctr)  
Building Status: Built 1978  
Building Size: 20,268 SF  
Land Area: 1.68 AC  
Stories: 1  
Expenses: 2021 Tax @ \$2.19/sf  
Parking: 30 Surface Spaces are available; Ratio of 2.37/1,000 SF

Space Avail: 5,593 SF  
Max Contig: 2,000 SF  
Smallest Space: 1,193 SF  
Rent/SF/mo: \$2.00 - \$2.50/nnn  
% Leased: 84.2%



Landlord Rep: STC Management / Melody Yang (562) 695-1513 -- 5,593 SF (1,193-2,000 SF)

39 5438 Holt Blvd - Montclair Auto Plaza

Montclair, CA 91763  
San Bernardino County

Building Type: Retail/Auto Repair  
Building Status: Built 1985  
Building Size: 25,334 SF  
Land Area: 1.49 AC  
Stories: 1  
Expenses: 2021 Tax @ \$0.52/sf, 2012 Est Tax @ \$0.42/sf; 2012 Est Ops @ \$1.32/sf  
Parking: 74 Surface Spaces are available; Ratio of 2.92/1,000 SF

Space Avail: 10,380 SF  
Max Contig: 10,380 SF  
Smallest Space: 10,380 SF  
Rent/SF/mo: \$1.75/nnn  
% Leased: 100%



Landlord Rep: Newmark / George Thomson (949) 608-2037 -- 10,380 SF (10,380 SF)

40 4651 E Holt Blvd - Holt Plaza - Holt Blvd. Center

Montclair, CA 91763

San Bernardino County

Building Type: Retail/Freestanding (Strip Ctr)

Building Status: Built 1984

Building Size: 15,352 SF

Land Area: 1.26 AC

Stories: 1

Expenses: 2021 Tax @ \$1.12/sf, 2012 Est Tax @ \$1.44/sf; 2012 Ops @ \$2.40/sf

Parking: 78 Surface Spaces are available; Ratio of 5.09/1,000 SF

Space Avail: 1,109 SF

Max Contig: 1,109 SF

Smallest Space: 1,109 SF

Rent/SF/mo: \$1.65/nnn

% Leased: 92.8%



Landlord Rep: Acreage Real Estate / Kavita Bhatia (909) 606-1505 -- 1,109 SF (1,109 SF)

41 4780 W Mission Blvd

Montclair, CA 91762

San Bernardino County

Building Type: Class B

Office/Office/Residential

Building Status: Built 1954, Renov 2007

Building Size: 17,000 SF

Typical Floor Size: 685 SF

Stories: 2

Expenses: 2021 Tax @ \$1.55/sf; 2014 Ops @ \$2.27/sf

Parking: 65 Surface Spaces are available; Ratio of 2.10/1,000 SF

Space Avail: 1,360 SF

Max Contig: 680 SF

Smallest Space: 680 SF

Rent/SF/mo: \$1.91/fs

% Leased: 100%



Landlord Rep: Montclair Business Park LLC / Martine Lado (310) 408-3799 -- 1,360 SF (680 SF)

42 5010 W Mission Blvd

Montclair, CA 91762

San Bernardino County

Building Type: Class C Industrial

Building Status: Built 1967

Building Size: 8,400 SF

Land Area: 2.63 AC

Stories: 1

Expenses: 2021 Tax @ \$4.61/sf

Parking: 135 Surface Spaces are available; Ratio of 10.00/1,000 SF

Space Avail: 8,400 SF

Max Contig: 8,400 SF

Smallest Space: 8,400 SF

Rent/SF/mo: Withheld

% Leased: 0%



Landlord Rep: Newmark / Randy Lockhart (909) 974-4067 -- 8,400 SF (8,400 SF)

**43 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)  
 Building Status: Built 1968, Renov 1997  
 Building Size: 849,752 SF  
 Land Area: 78 AC  
 Stories: 2  
 Expenses: 2021 Tax @ \$2.63/sf  
 Parking: 6,249 free Surface Spaces are available; Ratio of 5.00/1,000 SF

Space Avail: 58,209 SF  
 Max Contig: 10,302 SF  
 Smallest Space: 618 SF  
 Rent/SF/mo: Withheld  
 % Leased: 94.9%



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

**44 5015 E Montclair Plaza Ln - Montclair Place**

Montclair, CA 91763  
 San Bernardino County

Building Type: Retail/Department Store  
 Building Status: Built 1986  
 Building Size: 134,000 SF  
 Land Area: 2.17 AC  
 Stories: 3  
 Expenses: 2021 Tax @ \$1.05/sf  
 Parking: 125 free Surface Spaces are available; Ratio of 0.74/1,000 SF

Space Avail: 120,394 SF  
 Max Contig: 61,606 SF  
 Smallest Space: 58,788 SF  
 Rent/SF/mo: Withheld  
 % Leased: 10.2%



Landlord Rep: *Company information unavailable at this time*

**45 5065 S Montclair Plaza Ln - Montclair Place**

Montclair, CA 91763  
 San Bernardino County

Building Type: Retail/Freestanding  
 Building Status: Built 2004  
 Building Size: 48,500 SF  
 Land Area: 9.74 AC  
 Stories: 1  
 Expenses: 2021 Tax @ \$0.88/sf  
 Parking: 80 free Surface Spaces are available; Ratio of 1.65/1,000 SF

Space Avail: 12,000 SF  
 Max Contig: 12,000 SF  
 Smallest Space: 12,000 SF  
 Rent/SF/mo: Withheld  
 % Leased: 75.3%



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



46 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)

47 9405 Monte Vista Ave - Montclair Entertainment Plaza

Montclair, CA 91763  
San Bernardino County

Building Type: Retail/Restaurant  
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)

48 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)

49 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*

50 10588 Monte Vista Ave

Montclair, CA 91763  
San Bernardino County

Building Type: Class B Manufacturing	Space Avail: 55,487 SF
Building Status: Built 2019	Max Contig: 55,487 SF
Building Size: 55,487 SF	Smallest Space: 55,487 SF
Land Area: 2.38 AC	Rent/SF/mo: Withheld
Stories: 1	% Leased: 100%
Expenses: 2021 Tax @ \$2.04/sf	
Parking: 68 Surface Spaces are available; Ratio of 1.24/1,000 SF	



Landlord Rep: *Company information unavailable at this time*

51 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)

**52 5391-5467 Moreno St - Montclair East Shopping Center**

Montclair, CA 91763

San Bernardino County

Building Type: Retail/Storefront  
Building Status: Built 1993  
Building Size: 135,980 SF  
Land Area: 9.56 AC  
Stories: 1

Space Avail: 25,676 SF  
Max Contig: 24,000 SF  
Smallest Space: 1,676 SF  
Rent/SF/mo: \$1.60 -  
\$2.15/nnn  
% 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)

**53 5404 Moreno St - Montclair Towers**

Montclair, CA 91763

San Bernardino County

Building Type: Retail  
Building Status: Built 1991  
Building Size: 22,574 SF  
Land Area: 1.45 AC  
Stories: 1

Space Avail: 4,728 SF  
Max Contig: 4,728 SF  
Smallest Space: 4,728 SF  
Rent/SF/mo: Withheld  
% 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)

**54 4959 Palo Verde St - Bldg C - Palo Verde Professional Building**

Montclair, CA 91763

San Bernardino County

Building Type: Class C Office/Medical  
Building Status: Built 1980  
Building Size: 48,314 SF  
Typical Floor Size: 24,157 SF  
Stories: 2

Space Avail: 256 SF  
Max Contig: 256 SF  
Smallest Space: 256 SF  
Rent/SF/mo: \$2.34/mg  
% Leased: 99.5%

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 --  
256 SF (256 SF)

55 5050 Palo Verde St - Metro OfficePlex

Montclair, CA 91763

San Bernardino County

Building Type: Class B Office/Medical      Space Avail: 3,141 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 -- 3,141 SF (160-1,015 SF)

56 10550 Ramona Ave - Bldg II - Crown Center

Montclair, CA 91763

San Bernardino County

Building Type: Class C Warehouse      Space Avail: 2,443 SF  
 Building Status: Built 1990      Max Contig: 2,443 SF  
 Building Size: 16,599 SF      Smallest Space: 2,443 SF  
 Land Area: 1.15 AC      Rent/SF/mo: \$1.40/mg  
 Stories: 1      % Leased: 85.3%  
 Expenses: 2021 Tax @ \$3.90/sf  
 Parking: 48 Surface Spaces are available; Ratio of 2.00/1,000 SF



Landlord Rep: Lee & Associates / Stephen Shatafian (562) 568-2017 -- 2,443 SF (2,443 SF)

57 Ramona Ave & Mission Blvd - Building 1

Montclair, CA 91763

San Bernardino County

Building Type: Class B Industrial      Space Avail: 38,779 SF  
 Building Status: Under Construction, delivers Dec 2024      Max Contig: 38,779 SF  
 Building Size: 38,779 SF      Smallest Space: 38,779 SF  
 Land Area: 25.20 AC      Rent/SF/mo: Withheld  
 Stories: 1      % Leased: 0%  
 Parking: 55 Surface Spaces are available; Ratio of 1.42/1,000 SF



Landlord Rep: Newmark / Mark Kegans (909) 974-4070 / Ronald Washle (909) 974-4071 / Randy Lockhart (909) 974-4067 -- 38,779 SF /5,000 ofc (38,779 SF)

**58 Ramona Ave & Mission Blvd - Building 2**

Montclair, CA 91763  
San Bernardino County

Building Type: Class B Industrial  
Building Status: Under Construction, delivers Dec 2024  
Building Size: 30,197 SF  
Land Area: 26.35 AC  
Stories: 1  
Parking: 57 Surface Spaces are available; Ratio of 1.89/1,000 SF

Space Avail: 30,197 SF  
Max Contig: 30,197 SF  
Smallest Space: 30,197 SF  
Rent/SF/mo: Withheld  
% Leased: 0%



Landlord Rep: Newmark / Mark Kegans (909) 974-4070 / Ronald Washle (909) 974-4071 / Randy Lockhart (909) 974-4067 -- 30,197 SF /5,000 ofc (30,197 SF)

**59 Ramona Ave & Mission Blvd - Building 3**

Montclair, CA 91763  
San Bernardino County

Building Type: Class B Industrial  
Building Status: Under Construction, delivers Dec 2024  
Building Size: 36,886 SF  
Land Area: 26.81 AC  
Stories: 1  
Parking: 55 Surface Spaces are available; Ratio of 1.49/1,000 SF

Space Avail: 36,886 SF  
Max Contig: 36,886 SF  
Smallest Space: 36,886 SF  
Rent/SF/mo: Withheld  
% Leased: 0%



Landlord Rep: Newmark / Mark Kegans (909) 974-4070 / Ronald Washle (909) 974-4071 / Randy Lockhart (909) 974-4067 -- 36,886 SF /5,000 ofc (36,886 SF)

**60 Ramona Ave & Mission Blvd - Building 4**

Montclair, CA 91763  
San Bernardino County

Building Type: Class B Industrial  
Building Status: Under Construction, delivers Dec 2024  
Building Size: 37,143 SF  
Land Area: 25.20 AC  
Stories: 1  
Parking: 55 Surface Spaces are available; Ratio of 1.48/1,000 SF

Space Avail: 37,143 SF  
Max Contig: 37,143 SF  
Smallest Space: 37,143 SF  
Rent/SF/mo: Withheld  
% Leased: 0%



Landlord Rep: Newmark / Mark Kegans (909) 974-4070 / Ronald Washle (909) 974-4071 / Randy Lockhart (909) 974-4067 -- 37,143 SF /5,000 ofc (37,143 SF)

**61 Ramona Ave & Mission Blvd - Building 5**

Montclair, CA 91763  
San Bernardino County

Building Type: Class B Industrial  
Building Status: Under Construction, delivers Dec 2024  
Building Size: 31,403 SF  
Land Area: 25.20 AC  
Stories: 1  
Parking: 59 Surface Spaces are available; Ratio of 1.88/1,000 SF

Space Avail: 31,403 SF  
Max Contig: 31,403 SF  
Smallest Space: 31,403 SF  
Rent/SF/mo: Withheld  
% Leased: 0%



Landlord Rep: Newmark / Mark Kegans (909) 974-4070 / Ronald Washle (909) 974-4071 / Randy Lockhart (909) 974-4067 -- 31,403 SF /5,000 ofc (31,403 SF)

**62 Ramona Ave & Mission Blvd - Building 6**

Montclair, CA 91763  
San Bernardino County

Building Type: Class B Industrial  
Building Status: Under Construction, delivers Dec 2024  
Building Size: 41,831 SF  
Land Area: 25.20 AC  
Stories: 1  
Parking: 57 Surface Spaces are available; Ratio of 1.36/1,000 SF

Space Avail: 41,831 SF  
Max Contig: 41,831 SF  
Smallest Space: 41,831 SF  
Rent/SF/mo: Withheld  
% Leased: 0%



Landlord Rep: Newmark / Mark Kegans (909) 974-4070 / Ronald Washle (909) 974-4071 / Randy Lockhart (909) 974-4067 -- 41,831 SF /5,000 ofc (41,831 SF)

**63 Ramona Ave & Mission Blvd - Building 7**

Montclair, CA 91763  
San Bernardino County

Building Type: Industrial  
Building Status: Under Construction, delivers Dec 2024  
Building Size: 187,179 SF  
Land Area: 26.81 AC  
Stories: 1  
Parking: 215 Surface Spaces are available; Ratio of 1.15/1,000 SF

Space Avail: 187,179 SF  
Max Contig: 187,179 SF  
Smallest Space: 187,179 SF  
Rent/SF/mo: Withheld  
% Leased: 0%



Landlord Rep: Newmark / Mark Kegans (909) 974-4070 / Ronald Washle (909) 974-4071 / Randy Lockhart (909) 974-4067 -- 187,179 SF /10,000 ofc (187,179 SF)

64 Ramona Ave & Mission Blvd - Building 8

Montclair, CA 91763  
San Bernardino County

Building Type: Class B Industrial  
Building Status: Under Construction, delivers Dec 2024  
Building Size: 110,507 SF  
Land Area: 26.81 AC  
Stories: 1  
Parking: 139 Surface Spaces are available; Ratio of 1.26/1,000 SF

Space Avail: 110,507 SF  
Max Contig: 110,507 SF  
Smallest Space: 110,507 SF  
Rent/SF/mo: Withheld  
% Leased: 0%



Landlord Rep: Newmark / Mark Kegans (909) 974-4070 / Ronald Washle (909) 974-4071 / Randy Lockhart (909) 974-4067 -- 110,507 SF /10,000 ofc (110,507 SF)

65 4950 San Bernardino St - Montclair I - Montclair Office Medical Bldg

Montclair, CA 91763  
San Bernardino County

Building Type: Class C Office/Medical  
Building Status: Built 1973  
Building Size: 27,385 SF  
Typical Floor Size: 26,378 SF  
Stories: 2  
Expenses: 2021 Tax @ \$0.48/sf  
Parking: 164 Surface Spaces are available; Ratio of 5.99/1,000 SF

Space Avail: 2,418 SF  
Max Contig: 1,598 SF  
Smallest Space: 820 SF  
Rent/SF/mo: Withheld  
% Leased: 91.2%



66 10680 Silicon Ave

Montclair, CA 91763  
San Bernardino County

Building Type: Industrial  
Building Status: Built 2023  
Building Size: 58,530 SF  
Land Area: 3.18 AC  
Stories: 1

Space Avail: 8,233 SF  
Max Contig: 3,699 SF  
Smallest Space: 2,266 SF  
Rent/SF/mo: \$1.60  
% Leased: 85.9%



67 10580 Silicon Rd

Montclair, CA 91763  
San Bernardino County

Building Type: Class C Manufacturing  
Building Status: Built 1952  
Building Size: 12,875 SF  
Land Area: 2.37 AC  
Stories: 1  
Expenses: 2021 Tax @ \$2.15/sf  
Parking: 30 Surface Spaces are available; Ratio of 2.33/1,000 SF

Space Avail: 12,875 SF  
Max Contig: 12,875 SF  
Smallest Space: 12,875 SF  
Rent/SF/mo: Withheld  
% Leased: 0%



Landlord Rep: Colliers / Rick Nunez (909) 937-6310 / Mateo Mobilia (909) 937-6372 -- 12,875 SF /2,875 ofc (12,875 SF)

68 4237 State St

AKA 4253 State St  
Montclair, CA 91763  
San Bernardino County

Building Type: Class C Warehouse  
Building Status: Built 1954  
Building Size: 25,000 SF  
Land Area: 3.15 AC  
Stories: 1  
Expenses: 2021 Tax @ \$0.28/sf  
Parking: 60 Surface Spaces are available; Ratio of 0.83/1,000 SF

Space Avail: 25,000 SF  
Max Contig: 46,000 SF  
Smallest Space: 25,000 SF  
Rent/SF/mo: \$0.60/nnn  
% Leased: 0%



Landlord Rep: *Company information unavailable at this time*

69 4671 State St - Craft Coup - Topline Business Park

Montclair, CA 91763  
San Bernardino County

Building Type: Class B Warehouse  
Building Status: Built 2000  
Building Size: 26,295 SF  
Land Area: 1.35 AC  
Stories: 2  
Expenses: 2021 Tax @ \$1.04/sf  
Parking: 40 Surface Spaces are available; Ratio of 1.52/1,000 SF

Space Avail: 26,295 SF  
Max Contig: 26,295 SF  
Smallest Space: 26,295 SF  
Rent/SF/mo: Withheld  
% Leased: 100%



Landlord Rep: *Company information unavailable at this time*



70 4749 State St - Mission Industrial Park

Montclair, CA 91762  
San Bernardino County

Building Type: Class C Flex/Light Manufacturing  
Building Status: Built 1963  
Building Size: 8,996 SF  
Land Area: 0.53 AC  
Stories: 1  
Expenses: 2021 Tax @ \$9.37/sf  
Parking: 25 Surface Spaces are available; Ratio of 0.43/1,000 SF

Space Avail: 3,000 SF  
Max Contig: 3,000 SF  
Smallest Space: 3,000 SF  
Rent/SF/mo: \$1.25/mg  
% Leased: 100%



Landlord Rep: Re/Max Proper / Samantha Gallardo (909) 285-4812 -- 3,000 SF /100 ofc (3,000 SF)

71 5551 State St

Montclair, CA 91763  
San Bernardino County

Building Type: Class C Service  
Building Status: Built 1970  
Building Size: 17,500 SF  
Land Area: 5.02 AC  
Stories: 1  
Parking: 25 Surface Spaces are available; Ratio of 1.43/1,000 SF

Space Avail: 17,500 SF  
Max Contig: 37,500 SF  
Smallest Space: 17,500 SF  
Rent/SF/mo: Withheld  
% Leased: 100%



Landlord Rep: *Company information unavailable at this time*

72 5621 State St - 5551-5621 State Street

Montclair, CA 91763  
San Bernardino County

Building Type: Class C Manufacturing  
Building Status: Built 1983  
Building Size: 20,000 SF  
Land Area: 2.60 AC  
Stories: 1  
Expenses: 2021 Tax @ \$1.12/sf  
Parking: 30 Surface Spaces are available; Ratio of 1.50/1,000 SF

Space Avail: 20,000 SF  
Max Contig: 37,500 SF  
Smallest Space: 20,000 SF  
Rent/SF/mo: Withheld  
% Leased: 0%



Landlord Rep: *Company information unavailable at this time*

**73** 8939 Vernon Ave - Montclair Business Park

Montclair, CA 91763  
San Bernardino County

Building Type: Class C Warehouse  
Building Status: Built 1988  
Building Size: 28,920 SF  
Land Area: 1.40 AC  
Stories: 1  
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

Space Avail: 3,550 SF  
Max Contig: 2,350 SF  
Smallest Space: 1,200 SF  
Rent/SF/mo: \$1.40  
% Leased: 87.7%



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

**74** 8975 Vernon Ave

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

Building Type: Class B Service  
Building Status: Built 2008  
Building Size: 20,657 SF  
Land Area: 1.27 AC  
Stories: 1  
Expenses: 2021 Tax @ \$1.74/sf; 2012 Est Ops @ \$0.72/sf  
Parking: Ratio of 2.00/1,000 SF

Space Avail: 3,393 SF  
Max Contig: 3,393 SF  
Smallest Space: 3,393 SF  
Rent/SF/mo: \$1.50/mg  
% Leased: 100%



# Property Map Overview

