
For Lease Properties October 2024

10/14/2024

PREPARED BY:



City of Montclair

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Montclair, CA 91763

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1 4650 Arrow Hwy - Bldg B - Montclair Business Center

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Flex/R&D** Space Avail: **11,386 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/mg**
Stories: **1** % Leased: **26.8%**
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 -- 11,386 SF /400 ofc (1,490-4,948 SF)**

2 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)**

3 4650 Arrow Hwy - Bldg F - Montclair Business Center

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Flex/R&D** Space Avail: **700 SF**
Building Status: **Built 1980** Max Contig: **700 SF**
Building Size: **11,767 SF** Smallest Space: **700 SF**
Land Area: **0.71 AC** Rent/SF/mo: **Withheld**
Stories: **1** % Leased: **94.1%**
Expenses: **2021 Tax @ \$13.55/sf, 2011 Est Tax @ \$6.82/sf; 2011 Est Ops @ \$1.36/sf**
Parking: **26 free Surface Spaces are available; Ratio of 2.34/1,000 SF**



Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 / Dave McErlean (909) 660-3548 -- 700 SF (700 SF)**

4 4650 Arrow Hwy - Bldg G - Montclair Business Center

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Flex/Light Distribution**

Building Status: **Built 1980**

Building Size: **20,970 SF**

Land Area: **0.97 AC**

Stories: **1**

Expenses: **2021 Tax @ \$7.60/sf, 2011 Est Tax @ \$3.83/sf; 2011 Est Ops @ \$1.44/sf**

Space Avail: **693 SF**

Max Contig: **693 SF**

Smallest Space: **693 SF**

Rent/SF/mo: **Withheld**

% Leased: **96.7%**



Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 / Dave McErlean (909) 660-3548 -- 693 SF (693 SF)**

5 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: **8,955 SF**

Max Contig: **1,178 SF**

Smallest Space: **465 SF**

Rent/SF/mo: **Withheld**

% Leased: **0%**



Landlord Rep: *Company information unavailable at this time*

6 5225-5247 Arrow Hwy - Shops To Target & Best Buy

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Restaurant (Neighborhood Ctr)**

Building Status: **Built 1978**

Building Size: **18,106 SF**

Land Area: **2.30 AC**

Stories: **1**

Expenses: **2021 Tax @ \$4.32/sf; 2012 Ops @ \$4.06/sf**

Parking: **50 Surface Spaces are available; Ratio of 2.73/1,000 SF**

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%**



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

7 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**
Expenses: **2021 Tax @ \$1.10/sf; 2012 Ops @ \$2.13/sf**
Parking: **480 Surface Spaces are available; Ratio of 5.22/1,000 SF**

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



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

8 5405 Arrow Hwy - Montclair Commerce Center

Montclair, CA 91763
San Bernardino County

Building Type: **Class C Flex/Light Manufacturing**
Building Status: **Built 1985**
Building Size: **17,509 SF**
Land Area: **2.40 AC**
Stories: **1**
Expenses: **2021 Tax @ \$2.50/sf**
Parking: **143 Surface Spaces are available; Ratio of 9.15/1,000 SF**

Space Avail: **2,200 SF**
Max Contig: **2,200 SF**
Smallest Space: **2,200 SF**
Rent/SF/mo: **\$1.75/ig**
% Leased: **87.4%**



Landlord Rep: *Company information unavailable at this time*

9 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: **2,874 SF**
Max Contig: **2,874 SF**
Smallest Space: **2,874 SF**
Rent/SF/mo: **Withheld**
% Leased: **73.9%**



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

10 5637 Arrow Hwy - Benson Commerce Center

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Flex/Light Distribution**

Building Status: **Built 1975**

Building Size: **17,756 SF**

Land Area: -

Stories: **1**

Expenses: **2020 Tax @ \$7.36/sf**

Parking: **26 free Surface Spaces are available; Ratio of 3.40/1,000 SF**

Space Avail: **1,600 SF**

Max Contig: **1,600 SF**

Smallest Space: **1,600 SF**

Rent/SF/mo: **Withheld**

% Leased: **91.0%**



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

11 8926 Benson Ave - Benson Commerce Center

Montclair, CA 91763

San Bernardino County

Building Type: **Class C Warehouse**

Building Status: **Built 1975**

Building Size: **16,953 SF**

Land Area: -

Stories: **1**

Expenses: **2020 Tax @ \$7.70/sf; 2008 Est Ops @ \$1.41/sf**

Parking: **20 free Surface Spaces are available; Ratio of 3.40/1,000 SF**

Space Avail: **1,440 SF**

Max Contig: **1,440 SF**

Smallest Space: **1,440 SF**

Rent/SF/mo: **\$1.49/mg**

% Leased: **91.5%**



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

12 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: **960 SF**

Max Contig: **960 SF**

Smallest Space: **960 SF**

Rent/SF/mo: **\$1.20/mg**

% Leased: **93.0%**



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

13 8966 Benson Ave - Benson Commerce Center

Montclair, CA 91763
San Bernardino County

Building Type: **Class C Warehouse** Space Avail: **6,936 SF**
Building Status: **Built 1975** Max Contig: **2,376 SF**
Building Size: **16,612 SF** Smallest Space: **1,440 SF**
Land Area: - Rent/SF/mo: **\$1.47 - \$1.49/mg**
Stories: **1** % Leased: **58.3%**

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 -- 6,936 SF /1,760 ofc (1,440-2,376 SF)**

14 8801-8851 Central Ave - Montclair Village Plaza

AKA 8801-8891 Central Ave Building Type: **Retail/(Neighborhood Ctr)** Space Avail: **5,640 SF**
NEC Arrow Hwy & Central Ave Building Status: **Built 1984** Max Contig: **2,664 SF**
Montclair, CA 91763 Building Size: **41,791 SF** Smallest Space: **1,288 SF**
San Bernardino County Land Area: **3.38 AC** Rent/SF/mo: **\$2.25 - \$2.50/nnn**
Stories: **1** % 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)**

15 9015 Central Ave - Montclair Promenade

SEC Central Ave & Olive St. Building Type: **Retail/Freestanding** Space Avail: **1,170 SF**
Montclair, CA 91763 Building Status: **Built 1983** Max Contig: **1,170 SF**
San Bernardino County Building Size: **4,875 SF** Smallest Space: **1,170 SF**
Land Area: **0.59 AC** Rent/SF/mo: **\$3.50/nnn**
Stories: **1** % Leased: **76.0%**
Expenses: **2021 Tax @ \$6.07/sf**
Parking: **50 Surface Spaces are available; Ratio of 10.26/1,000 SF**



Landlord Rep: **CBRE / Jared Himes (949) 344-1200 -- 1,170 SF (1,170 SF)**

16 9041-9061 Central Ave - Montclair Promenade

AKA 9015-9061 Central Ave Building Type: **Retail/Freestanding (Neighborhood Ctr)** Space Avail: **30,000 SF**
NEC Central & Moreno Building Status: **Built 1983** Max Contig: **30,000 SF**
Montclair, CA 91763 Building Size: **101,284 SF** Smallest Space: **9,000 SF**
San Bernardino County Land Area: **6.92 AC** Rent/SF/mo: **Withheld**
Stories: **1** % Leased: **70.4%**
Expenses: **2021 Tax @ \$0.35/sf; 2012 Ops @ \$2.16/sf**
Parking: **453 Surface Spaces are available; Ratio of 4.29/1,000 SF**



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

17 9133 Central Ave - Monclair Plaza West

Montclair, CA 91763 Building Type: **Retail/Storefront Retail/Office** Space Avail: **3,444 SF**
San Bernardino County Building Status: **Built 1974** Max Contig: **3,444 SF**
Building Size: **9,606 SF** Smallest Space: **3,444 SF**
Land Area: **0.72 AC** Rent/SF/mo: **Withheld**
Stories: **2** % Leased: **64.2%**
Expenses: **2021 Tax @ \$3.02/sf**
Parking: **30 Surface Spaces are available; Ratio of 3.12/1,000 SF**



Landlord Rep: **NAI Capital / Steven Berman (818) 905-2400 / Jesse Paster (818) 905-2400 / Marcos X. Villagomez (818) 815-2411 -- 3,444 SF (3,444 SF)**

18 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)**

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: **2,900 SF**
Max Contig: **1,500 SF**
Smallest Space: **1,400 SF**
Rent/SF/mo: **Withheld**
% Leased: **76.6%**



Landlord Rep: **Commercial West Brokerage / Doug Wombacher (949) 723-7300 X120 / Matt Berry (949) 723-7300 -- 2,900 SF (1,400-1,500 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 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)**

23 5015 E Montclair Plaza Ln - Montclair Place

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Department Store** Space Avail: **120,394 SF**
Max Contig: **61,606 SF**
Building Status: **Built 1986** Smallest Space: **58,788 SF**
Building Size: **134,000 SF** Rent/SF/mo: **Withheld**
Land Area: **2.17 AC** % Leased: **10.2%**
Stories: **3**
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*

24 5065 S Montclair Plaza Ln - Montclair Place

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding** Space Avail: **12,000 SF**
Max Contig: **12,000 SF**
Building Status: **Built 2004** Smallest Space: **12,000 SF**
Building Size: **48,500 SF** Rent/SF/mo: **Withheld**
Land Area: **9.74 AC** % Leased: **75.3%**
Stories: **1**
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)**

25 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)**

26 9345 Monte Vista Ave - Red Lobster - Montclair Entertainment Plaza

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Restaurant**
Building Status: **Built 1981**
Building Size: **6,204 SF**
Land Area: **0.30 AC**
Stories: **1**
Expenses: **2021 Tax @ \$5.16/sf**

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



Parking: **60 Surface Spaces are available; Ratio of 9.67/1,000 SF**

Landlord Rep: *Company information unavailable at this time*

27 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**

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



Parking: **70 Surface Spaces are available; Ratio of 29.17/1,000 SF**

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

28 5136-5200 Moreno St

AKA 5130-5200 N Montclair Plaza Ln

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Storefront
Retail/Office**

Building Status: **Built 1969**

Building Size: **75,103 SF**

Land Area: **7.93 AC**

Stories: **1**

Expenses: **2021 Tax @ \$2.84/sf**

Parking: **150 Surface Spaces are available; Ratio of 2.00/1,000 SF**

Space Avail: **31,532 SF**

Max Contig: **18,782 SF**

Smallest Space: **3,250 SF**

Rent/SF/mo: **\$1.75 - \$2.00/nnn**

% Leased: **58.0%**



Landlord Rep: **NAI Capital / Ramzy Prado (949) 468-2326 -- 31,532 SF (3,250-18,782 SF)**

29 5391-5467 Moreno St - Montclair East Shopping Center

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Storefront
(Community Ctr)**

Building Status: **Built 1993**

Building Size: **135,980 SF**

Land Area: **9.56 AC**

Stories: **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**

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%**



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)**

30 5404 Moreno St - Montclair Towers

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/(Strip Ctr)**

Building Status: **Built 1991**

Building Size: **22,574 SF**

Land Area: **1.45 AC**

Stories: **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**

Space Avail: **4,728 SF**

Max Contig: **4,728 SF**

Smallest Space: **4,728 SF**

Rent/SF/mo: **Withheld**

% Leased: **79.1%**



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

31 5454-5484 Moreno St - The Montclair Outlets

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/(Strip Ctr)** Space Avail: **3,375 SF**
Building Status: **Built 1979** Max Contig: **3,375 SF**
Building Size: **27,592 SF** Smallest Space: **3,375 SF**
Land Area: **2.30 AC** Rent/SF/mo: **Withheld**
Stories: **1** % Leased: **87.8%**
Expenses: **2021 Tax @ \$1.78/sf, 2011 Est Tax @ \$2.17/sf; 2011 Est Ops @ \$1.44/sf**
Parking: **107 Surface Spaces are available; Ratio of 3.88/1,000 SF**



Landlord Rep: **Progressive Real Estate Partners / Monica Dal Bianco- West (909) 230-4500 -- 3,375 SF (3,375 SF)**

32 4959 Palo Verde St - Bldg C - Palo Verde Professional Building

Montclair, CA 91763

San Bernardino County

Building Type: **Class C Office/Medical** Space Avail: **541 SF**
Building Status: **Built 1980** Max Contig: **200 SF**
Building Size: **48,314 SF** Smallest Space: **158 SF**
Typical Floor Size: **24,157 SF** Rent/SF/mo: **\$2.46 - \$3.00/mg**
Stories: **2** % Leased: **98.9%**
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 -- 541 SF (158-200 SF)**

33 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: **\$1.80 - \$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)**

34 8901-8939 Rose Ave

AKA 5363 Arrow Hwy
Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Auto Repair**
Building Status: **Built 1964**
Building Size: **7,550 SF**
Land Area: **0.48 AC**
Stories: **1**
Expenses: **2021 Tax @ \$1.39/sf**
Parking: **18 Surface Spaces are available; 7 Surface Tandem Spaces are available; Ratio of 3.45/1,000 SF**

Space Avail: **2,800 SF**
Max Contig: **2,800 SF**
Smallest Space: **2,800 SF**
Rent/SF/mo: **\$1.50/mg**
% Leased: **62.9%**



Landlord Rep: **Re/Max Chino Hills Masters / Fernando Carmona (909) 568-8474 / Hector Lopez (213) 700-8831 -- 2,800 SF (2,800 SF)**

35 8920 Vernon Ave - Montclair Commerce Center

Montclair, CA 91763
San Bernardino County

Building Type: **Class C Flex/Light Manufacturing**
Building Status: **Built 1985**
Building Size: **16,027 SF**
Land Area: **1.22 AC**
Stories: **1**
Expenses: **2021 Tax @ \$2.73/sf**
Parking: **50 Surface Spaces are available; Ratio of 2.78/1,000 SF**

Space Avail: **1,704 SF**
Max Contig: **1,704 SF**
Smallest Space: **852 SF**
Rent/SF/mo: **Withheld**
% Leased: **89.4%**



Landlord Rep: *Company information unavailable at this time*

Property Map Overview

