
For Sale Properties September 2024

9/12/2024

PREPARED BY:



City of Montclair

5111 Benito St
Montclair, CA 91763

Mikey Fuentes

Director of Economic Development
(909) 625-9497 (phone)
(909) 621-1584 (fax)
mfuentes@cityofmontclair.org

1 5125 Bandera St

Montclair, CA 91763

San Bernardino County

Building Type: **Class C Multi-Family/Apartments**

Building Status: **Built 1963**

Building Size: **10,044 SF**

Land Area: **0.71 AC**

Stories: **1**

Expenses: **2022 Tax @ \$5004.25/Unit, 2013 Est Tax @ \$2395.83/Unit; 2022 Ops @ \$2937.75/Unit**

Parking: **36 Surface Spaces are available; Ratio of 1.96/1,000 SF**

Space Avail: **0 SF**

Max Contig: **0 SF**

Smallest Space: **-**

Rent/SF/mo: **For Sale Only**

% Leased: **0%**



Landlord Rep: *Company information unavailable at this time*

2 4475-4485 Bonnie Brae St - Bonnie Brae Cottages

Montclair, CA 91763

San Bernardino County

Building Type: **Class C Multi-Family/Apartments**

Building Status: **Built 1962**

Building Size: **9,584 SF**

Land Area: **0.33 AC**

Stories: **2**

Expenses: **2021 Tax @ \$1092.25/Unit**

Parking: **1 Surface Spaces are available; 3 Covered Spaces are available; Ratio of 0.56/1,000 SF**

Space Avail: **0 SF**

Max Contig: **0 SF**

Smallest Space: **-**

Rent/SF/mo: **For Sale Only**

% Leased: **0%**



Landlord Rep: *Company information unavailable at this time*

3 5061 Brooks St - Bldg C - Montclair Industrial Park

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Warehouse**

Building Status: **Built 1977**

Building Size: **18,550 SF**

Land Area: **1 AC**

Stories: **1**

Expenses: **2021 Tax @ \$0.97/sf**

Parking: **34 Surface Spaces are available; Ratio of 1.83/1,000 SF**

Space Avail: **18,550 SF**

Max Contig: **18,550 SF**

Smallest Space: **18,550 SF**

Rent/SF/mo: **For Sale Only**

% Leased: **100%**



Landlord Rep: **Cushman & Wakefield / Sid Osborn (909) 942-4644 / Hector Vargas (909) 942-4611 -- 18,550 SF (18,550 SF)**

4 5091 Brooks St

Montclair, CA 91763

San Bernardino County

Building Type: **Class C Warehouse**
Building Status: **Built 1980**
Building Size: **8,400 SF**
Land Area: **0.41 AC**
Stories: **1**
Expenses: **2021 Tax @ \$0.53/sf**
Parking: **14 Surface Spaces are available; Ratio of 1.66/1,000 SF**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: **-**
Rent/SF/mo: **For Sale Only**
% Leased: **100%**



Landlord Rep: *Company information unavailable at this time*

5 5178 Brooks St

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Warehouse**
Building Status: **Built 1989**
Building Size: **10,885 SF**
Land Area: **0.56 AC**
Stories: **1**
Expenses: **2021 Tax @ \$0.84/sf**
Parking: **20 Surface Spaces are available; Ratio of 1.84/1,000 SF**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: **-**
Rent/SF/mo: **For Sale Only**
% Leased: **100%**



Landlord Rep: **Precision Properties / Eli Anishban (818) 995-9160**

6 5377 Brooks St - Brooks Business Park

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Warehouse**
Building Status: **Built Feb 2004**
Building Size: **6,630 SF**
Land Area: **0.38 AC**
Stories: **1**
Expenses: **2021 Tax @ \$1.78/sf**
Parking: **16 Surface Spaces are available; Ratio of 2.41/1,000 SF**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: **-**
Rent/SF/mo: **For Sale Only**
% Leased: **100%**



Landlord Rep: **Renken Consulting Group / (909) 945-4598**

7 5510 Brooks St

Montclair, CA 91763

San Bernardino County

Building Type: **Class C Warehouse** Space Avail: **8,194 SF**
Building Status: **Built 1989** Max Contig: **8,194 SF**
Building Size: **8,194 SF** Smallest Space: **8,194 SF**
Land Area: **0.30 AC** Rent/SF/mo: **For Sale Only**
Stories: **1** % Leased: **100%**
Expenses: **2021 Tax @ \$1.59/sf**
Parking: **16 Surface Spaces are available; Ratio of 1.95/1,000 SF**



Landlord Rep: *Company information unavailable at this time*

8 10202 Central Ave

Montclair, CA 91763

San Bernardino County

Building Type: **Class C 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*

9 10340-10368 Central Ave

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Retail Building** Space Avail: **0 SF**
Building Status: **Built 1964** Max Contig: **0 SF**
Building Size: **13,370 SF** Smallest Space: **-**
Land Area: **0.65 AC** Rent/SF/mo: **For Sale Only**
Stories: **1** % Leased: **100%**
Expenses: **2021 Tax @ \$1.07/sf; 2014 Ops @ \$0.56/sf**
Parking: **25 Surface Spaces are available; Ratio of 1.87/1,000 SF**



Landlord Rep: **Catalyst Retail / Chase Harvey (909) 406-4000 X2**

10 10340 Central Ave - Drive Thru Ground Lease

Montclair, CA
San Bernardino County

Building Type: **Land**
Building Status: **Existing**
Building Size: -
Land Area: **0.32 AC**
Stories: -

Space Avail: **13,730 SF**
Max Contig: **0 SF**
Smallest Space: -
Rent/SF/mo: **Withheld**
% Leased: **0%**



Landlord Rep: *Company information unavailable at this time*

11 5153 Holt Blvd - Holt Medical Center - Holt Medical Plaza

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Office/Medical**
Building Status: **Built 2006**
Building Size: **12,453 SF**
Typical Floor Size: **12,453 SF**
Stories: **1**
Expenses: **2021 Tax @ \$0.86/sf**
Parking: **63 Surface Spaces are available; Ratio of 5.06/1,000 SF**

Space Avail: **8,568 SF**
Max Contig: **4,394 SF**
Smallest Space: **1,311 SF**
Rent/SF/mo: **\$1.75**
% Leased: **64.7%**



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)

12 5407 Holt Blvd

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Warehouse**
Building Status: **Built 1981**
Building Size: **36,352 SF**
Land Area: **1.97 AC**
Stories: **1**
Expenses: **2021 Tax @ \$1.18/sf**
Parking: **95 Surface Spaces are available; Ratio of 2.48/1,000 SF**

Space Avail: **36,352 SF**
Max Contig: **36,352 SF**
Smallest Space: **36,352 SF**
Rent/SF/mo: **For Sale Only**
% Leased: **100%**



Landlord Rep: **Lee & Associates Commercial Real Estate Services / Mark White (909) 373-2727**
Leasing Company: **Centaline Investment Inc / Jun Zhou (626) 238-8643 -- 36,352 SF (36,352 SF)**

13 5660 Holt Blvd - Sizzler

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Restaurant**
Building Status: **Built 1962**
Building Size: **3,369 SF**
Land Area: **0.43 AC**
Stories: **1**
Expenses: **2021 Tax @ \$2.47/sf**
Parking: **36 Surface Spaces are available; Ratio of 10.69/1,000 SF**

Space Avail: **3,369 SF**
Max Contig: **3,369 SF**
Smallest Space: **3,369 SF**
Rent/SF/mo: **For Sale Only**
% Leased: **0%**



Landlord Rep: *Company information unavailable at this time*

14 10643-10673 Mills Ave

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Storefront**
Retail/Office (Strip Ctr)
Building Status: **Built 1956**
Building Size: **13,650 SF**
Land Area: **0.90 AC**
Stories: **1**
Expenses: **2021 Tax @ \$1.45/sf, 2004 Est Tax @ \$0.93/sf; 2004 Est Ops @ \$0.91/sf**
Parking: **30 Surface Spaces are available; Ratio of 2.20/1,000 SF**

Space Avail: **13,650 SF**
Max Contig: **13,650 SF**
Smallest Space: **13,650 SF**
Rent/SF/mo: **For Sale Only**
% Leased: **100%**



Landlord Rep: **Masters Realty Eastern Group / Steve Kang (909) 720-2000**
Leasing Company: **Keller Williams Costa Mesa / Tina Zeng (949) 891-1885 -- 13,650 SF (13,650 SF)**

15 4238 Mission Blvd

AKA 4252 Mission Blvd
Montclair, CA 91763
San Bernardino County

Building Type: **Land**
Building Status: **Existing**
Building Size: **-**
Land Area: **3.03 AC**
Stories: **-**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: **-**
Rent/SF/mo: **For Sale Only**
% Leased: **0%**



Landlord Rep: *Company information unavailable at this time*

16 9345 Monte Vista Ave - Red Lobster - Montclair Entertainment Plaza

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Restaurant
(Neighborhood Ctr)**
Building Status: **Built 1981**
Building Size: **6,204 SF**
Land Area: **0.30 AC**
Stories: **1**
Expenses: **2021 Tax @ \$5.16/sf**
Parking: **60 Surface Spaces are available; Ratio of 9.67/1,000 SF**

Space Avail: **6,204 SF**
Max Contig: **6,204 SF**
Smallest Space: **6,204 SF**
Rent/SF/mo: **Withheld**
% Leased: **0%**



Landlord Rep: *Company information unavailable at this time*

17 5212 Moreno st

Montclair, CA 91763

San Bernardino County

Building Type: **Retail**
Building Status: **Built 2024**
Building Size: **3,950 SF**
Land Area: **0.28 AC**
Stories: **1**
Parking: **Ratio of 0.00/1,000 SF**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: **-**
Rent/SF/mo: **For Sale Only**
% Leased: **100%**



Landlord Rep: *Company information unavailable at this time*

18 10601 Oak Glen Ave

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Warehouse**
Building Status: **Built 2020**
Building Size: **11,300 SF**
Land Area: **0.90 AC**
Stories: **2**

Space Avail: **11,300 SF**
Max Contig: **11,300 SF**
Smallest Space: **5,650 SF**
Rent/SF/mo: **\$1.50/nnn**
% Leased: **0%**



Landlord Rep: *Company information unavailable at this time*

19 Ramona Ave & Mission Blvd - Building 1

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Warehouse**
Building Status: **Under Construction, delivers Feb 2025**
Building Size: **38,779 SF**
Land Area: **25.20 AC**
Stories: **1**
Parking: **55 Surface Spaces are available; Ratio of 1.42/1,000 SF**

Space Avail: **38,779 SF**
Max Contig: **38,779 SF**
Smallest Space: **38,779 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 -- 38,779 SF /5,000 ofc (38,779 SF)**

20 Ramona Ave & Mission Blvd - Building 2

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Warehouse**
Building Status: **Under Construction, delivers Feb 2025**
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)**

21 Ramona Ave & Mission Blvd - Building 3

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Warehouse**
Building Status: **Under Construction, delivers Feb 2025**
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)**

22 Ramona Ave & Mission Blvd - Building 4

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Warehouse**
Building Status: **Under Construction,**
delivers Feb 2025

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)**

23 Ramona Ave & Mission Blvd - Building 5

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Warehouse**
Building Status: **Under Construction,**
delivers Feb 2025

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)**

24 Ramona Ave & Mission Blvd - Building 6

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Warehouse**
Building Status: **Under Construction,**
delivers Feb 2025

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)**

25 Ramona Ave & Mission Blvd - Building 7

Montclair, CA 91763
San Bernardino County

Building Type: **Class A Distribution**
Building Status: **Under Construction, delivers Feb 2025**
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)**

26 Ramona Ave & Mission Blvd - Building 8

Montclair, CA 91763
San Bernardino County

Building Type: **Class A Distribution**
Building Status: **Under Construction, delivers Feb 2025**
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)**

27 8981-8983 Rose Ave

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Auto Repair**
Building Status: **Built 1980**
Building Size: **6,200 SF**
Land Area: **0.37 AC**
Stories: **1**
Expenses: **2021 Tax @ \$0.98/sf**
Parking: **15 Surface Spaces are available; Ratio of 2.42/1,000 SF**

Space Avail: **6,200 SF**
Max Contig: **6,200 SF**
Smallest Space: **6,200 SF**
Rent/SF/mo: **For Sale Only**
% Leased: **100%**



Landlord Rep: **Re/Max Chino Hills Masters / Hector Lopez (213) 700-8831**
Leasing Company: **Bobby Mendez Commercial Services / Bobby Mendez (951) 283-5015 -- 6,200 SF (6,200 SF)**

28 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**



29 10680 Silicon Ave

Montclair, CA 91763

San Bernardino County

Building Type: **Warehouse** Space Avail: **24,331 SF**
Building Status: **Built Jul 2024** Max Contig: **3,977 SF**
Building Size: **58,530 SF** Smallest Space: **2,266 SF**
Land Area: **3.18 AC** Rent/SF/mo: **\$1.50 - \$1.60**
Stories: **1** % Leased: **58.4%**



30 4671 State St - Craft Coup - Topline Business Park

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Warehouse** Space Avail: **26,295 SF**
Building Status: **Built 2000** Max Contig: **26,295 SF**
Building Size: **26,295 SF** Smallest Space: **26,295 SF**
Land Area: **1.35 AC** Rent/SF/mo: **Withheld**
Stories: **2** % Leased: **100%**
Expenses: **2021 Tax @ \$1.04/sf**
Parking: **40 Surface Spaces are available; Ratio of 1.52/1,000 SF**



Landlord Rep: *Company information unavailable at this time*

Property Map Overview

