
For Lease Properties April

PREPARED BY:



City of Montclair

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Montclair, CA 91763

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4486 Mission Blvd - Oakmont Mission Ramona Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

RBA (% Leased)	38,779 SF (0.0%)	Status	Under Construction
Built	April 2025	Available	38,779 SF
Max Contiguous	38,779 SF	Asking Rent	Withheld
Clear Height	30'	Drive Ins	1 total
Docks	6 exterior	Levelers	None
Parking Spaces	55 (1.42/1,000 SF)		



4650 Arrow Hwy - Montclair Business Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Light Distribution

RBA (% Leased)	20,970 SF (89.9%)	Built	1980
Tenancy	Multiple	Available	693 - 2,116 SF
Max Contiguous	1,423 SF	Asking Rent	\$1.40 - 1.60 SF/month/MG
Drive Ins	15 total	Levelers	None



10720 Ada Ave

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

RBA (% Leased)	8,649 SF (100%)	Built	1983
Tenancy	Single	Available	8,649 SF
Max Contiguous	8,649 SF	Asking Rent	\$1.60 SF/month/IG
Clear Height	18'	Drive Ins	2 total/ 8' w x 12' h
Docks	None	Levelers	None
Parking Spaces	14 (1.62/1,000 SF)		



5405 Arrow Hwy - Montclair Commerce Centre

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Light Manufacturing

RBA (% Leased)	17,509 SF (87.4%)	Built	1985
Tenancy	Multiple	Available	2,200 SF
Max Contiguous	2,200 SF	Asking Rent	\$1.75 SF/month/IG
Clear Height	12'	Drive Ins	None
Docks	None	Levelers	None
Parking Spaces	143 (9.15/1,000 SF)		



5534 Arrow Hwy - Bldg A



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Retail

Center Type	Strip Center	GLA (% Leased)	9,960 SF (0.0%)
Built	1970	Tenancy	Single
Available	9,960 SF	Max Contiguous	9,960 SF
Asking Rent	\$1.60 SF/month/NNN	Parking Spaces	20 (2.01/1,000 SF)
Frontage	140' on Arrow Hwy		



8966 Benson Ave - Benson Commerce Center



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Warehouse

RBA (% Leased)	16,612 SF (77.0%)	Built	1975
Tenancy	Multiple	Available	1,440 - 3,816 SF
Max Contiguous	2,376 SF	Asking Rent	\$1.47 - 1.49 SF/month/MG
Clear Height	16'	Drive Ins	10 total/ 12' w x 12' h
Docks	None	Levelers	None
Parking Spaces	20 (3.40/1,000 SF)		



8980 Benson Ave - Benson Commerce Center



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Warehouse

RBA (% Leased)	8,369 SF (100%)	Built	1975
Tenancy	Multiple	Available	1,200 SF
Max Contiguous	1,200 SF	Asking Rent	\$1.65 SF/month/MG
Clear Height	16'	Drive Ins	5 total/ 10' w x 10' h
Docks	None	Levelers	None
Parking Spaces	12 (3.40/1,000 SF)		



4460 Brooks St - Crown Center



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Warehouse

RBA (% Leased)	14,674 SF (100%)	Built	1990
Tenancy	Multiple	Available	1,759 - 6,129 SF
Max Contiguous	6,129 SF	Asking Rent	\$1.20 SF/month/MG
Clear Height	16'	Drive Ins	7 total/ 10' w x 14' h
Docks	None	Levelers	None
Parking Spaces	22 (2.00/1,000 SF)		



4700-4718 Brooks St

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Light Distribution

RBA (% Leased)	7,900 SF (25.0%)	Built	1960
Tenancy	Multiple	Available	231 - 8,925 SF
Max Contiguous	3,000 SF	Asking Rent	\$1.25 SF/month/MG
Drive Ins	2 total	Docks	1 exterior
Levelers	None	Parking Spaces	25 (1.59/1,000 SF)



5199 Brooks St - Montclair Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

RBA (% Leased)	15,370 SF (85.2%)	Built	1987
Tenancy	Multiple	Available	2,275 SF
Max Contiguous	2,275 SF	Asking Rent	\$1.40 SF/month/MG
Clear Height	16'	Drive Ins	8 total/ 12' w x 12' h
Docks	None	Levelers	None
Parking Spaces	40 (2.00/1,000 SF)		



5365 Brooks St - Brooks Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

RBA (% Leased)	6,516 SF (0.0%)	Built	2004
Tenancy	Single	Available	6,516 SF
Max Contiguous	6,516 SF	Asking Rent	\$1.55 SF/month/MG
Clear Height	20'	Drive Ins	2 total/ 10' w x 12' h
Docks	None	Levelers	None
Parking Spaces	12 (1.84/1,000 SF)		



5420 Brooks St

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

RBA (% Leased)	7,777 SF (100%)	Built	1980
Tenancy	Single	Available	7,777 SF
Max Contiguous	7,777 SF	Asking Rent	\$1.50 SF/month/IG
Clear Height	15'	Drive Ins	2 total
Docks	None	Levelers	None
Parking Spaces	16 (2.06/1,000 SF)		



5549 Brooks St - Brooks Business Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

RBA (% Leased)	19,564 SF (0.0%)	Built	2001
Tenancy	Multiple	Available	19,564 SF
Max Contiguous	19,564 SF	Asking Rent	\$1.45 SF/month/MG
Clear Height	24'	Drive Ins	2 total/ 12' w x 14' h
Docks	2 exterior	Levelers	2 exterior
Parking Spaces	26 (1.33/1,000 SF)		



8801-8851 Central Ave - Montclair Village Plaza

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Center Type	Neighborhood Center	GLA (% Leased)	41,791 SF (86.5%)
Built	1984	Tenancy	Multiple
Available	1,288 - 5,640 SF	Max Contiguous	2,664 SF
Asking Rent	\$2.50 - 2.65 SF/month/NNN	Parking Spaces	216 (5.00/1,000 SF)
Frontage	340' on Arrow	Frontage	483' on Central Ave



9680-9686 Central Ave - Circle Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Center Type	Strip Center	GLA (% Leased)	19,031 SF (52.7%)
Built	1980	Tenancy	Multiple
Available	1,000 - 9,000 SF	Max Contiguous	5,500 SF
Asking Rent	\$1.10 - 1.29 SF/month/NNN	Parking Spaces	53 (3.00/1,000 SF)
Frontage	297' on Central Ave.	Frontage	151' on San Bernardino



9885 Central Ave

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

GLA (% Leased)	3,500 SF (69.1%)	Built/Renovated	1989/2006
Tenancy	Multiple	Available	1,080 SF
Max Contiguous	1,080 SF	Asking Rent	\$2.25 SF/month/NNN
Parking Spaces	14 (4.00/1,000 SF)	Frontage	109' on Benito St
Frontage	131' on Central Ave		



4288 Holt Blvd



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Retail

GLA (% Leased)	13,596 SF (10.4%)	Built	2025
Tenancy	Multiple	Available	1,260 - 12,187 SF
Max Contiguous	2,840 SF	Asking Rent	\$2.50 SF/month/NNN
Parking Spaces	61 (4.49/1,000 SF)	Frontage	375' on Amherst Ave
Frontage	150' on Holt Blvd		



4433-4477 Holt Blvd - Crown Center



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Retail

Center Type	Strip Center	GLA (% Leased)	32,769 SF (96.1%)
Built	1990	Tenancy	Multiple
Available	1,280 SF	Max Contiguous	1,280 SF
Asking Rent	\$1.80 SF/month/MG	Parking Spaces	130 (2.00/1,000 SF)
Frontage	490' on Holt Blvd	Frontage	189' on Ramona



4769-4771 Holt Blvd



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Retail

GLA (% Leased)	10,123 SF (26.9%)	Built	1957
Tenancy	Multiple	Available	7,400 SF
Max Contiguous	7,400 SF	Asking Rent	\$1.30 SF/month/NNN
Parking Spaces	10 (0.99/1,000 SF)	Frontage	143' on Holt Blvd
Frontage	126' on Holt Blvd.		



4801-4809 Holt Blvd



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Retail

Center Type	Strip Center	GLA (% Leased)	2,000 SF (0.0%)
Built	1987	Tenancy	Single
Available	2,000 SF	Max Contiguous	2,000 SF
Asking Rent	\$1.50 SF/month/MG	Parking Spaces	15 (7.50/1,000 SF)
Frontage	146' on Holt		



5153 Holt Blvd - Holt Medical Center



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Office

RBA (% Leased)	12,453 SF (66.5%)	Built	2006
Stories	1	Typical Floor	12,453 SF
Tenancy	Multiple	Available	1,311 - 4,174 SF
Max Contiguous	2,863 SF	Asking Rent	\$1.75 SF/month/NNN
Parking Spaces	63 (5.06/1,000 SF)		



5319-5327 Holt Blvd - Central Holt Plaza



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Retail

Center Type	Strip Center	GLA (% Leased)	20,268 SF (84.2%)
Built	1978	Tenancy	Multiple
Available	1,193 - 4,393 SF	Max Contiguous	2,000 SF
Asking Rent	\$2.00 - 2.50 SF/month/NNN	Parking Spaces	30 (2.37/1,000 SF)
Frontage	300' on Central Ave	Frontage	244' on Holt Blvd



5436 Holt Blvd - Montclair Auto Center



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Retail

Center Type	Strip Center	GLA (% Leased)	24,946 SF (64.8%)
Built	1989	Tenancy	Multiple
Available	2,300 - 8,785 SF	Max Contiguous	4,085 SF
Asking Rent	Withheld	Parking Spaces	25 (4.00/1,000 SF)
Frontage	205' on Holt Blvd		



4545 Mission Blvd - Brighton Plaza



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Retail

Center Type	Strip Center	GLA (% Leased)	6,808 SF (100%)
Built	2006	Tenancy	Multiple
Available	866 SF	Max Contiguous	866 SF
Asking Rent	\$1.40 SF/month/NNN	Parking Spaces	50 (7.34/1,000 SF)
Frontage	121' on Mission Blvd		



9405 Monte Vista Ave - Montclair Entertainment Plaza



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Retail

Center Type	Neighborhood Center	GLA (% Leased)	7,878 SF (69.5%)
Built	1981	Tenancy	Multiple
Available	2,400 SF	Max Contiguous	2,400 SF
Asking Rent	\$2.00 SF/month/NNN	Parking Spaces	70 (29.17/1,000 SF)
Frontage	141' on Monte Vista Ave		



9635 Monte Vista Ave



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Office

RBA (% Leased)	9,856 SF (72.4%)	Built	1976
Stories	1	Typical Floor	9,856 SF
Tenancy	Multiple	Available	1,123 - 2,723 SF
Max Contiguous	1,600 SF	Asking Rent	\$2.10 SF/month/MG
Parking Spaces	144 (14.61/1,000 SF)		



5136-5200 Moreno St - Montclair Plaza North

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Center Type	Neighborhood Center	GLA (% Leased)	75,103 SF (58.0%)
Built	1969	Tenancy	Multiple
Available	3,250 - 31,532 SF	Max Contiguous	18,782 SF
Asking Rent	\$1.75 - 2.00 SF/month/NNN	Parking Spaces	150 (2.00/1,000 SF)
Frontage	447' on Fremont	Frontage	598' on Moreno



5391-5467 Moreno St - Montclair East Shopping Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Center Type	Community Center	GLA (% Leased)	135,980 SF (76.1%)
Built	1993	Tenancy	Multiple
Available	1,676 - 32,492 SF	Max Contiguous	24,000 SF
Asking Rent	\$1.60 - 2.25 SF/month/NNN	Parking Spaces	515 (3.79/1,000 SF)
Frontage	668' on Moreno St		



5350 Olive St

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

GLA (% Leased)	5,000 SF (100%)	Built	1972
Tenancy	Single	Available	5,000 SF
Max Contiguous	5,000 SF	Asking Rent	\$1.50 SF/month/NNN
Parking Spaces	18 (3.60/1,000 SF)	Frontage	162' on Olive St
Frontage	120' on Rose		



5050 Palo Verde St - Metro OfficePlex

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Office

RBA (% Leased)	32,014 SF (100%)	Built/Renovated	1984/1994
Stories	2	Elevators	1 passenger
Typical Floor	16,007 SF	Tenancy	Multiple
Available	215 - 3,882 SF	Max Contiguous	1,015 SF
Asking Rent	\$1.80 SF/month/MG	Parking Spaces	122 (3.81/1,000 SF)



5160 Richton St - Metrolink Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

RBA (% Leased)	85,351 SF (86.4%)	Built	2004
Tenancy	Multiple	Available	11,601 SF
Max Contiguous	11,601 SF	Asking Rent	\$1.39 SF/month/MG
Clear Height	24'	Drive Ins	16 total/ 14' w x 14' h
Docks	1 exterior	Levelers	None
Parking Spaces	154 (1.80/1,000 SF)		



8901-8939 Rose Ave

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

GLA (% Leased)	7,550 SF (62.9%)	Built	1964
Tenancy	Multiple	Available	2,800 SF
Max Contiguous	2,800 SF	Asking Rent	\$1.50 SF/month/MG
Parking Spaces	25 (3.45/1,000 SF)	Frontage	114' on Arrow Hwy
Frontage	169' on Rose Ave		



10680 Silicon Ave

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

RBA (% Leased)	58,530 SF (69.1%)	Built	2024
Tenancy	Multiple	Available	2,268 - 14,405 SF
Max Contiguous	3,763 SF	Asking Rent	\$1.50 - 1.65 SF/month/MG
Drive Ins	20 total	Levelers	None
Parking Spaces	69 (1.18/1,000 SF)		



4237 State St - State Street

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

RBA (% Leased)	25,000 SF (0.0%)	Built	1960
Tenancy	Single	Available	25,000 SF
Max Contiguous	25,000 SF	Asking Rent	\$0.60 SF/month/NNN
Clear Height	24'	Drive Ins	4 total/ 16' w x 16' h
Docks	None	Levelers	None
Parking Spaces	19 (0.83/1,000 SF)		



9041-9061 Central Ave - Montclair Promenade



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Retail

Center Type	Neighborhood Center	GLA (% Leased)	101,284 SF (70.4%)
Built	1983	Tenancy	Multiple
Available	9,000 - 30,000 SF	Max Contiguous	30,000 SF
Asking Rent	Withheld	Parking Spaces	453 (4.29/1,000 SF)
Frontage	552' on Central Ave	Frontage	471' on Moreno



9303-9407 Central Ave - Montclair Shoppes



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Retail

Center Type	Strip Center	GLA (% Leased)	12,400 SF (87.9%)
Built	2016	Tenancy	Multiple
Available	1,500 SF	Max Contiguous	1,500 SF
Asking Rent	Withheld	Frontage	439' on Central Ave



9710-9890 Central Ave - Montclair Town Center



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Retail

Center Type	Neighborhood Center	GLA (% Leased)	83,600 SF (57.1%)
Built	1980	Tenancy	Multiple
Available	1,200 - 35,835 SF	Max Contiguous	8,050 SF
Asking Rent	Withheld	Parking Spaces	361 (5.00/1,000 SF)
Frontage	421' on Benito St	Frontage	1,073' on Central Ave



10340-10368 Central Ave



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Retail

GLA (% Leased)	13,370 SF (94.2%)	Built	1964
Tenancy	Multiple	Available	775 SF
Max Contiguous	775 SF	Asking Rent	Withheld
Parking Spaces	25 (1.87/1,000 SF)	Frontage	128' on Central Ave.



4432 Holt Blvd - Orchard Plaza



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Retail

Center Type	Neighborhood Center	GLA (% Leased)	10,872 SF (60.3%)
Built	2016	Tenancy	Multiple
Available	1,080 - 4,320 SF	Max Contiguous	4,320 SF
Asking Rent	Withheld	Parking Spaces	78 (1.69/1,000 SF)
Frontage	147' on Holt Blvd	Frontage	Ramona Ave



5275 Holt Blvd - Central Avenue & Holt Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Center Type	Neighborhood Center	GLA (% Leased)	14,900 SF (77.1%)
Built	2020	Tenancy	Multiple
Available	1,065 - 3,415 SF	Max Contiguous	1,181 SF
Asking Rent	Withheld	Frontage	165' on Holt Boulevard



4382 Mission Blvd - Oakmont Mission Ramona Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

RBA (% Leased)	37,143 SF (0.0%)	Status	Under Construction
Built	April 2025	Available	37,143 SF
Max Contiguous	37,143 SF	Asking Rent	Withheld
Clear Height	30'	Drive Ins	1 total
Docks	4 exterior	Levelers	None
Parking Spaces	55 (1.48/1,000 SF)		



4436 Mission Blvd - Oakmont Mission Ramona Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

RBA (% Leased)	30,197 SF (0.0%)	Status	Under Construction
Built	April 2025	Available	30,197 SF
Max Contiguous	30,197 SF	Asking Rent	Withheld
Clear Height	30'	Drive Ins	1 total
Docks	4 exterior	Levelers	None
Parking Spaces	57 (1.89/1,000 SF)		



4438 Mission Blvd - Oakmont Mission Ramona Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

RBA (% Leased)	31,403 SF (0.0%)	Status	Under Construction
Built	April 2025	Available	31,403 SF
Max Contiguous	31,403 SF	Asking Rent	Withheld
Clear Height	30'	Drive Ins	1 total
Docks	4 exterior	Levelers	None
Parking Spaces	59 (1.88/1,000 SF)		



4488 Mission Blvd - Oakmont Mission Ramona Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

RBA (% Leased)	41,831 SF (0.0%)	Status	Under Construction
Built	April 2025	Available	41,831 SF
Max Contiguous	41,831 SF	Asking Rent	Withheld
Clear Height	30'	Drive Ins	1 total
Docks	6 exterior	Levelers	None
Parking Spaces	57 (1.36/1,000 SF)		



5060 Montclair Plaza Ln - Montclair Place

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Center Type	Super Regional Mall	GLA (% Leased)	849,752 SF (94.9%)
Built/Renovated	1968/1997	Tenancy	Multiple
Available	618 - 60,239 SF	Max Contiguous	10,302 SF
Asking Rent	Withheld	Parking Spaces	6,249 (5.00/1,000 SF)
Frontage	950' on Central	Frontage	1,305' on Monte Vista



4369 State St - Oakmont Mission Ramona Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Distribution

RBA (% Leased)	187,179 SF (0.0%)	Status	Under Construction
Built	April 2025	Tenancy	Single
Available	187,179 SF	Max Contiguous	187,179 SF
Asking Rent	Withheld	Clear Height	32'
Drive Ins	2 total	Docks	18 exterior
Levelers	None	Parking Spaces	215 (1.15/1,000 SF)



5551 State St - 5551-5621 State Street

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Service

RBA (% Leased)	17,500 SF (100%)	Built	1970
Tenancy	Single	Available	17,500 SF
Max Contiguous	17,500 SF	Asking Rent	Withheld
Drive Ins	10 total/ 12' w x 14' h	Levelers	None
Parking Spaces	25 (1.43/1,000 SF)		



5621 State St - 5551-5621 State Street

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Manufacturing

RBA (% Leased)	20,000 SF (0.0%)	Built	1983
Tenancy	Single	Available	20,000 SF
Max Contiguous	20,000 SF	Asking Rent	Withheld
Clear Height	19'	Drive Ins	8 total
Docks	None	Levelers	None
Parking Spaces	30 (1.50/1,000 SF)		



4650 Arrow Hwy - Montclair Business Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



R&D

RBA (% Leased)	15,552 SF (71.4%)	Built	1980
Tenancy	Multiple	Available	1,495 - 4,443 SF
Max Contiguous	2,948 SF	Asking Rent	Withheld
Drive Ins	2 total/ 10' w x 10' h	Docks	None
Levelers	None	Parking Spaces	50 (3.35/1,000 SF)



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

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Center Type	Neighborhood Center	GLA (% Leased)	18,422 SF (44.1%)
Built	1978	Tenancy	Multiple
Available	10,296 SF	Max Contiguous	10,296 SF
Asking Rent	\$1.58 SF/month/NNN	Parking Spaces	50 (2.73/1,000 SF)
Frontage	395' on Arrow Hwy		



5530 Arrow Hwy - Bldg B

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Center Type	Strip Center	GLA (% Leased)	6,038 SF (100%)
Built	1970	Tenancy	Single
Available	6,038 SF	Max Contiguous	6,038 SF
Asking Rent	\$1.60 SF/month/NNN		



5541 Arrow Hwy - N Montclair Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Showroom

RBA (% Leased)	11,000 SF (73.9%)	Built	2005
Tenancy	Multiple	Available	2,874 SF
Max Contiguous	2,874 SF	Asking Rent	\$1.20 SF/month/MG
Drive Ins	4 total	Docks	3 exterior
Levelers	None	Parking Spaces	40 (3.64/1,000 SF)



5637 Arrow Hwy - Benson Commerce Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Light Distribution

RBA (% Leased)	17,756 SF (81.5%)	Built	1975
Tenancy	Multiple	Available	1,600 - 3,280 SF
Max Contiguous	1,680 SF	Asking Rent	Withheld
Clear Height	16'	Drive Ins	11 total/ 10' w x 10' h
Docks	None	Levelers	None
Parking Spaces	26 (3.40/1,000 SF)		



8926 Benson Ave - Benson Commerce Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

RBA (% Leased)	16,953 SF (83.0%)	Built	1975
Tenancy	Multiple	Available	1,440 - 2,880 SF
Max Contiguous	1,440 SF	Asking Rent	\$1.49 SF/month/MG
Clear Height	16'	Drive Ins	10 total/ 12' w x 12' h
Docks	None	Levelers	None
Parking Spaces	20 (3.40/1,000 SF)		



8940 Benson Ave - Benson Commerce Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Distribution

RBA (% Leased)	13,760 SF (93.0%)	Built	1975
Tenancy	Multiple	Available	960 SF
Max Contiguous	960 SF	Asking Rent	\$1.20 SF/month/MG
Clear Height	16'	Drive Ins	12 total/ 10' w x 10' h
Docks	None	Levelers	None
Parking Spaces	45 (3.40/1,000 SF)		



9014 Benson Ave - Montclair Shopping Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Center Type	Strip Center	GLA (% Leased)	6,426 SF (61.6%)
Built	1978	Tenancy	Multiple
Available	2,465 SF	Max Contiguous	2,465 SF
Asking Rent	\$1.65 SF/month/NNN	Parking Spaces	30 (4.67/1,000 SF)
Frontage	131' on Benson		



5179 Brooks St - Montclair Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

RBA (% Leased)	15,905 SF (75.6%)	Built	1987
Tenancy	Multiple	Available	3,875 SF
Max Contiguous	3,875 SF	Asking Rent	\$1.35 SF/month/MG
Clear Height	17'	Drive Ins	8 total/ 12' w x 12' h
Docks	None	Levelers	None
Parking Spaces	40 (2.00/1,000 SF)		



9015 Central Ave - Montclair Promenade

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Center Type	Neighborhood Center	GLA (% Leased)	4,875 SF (100%)
Built	1983	Tenancy	Multiple
Available	1,105 SF	Max Contiguous	1,105 SF
Asking Rent	\$3.25 SF/month/NNN	Parking Spaces	50 (10.26/1,000 SF)
Frontage	189' on Central Ave		



9133 Central Ave - Monclair Plaza West

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

GLA (% Leased)	9,606 SF (64.2%)	Built	1974
Tenancy	Multiple	Available	3,444 SF
Max Contiguous	3,444 SF	Asking Rent	\$1.75 SF/month/MG
Parking Spaces	30 (3.12/1,000 SF)	Frontage	161' on Central Ave
Frontage	165' on Moreno St		



10202 Central Ave

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Office

RBA (% Leased)	5,136 SF (0.0%)	Built	1980
Stories	1	Typical Floor	5,136 SF
Tenancy	Single	Available	5,136 SF
Max Contiguous	5,136 SF	Asking Rent	\$1.75 SF/month/MG
Parking Spaces	30 (5.84/1,000 SF)		



4749-4759 Holt Ave - Montclair Retail Center



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Retail

Center Type	Neighborhood Center	GLA (% Leased)	7,740 SF (61.2%)
Built	1948	Tenancy	Multiple
Available	1,000 - 3,000 SF	Max Contiguous	2,000 SF
Asking Rent	\$1.35 SF/month/MG	Parking Spaces	20 (2.58/1,000 SF)
Frontage	Holt Ave		



4480 Holt Blvd - Orchard Plaza



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Retail

Center Type	Neighborhood Center	GLA (% Leased)	5,298 SF (66.7%)
Built	2016	Tenancy	Multiple
Available	1,763 SF	Max Contiguous	1,763 SF
Asking Rent	\$3.50 SF/month/NNN	Parking Spaces	153 (10.00/1,000 SF)
Frontage	Holt	Frontage	123' on Holt Blvd



4701-4737 Holt Blvd - Montclair Retail Center



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Retail

Center Type	Neighborhood Center	GLA (% Leased)	30,380 SF (96.7%)
Built	1960	Tenancy	Multiple
Available	1,000 SF	Max Contiguous	1,000 SF
Asking Rent	\$1.25 SF/month/MG	Frontage	201' on Holt Blvd



5301-5311 Holt Blvd



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Retail

Center Type	Strip Center	GLA (% Leased)	7,488 SF (100%)
Built	1978	Tenancy	Multiple
Available	3,100 SF	Max Contiguous	3,100 SF
Asking Rent	\$2.50 SF/month/NNN	Parking Spaces	30 (4.01/1,000 SF)
Frontage	255' on Central	Frontage	179' on Holt



4439 Mission Blvd - Montclair Mission Plaza

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Center Type	Strip Center	GLA (% Leased)	14,374 SF (77.0%)
Built	1990	Tenancy	Multiple
Available	1,120 - 3,308 SF	Max Contiguous	2,188 SF
Asking Rent	\$1.50 SF/month/NNN	Parking Spaces	75 (5.22/1,000 SF)
Frontage	216' on Mission	Frontage	127' on Ramona



4780 W Mission Blvd

Montclair, California 91762 (San Bernardino County) - Upland/Montclair Submarket



Office

RBA (% Leased)	17,000 SF (95.6%)	Built/Renovated	1954/2007
Stories	2	Typical Floor	685 SF
Tenancy	Multiple	Available	68 - 748 SF
Max Contiguous	680 SF	Asking Rent	\$1.91 SF/month/FS
Parking Spaces	65 (2.10/1,000 SF)		



9675 Monte Vista Ave - Montclair Medical Plaza

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Office

RBA (% Leased)	14,923 SF (100%)	Built	1980
Stories	1	Typical Floor	14,923 SF
Tenancy	Multiple	Available	516 - 2,247 SF
Max Contiguous	866 SF	Asking Rent	\$1.75 SF/month/MG
Parking Spaces	100 (6.70/1,000 SF)		



5404 Moreno St - Montclair Towers

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Center Type	Strip Center	GLA (% Leased)	22,574 SF (79.1%)
Built	1991	Tenancy	Multiple
Available	4,728 SF	Max Contiguous	4,728 SF
Asking Rent	\$1.60 SF/month/NNN	Parking Spaces	60 (2.70/1,000 SF)
Frontage	297' on Moreno St	Frontage	336' on Vernon Ave



4959 Palo Verde St - Bldg C

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Office

RBA (% Leased)	48,314 SF (99.5%)	Built	1980
Stories	2	Typical Floor	24,157 SF
Tenancy	Multiple	Available	100 - 258 SF
Max Contiguous	158 SF	Asking Rent	\$2.85 - 3.20 SF/month/MG
Parking Spaces	184 (3.81/1,000 SF)		



10550 Ramona Ave - Crown Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

RBA (% Leased)	16,599 SF (85.3%)	Built	1990
Tenancy	Multiple	Available	2,443 SF
Max Contiguous	2,443 SF	Asking Rent	\$1.40 SF/month/MG
Clear Height	16'	Drive Ins	10 total/ 14' w x 14' h
Docks	None	Levelers	None
Parking Spaces	48 (2.00/1,000 SF)		



8920 Vernon Ave - Montclair Commerce Centre

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Light Manufacturing

RBA (% Leased)	16,027 SF (84.1%)	Built	1985
Tenancy	Multiple	Available	850 - 3,406 SF
Max Contiguous	1,704 SF	Asking Rent	Withheld
Drive Ins	1 total/ 10' w x 10' h	Levelers	None
Parking Spaces	50 (2.78/1,000 SF)		



5050 Arrow Hwy - Village at Montclair

Montclair, California 91763 (San Bernardino County) - Rancho Cucamonga Submarket



Apartments

Units	350	Status	Under Construction
Built	April 2025	Stories	5
Market Segment	All	Commercial Available	465 - 8,955 SF
Commercial Asking Rent	Withheld		



5150 Arrow Hwy

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

GLA (% Leased)	20,400 SF (100%)	Built	1986
Tenancy	Single	Available	8,300 SF
Max Contiguous	8,300 SF	Asking Rent	Withheld
Parking Spaces	70 (3.43/1,000 SF)	Frontage	222' on Arrow Hwy



5290 Arrow Hwy - Central Plaza

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Center Type	Community Center	GLA (% Leased)	92,000 SF (18.5%)
Built	1986	Tenancy	Multiple
Available	5,000 - 75,000 SF	Max Contiguous	70,000 SF
Asking Rent	Withheld	Parking Spaces	480 (5.22/1,000 SF)
Frontage	854' on Arrow Hwy	Frontage	458' on Central Ave



9197 Central Ave - Montclair Plaza East



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Retail

Center Type	Neighborhood Center	GLA (% Leased)	28,003 SF (71.5%)
Built	1990	Tenancy	Multiple
Available	3,981 - 7,981 SF	Max Contiguous	4,000 SF
Asking Rent	Withheld	Parking Spaces	149 (5.32/1,000 SF)
Frontage	Central Ave		



9369-9389 Central Ave - Montclair Shoppes



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Retail

Center Type	Strip Center	GLA (% Leased)	3,989 SF (32.3%)
Built	2016	Tenancy	Multiple
Available	2,700 SF	Max Contiguous	2,700 SF
Asking Rent	Withheld	Frontage	95' on Central Ave



9507 Central Ave - Montclair Shopping Center



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Retail

GLA (% Leased)	3,095 SF (56.1%)	Built	1990
Tenancy	Multiple	Available	1,360 SF
Max Contiguous	1,360 SF	Asking Rent	Withheld
Parking Spaces	14 (4.52/1,000 SF)	Frontage	147' on Central Ave
Frontage	101' on Palo Verde St		



9585-9589 Central Ave - Central & Palo Verde Plaza



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Retail

Center Type	Neighborhood Center	GLA (% Leased)	4,026 SF (70.2%)
Built	1977	Tenancy	Multiple
Available	1,200 SF	Max Contiguous	1,200 SF
Asking Rent	Withheld	Parking Spaces	20 (6.46/1,000 SF)
Frontage	219' on Central Ave		



9876 Central Ave - Montclair Town Center



Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket

Retail

Center Type	Neighborhood Center	GLA (% Leased)	3,000 SF (0.0%)
Built	1980	Tenancy	Multiple
Available	3,000 SF	Max Contiguous	3,000 SF
Asking Rent	Withheld	Parking Spaces	24 (8.00/1,000 SF)
Frontage	124' on Central Ave		



10628 Central Ave

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Distribution

RBA (% Leased)	98,685 SF (0.0%)	Built	2020
Tenancy	Single	Available	98,685 SF
Max Contiguous	98,685 SF	Asking Rent	Withheld
Clear Height	32'	Drive Ins	2 total
Docks	11 exterior	Levelers	6 exterior
Parking Spaces	115 (0.90/1,000 SF)		



4380 Mission Blvd - Oakmont Mission Ramona Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

RBA (% Leased)	36,886 SF (0.0%)	Status	Under Construction
Built	April 2025	Available	36,886 SF
Max Contiguous	36,886 SF	Asking Rent	Withheld
Clear Height	30'	Drive Ins	1 total
Docks	5 exterior	Levelers	None
Parking Spaces	55 (1.49/1,000 SF)		



5454-5484 Moreno St - The Montclair Outlets

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Center Type	Strip Center	GLA (% Leased)	27,592 SF (76.4%)
Built	1979	Tenancy	Multiple
Available	3,150 - 6,525 SF	Max Contiguous	3,375 SF
Asking Rent	Withheld	Parking Spaces	107 (3.88/1,000 SF)
Frontage	Moreno St	Frontage	Vernon Ave



5161 Richton Rd

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

RBA (% Leased)	147,724 SF (0.0%)	Built	1979
Tenancy	Multiple	Available	30,670 - 139,016 SF
Max Contiguous	139,016 SF	Asking Rent	Withheld
Clear Height	24'	Drive Ins	1 total/ 10' w x 12' h
Docks	14 exterior	Levelers	None
Parking Spaces	150 (1.22/1,000 SF)		



4471 State St - Oakmont Mission Ramona Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Distribution

RBA (% Leased)	110,507 SF (0.0%)	Status	Under Construction
Built	April 2025	Tenancy	Single
Available	110,507 SF	Max Contiguous	110,507 SF
Asking Rent	Withheld	Clear Height	32'
Drive Ins	2 total	Docks	18 exterior
Levelers	None	Parking Spaces	139 (1.26/1,000 SF)



4651 State St - WPT Topline Business Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

RBA (% Leased)	99,415 SF (100%)	Built	1998
Tenancy	Single	Available	99,415 SF
Max Contiguous	99,415 SF	Asking Rent	Withheld
Clear Height	31'10"	Drive Ins	2 total/ 10' w x 12' h
Docks	10 exterior	Levelers	10 exterior
Parking Spaces	142 (1.28/1,000 SF)		



4671 State St - Topline Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

RBA	26,295 SF	Built	2000
Tenancy	Single	Available	26,295 SF
Max Contiguous	26,295 SF	Asking Rent	Withheld
Clear Height	26'	Drive Ins	2 total/ 10' w x 14' h
Docks	2 exterior	Levelers	2 exterior
Parking Spaces	40 (1.52/1,000 SF)		



5201 E Montclair Plaza Ln - Montclair Place

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



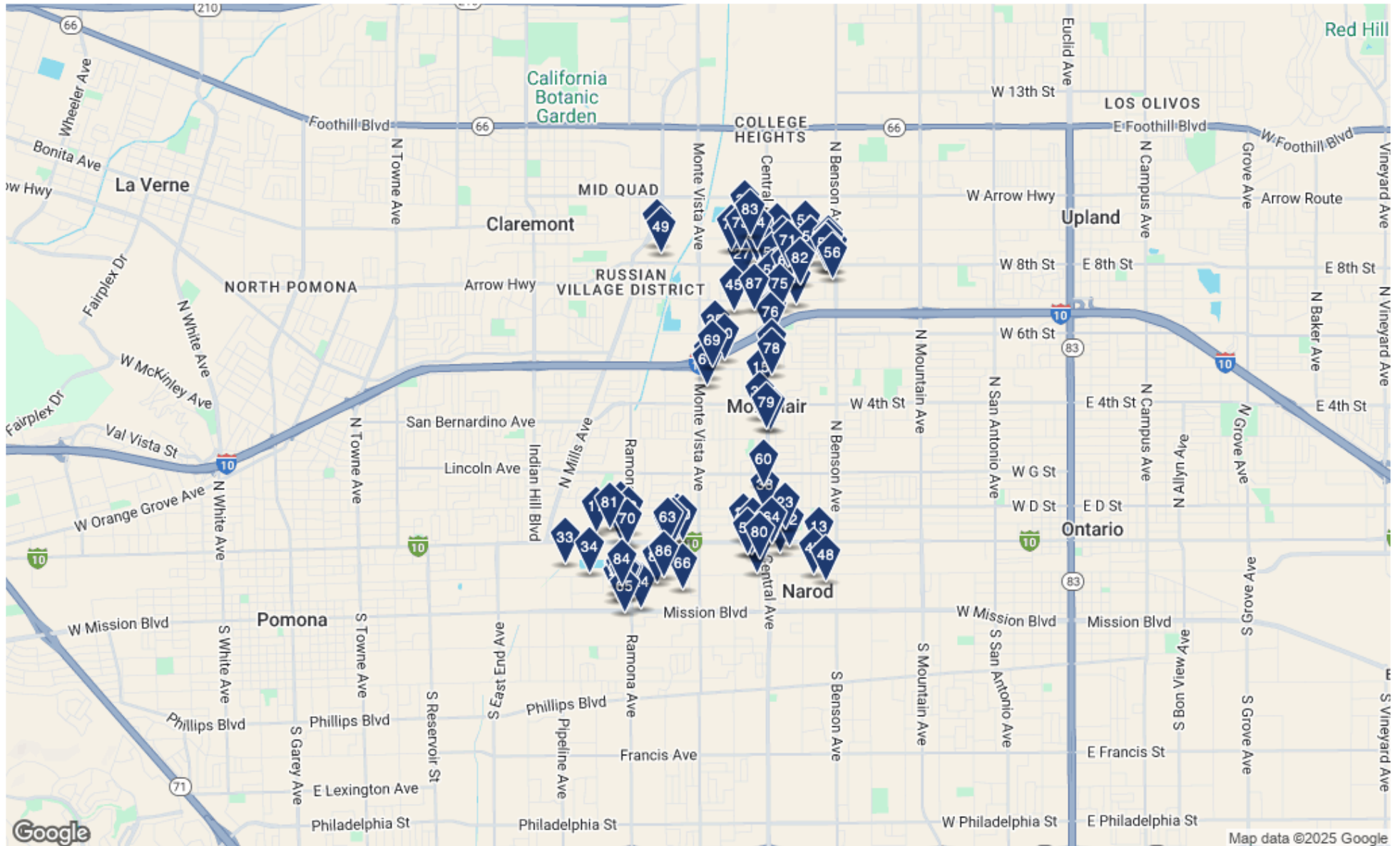
Retail

Center Type	Super Regional Mall	GLA (% Leased)	110,690 SF (95.3%)
Built	2020	Tenancy	Multiple
Available	5,250 SF	Max Contiguous	5,250 SF
Asking Rent	Withheld		





Property Map Overview





4486 Mission Blvd - Oakmont Mission Ramona Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Property Summary

RBA (% Leased)	38,779 SF (0.0%)
Status	Under Construction
Built	April 2025
Available	38,779 SF
Max Contiguous	38,779 SF
Asking Rent	Withheld
Clear Height	30'
Drive Ins	1 total
Docks	6 exterior
Levelers	None
Parking Spaces	55 (1.42/1,000 SF)



Property Details

Land Area	2.23 AC (97,139 SF)	Building FAR	0.40
Power	800 - 1,200a/277 - 480v 3p 4w Heavy	Sprinklers	ESFR
Zoning	MIP	Parcel	1012-161-15

For Lease Summary

Number of Spaces	1	Smallest Space	38,779 SF
Max Contiguous	38,779 SF	Vacant	0 SF
% Leased	0.0%	Asking Rent	Withheld
Industrial Available	38,779 SF		

Amenities

- Fenced Lot

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	38,779	38,779	Withheld	Vacant	Negotiable	6	1

For Sale Summary

Asking Price	Withheld	Status	Active
Sale Type	Investment or Owner User	RBA (% Leased)	38,779 SF (0.0%)
Land	2.23 AC	Built	April 2025
On Market	348 Days	Last Update	April 16, 2025

Transportation

Parking Details	55 Surface Spaces; Ratio of 1.42/1,000 SF			
Traffic Volume	12,353 on Mission Blvd (2025); 13,496 on Merle St (2025); 2,548 on Ramona Ave (2025); 9,051 on State St (2025); 21,345 on Carriage Ave (2025); 1,438 on San Pasqual Ave (2025); 20,388 on Silicon Ave (2025); 1,054 on Silicon Ave (2025); 1,028 on Ramona Ave (2025); 12,071 on Via del Norte (2025)			
Commuter Rail	Downtown Pomona			5 min drive
	Claremont			7 min drive





4486 Mission Blvd - Oakmont Mission Ramona Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Transportation (Continued)

Airport	Ontario International	12 min drive
	John Wayne/Orange County	43 min drive
Walk Score ®	Somewhat Walkable (57)	
Transit Score ®	Some Transit (33)	

Contact Details

Primary Leasing Company

Newmark 3281 Guasti Rd, Suite 370 Ontario, CA 91761 USA (909) 605-1100 www.nmrk.com	Mark Kegans Executive Managing Director	mark.kegans@nmrk.com	(909) 215-5654
	Ronald Washle Executive Managing Director	ron.washle@nmrk.com	(909) 974-4071
	Randy Lockhart Vice Chairman	Randy.Lockhart@nmrk.com	(909) 974-4067
Newmark 18401 Von Karman Ave, Suite 150 Irvine, CA 92612 USA (949) 608-2000 www.nmrk.com	Steve Sprenger Vice Chairman	Steve.Sprenger@nmrk.com	(949) 608-2015

Sales Company

Newmark 3281 Guasti Rd, Suite 370 Ontario, CA 91761 USA (909) 605-1100 www.nmrk.com	Mark Kegans Executive Managing Director	mark.kegans@nmrk.com	(909) 215-5654
	Ronald Washle Executive Managing Director	ron.washle@nmrk.com	(909) 974-4071
	Randy Lockhart Vice Chairman	Randy.Lockhart@nmrk.com	(909) 974-4067
Newmark 18401 Von Karman Ave, Suite 150 Irvine, CA 92612 USA (949) 608-2000 www.nmrk.com	Steve Sprenger Vice Chairman	Steve.Sprenger@nmrk.com	(949) 608-2015

Recorded Owner

**Mission Boulevard Industrial
Owner L**
www.oakmontre.com

True Owner

**Oakmont Industrial Group
LLC**
3520 Piedmont Rd NE, Suite 100
Atlanta, GA 30305 USA
(404) 869-9990
www.oakmontre.com





4650 Arrow Hwy - Montclair Business Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Light Distribution

Property Summary

RBA (% Leased)	20,970 SF (89.9%)
Built	1980
Tenancy	Multiple
Available	693 - 2,116 SF
Max Contiguous	1,423 SF
Asking Rent	\$1.40 - 1.60 SF/month/MG
Drive Ins	15 total
Levelers	None



Property Details

Land Area	0.97 AC (42,253 SF)	Building FAR	0.50
Zoning	MIP	Parcel	1007-733-20

For Lease Summary

Number of Spaces	2	Smallest Space	693 SF
Max Contiguous	1,423 SF	Vacant	2,116 SF
% Leased	89.9%	Asking Rent	\$1.40 - 1.60 SF/month
Service Type	Modified Gross	CAM	\$0.11/SF
Industrial Available	2,116 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	G-9/10	Industrial	Direct	1,423	1,423	1,423	\$1.40 MG	Vacant	Negotiable
P 1	G-23	Industrial	Direct	693	693	693	\$1.60 MG	Vacant	3 - 5 Years

Previous Sale

Sale Date	6/15/2018	Sale Price	\$2,991,797 (\$142.67/SF)
Comp ID	4302054	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	5.0%
Sale Conditions	1031 Exchange		

Transportation

Traffic Volume	15,635 on S Claremont Blvd (2025); 8,761 on Blanchard Pl (2025); 15,644 on Monte Vista Ave (2025); 16,928 on Richton Rd (2025); 15,987 on Oakdale Dr (2025); 4,509 on Felipe Ave (2025); 6,106 on Mills Ave (2025); 20,352 on Olive St (2025); 616 on E Green St (2025); 18,424 on Huntington Dr (2025)		
Commuter Rail	Montclair	 	20 min walk
	Claremont	 	18 min walk
Airport	Ontario International		12 min drive
Walk Score ®	Somewhat Walkable (57)		





4650 Arrow Hwy - Montclair Business Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Light Distribution

Transportation (Continued)

Transit Score ® Good Transit (55)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Binge!	1	1,423	6	May 2023	-
New Quest Electric	1	1,423	2	Mar 2023	-
Revmark Restore	1	1,423	3	Aug 2021	-
Swedlows Distributors	1	1,423	6	Apr 2013	-
Oparc Adult Development Center	1	1,000	19	Sep 2024	-

Showing 5 of 5 Tenants

Contact Details

Primary Leasing Company

Delmar Commercial R.E. Services 9620 Center Ave, Suite 130 Rancho Cucamonga, CA 91730 USA (909) 989-8988 www.delmar1.com	Mark McErlean Partner	markm@delmar1.com	(909) 214-9125
	Dave McErlean Broker	davem@delmar1.com	(949) 370-5415

Recorded Owner

Trico Yale Street Business Park Lp
3100-A Pullman St, Suite A
Costa Mesa, CA 92626 USA
(714) 751-4420
www.tricorealty.com

True Owner

Trico Realty 3100-A Pullman St Costa Mesa, CA 92626 USA (714) 751-4420 www.tricorealty.com	Lester Ip Vice President	lester@tricorealty.com	(323) 697-3245
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Property Manager

Trico Realty 3100-A Pullman St Costa Mesa, CA 92626 USA (714) 751-4420 www.tricorealty.com	Parker Roberts Associate	parker@tricorealty.com	(714) 751-4420 X245
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10720 Ada Ave

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Property Summary

RBA (% Leased)	8,649 SF (100%)
Built	1983
Tenancy	Single
Available	8,649 SF
Max Contiguous	8,649 SF
Asking Rent	\$1.60 SF/month/IG
Clear Height	18'
Drive Ins	2 total/ 8' w x 12' h
Docks	None
Levelers	None
Parking Spaces	14 (1.62/1,000 SF)



Property Details

Land Area	0.57 AC (24,829 SF)	Building FAR	0.35
Crane	None	Power	800a/120 - 208v 3p 3w Heavy
Zoning	M2, Montclair	Parcel	1011-281-06

For Lease Summary

Number of Spaces	1	Smallest Space	8,649 SF
Max Contiguous	8,649 SF	Vacant	0 SF
% Leased	100%	Asking Rent	\$1.60 SF/month
Service Type	Industrial Gross	Industrial Available	8,649 SF

Amenities

- Fenced Lot
- Yard

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	8,649	8,649	\$1.60 IG	30 Days	Negotiable	-	-

For Sale Summary

Asking Price	\$3,450,000 (\$398.89/SF)	Status	Active
Cap Rate	5.6%	Sale Type	Investment or Owner User
RBA (% Leased)	8,649 SF (100%)	Land	0.57 AC
Built	1983	On Market	212 Days
Last Update	April 3, 2025		

Previous Sale

Sale Date	12/29/2022	Sale Price	\$2,830,000 (\$327.21/SF)
Comp ID	6275495	Sale Type	Investment
Comp Status	Research Complete	Sale Conditions	High Vacancy Property





10720 Ada Ave

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Transportation

Parking Details	14 Surface Spaces; Ratio of 1.62/1,000 SF
Traffic Volume	1,294 on Central Ave (2025); 40,590 on Grove St (2025); 47,550 on State St (2025); 1,383 on Central Ave (2025); 1,599 on Grove St (2025); 416 on State St (2025); 36,004 on Mission Blvd (2025); 25,980 on Brooks St (2025); 4,419 on Fremont Ave (2025); 1,291 on Rose Ln (2018)
Commuter Rail	Ontario Amtrak  5 min drive Montclair   6 min drive
Airport	Ontario International 11 min drive John Wayne/Orange County 44 min drive
Walk Score ®	Somewhat Walkable (57)
Transit Score ®	Some Transit (35)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
KT Exhibition International LLC	1	8,649	-	Sep 2018	-

Showing 1 of 1 Tenants

Contact Details

Primary Leasing Company

Universal Elite, Inc. 7700 Irvine Center Dr, Suite 680 Irvine, CA 92618 USA (949) 379-6713 universalelite.net	Ryan Jahn	ryanjahn23@gmail.com	(213) 999-4150
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Sales Company

Universal Elite, Inc. 7700 Irvine Center Dr, Suite 680 Irvine, CA 92618 USA (949) 379-6713 universalelite.net	Ryan Jahn	ryanjahn23@gmail.com	(213) 999-4150
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Recorded Owner

Guan Management Llc
122 Reni Rd
Manhasset, NY 11030 USA

True Owner

Yuehong Yu
122 Reni Rd
Manhasset, NY 11030 USA



5405 Arrow Hwy - Montclair Commerce Centre

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Light Manufacturing

Property Summary

RBA (% Leased)	17,509 SF (87.4%)
Built	1985
Tenancy	Multiple
Available	2,200 SF
Max Contiguous	2,200 SF
Asking Rent	\$1.75 SF/month/IG
Clear Height	12'
Drive Ins	None
Docks	None
Levelers	None
Parking Spaces	143 (9.15/1,000 SF)



Property Details

Land Area	2.40 AC (104,559 SF)	Building FAR	0.17
Crane	None	Column Spacing	10'w x 10'd
Zoning	C4	Parcel	1008-041-05

For Lease Summary

Number of Spaces	1	Smallest Space	2,200 SF
Max Contiguous	2,200 SF	Vacant	2,200 SF
% Leased	87.4%	Asking Rent	\$1.75 SF/month
Service Type	Industrial Gross	Flex Available	2,200 SF

Amenities

- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	106	Flex	Direct	2,200	2,200	2,200	\$1.75 IG	Vacant	3 Years

Previous Sale

Sale Date	11/30/2023	Pro Forma Cap Rate	6.2%
Sale Price	\$3,145,790 (\$179.67/SF)	Comp ID	6586267
Sale Type	Investment	Comp Status	Research Complete

Transportation

Parking Details	143 Surface Spaces; Ratio of 9.15/1,000 SF				
Traffic Volume	13,471 on Vernon Ave (2025); 544 on Vernon Ave (2018); 30,270 on Olive St (2025); 28,957 on Arrow Hwy (2025); 15,607 on Vernon Ave (2025); 37,432 on Moreno St (2025); 4,424 on N Vista Pl (2025); 4,718 on N Vista Pl (2025); 6,698 on Central Ave (2025); 24,481 on Richton St (2025)				
Commuter Rail	Montclair			17 min walk	
	Claremont			4 min drive	





5405 Arrow Hwy - Montclair Commerce Centre

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Light Manufacturing

Transportation (Continued)

Airport	Ontario International	11 min drive
Walk Score ®	Somewhat Walkable (66)	
Transit Score ®	Good Transit (54)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
VVL Enterprises	1	1,893	-	Jan 2016	-
First Nation Community Services, Inc.	1	500	1	Mar 2015	-
J & K Orthopedics Inc	1	500	-	Mar 2025	-
Smc Direct	1	500	2	Aug 2013	-
Adeality Inc	1	-	-	Jan 2019	-

Showing 5 of 10 Tenants

Contact Details

Leasing Company

Lee & Associates Commercial Real Estate Services 3535 Inland Empire Blvd Ontario, CA 91764 USA (909) 989-7771 www.lee-associates.com	Justin Leewood Principal, Senior Vice President	JLeewood@lee-assoc.com	(951) 545-5142
DAUM Commercial Real Estate Services 13181-13191 Crossroads Pky N, Suite 100 City of Industry, CA 91746 USA (562) 695-7244 daumcommercial.com	John Hastings Associate Vice President	jhastings@daumcommercial.com	(760) 703-2212
	Christine Samson Executive Assistant	csamson@daumcommercial.com	(562) 576-1426
Art Weiss Industrial Properties, Inc., a CA. Corp. 10616 Rush St El Monte, CA 91733 USA (626) 443-8869 www.artweiss.com	Matthew Sawyer President	matt@artweiss.com	(562) 810-1313





5534 Arrow Hwy - Bldg A

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	9,960 SF (0.0%)
Built	1970
Tenancy	Single
Available	9,960 SF
Max Contiguous	9,960 SF
Asking Rent	\$1.60 SF/month/NNN
Parking Spaces	20 (2.01/1,000 SF)
Frontage	140' on Arrow Hwy



Property Details

Land Area	0.74 AC (32,234 SF)	Building FAR	0.31
Zoning	M1	Parcel	1007-631-04

For Lease Summary

Number of Spaces	1	Smallest Space	9,960 SF
Max Contiguous	9,960 SF	Vacant	9,960 SF
% Leased	0.0%	Asking Rent	\$1.60 SF/month
Service Type	Triple Net	Retail Available	9,960 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
E 1	Bldg A	Retail	Direct	9,960	9,960	9,960	\$1.60 NNN	Vacant	5 - 25 Years

Previous Sale

Sale Date	4/11/2006	Sale Price	Withheld
Comp ID	1112728	Sale Type	Owner User
Comp Status	Research Complete	Sale Conditions	Purchase By Tenant

Transportation

Parking Details	20 Surface Spaces; Ratio of 2.01/1,000 SF				
Traffic Volume	13,471 on Vernon Ave (2025); 544 on Vernon Ave (2018); 17,055 on W 8th St (2025); 4,424 on N Vista Pl (2025); 4,982 on S Sierra Pl (2025); 18,076 on W 9th St (2018); 28,957 on Arrow Hwy (2025); 16,396 on W 7th St (2025); 15,607 on Vernon Ave (2025); 30,270 on Olive St (2025)				
Frontage	140' on Arrow Hwy				
Commuter Rail	Montclair				20 min walk
	Claremont				4 min drive
Airport	Ontario International				11 min drive
Walk Score ®	Somewhat Walkable (60)				





5534 Arrow Hwy - Bldg A

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation (Continued)

Transit Score ® Good Transit (53)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
California Portable Event Equipment Sales Inc	1	-	4	Jul 2016	-

Showing 1 of 1 Tenants

Contact Details

Primary Leasing Company

MGR Real Estate 3800 Concourses, Suite 100 Ontario, CA 91764 USA (909) 981-4466 www.mgrrealestate.com	Javier Brown Commercial Industrial Agent jbrown@mgrrealestate.com	(909) 641-0582
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Recorded Owner

Oceanic Holding LLC
1174 9th St
Upland, CA 91786 USA

True Owner

John D & Alisa E Tarrant 5530-5534 Arrow Hwy Montclair, CA 91763 USA (909) 985-3083	John Tarrant	(951) 377-2558
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8966 Benson Ave - Benson Commerce Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Property Summary

RBA (% Leased)	16,612 SF (77.0%)
Built	1975
Tenancy	Multiple
Available	1,440 - 3,816 SF
Max Contiguous	2,376 SF
Asking Rent	\$1.47 - 1.49 SF/month/MG
Clear Height	16'
Drive Ins	10 total/ 12' w x 12' h
Docks	None
Levelers	None
Parking Spaces	20 (3.40/1,000 SF)



Property Details

Crane	None	Power	3p
Zoning	E6	Parcel	1008-061-05

For Lease Summary

Number of Spaces	2	Smallest Space	1,440 SF
Max Contiguous	2,376 SF	Vacant	5,256 SF
% Leased	77.0%	Asking Rent	\$1.47 - 1.49 SF/month
Service Type	Modified Gross	CAM	\$0.07/SF
Industrial Available	3,816 SF		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
8966-K	Industrial	Direct	2,376	2,376	\$1.47 MG	Vacant	Negotiable	-	1
8966-C	Industrial	Direct	1,440	1,440	\$1.49 MG	Vacant	Negotiable	-	1

Previous Sale

Sale Date	1/3/2018	Sale Price	\$1,737,111 (\$104.57/SF)
Comp ID	4099720	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	6.1%

Transportation

Parking Details	20 Surface Spaces; Ratio of 3.40/1,000 SF			
Traffic Volume	16,396 on W 7th St (2025); 9,474 on Vernon Ave (2025); 17,055 on W 8th St (2025); 14,260 on W 7th St (2025); 544 on Vernon Ave (2018); 12,435 on Montrose Ave (2025); 18,076 on W 9th St (2018); 15,607 on Vernon Ave (2025); 11,516 on S Spencer Ave (2025); 4,982 on S Sierra Pl (2025)			
Commuter Rail	Montclair 			3 min drive
	Upland 			6 min drive
Airport	Ontario International			10 min drive
Walk Score ®	Very Walkable (73)			





8966 Benson Ave - Benson Commerce Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Transportation (Continued)

Transit Score ®

Some Transit (42)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Delishast LLC	1	1,440	-	Aug 2012	-
Retail Graphix Imaging Inc	1	500	3	Nov 2021	-
Advanced Cylinders, Llc	1	-	2	Jul 2017	-
Bannerbio USA Inc	1	-	-	Jan 2019	-
One Stop Motors Inc	1	-	-	Nov 2018	-

Showing 5 of 6 Tenants

Contact Details

Primary Leasing Company

Delmar Commercial R.E. Services
9620 Center Ave, Suite 130
Rancho Cucamonga, CA 91730
USA
(909) 989-8988
www.delmar1.com

Mark McErlean
Partner

markm@delmar1.com

(909) 214-9125

Recorded Owner

Benson Commerce Center LLC

11 Woodhave Ln
Irvine, CA 92620 USA
www.tryadproperties.com

True Owner

Tryad Properties

556 Diamond Bar Blvd, Suite 200
Diamond Bar, CA 91765 USA
(909) 396-6800
www.tryadproperties.com

Property Manager

Tryad Properties

556 Diamond Bar Blvd, Suite 200
Diamond Bar, CA 91765 USA
(909) 396-6800
www.tryadproperties.com



8980 Benson Ave - Benson Commerce Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Property Summary

RBA (% Leased)	8,369 SF (100%)
Built	1975
Tenancy	Multiple
Available	1,200 SF
Max Contiguous	1,200 SF
Asking Rent	\$1.65 SF/month/MG
Clear Height	16'
Drive Ins	5 total/ 10' w x 10' h
Docks	None
Levelers	None
Parking Spaces	12 (3.40/1,000 SF)



Property Details

Crane	None	Power	3p
Zoning	E6	Parcel	1008-061-05

For Lease Summary

Number of Spaces	1	Smallest Space	1,200 SF
Max Contiguous	1,200 SF	Vacant	0 SF
% Leased	100%	Asking Rent	\$1.65 SF/month
Service Type	Modified Gross	CAM	\$0.07/SF
Retail Available	1,200 SF		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
8980-D	Retail	Direct	1,200	1,200	\$1.65 MG	05/2025	Negotiable	-	-

Previous Sale

Sale Date	1/3/2018	Sale Price	\$1,360,915 (\$162.61/SF)
Comp ID	4099720	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	6.1%

Transportation

Parking Details	12 Surface Spaces; Ratio of 3.40/1,000 SF			
Traffic Volume	16,396 on W 7th St (2025); 9,474 on Vernon Ave (2025); 17,055 on W 8th St (2025); 14,260 on W 7th St (2025); 544 on Vernon Ave (2018); 12,435 on Montrose Ave (2025); 18,076 on W 9th St (2018); 11,516 on S Spencer Ave (2025); 15,607 on Vernon Ave (2025); 4,982 on S Sierra Pl (2025)			
Commuter Rail	Montclair			3 min drive
	Upland			6 min drive
Airport	Ontario International			10 min drive
Walk Score ®	Very Walkable (73)			
Transit Score ®	Some Transit (42)			





8980 Benson Ave - Benson Commerce Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
WFR reptiles	1	2,750	-	Nov 2008	-
Hair Lab	1	1,550	-	Oct 2020	Oct 2025
Hacienda Restaurant	1	1,264	6	Dec 2015	-
Messy Furr	1	1,264	2	Dec 2015	-
Now Smile Dental Lab	1	1,264	10	Dec 2015	-

Showing 5 of 11 Tenants

Contact Details

Primary Leasing Company

Delmar Commercial R.E. Services 9620 Center Ave, Suite 130 Rancho Cucamonga, CA 91730 USA (909) 989-8988 www.delmar1.com	Mark McErlean Partner	markm@delmar1.com	(909) 214-9125
	Dave McErlean Broker	davem@delmar1.com	(949) 370-5415

Recorded Owner

Benson Commerce Center LLC

11 Woodhave Ln
Irvine, CA 92620 USA
www.tryadproperties.com

True Owner

Tryad Properties

556 Diamond Bar Blvd, Suite 200
Diamond Bar, CA 91765 USA
(909) 396-6800
www.tryadproperties.com



4460 Brooks St - Crown Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Property Summary

RBA (% Leased)	14,674 SF (100%)
Built	1990
Tenancy	Multiple
Available	1,759 - 6,129 SF
Max Contiguous	6,129 SF
Asking Rent	\$1.20 SF/month/MG
Clear Height	16'
Drive Ins	7 total/ 10' w x 14' h
Docks	None
Levelers	None
Parking Spaces	22 (2.00/1,000 SF)



Property Details

Land Area	1.01 AC (43,996 SF)	Building FAR	0.33
Crane	None	Power	100a/
Sprinklers	Wet	Zoning	M1
Parcel	1012-061-01		

For Lease Summary

Number of Spaces	1	Smallest Space	1,759 SF
Max Contiguous	6,129 SF	Vacant	0 SF
% Leased	100%	Asking Rent	\$1.20 SF/month
Service Type	Modified Gross	CAM	\$0.10/SF
Industrial Available	6,129 SF		

Amenities

- Bus Line
- Skylights

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
A-D	Industrial	Direct	1,759 - 6,129	6,129	\$1.20 MG	30 Days	Negotiable	-	-

Previous Sale

Sale Date	2/7/2022	Sale Price	\$1,948,386 (\$132.78/SF)
Comp ID	5890673	Sale Type	Investment
Comp Status	Research Complete	Sale Conditions	Bulk/Portfolio Sale

Transportation

Parking Details	22 Surface Spaces; Ratio of 2.00/1,000 SF
Traffic Volume	1,028 on Ramona Ave (2025); 9,051 on State St (2025); 14,968 on Bandera St (2025); 970 on Kimberly Ave (2018); 25,447 on Amherst Ave (2025); 1,880 on Ramona Ave (2025); 1,033 on Ramona Ave (2018); 2,548 on Ramona Ave (2025); 23,990 on Adobe Ct (2025); 4,781 on Evart St (2025)





4460 Brooks St - Crown Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Transportation (Continued)

Commuter Rail	Montclair  	6 min drive
	Claremont  	6 min drive
Airport	Ontario International	12 min drive
	John Wayne/Orange County	43 min drive
Walk Score ®	Somewhat Walkable (63)	
Transit Score ®	Some Transit (36)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
CD Designs	1	1,759	-	Jun 2008	-
Lucrative Sales	1	-	2	Jan 2019	-
Royal Premier Distributing	1	-	6	Jul 2016	-

Showing 3 of 3 Tenants

Contact Details

Primary Leasing Company

Lee & Associates 13181 Crossroads Pky N, Suite 300 City Of Industry, CA 91746 USA (562) 699-7500 www.lee-associates.com	Stephen Shatafian Senior Vice President	sshatafian@lee-associates.com	(714) 322-1072
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Recorded Owner

Trico-tch Ltd

True Owner

Trico Realty 3100-A Pullman St Costa Mesa, CA 92626 USA (714) 751-4420 www.tricorealty.com	Tom Harrison President	tom@tricorealty.com	(714) 227-7399
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Property Manager

Hunsaker Management, Inc. 17761 Mitchell N Irvine, CA 92614 USA (949) 863-1390 www.hunsakerproperties.com	Michael Malone Vice President & Property Manager
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4700-4718 Brooks St

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Light Distribution

Property Summary

RBA (% Leased)	7,900 SF (25.0%)
Built	1960
Tenancy	Multiple
Available	231 - 8,925 SF
Max Contiguous	3,000 SF
Asking Rent	\$1.25 SF/month/MG
Drive Ins	2 total
Docks	1 exterior
Levelers	None
Parking Spaces	25 (1.59/1,000 SF)



Property Details

Land Area	2.38 AC (103,673 SF)	Building FAR	0.08
Crane	None	Parcel	1012-091-04

For Lease Summary

Number of Spaces	7	Smallest Space	231 SF
Max Contiguous	3,000 SF	Total Available	8,925 SF
Vacant	6,925 SF	% Leased	25.0%
Asking Rent	\$1.25 SF/month	Service Type	Modified Gross
CAM	\$0.15 - 0.20/SF	Office Available	444 SF
Industrial Available	6,981 SF	Flex Available	1,500 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	4745 C&D	Industrial	Direct	3,000	3,000	3,000	\$1.30 MG	05/2025	3 - 5 Years
P 1	4745 B	Industrial	Direct	2,000	2,000	2,000	\$1.30 MG	Vacant	3 - 5 Years
P 1	4743	Flex	Direct	1,500	1,500	1,500	\$1.25 MG	Vacant	3 Years
P 1	4747 A Brooks	Industrial	Direct	1,000	1,000	1,000	\$1.25 MG	Vacant	3 Years
P 1	4743 G	Industrial	Direct	750	750	750	\$1.35 MG	Vacant	3 - 5 Years
P 1	4704	Office	Direct	444	444	444	\$1.40 MG	Vacant	3 - 5 Years
P 1	B2	Industrial	Direct	231	231	231	\$1.15 MG	Vacant	3 - 5 Years

Transportation

Parking Details	25 Surface Spaces; Ratio of 1.59/1,000 SF
Traffic Volume	1,880 on Ramona Ave (2025); 23,990 on Adobe Ct (2025); 2,548 on Ramona Ave (2025); 1,350 on Bandera St (2018); 10,654 on State St (2025); 15,498 on Manzanita St (2025); 1,911 on Helena Ave (2025); 2,281 on Helena Ave (2025); 9,051 on State St (2025); 1,896 on Canoga St (2025)



4700-4718 Brooks St

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Light Distribution

Transportation (Continued)

Commuter Rail	Montclair  	6 min drive
	Claremont  	7 min drive
Airport	Ontario International	12 min drive
	John Wayne/Orange County	44 min drive
Walk Score ®	Somewhat Walkable (56)	
Transit Score ®	Some Transit (35)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Angei Of Joy Hospice Inc	1	-	2	Jul 2016	-
D & M Auto Service Inc	1	-	3	Jul 2016	-
Divine Angels Hospice	1	-	12	Nov 2018	-
Duenier Productions	1	-	-	Nov 2018	-
High Standard Hospice	1	-	12	Nov 2018	-

Showing 5 of 8 Tenants

Contact Details

Primary Leasing Company

All Nations Realty & Investments 12505 Mainstreet, Suite 240 Rancho Cucamonga, CA 91739 USA (909) 980-5000	Samantha Gallardo Broker Associate	therealtyduo@gmail.com	(909) 230-8800
All Nations Realty & Investments 1757 Euclid Ave Ontario, CA 91762 USA (909) 391-1511	Samantha Gallardo Broker Associate	therealtyduo@gmail.com	(909) 230-8800

Property Manager

Kenski Properties, Inc.
6621 Pacific Coast Hwy, Suite 270
Long Beach, CA 90803 USA
(562) 430-4545





5199 Brooks St - Montclair Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Property Summary

RBA (% Leased)	15,370 SF (85.2%)
Built	1987
Tenancy	Multiple
Available	2,275 SF
Max Contiguous	2,275 SF
Asking Rent	\$1.40 SF/month/MG
Clear Height	16'
Drive Ins	8 total/ 12' w x 12' h
Docks	None
Levelers	None
Parking Spaces	40 (2.00/1,000 SF)



Property Details

Land Area	1.01 AC (43,996 SF)	Building FAR	0.35
Crane	None	Power	200a/277 - 480v
Parcel	1011-031-20		

For Lease Summary

Number of Spaces	1	Smallest Space	2,275 SF
Max Contiguous	2,275 SF	Vacant	2,275 SF
% Leased	85.2%	Asking Rent	\$1.40 SF/month
Service Type	Modified Gross	CAM	\$0.10/SF
Industrial Available	2,275 SF		

Amenities

- Bus Line
- Fenced Lot
- Yard

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
5199--G	Industrial	Direct	2,275	2,275	\$1.40 MG	Vacant	2 - 5 Years	-	1

Previous Sale

Sale Date	4/19/1993	Sale Price	\$331,727 (\$21.58/SF)
Comp ID	18515	Comp Status	Research Complete
Actual Cap Rate	9.9%		

Transportation

Parking Details	40 Surface Spaces; Ratio of 2.00/1,000 SF
Traffic Volume	47,550 on State St (2025); 25,980 on Brooks St (2025); 16,094 on Central Ave (2025); 1,092 on Monte Vista Ave (2025); 40,590 on Grove St (2025); 4,419 on Fremont Ave (2025); 1,294 on Central Ave (2025); 1,383 on Central Ave (2025); 20,268 on Central Ave (2025); 24,601 on Monte Vista Ave (2025)





5199 Brooks St - Montclair Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Transportation (Continued)

Commuter Rail	Ontario Amtrak 	5 min drive
	Montclair  	6 min drive
Airport	Ontario International	11 min drive
	John Wayne/Orange County	45 min drive
Walk Score ®	Car-Dependent (49)	
Transit Score ®	Some Transit (35)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Quality Dock & Door Inc	1	3,220	5	Oct 2013	-
Lizarraga Furniture	1	3,000	-	Mar 2017	-
Ideacycle	1	2,375	-	Nov 2014	-
Bethlehem Harvest	1	1,500	-	Sep 2017	-
THW Industries LLC	1	1,500	-	Dec 2020	-

Showing 5 of 9 Tenants

Contact Details

Primary Leasing Company

MGR Real Estate 3800 Concourse, Suite 100 Ontario, CA 91764 USA (909) 981-4466 www.mgrrealestate.com	Warren Tsang Senior Associate	wtsang@mgrrealestate.com	(951) 283-1888
	Michelle Tsang Senior Commercial Associate	mtsang@mgrrealestate.com	(951) 283-8868
	Maximilian Tsang Associate	maxtsang@mgrrealestate.com	(909) 539-5055

Recorded Owner

Robert K Wong & May L Wong
Fm
2384 Hoxie Dr
Tustin, CA 92782 USA

True Owner

S & D Associates
1020 Batavia St, Suite B
Orange, CA 92867 USA
(714) 997-7956
www.sdassociatesproperties.co
m

Property Manager

S & D Associates 1020 Batavia St, Suite B Orange, CA 92867 USA (714) 997-7956 www.sdassociatesproperties.co m	Damian Porreca Property Manager	sd.associates@sbcglobal.net	(714) 997-7956 X4
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5365 Brooks St - Brooks Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Property Summary

RBA (% Leased)	6,516 SF (0.0%)
Built	2004
Tenancy	Single
Available	6,516 SF
Max Contiguous	6,516 SF
Asking Rent	\$1.55 SF/month/MG
Clear Height	20'
Drive Ins	2 total/ 10' w x 12' h
Docks	None
Levelers	None
Parking Spaces	12 (1.84/1,000 SF)



Property Details

Land Area	0.37 AC (16,117 SF)
Crane	None
Zoning	SP

Building FAR	0.40
Power	400a/
Parcel	1011-052-29

For Lease Summary

Number of Spaces	1
Max Contiguous	6,516 SF
% Leased	0.0%
Service Type	Modified Gross
Industrial Available	6,516 SF

Smallest Space	6,516 SF
Vacant	6,516 SF
Asking Rent	\$1.55 SF/month
CAM	\$0.02/SF

Amenities

- Fenced Lot
- Yard

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	6,516	6,516	\$1.55 MG	Vacant	3 Years	-	2

Previous Sale

Sale Date	4/25/2007	Sale Price	\$842,000 (\$129.22/SF)
Comp ID	1301252	Sale Type	Investment or Owner User
Comp Status	Research Complete		

Transportation

Parking Details	12 Surface Spaces; Ratio of 1.84/1,000 SF
Traffic Volume	25,980 on Brooks St (2025); 47,550 on State St (2025); 686 on Vernon Ave (2025); 20,268 on Central Ave (2025); 4,913 on Vernon Ave (2025); 40,590 on Grove St (2025); 416 on State St (2025); 513 on Brooks St (2018); 1,383 on Central Ave (2025); 1,291 on Rose Ln (2018)





5365 Brooks St - Brooks Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Transportation (Continued)

Commuter Rail	Ontario Amtrak 	4 min drive
	Montclair  	6 min drive
Airport	Ontario International	10 min drive
	John Wayne/Orange County	45 min drive
Walk Score ®	Very Walkable (72)	
Transit Score ®	Some Transit (35)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Threepieceus, LLC	1	6,516	-	Apr 2023	Apr 2026

Showing 1 of 1 Tenants

Contact Details

Leasing Company

DAUM Commercial Real Estate Services 3595 Inland Empire Blvd, Suite Bldg. 5 Ontario, CA 91764 USA (909) 980-1234 daumcommercial.com	Noah Samarin Executive Vice President	Noah.Samarin@daumcommercial.com	(714) 812-1289
	Abraham Mendoza Associate	amendoza@daumcommercial.com	(909) 980-7099
	Nick Cantu Associate Vice President	ncantu@daumcommercial.com	(714) 787-9454
	David Gores Vice President	David.gores@daumcommercial.com	(909) 720-9437

Recorded Owner

Dryden Eric Trust
9885 Meadowood Dr
Rancho Cucamonga, CA 91737
USA

Developer

KAR Construction
1306 Brooks St
Ontario, CA 91762 USA
(909) 988-5054

Architect

Howard Parsell Co
4854 Main St
Yorba Linda, CA 92886 USA
(714) 777-3765





5420 Brooks St

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Property Summary

RBA (% Leased)	7,777 SF (100%)
Built	1980
Tenancy	Single
Available	7,777 SF
Max Contiguous	7,777 SF
Asking Rent	\$1.50 SF/month/IG
Clear Height	15'
Drive Ins	2 total
Docks	None
Levelers	None
Parking Spaces	16 (2.06/1,000 SF)



Property Details

Land Area	0.41 AC (17,820 SF)	Building FAR	0.44
Power	400a/120 - 208v	Zoning	M1, Montclair
Parcel	1011-061-10		

For Lease Summary

Number of Spaces	1	Smallest Space	7,777 SF
Max Contiguous	7,777 SF	Vacant	0 SF
% Leased	100%	Asking Rent	\$1.50 SF/month
Service Type	Industrial Gross	Industrial Available	7,777 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	7,777	7,777	\$1.50 IG	30 Days	1 - 5 Years	-	2

Previous Sale

Sale Date	9/18/1991	Sale Price	\$375,000 (\$48.22/SF)
Comp ID	18680	Comp Status	Research Complete

Transportation

Parking Details	16 Surface Spaces; Ratio of 2.06/1,000 SF		
Traffic Volume	686 on Vernon Ave (2025); 513 on Brooks St (2018); 20,268 on Central Ave (2025); 25,980 on Brooks St (2025); 4,913 on Vernon Ave (2025); 22,331 on Vernon Ave (2025); 47,550 on State St (2025); 5,141 on Vernon Ave (2025); 29,643 on Bandera St (2025); 1,257 on Vernon Ave (2025)		
Commuter Rail	Ontario Amtrak 	4 min drive	
	Montclair  	6 min drive	
Airport	Ontario International	10 min drive	
	John Wayne/Orange County	46 min drive	
Walk Score ®	Very Walkable (71)		





5420 Brooks St

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Transportation (Continued)

Transit Score ® Some Transit (35)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Purfect Packaging	1	7,595	15	Jul 2016	-

Showing 1 of 1 Tenants

Contact Details

Leasing Company

Lee & Associates Commercial Real Estate Services 3535 Inland Empire Blvd Ontario, CA 91764 USA (909) 989-7771 www.lee-associates.com	Jim Ridens Senior Vice President	jridens@lee-assoc.com	(909) 996-1614
	Neil Ridens Associate	nridens@lee-assoc.com	(949) 413-3430

Recorded Owner

Blazys R J & M B 2013 Trust
2431 Terrebonne Ave
San Dimas, CA 91773 USA



5549 Brooks St - Brooks Business Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Property Summary

RBA (% Leased)	19,564 SF (0.0%)
Built	2001
Tenancy	Multiple
Available	19,564 SF
Max Contiguous	19,564 SF
Asking Rent	\$1.45 SF/month/MG
Clear Height	24'
Drive Ins	2 total/ 12' w x 14' h
Docks	2 exterior
Levelers	2 exterior
Parking Spaces	26 (1.33/1,000 SF)



Property Details

Land Area	1.24 AC (54,014 SF)	Building FAR	0.36
Crane	None	Cross Docks	None
Power	400a/277 - 480v 3p 3w	Zoning	M2, Montclair
Parcel	1011-081-11		

For Lease Summary

Number of Spaces	1	Smallest Space	19,564 SF
Max Contiguous	19,564 SF	Vacant	19,564 SF
% Leased	0.0%	Asking Rent	\$1.45 SF/month
Service Type	Modified Gross	CAM	\$0.05/SF
Industrial Available	19,564 SF		

Amenities

- Bus Line

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	19,564	19,564	\$1.45 MG	Vacant	Negotiable	2	2

Previous Sale

Sale Date	6/30/2004	Sale Price	\$1,718,000 (\$87.81/SF)
Comp ID	908873	Comp Status	Research Complete

Transportation

Parking Details	26 Surface Spaces; Ratio of 1.33/1,000 SF
Traffic Volume	1,257 on Vernon Ave (2025); 5,141 on Vernon Ave (2025); 513 on Brooks St (2018); 2,365 on W Brooks St (2025); 22,331 on Vernon Ave (2025); 686 on Vernon Ave (2025); 4,913 on Vernon Ave (2025); 4,610 on S Oaks Ave (2025); 1,427 on State St (2025); 1,020 on S Benson Ave (2018)





5549 Brooks St - Brooks Business Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Transportation (Continued)

Commuter Rail	Ontario Amtrak 	4 min drive
	Montclair  	6 min drive
Airport	Ontario International	10 min drive
	John Wayne/Orange County	46 min drive
Walk Score ®	Somewhat Walkable (63)	
Transit Score ®	Some Transit (35)	

Contact Details

Primary Leasing Company

CBRE 4141 Inland Empire Blvd, Suite 100 Ontario, CA 91764 USA (909) 418-2000 www.cbre.com	Richard Lee Senior Vice President	richard.lee@cbre.com	(310) 600-8888
	Nicholas Chang, CCIM, SIOR Senior Vice President	nicholas.chang@cbre.com	(949) 375-2310
	Justin Kuehn First Vice President	justin.kuehn@cbre.com	(949) 370-5931

True Owner

Alexander Bag Company
USA

Property Manager

Alexander Bag Company
USA



Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	41,791 SF (86.5%)
Built	1984
Tenancy	Multiple
Available	1,288 - 5,640 SF
Max Contiguous	2,664 SF
Asking Rent	\$2.50 - 2.65 SF/month/NNN
Parking Spaces	216 (5.00/1,000 SF)
Frontage	340' on Arrow
Frontage	483' on Central Ave



Property Details

Land Area	3.38 AC (147,233 SF)	Building FAR	0.28
Zoning	SP	Parcel	1007-661-19

For Lease Summary

Number of Spaces	3	Smallest Space	1,288 SF
Max Contiguous	2,664 SF	Vacant	5,640 SF
% Leased	86.5%	Asking Rent	\$2.50 - 2.65 SF/month
Service Type	Triple Net	Retail Available	5,640 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	8851 F/G	Retail	Direct	2,664	2,664	2,664	\$2.50 NNN	Vacant	Negotiable
P 1	8801 E	Retail	Direct	1,688	1,688	1,688	\$2.65 NNN	Vacant	Negotiable
P 1	8801-C	Retail	Direct	1,288	1,288	1,288	\$2.65 NNN	Vacant	Negotiable

Previous Sale

Sale Date	11/14/2001	Sale Price	\$6,067,242 (\$145.18/SF)
Comp ID	624606	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	10.0%

Transportation

Parking Details	216 Surface Spaces; Ratio of 5.00/1,000 SF			
Traffic Volume	28,957 on Arrow Hwy (2025); 4,718 on N Vista Pl (2025); 30,270 on Olive St (2025); 4,424 on N Vista Pl (2025); 24,481 on Richton St (2025); 13,471 on Vernon Ave (2025); 6,698 on Central Ave (2025); 3,827 on Richton Rd (2025); 544 on Vernon Ave (2018); 13,470 on Fremont Ave (2025)			
Frontage	340' on Arrow; 483' on Central Ave			
Commuter Rail	Montclair			14 min walk
	Claremont			4 min drive



Transportation (Continued)

Airport	Ontario International	11 min drive
Walk Score ®	Somewhat Walkable (68)	
Transit Score ®	Good Transit (56)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Dolce Cafe & Bakery	1	8,000	15	Mar 2005	-
O'Reilly Auto Parts	1	6,747	10	Sep 2018	-
Tokyo Kitchen	1	4,118	15	May 1985	-
Szechuwan Garden	1	3,171	10	Jan 2016	-
Jenny Craig	1	1,688	2	Dec 2020	-

Showing 5 of 12 Tenants

Contact Details

Primary Leasing Company

Progressive Real Estate Partners 9471 Haven Ave, Suite 110 Rancho Cucamonga, CA 91730 USA (909) 230-4500 www.progressiverep.com	Paul Su Senior VP, Retail Leasing & Sales	Paul.Su@ProgressiveREP.com	(626) 417-4539
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Recorded Owner

Lee Pan Montclair LLC 3212 Orlando Rd Pasadena, CA 91107 USA (626) 298-5211

True Owner

Lee Pan Montclair LLC 3212 Orlando Rd Pasadena, CA 91107 USA (626) 298-5211	Jimmy Lee	(626) 298-5211
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Property Manager

STC Management 10722 Beverly Blvd, Suite P Whittier, CA 90601 USA (562) 695-1513 www.stcmanagement.com	Susan Hsu HR Manager & Dir. Property Management	Susan@STCmanagement.com	(562) 695-1513 X121
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9680-9686 Central Ave - Circle Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	19,031 SF (52.7%)
Built	1980
Tenancy	Multiple
Available	1,000 - 9,000 SF
Max Contiguous	5,500 SF
Asking Rent	\$1.10 - 1.29 SF/month/NNN
Parking Spaces	53 (3.00/1,000 SF)
Frontage	297' on Central Ave.
Frontage	151' on San Bernardino



Property Details

Land Area	1.55 AC (67,518 SF)	Building FAR	0.28
Zoning	C2	Parcel	1008-622-02 (+1 more)

For Lease Summary

Number of Spaces	3	Smallest Space	1,000 SF
Max Contiguous	5,500 SF	Vacant	9,000 SF
% Leased	52.7%	Asking Rent	\$1.10 - 1.29 SF/month
Service Type	Triple Net	Retail Available	9,000 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	9686	Retail	Direct	5,500	5,500	5,500	\$1.29 NNN	Vacant	Negotiable
P 1	9670	Retail	Direct	2,500	2,500	2,500	\$1.10 NNN	Vacant	Negotiable
P 1	9680-A	Retail	Direct	1,000	1,000	1,000	\$1.10 NNN	Vacant	Negotiable

Previous Sale

Sale Date	3/6/2013	Sale Price	\$2,017,824 (\$106.03/SF)
Comp ID	2604517	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	7.5%
Sale Conditions	1031 Exchange		

Transportation

Parking Details	53 Surface Spaces; Ratio of 3.00/1,000 SF
Traffic Volume	7,824 on Central Ave (2025); 39,426 on San Bernardino St (2025); 47,568 on San Bernardino St (2025); 8,934 on Sun Valley Dr (2025); 40,857 on Palo Verde St (2025); 8,461 on Carrillo Ave (2025); 40,051 on Benito St (2025); 7,513 on Rose Ave (2025); 6,133 on Columbine Ave (2025); 8,740 on Marion Ave (2025)
Frontage	297' on Central Ave.; 151' on San Bernardino





9680-9686 Central Ave - Circle Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation (Continued)

Commuter Rail	Montclair  	7 min walk
	Claremont  	7 min drive
Airport	Ontario International	14 min drive
	John Wayne	39 min drive
Walk Score ®	Very Walkable (79)	
Transit Score ®	Some Transit (36)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Chaparral Market	1	3,000	-	Oct 2011	-
Quality Real Estate	1	2,350	-	Nov 2014	-
California Legal Center	1	1,142	-	Jan 2016	-
Health Insurance	1	1,000	-	Jul 2024	Jul 2027
Rojas Party Supplies	1	1,000	-	May 2014	-

Showing 5 of 9 Tenants

Contact Details

Primary Leasing Company

Acreage Real Estate 15210 Central Ave Chino, CA 91710 USA (909) 606-1505 theacreage.net	Kavita Kaur Bhatia CEO	kavita@theacreage.net	(909) 210-1570
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Recorded Owner

Circlecenter LLC 25751 McBean Pky Valencia, CA 91355 USA (661) 290-3337

True Owner

Navid Navizadeh 100 Broadway, Suite 1200 Saint Louis, MO 63102 USA	Navid Navizadeh	(818) 571-0370
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9885 Central Ave

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

GLA (% Leased)	3,500 SF (69.1%)
Built/Renovated	1989/2006
Tenancy	Multiple
Available	1,080 SF
Max Contiguous	1,080 SF
Asking Rent	\$2.25 SF/month/NNN
Parking Spaces	14 (4.00/1,000 SF)
Frontage	109' on Benito St
Frontage	131' on Central Ave



Property Details

Land Area	0.38 AC (16,553 SF)	Building FAR	0.21
Zoning	C-2	Parcel	1010-061-09

For Lease Summary

Number of Spaces	1	Smallest Space	1,080 SF
Max Contiguous	1,080 SF	Vacant	1,080 SF
% Leased	69.1%	Asking Rent	\$2.25 SF/month
Service Type	Triple Net	Retail Available	1,080 SF

Amenities

- Corner Lot

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	B	Retail	Direct	1,080	1,080	1,080	\$2.25 NNN	Vacant	3 - 5 Years

Previous Sale

Sale Date	3/25/2022	Sale Price	\$1,300,000 (\$371.43/SF)
Comp ID	5948844	Sale Type	Investment
Comp Status	Research Complete		

Transportation

Parking Details	14 Surface Spaces; Ratio of 4.00/1,000 SF								
Traffic Volume	40,051 on Benito St (2025); 4,303 on Rose Ave (2025); 33,826 on el Morado St (2025); 47,568 on San Bernardino St (2025); 7,824 on Central Ave (2025); 3,697 on Benito St (2025); 7,044 on Fremont Ave (2025); 6,133 on Columbine Ave (2025); 3,724 on Rose Ave (2025); 1,850 on Denver St (2018)								
Frontage	109' on Benito St; 131' on Central Ave								
Commuter Rail	Montclair								4 min drive
	Claremont								6 min drive





9885 Central Ave

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation (Continued)

Airport	Ontario International	11 min drive
	John Wayne/Orange County	46 min drive
Walk Score ®	Very Walkable (76)	
Transit Score ®	Some Transit (31)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Domino's	1	1,448	10	Nov 2006	-
MetroPCS	1	1,032	-	Jul 2013	-
Jose Manuel and Diana Laura	1	992	-	Jun 2020	Oct 2025

Showing 3 of 3 Tenants

Contact Details

Primary Leasing Company

Moore Real Estate Group 205-215 2nd Ave, Suite E Upland, CA 91786 USA (909) 758-5660 www.moore realestate- group.com	Matthew Moore Broker	matt@moorereg.com	(626) 676-9241
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Recorded Owner

**Central Avenue Marketplace
LLC**

True Owner

Fernando L Tan 1028 Trevecca Pl Claremont, CA 91711 USA (909) 447-4520	Fernando Tan Owner	(909) 447-4520
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Property Manager

Accredited Realty Services

Montclair, CA 91763
USA
(909) 625-7979





4288 Holt Blvd

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

GLA (% Leased)	13,596 SF (10.4%)
Built	2025
Tenancy	Multiple
Available	1,260 - 12,187 SF
Max Contiguous	2,840 SF
Asking Rent	\$2.50 SF/month/NNN
Parking Spaces	61 (4.49/1,000 SF)
Frontage	375' on Amherst Ave
Frontage	150' on Holt Blvd



Property Details

Land Area	1.36 AC (59,242 SF)	Building FAR	0.23
Parcel	1009-514-06		

For Lease Summary

Number of Spaces	7	Smallest Space	1,260 SF
Max Contiguous	2,840 SF	Vacant	12,187 SF
% Leased	10.4%	Asking Rent	\$2.50 SF/month
Service Type	Triple Net	Retail Available	12,187 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	1B	Retail	Direct	1,420 - 2,840	2,840	2,840	\$2.50 NNN	Vacant	Negotiable
P 1	8	Retail	Direct	2,508	2,508	2,508	\$2.50 NNN	Vacant	Negotiable
P 1	3	Retail	Direct	1,561	1,561	1,561	\$2.50 NNN	Vacant	Negotiable
P 1	4	Retail	Direct	1,426	1,426	1,426	\$2.50 NNN	Vacant	Negotiable
P 1	7	Retail	Direct	1,296	1,296	1,296	\$2.50 NNN	Vacant	Negotiable
P 1	6	Retail	Direct	1,296	1,296	1,296	\$2.50 NNN	Vacant	Negotiable
P 1	5	Retail	Direct	1,260	1,260	1,260	\$2.50 NNN	Vacant	Negotiable

Transportation

Parking Details	61 Surface Spaces; Ratio of 4.49/1,000 SF			
Traffic Volume	25,447 on Amherst Ave (2025); 1,028 on Ramona Ave (2025); 970 on Kimberly Ave (2018); 28,327 on Oak Glen Ave (2025); 6,706 on Pradera Ave (2025); 14,968 on Bandera St (2025); 1,033 on Ramona Ave (2018); 9,051 on State St (2025); 2,785 on Silicon Ave (2025); 4,781 on Evar St (2025)			
Frontage	150' on Holt Blvd; 375' on Amherst Ave			
Commuter Rail	Claremont			5 min drive
	Montclair			5 min drive
Airport	Ontario International			12 min drive
	John Wayne/Orange County			44 min drive





4288 Holt Blvd

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation (Continued)

Walk Score ®	Somewhat Walkable (67)
Transit Score ®	Some Transit (37)

Contact Details

Primary Leasing Company

Re/Max Chino Hills Masters 14760 Pipeline Ave Chino Hills, CA 91709 USA (909) 364-8380 joinremaxmasters.com	Jorge Yamzon Director	jorgeyamzon@yahoo.com	(626) 786-5869
	Derek Ing Senior Sales Associate	dereking.remaxcre@gmail.com	(626) 272-0948
	Jesse Sanchez Sales Associate	Jessesanchezremaxcre@gmail.com	(909) 235-2776

Recorded Owner

**Billy And Patricia Murray
Family Trust**
9015 Helena Ave
Montclair, CA 91763 USA
(626) 422-7407

True Owner

Billy And Patricia Murray Family Trust 9015 Helena Ave Montclair, CA 91763 USA (626) 422-7407	Billy Murray	(626) 422-7407
	Patricia Murray	(626) 422-6780



4433-4477 Holt Blvd - Crown Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	32,769 SF (96.1%)
Built	1990
Tenancy	Multiple
Available	1,280 SF
Max Contiguous	1,280 SF
Asking Rent	\$1.80 SF/month/MG
Parking Spaces	130 (2.00/1,000 SF)
Frontage	490' on Holt Blvd
Frontage	189' on Ramona



Property Details

Land Area	2.26 AC (98,446 SF)	Building FAR	0.33
Zoning	M1	Parcel	1012-061-01

For Lease Summary

Number of Spaces	1	Smallest Space	1,280 SF
Max Contiguous	1,280 SF	Vacant	1,280 SF
% Leased	96.1%	Asking Rent	\$1.80 SF/month
Service Type	Modified Gross	CAM	\$0.10/SF
Retail Available	1,280 SF		

Amenities

- Skylights

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	4471	Retail	Direct	1,280	1,280	1,280	\$1.80 MG	Vacant	Negotiable

Previous Sale

Sale Date	2/7/2022	Sale Price	\$7,783,515 (\$237.53/SF)
Comp ID	5890673	Sale Type	Investment
Comp Status	Research Complete	Sale Conditions	Bulk/Portfolio Sale

Transportation

Parking Details	130 Surface Spaces; Ratio of 2.00/1,000 SF				
Traffic Volume	1,028 on Ramona Ave (2025); 14,968 on Bandera St (2025); 970 on Kimberly Ave (2018); 25,447 on Amherst Ave (2025); 9,051 on State St (2025); 1,033 on Ramona Ave (2018); 1,880 on Ramona Ave (2025); 2,548 on Ramona Ave (2025); 23,990 on Adobe Ct (2025); 4,781 on Evert St (2025)				
Frontage	490' on Holt Blvd; 189' on Ramona				
Commuter Rail	Montclair		METROLINK		6 min drive
	Claremont		METROLINK		6 min drive





4433-4477 Holt Blvd - Crown Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation (Continued)

Airport	Ontario International	12 min drive
	John Wayne/Orange County	43 min drive
Walk Score ®	Somewhat Walkable (63)	
Transit Score ®	Some Transit (36)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Rent-A-Center	1	4,700	6	Sep 2008	-
Clinical Medica El Buen Smrtr	1	2,000	5	Feb 2019	-
Roxy's Bridal	1	2,000	2	Jan 2020	-
Sunset Photo Studio	1	2,000	2	Feb 2019	-
Top Nails	1	2,000	2	Feb 2019	-

Showing 5 of 6 Tenants

Contact Details

Primary Leasing Company

Lee & Associates 13181 Crossroads Pky N, Suite 300 City Of Industry, CA 91746 USA (562) 699-7500 www.lee-associates.com	Stephen Shatafian Senior Vice President	sshatafian@lee-associates.com	(714) 322-1072
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Recorded Owner

Trico-tch Ltd

True Owner

Trico Realty 3100-A Pullman St Costa Mesa, CA 92626 USA (714) 751-4420 www.tricorealty.com	Tom Harrison President	tom@tricorealty.com	(714) 227-7399
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Property Manager

Hunsaker Management, Inc.
17761 Mitchell N
Irvine, CA 92614 USA
(949) 863-1390
www.hunsakerproperties.com





4769-4771 Holt Blvd

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

GLA (% Leased)	10,123 SF (26.9%)
Built	1957
Tenancy	Multiple
Available	7,400 SF
Max Contiguous	7,400 SF
Asking Rent	\$1.30 SF/month/NNN
Parking Spaces	10 (0.99/1,000 SF)
Frontage	143' on Holt Blvd
Frontage	126' on Holt Blvd.



Property Details

Land Area	0.71 AC (30,928 SF)	Building FAR	0.33
Zoning	C3	Parcel	1012-091-13

For Lease Summary

Number of Spaces	1	Smallest Space	7,400 SF
Max Contiguous	7,400 SF	Vacant	7,400 SF
% Leased	26.9%	Asking Rent	\$1.30 SF/month
Service Type	Triple Net	Retail Available	7,400 SF

Amenities

- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	-	Retail	Direct	7,400	7,400	7,400	\$1.30 NNN	Vacant	Negotiable

Previous Sale

Sale Date	1/10/2005	Sale Price	\$920,000 (\$90.88/SF)
Comp ID	993651	Comp Status	Research Complete

Transportation

Parking Details	10 Surface Spaces; Ratio of 0.99/1,000 SF		
Traffic Volume	23,990 on Adobe Ct (2025); 15,498 on Manzanita St (2025); 1,350 on Bandera St (2018); 1,880 on Ramona Ave (2025); 1,911 on Helena Ave (2025); 10,654 on State St (2025); 2,281 on Helena Ave (2025); 1,896 on Canoga St (2025); 5,523 on Helena Ave (2018); 14,195 on Kingsley St (2018)		
Frontage	126' on Holt Blvd.; 143' on Holt Blvd		
Commuter Rail	Montclair  METROLINK. 	5 min drive	
	Claremont  METROLINK. 	7 min drive	
Airport	Ontario International		11 min drive
	John Wayne/Orange County		45 min drive
Walk Score ®	Somewhat Walkable (64)		





4769-4771 Holt Blvd

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation (Continued)

Transit Score ® Some Transit (35)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Autos Pros Repair	1	-	1	Jan 2007	-
K.c. Discount Furniture	1	-	1	Jan 2007	-

Showing 2 of 2 Tenants

Contact Details

Leasing Company

Keller Williams Premier Prop 21 Rancho Camino Dr, Suite 200 Phillips Ranch, CA 91766 USA (909) 762-8945 kwri.kw.com	Frances Reinoso Real Estate Agent freinoso1@yahoo.com	(562) 713-9800
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Recorded Owner

Reinoso Gabriel R & Nancy I
1808 Derringer Ln
Diamond Bar, CA 91765 USA



4801-4809 Holt Blvd

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	2,000 SF (0.0%)
Built	1987
Tenancy	Single
Available	2,000 SF
Max Contiguous	2,000 SF
Asking Rent	\$1.50 SF/month/MG
Parking Spaces	15 (7.50/1,000 SF)
Frontage	146' on Holt



Property Details

Land Area	0.42 AC (18,189 SF)	Building FAR	0.11
Zoning	C3	Parcel	1012-101-17

For Lease Summary

Number of Spaces	1	Smallest Space	2,000 SF
Max Contiguous	2,000 SF	Vacant	2,000 SF
% Leased	0.0%	Asking Rent	\$1.50 SF/month
Service Type	Modified Gross	Retail Available	2,000 SF

Amenities

- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	4801	Retail	Direct	2,000	2,000	2,000	\$1.50 MG	Vacant	Negotiable

Transportation

Parking Details	15 Surface Spaces; Ratio of 7.50/1,000 SF				
Traffic Volume	15,498 on Manzanita St (2025); 23,990 on Adobe Ct (2025); 10,654 on State St (2025); 1,350 on Bandera St (2018); 1,911 on Helena Ave (2025); 1,880 on Ramona Ave (2025); 2,281 on Helena Ave (2025); 1,896 on Canoga St (2025); 14,195 on Kingsley St (2018); 5,523 on Helena Ave (2018)				
Frontage	146' on Holt				
Commuter Rail	Montclair			5 min drive	
	Claremont			7 min drive	
Airport	Ontario International			11 min drive	
	John Wayne/Orange County			45 min drive	
Walk Score ®	Somewhat Walkable (60)				
Transit Score ®	Some Transit (35)				



4801-4809 Holt Blvd

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
FinishMaster	1	5,000	-	Apr 2022	-
Temple-Grace Christian Cathedral	1	-	2	Jul 2016	-

Showing 2 of 2 Tenants

Contact Details

Leasing Company

Re/Max Chino Hills Masters 14760 Pipeline Ave Chino Hills, CA 91709 USA (909) 364-8380 joinremaxmasters.com	Jorge Yamzon Director Jesse Sanchez Sales Associate	jorgeyamzon@yahoo.com Jessesanchezremaxcre@gmail.com	(626) 786-5869 (909) 235-2776
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Recorded Owner

Ddb's Properties
PO BOX 1857
REDLANDS, CA 92373 USA

True Owner

Demetre D. Booker
2237 Thistle St
Rosamond, CA 93560 USA
(661) 274-4405



5153 Holt Blvd - Holt Medical Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Office

Property Summary

RBA (% Leased)	12,453 SF (66.5%)
Built	2006
Stories	1
Typical Floor	12,453 SF
Tenancy	Multiple
Available	1,311 - 4,174 SF
Max Contiguous	2,863 SF
Asking Rent	\$1.75 SF/month/NNN
Parking Spaces	63 (5.06/1,000 SF)



Property Details

Land Area	1.03 AC (44,867 SF)	Building FAR	0.28
Owner Occupied	No	Zoning	Commercial
Parcel	1011-031-33		

For Lease Summary

Number of Spaces	2	Smallest Space	1,311 SF
Max Contiguous	2,863 SF	Vacant	4,174 SF
% Leased	66.5%	Asking Rent	\$1.75 SF/month
Service Type	Triple Net	Medical Available	4,174 SF

Amenities

- Air Conditioning
- Bus Line
- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	B2	Medical	Direct	2,863	2,863	2,863	\$1.75 NNN	Vacant	3 - 5 Years
P 1	A1	Medical	Direct	1,311	1,311	1,311	\$1.75 NNN	Vacant	3 - 5 Years

Previous Sale

Sale Date	1/6/2021	Sale Price	\$3,800,000 (\$305.15/SF)
Comp ID	5344412	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	6.0%
Sale Conditions	1031 Exchange		

Transportation

Parking Details	63 Surface Spaces; Ratio of 5.06/1,000 SF
Traffic Volume	16,094 on Central Ave (2025); 1,092 on Monte Vista Ave (2025); 24,601 on Monte Vista Ave (2025); 25,980 on Brooks St (2025); 29,643 on Bandera St (2025); 4,419 on Fremont Ave (2025); 20,268 on Central Ave (2025); 47,550 on State St (2025); 33,162 on Bandera St (2025); 947 on Kingsley St (2018)





5153 Holt Blvd - Holt Medical Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Office

Transportation (Continued)

Commuter Rail	Ontario Amtrak 	4 min drive
	Montclair  	5 min drive
Airport	Ontario International	10 min drive
	John Wayne/Orange County	45 min drive
Walk Score ®	Very Walkable (74)	
Transit Score ®	Some Transit (36)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Mission Community Medical Center	1	3,300	-	Jun 2018	-
Affordable Family Vision Center	1	3,000	4	Jan 2017	-
Holt Dental	1	3,000	5	Jan 2017	-
Alcam Medical	1	2,663	10	Nov 2016	-
Holt Medical Center	1	1,200	8	Jul 2016	-

Showing 5 of 11 Tenants

Contact Details

Primary Leasing Company

NAI Capital, Inc. 800 Haven Ave Ontario, CA 91764 USA (909) 945-2339 www2.naicapital.com	Lidia Talavera Executive Vice President ltalavera@naicapital.com	(909) 762-5489
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Leasing Company

SPERRY 18881 Von Karman Ave, Suite 400 Irvine, CA 92612 USA (949) 705-5000 www.sperrycga.com	Tipton Wright Senior Associate of Commercial Sales and Leasing tiptonwright@yahoo.com	(714) 642-0222
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Recorded Owner

P & C Plaza LLC
1320 Las Tunas Dr
San Gabriel, CA 91776 USA
(626) 309-0221

True Owner

Chen S. Lin 121 1/2 San Gabriel Blvd San Gabriel, CA 91775 USA (626) 309-0011	Chen Lin Owner chenl@cfl.rr.com	(626) 309-0011
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5153 Holt Blvd - Holt Medical Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Office

Contact Details (Continued)

Developer

Standard Construction

4607 Fairfield Dr
Corona Del Mar, CA 92625 USA
(714) 742-0058



5319-5327 Holt Blvd - Central Holt Plaza

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	20,268 SF (84.2%)
Built	1978
Tenancy	Multiple
Available	1,193 - 4,393 SF
Max Contiguous	2,000 SF
Asking Rent	\$2.00 - 2.50 SF/month/NNN
Parking Spaces	30 (2.37/1,000 SF)
Frontage	300' on Central Ave
Frontage	244' on Holt Blvd



Property Details

Land Area	1.68 AC (73,237 SF)	Building FAR	0.28
Zoning	CO, Montclair	Parcel	1011-052-14 (+2 more)

For Lease Summary

Number of Spaces	3	Smallest Space	1,193 SF
Max Contiguous	2,000 SF	Vacant	3,200 SF
% Leased	84.2%	Asking Rent	\$2.00 - 2.50 SF/month
Service Type	Triple Net	CAM	\$0.65/SF
Retail Available	4,393 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	5313	Retail	Direct	1,200 - 2,000	2,000	2,000	\$2.00 NNN	Vacant	Negotiable
P 1	5321	Retail	Direct	1,200	1,200	1,200	\$2.50 NNN	Vacant	Negotiable
P 1	5319	Retail	Direct	1,193	1,193	1,193	\$2.00 NNN	30 Days	Negotiable

Previous Sale

Sale Date	6/17/2005	Sale Price	\$3,110,000 (\$153.44/SF)
Comp ID	1031737	Sale Type	Investment
Comp Status	Research Complete		

Transportation

Parking Details	30 Surface Spaces; Ratio of 2.37/1,000 SF			
Traffic Volume	20,268 on Central Ave (2025); 25,980 on Brooks St (2025); 29,643 on Bandera St (2025); 686 on Vernon Ave (2025); 16,094 on Central Ave (2025); 33,162 on Bandera St (2025); 47,550 on State St (2025); 513 on Brooks St (2018); 4,913 on Vernon Ave (2025); 22,331 on Vernon Ave (2025)			
Frontage	300' on Central Ave; 244' on Holt Blvd			
Commuter Rail	Montclair			16 min walk
	Claremont			9 min drive





5319-5327 Holt Blvd - Central Holt Plaza

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation (Continued)

Airport	Ontario International	16 min drive
	John Wayne	40 min drive
Walk Score ®	Very Walkable (72)	
Transit Score ®	Some Transit (35)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Subway	1	1,200	5	Jan 2007	-
Ashido Hair & Scalp Salon	1	500	-	Feb 2024	-
Infinity Hair Studio	1	500	2	Aug 2013	-
Grewal & Grewal Inc	1	-	-	Jan 2019	-

Showing 4 of 4 Tenants

Contact Details

Primary Leasing Company

STC Management 10722 Beverly Blvd, Suite P Whittier, CA 90601 USA (562) 695-1513 www.stcmanagement.com	Melody Yang Property Manager	melody@STCmanagement.com	(626) 823-5125
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True Owner

Eun Hee Lee 2837 Willow Haven Dr La Crescenta, CA 91214 USA (818) 957-8012
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5436 Holt Blvd - Montclair Auto Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	24,946 SF (64.8%)
Built	1989
Tenancy	Multiple
Available	2,300 - 8,785 SF
Max Contiguous	4,085 SF
Asking Rent	Withheld
Parking Spaces	25 (4.00/1,000 SF)
Frontage	205' on Holt Blvd



Property Details

Land Area	1.55 AC (67,518 SF)	Building FAR	0.37
Zoning	SP, Montclair	Parcel	1010-591-14

For Lease Summary

Number of Spaces	1	Smallest Space	2,400 SF
Max Contiguous	2,400 SF	Vacant	8,785 SF
% Leased	64.8%	Asking Rent	\$1.92 SF/month
Service Type	Triple Net	CAM	\$0.42 - 5.00/SF
Flex Available	2,400 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	C-2	Office	Direct	4,085	4,085	4,085	\$1.44 NNN	Vacant	Negotiable
P 1	A-7	Flex	Direct	2,400	2,400	2,400	\$1.44 NNN	Vacant	1 - 5 Years
P 1	B-3	Office	Direct	2,300	2,300	2,300	\$1.44 NNN	Vacant	Negotiable

Previous Sale

Sale Date	1/17/2002	Sale Price	\$1,400,000 (\$56.12/SF)
Comp ID	627669	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	11.0%
Sale Conditions	1031 Exchange		

Transportation

Parking Details	25 Surface Spaces; Ratio of 4.00/1,000 SF		
Traffic Volume	20,268 on Central Ave (2025); 29,643 on Bandera St (2025); 33,162 on Bandera St (2025); 686 on Vernon Ave (2025); 513 on Brooks St (2018); 22,331 on Vernon Ave (2025); 25,980 on Brooks St (2025); 16,094 on Central Ave (2025); 4,148 on Bel Air Ave (2025); 47,550 on State St (2025)		
Frontage	205' on Holt Blvd		
Commuter Rail	Ontario Amtrak 		4 min drive
	Montclair  		5 min drive





5436 Holt Blvd - Montclair Auto Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation (Continued)

Airport	Ontario International	10 min drive
	John Wayne/Orange County	45 min drive
Walk Score ®	Very Walkable (74)	
Transit Score ®	Some Transit (35)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
R & A Auto Body & Paint	1	3,800	3	Aug 2015	-
Muffler Doctor	1	-	2	Jul 2016	-
Porter Ranch Center	1	-	2	Jul 2016	-
Quality Customs Auto Body	1	-	2	Jul 2016	-
Tailor Custom Auto	1	-	-	Jul 2020	-

Showing 5 of 6 Tenants

Contact Details

Primary Leasing Company

Ingenious Asset Group 17277-17287 Ventura Blvd, Suite 207 Encino, CA 91316 USA (310) 331-8552 ingeniousassetgroup.com	Vinny Jain President, Broker	sales@ingeniousassetgroup.com	(310) 207-2288
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Leasing Company

City Commercial Management, Inc. 9469 Haven Ave, Suite 200 Rancho Cucamonga, CA 91730 USA (909) 948-1662 www.city-commercial.com	Mike Fortunato President and Managing Broker	mike@city-commercial.com	(909) 948-1662
	Pablo Solano Property Manager	pablo@city-commercial.com	(909) 566-2489

Recorded Owner

Porter Ranch Properties LLC
10464 Larwin Ave
Chatsworth, CA 91311 USA

True Owner

Porter Ranch Properties LLC 10161 Larwin Ave, Suite 5 Chatsworth, CA 91311 USA (818) 886-0733	John Bobo	(818) 489-4778
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5436 Holt Blvd - Montclair Auto Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Contact Details (Continued)

Property Manager

Porter Ranch Properties LLC

John Bobo

(818) 489-4778

10161 Larwin Ave, Suite 5
Chatsworth, CA 91311 USA
(818) 886-0733



4545 Mission Blvd - Brighton Plaza

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	6,808 SF (100%)
Built	2006
Tenancy	Multiple
Available	866 SF
Max Contiguous	866 SF
Asking Rent	\$1.40 SF/month/NNN
Parking Spaces	50 (7.34/1,000 SF)
Frontage	121' on Mission Blvd



Property Details

Land Area	0.60 AC (26,136 SF)	Building FAR	0.26
Parcel	1012-281-63		

For Lease Summary

Number of Spaces	1	Smallest Space	866 SF
Max Contiguous	866 SF	Vacant	0 SF
% Leased	100%	Asking Rent	\$1.40 SF/month
Service Type	Triple Net	CAM	\$0.85/SF
Retail Available	866 SF		

Amenities

- Bus Line
- Pylon Sign
- Signage
- Signalized Intersection

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	Unit E	Retail	Direct	866	866	866	\$1.40 NNN	30 Days	1 - 5 Years

Previous Sale

Sale Date	5/15/2008	Sale Price	\$4,450,000 (\$653.64/SF)
Comp ID	1534715	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	5.8%

Transportation

Parking Details	50 Surface Spaces; Ratio of 7.34/1,000 SF			
Traffic Volume	12,353 on Mission Blvd (2025); 13,496 on Merle St (2025); 21,345 on Carriage Ave (2025); 1,609 on Stagecoach Ave (2025); 2,548 on Ramona Ave (2025); 12,071 on Via del Norte (2025); 1,438 on San Pasqual Ave (2025); 9,051 on State St (2025); 239 on Saddleback St (2025); 1,880 on Ramona Ave (2025)			
Frontage	121' on Mission Blvd			
Commuter Rail	Downtown Pomona			6 min drive
	Montclair			6 min drive





4545 Mission Blvd - Brighton Plaza

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation (Continued)

Airport	Ontario International	12 min drive
	John Wayne/Orange County	43 min drive
Walk Score ®	Somewhat Walkable (56)	
Transit Score ®	Some Transit (32)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Subway	1	1,200	-	Feb 2022	-
What A Lot Of Pizza	1	866	-	Jun 2006	-
Platinum Income Tax Service	1	500	3	Apr 2024	-
Gift Shop 15	1	-	2	Jul 2016	-

Showing 4 of 4 Tenants

Contact Details

Primary Leasing Company

Renken Consulting Group 492 Foothill Blvd, Suite 201 Claremont, CA 91711 USA (909) 482-1060 www.renkenco.com	John Renken President	john.renken@renkenco.com	(909) 482-1060
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Recorded Owner

Gindi Family Trust
(909) 626-2932

True Owner

Gindi Family Trust (909) 626-2932	John Renken	(909) 626-2932
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9405 Monte Vista Ave - Montclair Entertainment Plaza

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	7,878 SF (69.5%)
Built	1981
Tenancy	Multiple
Available	2,400 SF
Max Contiguous	2,400 SF
Asking Rent	\$2.00 SF/month/NNN
Parking Spaces	70 (29.17/1,000 SF)
Frontage	141' on Monte Vista Ave



Property Details

Land Area	0.47 AC (20,473 SF)	Building FAR	0.38
Parcel	1008-331-08		

For Lease Summary

Number of Spaces	1	Smallest Space	2,400 SF
Max Contiguous	2,400 SF	Vacant	2,400 SF
% Leased	69.5%	Asking Rent	\$2.00 SF/month
Service Type	Triple Net	Retail Available	2,400 SF

Amenities

- Dedicated Turn Lane
- Freeway Visibility
- Signalized Intersection

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	B	Retail	Direct	2,400	2,400	2,400	\$2.00 NNN	Vacant	1 - 5 Years

Previous Sale

Sale Date	3/17/2020	Sale Price	\$2,150,000 (\$272.91/SF)
Comp ID	5099731	Sale Type	Owner User
Comp Status	Research Complete	Sale Conditions	1031 Exchange

Transportation

Parking Details	70 Surface Spaces; Ratio of 29.17/1,000 SF			
Traffic Volume	265,453 on Monte Vista Ave (2025); 30,723 on San Jose St (2025); 219,804 on Monte Vista Ave (2025); 221,331 on Monte Vista Ave (2023); 7,808 on Marion Ave (2025); 252,731 on Palo Verde St (2025); 23,089 on San Jose St (2025); 252,731 on Shadowood Dr (2025); 22,784 on Moreno St (2018); 257,914 on I- 10 (2024)			
Frontage	141' on Monte Vista Ave			
Commuter Rail	Montclair			3 min drive
	Claremont			5 min drive





Transportation (Continued)

Airport	Ontario International	12 min drive
	John Wayne/Orange County	47 min drive
Walk Score ®	Somewhat Walkable (58)	
Transit Score ®	Some Transit (42)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Susshi One Spot	1	-	-	May 2021	-

Showing 1 of 1 Tenants

Contact Details

Primary Leasing Company

Ys Property Management Inc 3600 Wilshire Blvd Los Angeles, CA 90010 USA	Young Park Broker Associate	parknoma@hotmail.com	(213) 215-6163
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Recorded Owner

9645 Asahi LLC

True Owner

Eleanor Changhui Park 7781 Summerday Dr Corona, CA 92883 USA



9635 Monte Vista Ave

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Office

Property Summary

RBA (% Leased)	9,856 SF (72.4%)
Built	1976
Stories	1
Typical Floor	9,856 SF
Tenancy	Multiple
Available	1,123 - 2,723 SF
Max Contiguous	1,600 SF
Asking Rent	\$2.10 SF/month/MG
Parking Spaces	144 (14.61/1,000 SF)



Property Details

Land Area	0.78 AC (33,977 SF)	Building FAR	0.29
Owner Occupied	No	Zoning	AP
Parcel	1008-651-46		

For Lease Summary

Number of Spaces	2	Smallest Space	1,123 SF
Max Contiguous	1,600 SF	Vacant	2,723 SF
% Leased	72.4%	Asking Rent	\$2.10 SF/month
Service Type	Modified Gross	CAM	\$0.25/SF
Office/Medical Available	2,723 SF		

Amenities

- Natural Light

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	202	Office/Medical	Direct	1,600	1,600	1,600	Withheld	Vacant	Negotiable
P 1	204	Office/Medical	Direct	1,123	1,123	1,123	\$2.10 MG	Vacant	Negotiable

Previous Sale

Sale Date	8/1/2022	Sale Price	\$3,080,000 (\$312.5/SF)
Comp ID	6110972	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	6.8%

Transportation

Parking Details	144 Surface Spaces; Ratio of 14.61/1,000 SF
Traffic Volume	7,808 on Marion Ave (2025); 26,770 on Monte Vista Ave (2025); 8,010 on Fremont Ave (2025); 221,331 on Monte Vista Ave (2023); 219,804 on Monte Vista Ave (2025); 16,948 on San Bernardino St (2025); 8,934 on Sun Valley Dr (2025); 252,731 on Shadowood Dr (2025); 265,453 on Monte Vista Ave (2025); 30,723 on San Jose St (2025)





9635 Monte Vista Ave

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Office

Transportation (Continued)

Commuter Rail	Montclair  	3 min drive
	Claremont  	5 min drive
Airport	Ontario International	11 min drive
	John Wayne/Orange County	46 min drive
Walk Score ®	Somewhat Walkable (58)	
Transit Score ®	Some Transit (39)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Monte Vista Pharmacy	1	1,183	5	May 2014	-
Rana A Bahl MD	1	1,183	-	May 2014	-
West Star Physical Therapy	1	1,183	8	May 2014	-
Sadler Medical Group	1	750	5	Jul 2016	-
Devine Skin Care	1	-	1	Sep 2017	-

Showing 5 of 5 Tenants

Contact Details

Primary Leasing Company

Milton & Milton Preferred Properties Inc., 1575 Lake Ave, Suite 100 Pasadena, CA 91104 USA (626) 233-9303	YuTu Milton Real Estate Agent	yutumilton927@gmail.com	(626) 233-9303
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Recorded Owner

Glory Nani Mau Llc 1716 Melanie Ln Arcadia, CA 91007 USA

True Owner

Yee Shum Severson 117 Garvey Ave Monterey Park, CA 91755 USA (626) 571-2988	Yee Shum Severson	kfionab@aol.com	(626) 571-2988
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5136-5200 Moreno St - Montclair Plaza North

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	75,103 SF (58.0%)
Built	1969
Tenancy	Multiple
Available	3,250 - 31,532 SF
Max Contiguous	18,782 SF
Asking Rent	\$1.75 - 2.00 SF/month/NNN
Parking Spaces	150 (2.00/1,000 SF)
Frontage	447' on Fremont
Frontage	598' on Moreno



Property Details

Land Area	7.93 AC (345,431 SF)	Building FAR	0.22
Parcel	1008-151-04		

For Lease Summary

Number of Spaces	3	Smallest Space	3,250 SF
Max Contiguous	18,782 SF	Vacant	31,532 SF
% Leased	58.0%	Asking Rent	\$1.75 - 2.00 SF/month
Service Type	Triple Net	CAM	\$0.35 - 0.40/SF
Retail Available	31,532 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	5120	Retail	Direct	18,782	18,782	18,782	\$2.00 NNN	Vacant	Negotiable
P 1	5136	Retail	Direct	9,500	9,500	9,500	\$1.75 NNN	Vacant	Negotiable
P 1	5174	Retail	Direct	3,250	3,250	3,250	\$2.00 NNN	Vacant	Negotiable

Previous Sale

Sale Date	8/4/2016	Sale Price	\$14,673,092 (\$195.37/SF)
Comp ID	3672015	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	6.3%

Transportation

Parking Details	150 Surface Spaces; Ratio of 2.00/1,000 SF			
Traffic Volume	2,943 on Olive St (2025); 13,470 on Fremont Ave (2025); 6,698 on Central Ave (2025); 15,229 on Lindero Ave (2025); 37,432 on Moreno St (2025); 30,270 on Olive St (2025); 11,968 on Fremont Ave (2025); 44,631 on E Montclair Plz Ln (2025); 16,516 on Olive St (2025); 20,352 on Olive St (2025)			
Frontage	447' on Fremont; 598' on Moreno			
Commuter Rail	Montclair			20 min walk
	Claremont			4 min drive





5136-5200 Moreno St - Montclair Plaza North

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation (Continued)

Airport	Ontario International	11 min drive
Walk Score ®	Somewhat Walkable (65)	
Transit Score ®	Good Transit (57)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
99 Cents Only Stores	1	18,782	30	Jan 2008	-
Dish Network	1	-	3	Jul 2016	-

Showing 2 of 2 Tenants

Contact Details

Primary Leasing Company

NAI Capital 1920 Main St, Suite 100 Irvine, CA 92614 USA (949) 854-6600 www2.naicapital.com	Ramzy Prado Vice President	rprado@naicapital.com	(714) 273-4924
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Recorded Owner

Montclair Plaza, Inc
15445 Ventura Blvd, Suite 31
Sherman Oaks, CA 91403 USA
www.mushmel.com

True Owner

Mushmel Properties Corp. 15445 Ventura Blvd, Suite 31 Sherman Oaks, CA 91403 USA (818) 788-2590 www.mushmel.com	Frank Mushmel Partner	frank@mushmel.com	(818) 667-0875
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5391-5467 Moreno St - Montclair East Shopping Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	135,980 SF (76.1%)
Built	1993
Tenancy	Multiple
Available	1,676 - 32,492 SF
Max Contiguous	24,000 SF
Asking Rent	\$1.60 - 2.25 SF/month/NNN
Parking Spaces	515 (3.79/1,000 SF)
Frontage	668' on Moreno St



Property Details

Land Area	9.56 AC (416,434 SF)	Building FAR	0.33
Zoning	C3	Parcel	1008-201-22 (+1 more)

For Lease Summary

Number of Spaces	3	Smallest Space	1,676 SF
Max Contiguous	24,000 SF	Vacant	32,492 SF
% Leased	76.1%	Asking Rent	\$1.60 - 2.25 SF/month
Service Type	Triple Net	CAM	\$0.40/SF
Retail Available	32,492 SF		

Amenities

- 24 Hour Access
- Corner Lot
- Recessed Lighting
- Tenant Controlled HVAC
- Air Conditioning
- Freeway Visibility
- Restaurant
- Banking
- Monument Signage
- Signage
- Bus Line
- Pylon Sign
- Signalized Intersection

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	5459	Retail	Direct	12,000 - 24,000	24,000	24,000	\$1.60 NNN	Vacant	Negotiable
P 1	5399A	Retail	Direct	6,816	6,816	6,816	\$2.00 NNN	Vacant	Negotiable
P 1	5467-C	Retail	Direct	1,676	1,676	1,676	\$2.25 NNN	Vacant	Negotiable

Previous Sale

Sale Date	8/16/2022	Sale Price	\$20,803,028 (\$152.99/SF)
Comp ID	6119591	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	6.5%
Sale Conditions	Investment Triple Net +1		





5391-5467 Moreno St - Montclair East Shopping Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation

Parking Details	515 Surface Spaces; Ratio of 3.79/1,000 SF		
Traffic Volume	266,704 on Central Ave (2025); 15,607 on Vernon Ave (2025); 1,010 on Columbine Ave (2025); 44,631 on E Montclair Plz Ln (2025); 544 on Vernon Ave (2018); 37,432 on Moreno St (2025); 259,923 on I- 10 (2025); 14,260 on W 7th St (2025); 42,663 on I 10 Fwy E (2025)		
Frontage	668' on Moreno St		
Commuter Rail	Montclair	 METROLINK. 	20 min walk
	Claremont	 METROLINK. 	5 min drive
Airport	Ontario International		14 min drive
	John Wayne		37 min drive
	Bob Hope		48 min drive
Walk Score ®	Car-Dependent (45)		
Transit Score ®	Some Transit (48)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ross Dress for Less	1	41,623	35	Feb 2018	Jun 2028
Best Buy	1	22,500	20	Jun 2020	-
Five Below	1	8,500	12	Jul 2018	-
Jan's Tropical Fish	1	3,225	5	Aug 2020	-
USA Mexico Furniture	1	2,886	2	Jun 2020	-

Showing 5 of 14 Tenants

Contact Details

Primary Leasing Company

Ashwill Associates Commercial Real Estate 326 Katella Ave, Suite A Orange, CA 92867 USA (714) 456-0500 www.ashwillcre.com	Justin Hugron CCIM Senior Vice President	justin@ashwillassociates.com	(714) 642-7690
	William Hugron Senior Vice President - CCIM, SIOR	william@ashwillassociates.com	(714) 356-7823

Recorded Owner

Moreno Plaza LLC
19 Sea Isle Dr
Long Beach, CA 90803 USA

True Owner

Hebish Shahid Living Trust
2209 Westwind Way
Signal Hill, CA 90755 USA
(562) 889-2109



5350 Olive St

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

GLA (% Leased)	5,000 SF (100%)
Built	1972
Tenancy	Single
Available	5,000 SF
Max Contiguous	5,000 SF
Asking Rent	\$1.50 SF/month/NNN
Parking Spaces	18 (3.60/1,000 SF)
Frontage	162' on Olive St
Frontage	120' on Rose



Property Details

Land Area	0.33 AC (14,375 SF)	Building FAR	0.35
Zoning	C-3	Parcel	1008-031-06

For Lease Summary

Number of Spaces	1	Smallest Space	5,000 SF
Max Contiguous	5,000 SF	Vacant	0 SF
% Leased	100%	Asking Rent	\$1.50 SF/month
Service Type	Triple Net	Retail Available	5,000 SF

Amenities

- Air Conditioning
- Corner Lot
- Signage
- Signalized Intersection

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
E 1	5350	Retail	Direct	5,000	5,000	5,000	\$1.50 NNN	06/2025	Negotiable

For Sale Summary

Asking Price	Withheld	Status	Active
Sale Type	Investment	GLA (% Leased)	5,000 SF (100%)
Land	0.33 AC	Built	1972
On Market	177 Days	Last Update	April 15, 2025

Previous Sale

Sale Date	5/30/1990	Sale Price	\$640,000 (\$128/SF)
Comp ID	19364	Comp Status	Research Complete

Transportation

Parking Details	18 Surface Spaces; Ratio of 3.60/1,000 SF
Traffic Volume	30,270 on Olive St (2025); 37,432 on Moreno St (2025); 544 on Vernon Ave (2018); 6,698 on Central Ave (2025); 28,957 on Arrow Hwy (2025); 15,607 on Vernon Ave (2025); 13,471 on Vernon Ave (2025); 44,631 on E Montclair Plz Ln (2025); 13,470 on Fremont Ave (2025); 2,943 on Olive St (2025)





5350 Olive St

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation (Continued)

Frontage	162' on Olive St; 120' on Rose		
Commuter Rail	Montclair		18 min walk
	Claremont		4 min drive
Airport	Ontario International		10 min drive
Walk Score ®	Somewhat Walkable (65)		
Transit Score ®	Good Transit (54)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Brito Physical Therapy Corp.	1	5,000	-	Oct 2021	-

Showing 1 of 1 Tenants

Contact Details

Primary Leasing Company

Jones Real Estate 440 Whittier Blvd La Habra, CA 90631 USA (562) 697-3333 www.jonesre.net	Greg Jones President	greg@jonesre.net	(714) 267-1207
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Sales Company

Jones Real Estate 440 Whittier Blvd La Habra, CA 90631 USA (562) 697-3333 www.jonesre.net	Greg Jones President	greg@jonesre.net	(714) 267-1207
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Recorded Owner

5350 Olive Llc
528 Via Lido Nord
Newport Beach, CA 92663 USA

True Owner

Angermeir Anne S
528 Via Lido Nord
Newport Beach, CA 92663 USA
(949) 723-2324



5050 Palo Verde St - Metro OfficePlex

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Office

Property Summary

RBA (% Leased)	32,014 SF (100%)
Built/Renovated	1984/1994
Stories	2
Elevators	1 passenger
Typical Floor	16,007 SF
Tenancy	Multiple
Available	215 - 3,882 SF
Max Contiguous	1,015 SF
Asking Rent	\$1.80 SF/month/MG
Parking Spaces	122 (3.81/1,000 SF)



Property Details

Land Area	1.67 AC (72,745 SF)	Building FAR	0.44
Core Factor	12%	Slab to Slab	11'
Owner Occupied	No	Zoning	AP, Montclair
Parcel	1008-344-02		

For Lease Summary

Number of Spaces	8	Smallest Space	215 SF
Max Contiguous	1,015 SF	Vacant	0 SF
% Leased	100%	Asking Rent	\$1.80 SF/month
Service Type	Modified Gross	Office Available	3,882 SF

Amenities

- 24 Hour Access
- Banking
- Direct Elevator Exposure
- Skylights

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	118	Office	Direct	1,015	1,015	1,015	\$1.80 MG	30 Days	Negotiable
P 1	105	Office	Direct	455	455	455	Withheld	30 Days	2 Years
P 1	124	Office	Direct	369	369	369	Withheld	30 Days	Negotiable
P 1	106	Office	Direct	369	369	369	Withheld	30 Days	Negotiable
P 1	103E	Office	Direct	228	228	228	Withheld	30 Days	Negotiable
P 1	103C	Office	Direct	216	216	216	Withheld	30 Days	Negotiable
P 1	103G	Office	Direct	215	215	215	Withheld	30 Days	Negotiable
P 2	217	Office	Direct	1,015	1,015	1,015	\$1.80 MG	30 Days	Negotiable





5050 Palo Verde St - Metro OfficePlex

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Office

Previous Sale

Sale Date	6/27/2014	Sale Price	\$1,703,907 (\$53.22/SF)
Comp ID	3059538	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	6.2%
Sale Conditions	1031 Exchange +1		

Transportation

Parking Details	122 Surface Spaces; Ratio of 3.81/1,000 SF
Traffic Volume	7,808 on Marion Ave (2025); 265,453 on Monte Vista Ave (2025); 252,731 on Palo Verde St (2025); 221,331 on Monte Vista Ave (2023); 219,804 on Monte Vista Ave (2025); 30,723 on San Jose St (2025); 8,461 on Carrillo Ave (2025); 8,010 on Fremont Ave (2025); 8,934 on Sun Valley Dr (2025); 257,914 on I- 10 (2024)
Commuter Rail	Montclair  3 min drive
	Claremont  4 min drive
Airport	Ontario International 10 min drive
	John Wayne/Orange County 46 min drive
Walk Score ®	Somewhat Walkable (67)
Transit Score ®	Some Transit (41)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
American National Insurance Company	2	1,103	25	Mar 2016	-
Aloria Healthcare	1	800	6	Jan 2017	-
APG Accounting Investments and Book-keeping	2	800	-	Jan 2017	-
Cinta Hospice Care	1	800	12	Jan 2017	-
Law Office of Edward Figaredo	1	800	-	Jan 2017	-

Showing 5 of 8 Tenants

Contact Details

Primary Leasing Company

Sunny Hills Management Company, Inc. 225 Hospitality Ln, Suite 315 San Bernardino, CA 92408 USA (909) 890-1226 www.shmcre.com	Rosalind Tan Property Manager/Leasing Agent	Rosalind@shmcre.com	(951) 923-9757
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Recorded Owner

1902 Orange Tree Lane, LLC
www.shmcre.com





5050 Palo Verde St - Metro OfficePlex

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Office

Contact Details (Continued)

True Owner

**Sunny Hills Management
Company, Inc.**
100 Barranca St, Suite 200
West Covina, CA 91791 USA
(626) 279-5111
www.shmcre.com



5160 Richton St - Metrolink Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Property Summary

RBA (% Leased)	85,351 SF (86.4%)
Built	2004
Tenancy	Multiple
Available	11,601 SF
Max Contiguous	11,601 SF
Asking Rent	\$1.39 SF/month/MG
Clear Height	24'
Drive Ins	16 total/ 14' w x 14' h
Docks	1 exterior
Levelers	None
Parking Spaces	154 (1.80/1,000 SF)



Property Details

Land Area	5.91 AC (257,440 SF)	Building FAR	0.33
Crane	None	Cross Docks	None
Power	200a/120 - 480v 3p 4w	Zoning	NMDSP
Parcel	1007-393-07 (+1 more)		

For Lease Summary

Number of Spaces	1	Smallest Space	11,601 SF
Max Contiguous	11,601 SF	Vacant	11,601 SF
% Leased	86.4%	Asking Rent	\$1.39 SF/month
Service Type	Modified Gross	CAM	\$0.11/SF
Industrial Available	11,601 SF		

Amenities

- Mezzanine

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
B	Industrial	Direct	11,601	11,601	\$1.39 MG	Vacant	Negotiable	-	1

Previous Sale

Sale Date	3/5/2020	Sale Price	\$14,737,666 (\$172.67/SF)
Comp ID	5081296	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	4.5%
Sale Conditions	Bulk/Portfolio Sale +1		





5160 Richton St - Metrolink Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Transportation

Parking Details	154 Surface Spaces; Ratio of 1.80/1,000 SF		
Traffic Volume	3,827 on Richton Rd (2025); 24,481 on Richton St (2025); 22,966 on Huntington Dr (2025); 4,718 on N Vista Pl (2025); 28,957 on Arrow Hwy (2025); 13,470 on Fremont Ave (2025); 6,698 on Central Ave (2025); 6,934 on College Commerce Way (2025); 11,968 on Fremont Ave (2025); 4,424 on N Vista Pl (2025)		
Commuter Rail	Montclair		8 min walk
	Claremont		4 min drive
Airport	Ontario International		12 min drive
Walk Score ®	Somewhat Walkable (52)		
Transit Score ®	Good Transit (58)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Daikin	1	14,533	6	Feb 2015	-
PFA Sports	1	13,624	50	Dec 2022	Nov 2025
Lennox	1	8,811	166	May 2015	-

Showing 3 of 3 Tenants

Contact Details

Primary Leasing Company

DAUM Commercial Real Estate Services
3595 Inland Empire Blvd, Suite 2
Bldg. 5
Ontario, CA 91764 USA
(909) 980-1234
daumcommercial.com

Kerry Cole
Executive Vice President, Branch Manager
kerry.cole@daumcommercial.com
(626) 824-4774

Recorded Owner

Rexford Industrial Realty, Inc.
11620 Wilshire Blvd, Suite 10th
Floor
Los Angeles, CA 90025 USA
(310) 966-1680
www.rexfordindustrial.com

True Owner

Rexford Industrial Realty, Inc.
11620 Wilshire Blvd, Suite 10th
Floor
Los Angeles, CA 90025 USA
(310) 966-1680
www.rexfordindustrial.com

Patrick Schlehuber
Chief Investment Officer
patrick@rexfordindustrial.com
(310) 595-5150





5160 Richton St - Metrolink Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Contact Details (Continued)

Asset Manager

Rexford Industrial Realty, Inc.
11620 Wilshire Blvd, Suite 10th
Floor
Los Angeles, CA 90025 USA
(310) 966-1680
www.rexfordindustrial.com

Patrick Schlehuber
Chief Investment Officer

patrick@rexfordindustrial.com

(310) 595-5150

Developer

Ruby Group Companies
11845 Olympic Blvd, Suite 1200
Los Angeles, CA 90064 USA
(310) 312-8600
www.rubymanagementco.com

Architect

Williams Architects, Inc.
276 2nd St
Upland, CA 91786 USA
(909) 981-2845



8901-8939 Rose Ave

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

GLA (% Leased)	7,550 SF (62.9%)
Built	1964
Tenancy	Multiple
Available	2,800 SF
Max Contiguous	2,800 SF
Asking Rent	\$1.50 SF/month/MG
Parking Spaces	25 (3.45/1,000 SF)
Frontage	114' on Arrow Hwy
Frontage	169' on Rose Ave



Property Details

Land Area	0.48 AC (20,691 SF)	Building FAR	0.36
Zoning	C3, Montclair	Parcel	1008-032-06

For Lease Summary

Number of Spaces	1	Smallest Space	2,800 SF
Max Contiguous	2,800 SF	Vacant	2,800 SF
% Leased	62.9%	Asking Rent	\$1.50 SF/month
Service Type	Modified Gross	Retail Available	2,800 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	-	Retail	Direct	2,800	2,800	2,800	\$1.50 MG	Vacant	3 - 5 Years

Previous Sale

Sale Date	2/24/2017	Sale Price	\$825,000 (\$109.27/SF)
Comp ID	3852809	Comp Status	Public Record

Transportation

Parking Details	18 Surface Spaces; 7 Surface Tandem Spaces; Ratio of 3.45/1,000 SF		
Traffic Volume	30,270 on Olive St (2025); 13,471 on Vernon Ave (2025); 544 on Vernon Ave (2018); 28,957 on Arrow Hwy (2025); 37,432 on Moreno St (2025); 6,698 on Central Ave (2025); 15,607 on Vernon Ave (2025); 4,718 on N Vista Pl (2025); 4,424 on N Vista Pl (2025); 24,481 on Richton St (2025)		
Frontage	114' on Arrow Hwy; 169' on Rose Ave		
Commuter Rail	Montclair	 	17 min walk
	Claremont	 	4 min drive
Airport	Ontario International		11 min drive
Walk Score ®	Somewhat Walkable (67)		
Transit Score ®	Good Transit (55)		



8901-8939 Rose Ave

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Knockers Sports Bar	1	3,040	-	Feb 2011	-
King Tire	1	2,000	2	May 2017	-

Showing 2 of 2 Tenants

Contact Details

Primary Leasing Company

Re/Max Chino Hills Masters 14760 Pipeline Ave Chino Hills, CA 91709 USA (909) 364-8380 joinremaxmasters.com	Fernando Carmona Industrial Specialist Hector Lopez Industrial and Investment Real Estate	fcarmona.remax@gmail.com hslopez.hl@gmail.com	(909) 568-8474 (213) 700-8831
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Recorded Owner

8901 Rose Ave Llc
1925 McKinley Ave
La Verne, CA 91750 USA



10680 Silicon Ave

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Property Summary

RBA (% Leased)	58,530 SF (69.1%)
Built	2024
Tenancy	Multiple
Available	2,268 - 14,405 SF
Max Contiguous	3,763 SF
Asking Rent	\$1.50 - 1.65 SF/month/MG
Drive Ins	20 total
Levelers	None
Parking Spaces	69 (1.18/1,000 SF)



Property Details

Land Area	3.18 AC (138,521 SF)	Building FAR	0.42
Zoning	M1	Parcel	1012-031-12 (+1 more)

For Lease Summary

Number of Spaces	5	Smallest Space	2,268 SF
Max Contiguous	3,763 SF	Vacant	18,104 SF
% Leased	69.1%	Asking Rent	\$1.50 - 1.65 SF/month
Service Type	Modified Gross	Industrial Available	14,405 SF

Amenities

- Signage

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
Unit M	Industrial	Direct	3,763	3,763	\$1.50 MG	Vacant	2 - 5 Years	-	1
A	Industrial	Direct	3,699	3,699	\$1.65 MG	Vacant	1 - 10 Years	-	-
q	Industrial	Direct	2,400	2,400	\$1.65 MG	Vacant	Negotiable	-	-
V	Industrial	Direct	2,275	2,275	\$1.65 MG	Vacant	Negotiable	-	-
U	Industrial	Direct	2,268	2,268	\$1.65 MG	Vacant	Negotiable	-	-

For Sale Summary

Asking Price	\$934,000 - 1,479,600	Status	Active
Asking Price Per Area	\$400.00/SF	Sale Type	Investment or Owner User
Total Condos for Sale	3	Condo Type	Industrial
Condo Size	2,335 - 3,699 SF	On Market	124 to 267 Days
Last Update	April 2, 2025		





10680 Silicon Ave

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Transportation

Parking Details	69 Surface Spaces; Ratio of 1.18/1,000 SF		
Traffic Volume	2,785 on Silicon Ave (2025); 1,513 on 3rd St (2018); 1,054 on Silicon Ave (2025); 28,327 on Oak Glen Ave (2025); 20,040 on Pipeline Ave (2025); 20,388 on Silicon Ave (2025); 25,447 on Amherst Ave (2025); 21,039 on E Holt Ave (2025); 1,028 on Ramona Ave (2025); 2,919 on Mission Blvd (2025)		
Commuter Rail	Downtown Pomona  		6 min drive
	Claremont  		6 min drive
Airport	Ontario International		13 min drive
	John Wayne/Orange County		45 min drive
Walk Score ®	Somewhat Walkable (58)		
Transit Score ®	Some Transit (38)		

Contact Details

Leasing Company

DC Corporation 1773 San Bernardino Rd, Suite 232 West Covina, CA 91790 USA (626) 338-5650	Jonathan Cook VP of Sales and Marketing	joncook8@gmail.com	(310) 873-8083
Andrew Dong 1030 Mountain Ave, Suite 197 Ontario, CA 91762 USA (909) 906-0173	Andrew Dong	wcicmgt@gmail.com	(909) 906-0173

Sales Company

DC Corporation 1773 San Bernardino Rd, Suite 232 West Covina, CA 91790 USA (626) 338-5650	Jonathan Cook VP of Sales and Marketing	joncook8@gmail.com	(310) 873-8083
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Recorded Owner

Silicon Avenue LLC
22 Central Ave
Upland, CA 91786 USA

True Owner

Shuke Kim Dong 15306 Del Prado Dr Hacienda Heights, CA 91745 USA (626) 456-1155	Shuke Dong Owner	(626) 500-5603
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4237 State St - State Street

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Property Summary

RBA (% Leased)	25,000 SF (0.0%)
Built	1960
Tenancy	Single
Available	25,000 SF
Max Contiguous	25,000 SF
Asking Rent	\$0.60 SF/month/NNN
Clear Height	24'
Drive Ins	4 total/ 16' w x 16' h
Docks	None
Levelers	None
Parking Spaces	19 (0.83/1,000 SF)



Property Details

Land Area	3.15 AC (137,214 SF)	Building FAR	0.18
Crane	None	Zoning	M1
Parcel	1012-171-04 (+1 more)		

For Lease Summary

Number of Spaces	1	Smallest Space	25,000 SF
Max Contiguous	25,000 SF	Vacant	25,000 SF
% Leased	0.0%	Asking Rent	\$0.60 SF/month
Service Type	Triple Net	Industrial Available	25,000 SF

Amenities

- Fenced Lot
- Storage Space
- Yard

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	25,000	25,000	\$0.60 NNN	Vacant	Negotiable	-	4

Previous Sale

Sale Date	6/13/2022	Sale Price	\$6,750,000 (\$270/SF)
Comp ID	6068293	Sale Type	Investment
Comp Status	Research Complete		

Transportation

Parking Details	19 Surface Spaces; Ratio of 0.83/1,000 SF								
Traffic Volume	1,054 on Silicon Ave (2025); 1,513 on 3rd St (2018); 2,785 on Silicon Ave (2025); 20,388 on Silicon Ave (2025); 1,028 on Ramona Ave (2025); 20,040 on Pipeline Ave (2025); 25,447 on Amherst Ave (2025); 9,051 on State St (2025); 2,919 on Mission Blvd (2025); 28,327 on Oak Glen Ave (2025)								
Commuter Rail	Downtown Pomona								6 min drive
	Claremont								8 min drive





4237 State St - State Street

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Transportation (Continued)

Airport	Ontario International	13 min drive
	John Wayne/Orange County	44 min drive
Walk Score ®	Car-Dependent (40)	
Transit Score ®	Some Transit (37)	

Contact Details

Leasing Company

Lee & Associates 3240 Mission Inn Ave Riverside, CA 92507 USA (951) 276-3600 www.lee-associates.com	Ryan Turnquist Vice President	rturnquist@leeriverside.com	(951) 276-3680
	Mat Skogebo Vice President	mskogebo@lee-associates.com	(951) 204-1918

Recorded Owner

**SNL Toy 4253 State Street
Owner LLC**
4 Embarcadero Ct, Suite 3300
San Francisco, CA 94111 USA
stockbridge.com

True Owner

**Stockbridge Capital Group,
LLC**
4 Embarcadero Ctr, Suite 3300
San Francisco, CA 94111 USA
(415) 658-3300
stockbridge.com



9041-9061 Central Ave - Montclair Promenade

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	101,284 SF (70.4%)
Built	1983
Tenancy	Multiple
Available	9,000 - 30,000 SF
Max Contiguous	30,000 SF
Asking Rent	Withheld
Parking Spaces	453 (4.29/1,000 SF)
Frontage	552' on Central Ave
Frontage	471' on Moreno



Property Details

Land Area	6.92 AC (301,435 SF)	Building FAR	0.34
Zoning	SP	Parcel	1008-033-11

For Lease Summary

Number of Spaces	1	Smallest Space	9,000 SF
Max Contiguous	30,000 SF	Vacant	30,000 SF
% Leased	70.4%	Asking Rent	Withheld
Retail Available	30,000 SF		

Amenities

- Signalized Intersection

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	-	Retail	Direct	9,000 - 30,000	30,000	30,000	Withheld	Vacant	Negotiable

Transportation

Parking Details	453 Surface Spaces; Ratio of 4.29/1,000 SF		
Traffic Volume	37,432 on Moreno St (2025); 15,607 on Vernon Ave (2025); 30,270 on Olive St (2025); 544 on Vernon Ave (2018); 44,631 on E Montclair Plz Ln (2025); 266,704 on Central Ave (2025); 13,471 on Vernon Ave (2025); 6,698 on Central Ave (2025); 28,957 on Arrow Hwy (2025)		
Frontage	552' on Central Ave; 471' on Moreno		
Commuter Rail	Montclair	 METROLINK. 	20 min walk
	Claremont	 METROLINK. 	5 min drive
Airport	Ontario International		11 min drive
Walk Score ®	Very Walkable (70)		
Transit Score ®	Good Transit (53)		





9041-9061 Central Ave - Montclair Promenade

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Paradise Buffet	1	27,805	15	Mar 2018	-
Inland Pacific Ballet	1	19,054	20	Jun 2020	-
Guadalajara Furniture	1	9,600	3	Nov 2013	-
Life Point Medical Group & Urgent Care	1	5,400	-	Apr 2014	-
Diamond Nails & Spa	1	2,600	3	Mar 2006	-

Showing 5 of 11 Tenants

Contact Details

Primary Leasing Company

Epsteen & Associates 450 Washington Blvd Marina Del Rey, CA 90292 USA (310) 451-8171 epsteen.com	Victor Montalbo Broker	vmontalbo@epsteen.com	(310) 863-7054
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Recorded Owner

Barry Staw
58 Highgate Rd
Kensington, CA 94707 USA
(510) 528-9411

True Owner

Barry Staw 58 Highgate Rd Kensington, CA 94707 USA (510) 528-9411	Barry Staw	(510) 528-9411
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Property Manager

T & G Trust 20051 Cypress St Newport Beach, CA 92660 USA (949) 476-0444	John Pedicini	JPdevelopment33@gmail.com	(949) 476-0444
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Developer

Schurgin Development Companies
3425 McLaughlin Ave
Los Angeles, CA 90066 USA
(310) 391-1200





9303-9407 Central Ave - Montclair Shoppes

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	12,400 SF (87.9%)
Built	2016
Tenancy	Multiple
Available	1,500 SF
Max Contiguous	1,500 SF
Asking Rent	Withheld
Frontage	439' on Central Ave



Property Details

Land Area	1.09 AC (47,480 SF)	Building FAR	0.26
Zoning	C2		

For Lease Summary

Number of Spaces	1	Smallest Space	1,500 SF
Max Contiguous	1,500 SF	Vacant	1,500 SF
% Leased	87.9%	Asking Rent	Withheld
Retail Available	1,500 SF		

Amenities

- Freeway Visibility

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	E	Retail	Direct	1,500	1,500	1,500	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	9/19/2016	Sale Price	\$8,091,657 (\$652.55/SF)
Comp ID	3708432	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	5.5%
Sale Conditions	1031 Exchange		

Transportation

Parking Details	Ratio of 4.70/1,000 SF
Traffic Volume	42,663 on I 10 Fwy E (2025); 259,923 on I- 10 (2025); 257,914 on I- 10 (2024); 40,805 on Palo Verde St (2025); 1,010 on Columbine Ave (2025); 44,631 on E Montclair Plz Ln (2025); 7,513 on Rose Ave (2025); 8,461 on Carrillo Ave (2025); 40,857 on Palo Verde St (2025)
Frontage	439' on Central Ave
Commuter Rail	Montclair  4 min drive
	Claremont  6 min drive





9303-9407 Central Ave - Montclair Shoppes

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation (Continued)

Airport	Ontario International	13 min drive
	John Wayne	38 min drive
	Bob Hope	49 min drive
Walk Score ®	Very Walkable (70)	
Transit Score ®	Some Transit (42)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
AT&T Wireless	1	1,500	-	Dec 2015	-
Cookie Co.	1	1,500	-	Aug 2022	-
Burgerim	1	1,400	-	Oct 2016	Sep 2026
Tommy's Original	1	1,300	-	Nov 2020	-
Creamistry	1	1,200	-	Dec 2015	-

Showing 5 of 17 Tenants

Contact Details

Primary Leasing Company

Commercial West Brokerage 2441-2445 Coast Hwy Corona Del Mar, CA 92625 USA (949) 723-7300 www.commercialwest.com	Doug Wombacher Broker	doug@commercialwest.com	(949) 233-6187
	Matt Berry Broker	mberry@commercialwest.com	(949) 677-5252

Recorded Owner

Gershman Properties, LLC
12300 Wilshire Blvd
Los Angeles, CA 90025 USA
(310) 207-6562
gershmanproperties.com

True Owner

Gershman Properties 12300 Wilshire Blvd, Suite 310 Los Angeles, CA 90025 USA (310) 207-6562 gershmanproperties.com	Ronald Gershman Chief Executive Officer	rong@gershmanproperties.com	(310) 207-6562
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Developer

BOSC Realty Advisors, LLC
6905 Telegraph Rd, Suite 340
Bloomfield Hills, MI 48301 USA
(248) 792-5075
www.bosc.com





9710-9890 Central Ave - Montclair Town Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	83,600 SF (57.1%)
Built	1980
Tenancy	Multiple
Available	1,200 - 35,835 SF
Max Contiguous	8,050 SF
Asking Rent	Withheld
Parking Spaces	361 (5.00/1,000 SF)
Frontage	421' on Benito St
Frontage	1,073' on Central Ave



Property Details

Land Area	7.62 AC (331,927 SF)	Building FAR	0.25
Zoning	C2	Parcel	1010-041-80

For Lease Summary

Number of Spaces	12	Smallest Space	1,200 SF
Max Contiguous	8,050 SF	Vacant	56,224 SF
% Leased	57.1%	Asking Rent	Withheld
Retail Available	35,835 SF		

Amenities

- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	9840	Retail	Direct	8,050	8,050	8,050	Withheld	Vacant	Negotiable
P 1	9828	Retail	Direct	5,844	5,844	5,844	Withheld	Vacant	Negotiable
P 1	9850	Retail	Direct	5,458	5,458	5,458	Withheld	Vacant	Negotiable
P 1	9870	Retail	Direct	5,275	5,275	5,275	Withheld	Vacant	Negotiable
P 1	9748	Retail	Direct	1,832	1,832	1,832	Withheld	Vacant	Negotiable
P 1	9810	Retail	Direct	1,797	1,797	1,797	Withheld	Vacant	Negotiable
P 1	5230	Retail	Direct	1,381	1,381	1,381	Withheld	Vacant	Negotiable
P 1	5220	Retail	Direct	1,361	1,361	1,361	Withheld	Vacant	Negotiable
P 1	9812	Retail	Direct	1,220	1,220	1,220	Withheld	Vacant	Negotiable
P 1	9816	Retail	Direct	1,214	1,214	1,214	Withheld	Vacant	Negotiable
P 1	9738	Retail	Direct	1,203	1,203	1,203	Withheld	Vacant	Negotiable
P 1	9814	Retail	Direct	1,200	1,200	1,200	Withheld	Vacant	Negotiable





Previous Sale

Sale Date	6/20/2019	Sale Price	\$11,823,498 (\$141.43/SF)
Comp ID	4800409	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	6.5%

Transportation

Parking Details	361 Surface Spaces; Ratio of 5.00/1,000 SF		
Traffic Volume	40,051 on Benito St (2025); 47,568 on San Bernardino St (2025); 7,824 on Central Ave (2025); 4,303 on Rose Ave (2025); 7,044 on Fremont Ave (2025); 8,934 on Sun Valley Dr (2025); 33,826 on el Morado St (2025); 39,426 on San Bernardino St (2025); 6,133 on Columbine Ave (2025); 4,901 on Lindero Ave (2025)		
Frontage	421' on Benito St; 1,073' on Central Ave		
Commuter Rail	Montclair  	4 min drive	
	Claremont  	6 min drive	
Airport	Ontario International	11 min drive	
	John Wayne/Orange County	46 min drive	
Walk Score ®	Very Walkable (78)		
Transit Score ®	Some Transit (31)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sprouts Farmers Market	1	20,389	-	Jan 2026	-
Dollar General	1	15,892	7	Dec 2011	-
Bienvenidos Foster Care Service	1	5,844	55	Apr 2016	-
T Shirt Warehouse	1	5,458	5	Apr 2007	-
Overstock Outlet	1	2,700	-	Jun 2018	-

Showing 5 of 18 Tenants

Contact Details

Primary Leasing Company

Newmark 18401 Von Karman Ave, Suite 150 Irvine, CA 92612 USA (949) 608-2000 www.nmrk.com	Dan Samulski Senior Managing Director	dan.samulski@nmrk.com	(949) 584-5121
	Kevin Hansen Senior Managing Director	kevin.hansen@nmrk.com	(949) 612-5637

Recorded Owner

Skolem Group LLC
520 newport center Dr, Suite 480
Newport Beach, CA 92660 USA
(425) 260-9938



9710-9890 Central Ave - Montclair Town Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Contact Details (Continued)

True Owner

IEX Properties, Inc.
19027 Pioneer Blvd
Artesia, CA 90701 USA
(425) 260-9938

Property Manager

IEX Properties, Inc.
19027 Pioneer Blvd
Artesia, CA 90701 USA
(425) 260-9938



10340-10368 Central Ave

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

GLA (% Leased)	13,370 SF (94.2%)
Built	1964
Tenancy	Multiple
Available	775 SF
Max Contiguous	775 SF
Asking Rent	Withheld
Parking Spaces	25 (1.87/1,000 SF)
Frontage	128' on Central Ave.



Property Details

Land Area	0.65 AC (28,314 SF)	Building FAR	0.47
Zoning	C2	Parcel	1010-622-14

For Lease Summary

Number of Spaces	1	Smallest Space	775 SF
Max Contiguous	775 SF	Vacant	775 SF
% Leased	94.2%	Asking Rent	Withheld
Retail Available	775 SF		

Amenities

- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	10360B	Retail	Direct	775	775	775	Withheld	Vacant	Negotiable

For Sale Summary

Asking Price	\$2,100,000 (\$157.07/SF)	Status	Active
Portfolio	Part of 2-Property Portfolio	Cap Rate	9.8%
Sale Type	Investment	GLA (% Leased)	13,370 SF (94.2%)
Land	0.65 AC	Built	1964
On Market	656 Days	Last Update	April 2, 2025

Previous Sale

Sale Date	5/24/2022	Sale Price	\$1,350,000 (\$100.97/SF)
Comp ID	6031640	Sale Type	Investment
Comp Status	Research Complete	Sale Conditions	Building in Shell Condition





10340-10368 Central Ave

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation

Parking Details	25 Surface Spaces; Ratio of 1.87/1,000 SF
Traffic Volume	33,162 on Bandera St (2025); 29,643 on Bandera St (2025); 20,268 on Central Ave (2025); 16,094 on Central Ave (2025); 33,084 on Kingsley St (2025); 5,320 on Marion Ave (2025); 25,980 on Brooks St (2025); 947 on Kingsley St (2018); 1,602 on Flora St (2018); 3,724 on Rose Ave (2025)
Frontage	128' on Central Ave.
Commuter Rail	Montclair  5 min drive Ontario Amtrak  5 min drive
Airport	Ontario International 10 min drive John Wayne/Orange County 45 min drive
Walk Score ®	Very Walkable (77)
Transit Score ®	Some Transit (35)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Home Furnishings	1	2,000	-	Oct 2022	-
TBD Barber Shop	1	925	-	Apr 2025	Apr 2030
Park Avenue Wireless	1	500	2	Sep 2010	-
Getitwrap	1	-	-	Jul 2016	-
Soil Dirt & Sun Inc	1	-	-	Jan 2019	-

Showing 5 of 5 Tenants

Contact Details

Primary Leasing Company

Catalyst Retail 41391 Kalmia St, Suite 230 Murrieta, CA 92562 USA (951) 395-0000 catalystretail.com	Chase Harvey Partner	charvey@catalystretail.com	(951) 660-1387
	Jack Meyer Associate	jmeyer@catalystretail.com	(951) 836-0910
	Jay Nichols Managing Partner	jnichols@catalystretail.com	(949) 244-0929

Sales Company

Faris Lee Investments 18301 Von Karman Ave, Suite 800 Irvine, CA 92612 USA (949) 221-1800 farislee.com	Shaun Riley Managing Principal	sriley@farislee.com	(714) 608-3416
	Nick Miller Director	nmiller@farislee.com	(562) 756-7490

Recorded Owner

Pelenghian Development Co LLC
417 1st Ave
Arcadia, CA 91006 USA





10340-10368 Central Ave

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Contact Details (Continued)

True Owner

**Garibian & Associates Ac-
countancy Corporation**

417 1st St
Arcadia, CA 91006 USA
(626) 445-3665

Edward Pelenghian

(626) 445-3665



4432 Holt Blvd - Orchard Plaza

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	10,872 SF (60.3%)
Built	2016
Tenancy	Multiple
Available	1,080 - 4,320 SF
Max Contiguous	4,320 SF
Asking Rent	Withheld
Parking Spaces	78 (1.69/1,000 SF)
Frontage	147' on Holt Blvd
Frontage	Ramona Ave



Property Details

Land Area	4.28 AC (186,437 SF)	Building FAR	0.06
Zoning	SP	Parcel	1009-493-10 (+1 more)

For Lease Summary

Number of Spaces	4	Smallest Space	1,080 SF
Max Contiguous	4,320 SF	Vacant	4,320 SF
% Leased	60.3%	Asking Rent	Withheld
Retail Available	4,320 SF		

Amenities

- Corner Lot
- Signalized Intersection

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	F	Retail	Direct	1,080	4,320	4,320	Withheld	Vacant	Negotiable
P 1	G	Retail	Direct	1,080	4,320	4,320	Withheld	Vacant	Negotiable
P 1	H	Retail	Direct	1,080	4,320	4,320	Withheld	Vacant	Negotiable
P 1	J	Retail	Direct	1,080	4,320	4,320	Withheld	Vacant	Negotiable

Transportation

Parking Details	78 Surface Spaces; Ratio of 1.69/1,000 SF								
Traffic Volume	970 on Kimberly Ave (2018); 14,968 on Bandera St (2025); 1,033 on Ramona Ave (2018); 1,028 on Ramona Ave (2025); 25,447 on Amherst Ave (2025); 4,781 on Evart St (2025); 9,051 on State St (2025); 23,990 on Adobe Ct (2025); 1,880 on Ramona Ave (2025); 2,281 on Helena Ave (2025)								
Frontage	147' on Holt Blvd								
Commuter Rail	Downtown Pomona								6 min drive
	Claremont								8 min drive
Airport	Ontario International								19 min drive
	John Wayne								40 min drive





4432 Holt Blvd - Orchard Plaza

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation (Continued)

Walk Score ® Somewhat Walkable (65)

Transit Score ® Some Transit (36)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pho Hoa Restaurant	1	3,320	-	Oct 2016	-
Hat Store	1	1,080	-	Aug 2023	Jul 2026
Sameday Insurance	1	1,080	-	Jan 2019	-
A'cortar Barbershop	1	500	7	Oct 2023	-

Showing 4 of 4 Tenants

Contact Details

Primary Leasing Company

Progressive Real Estate Partners
9471 Haven Ave, Suite 110
Rancho Cucamonga, CA 91730
USA
(909) 230-4500
www.progressiverep.com

Roxanne Klein

Vice President, Retail Leasing & Sales

roxy@progressiverep.com

(909) 576-4259

Recorded Owner

4480 Holt Blvd Montclair LLC

606 8th St, Suite 301
Los Angeles, CA 90014 USA

True Owner

Robhana Group

606 Olive St
Los Angeles, CA 90014 USA
(213) 683-8000
www.robhana.com

Chris Esparza

Director - Acquisitions, Leasing & Lending

Chris@Robhana.com

(213) 683-8000 X210





5275 Holt Blvd - Central Avenue & Holt Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	14,900 SF (77.1%)
Built	2020
Tenancy	Multiple
Available	1,065 - 3,415 SF
Max Contiguous	1,181 SF
Asking Rent	Withheld
Frontage	165' on Holt Boulevard



Property Details

Land Area	9.17 AC (399,445 SF)	Building FAR	0.04
Zoning	SP	Parcel	1011-041-07

For Lease Summary

Number of Spaces	3	Smallest Space	1,065 SF
Max Contiguous	1,181 SF	Vacant	3,415 SF
% Leased	77.1%	Asking Rent	Withheld
Retail Available	3,415 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	-	Retail	Direct	1,181	1,181	1,181	Withheld	Vacant	Negotiable
P 1	-	Retail	Direct	1,169	1,169	1,169	Withheld	Vacant	Negotiable
P 1	-	Retail	Direct	1,065	1,065	1,065	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	2/24/2023	Sale Price	\$6,576,721 (\$441.39/SF)
Comp ID	6333279	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	6.0%

Transportation

Traffic Volume	16,094 on Central Ave (2025); 25,980 on Brooks St (2025); 20,268 on Central Ave (2025); 29,643 on Bandera St (2025); 47,550 on State St (2025); 1,092 on Monte Vista Ave (2025); 24,601 on Monte Vista Ave (2025); 33,162 on Bandera St (2025); 40,590 on Grove St (2025); 4,419 on Fremont Ave (2025)			
Frontage	165' on Holt Boulevard			
Commuter Rail	Ontario Amtrak 			4 min drive
	Montclair  			5 min drive
Airport	Ontario International			10 min drive
	John Wayne/Orange County			45 min drive
Walk Score ®	Car-Dependent (46)			
Transit Score ®	Some Transit (35)			





5275 Holt Blvd - Central Avenue & Holt Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Super Kids Dental	1	2,960	-	Aug 2020	-
The Kickin' Crab	1	2,816	-	Apr 2021	-

Showing 2 of 2 Tenants

Contact Details

Primary Leasing Company

CBRE 4141 Inland Empire Blvd, Suite 100 Ontario, CA 91764 USA (909) 418-2000 www.cbre.com	Pablo Rodriguez First Vice President	pablo.rodriguez1@cbre.com	(760) 610-3147
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Leasing Company

Re/Max Chino Hills Masters 14760 Pipeline Ave Chino Hills, CA 91709 USA (909) 364-8380 joinremaxmasters.com	Kristine Delgado Associate	kristinedelgadoremmaxcre@gmail.com	(909) 835-7265
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Recorded Owner

LSG1 Cardenas Marketplace LLC

True Owner

Longpoint Realty Partners 116 Huntington Ave, Suite 1001 Boston, MA 02116 USA (617) 861-9760 www.longpoint.com	Nilesh Bubna Founding Partner and Portfolio Manager	bubna@longpoint.com	(617) 680-1644
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Fund

Longpoint Specialty Grocer Fund I





4382 Mission Blvd - Oakmont Mission Ramona Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Property Summary

RBA (% Leased)	37,143 SF (0.0%)
Status	Under Construction
Built	April 2025
Available	37,143 SF
Max Contiguous	37,143 SF
Asking Rent	Withheld
Clear Height	30'
Drive Ins	1 total
Docks	4 exterior
Levelers	None
Parking Spaces	55 (1.48/1,000 SF)



Property Details

Land Area	1.06 AC (45,999 SF)	Building FAR	0.81
Power	800 - 1,200a/277 - 480v 3p 4w Heavy	Sprinklers	ESFR
Zoning	MIP	Parcel	1012-161-15

For Lease Summary

Number of Spaces	1	Smallest Space	37,143 SF
Max Contiguous	37,143 SF	Vacant	0 SF
% Leased	0.0%	Asking Rent	Withheld
Industrial Available	37,143 SF		

Amenities

- Fenced Lot

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	37,143	37,143	Withheld	Vacant	Negotiable	4	1

For Sale Summary

Asking Price	Withheld	Status	Active
Sale Type	Investment or Owner User	RBA (% Leased)	37,143 SF (0.0%)
Land	1.06 AC	Built	April 2025
On Market	348 Days	Last Update	April 16, 2025

Transportation

Parking Details	55 Surface Spaces; Ratio of 1.48/1,000 SF			
Traffic Volume	12,353 on Mission Blvd (2025); 9,051 on State St (2025); 2,548 on Ramona Ave (2025); 1,054 on Silicon Ave (2025); 20,388 on Silicon Ave (2025); 13,496 on Merle St (2025); 1,028 on Ramona Ave (2025); 1,438 on San Pasqual Ave (2025); 21,345 on Carriage Ave (2025); 1,513 on 3rd St (2018)			
Commuter Rail	Downtown Pomona			6 min drive
	Claremont			8 min drive





4382 Mission Blvd - Oakmont Mission Ramona Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Transportation (Continued)

Airport	Ontario International	13 min drive
	John Wayne/Orange County	43 min drive
Walk Score ®	Somewhat Walkable (55)	
Transit Score ®	Some Transit (34)	

Contact Details

Primary Leasing Company

Newmark 3281 Guasti Rd, Suite 370 Ontario, CA 91761 USA (909) 605-1100 www.nmrk.com	Mark Kegans Executive Managing Director	mark.kegans@nmrk.com	(909) 215-5654
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Sales Company

Newmark 3281 Guasti Rd, Suite 370 Ontario, CA 91761 USA (909) 605-1100 www.nmrk.com	Mark Kegans Executive Managing Director	mark.kegans@nmrk.com	(909) 215-5654
	Ronald Washle Executive Managing Director	ron.washle@nmrk.com	(909) 974-4071
	Randy Lockhart Vice Chairman	Randy.Lockhart@nmrk.com	(909) 974-4067
Newmark 18401 Von Karman Ave, Suite 150 Irvine, CA 92612 USA (949) 608-2000 www.nmrk.com	Steve Sprenger Vice Chairman	Steve.Sprenger@nmrk.com	(949) 608-2015

Recorded Owner

**Mission Boulevard Industrial
Owner L**
www.oakmontre.com

True Owner

**Oakmont Industrial Group
LLC**
3520 Piedmont Rd NE, Suite 100
Atlanta, GA 30305 USA
(404) 869-9990
www.oakmontre.com



4436 Mission Blvd - Oakmont Mission Ramona Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Property Summary

RBA (% Leased)	30,197 SF (0.0%)
Status	Under Construction
Built	April 2025
Available	30,197 SF
Max Contiguous	30,197 SF
Asking Rent	Withheld
Clear Height	30'
Drive Ins	1 total
Docks	4 exterior
Levelers	None
Parking Spaces	57 (1.89/1,000 SF)



Property Details

Land Area	1.86 AC (81,022 SF)	Building FAR	0.37
Power	800 - 1,200a/277v 3p 4w Heavy	Sprinklers	ESFR
Zoning	MIP	Parcel	1012-161-15

For Lease Summary

Number of Spaces	1	Smallest Space	30,197 SF
Max Contiguous	30,197 SF	Vacant	0 SF
% Leased	0.0%	Asking Rent	Withheld
Industrial Available	30,197 SF		

Amenities

- Fenced Lot

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	30,197	30,197	Withheld	Vacant	Negotiable	4	1

For Sale Summary

Asking Price	Withheld	Status	Active
Sale Type	Investment or Owner User	RBA (% Leased)	30,197 SF (0.0%)
Land	1.86 AC	Built	April 2025
On Market	348 Days	Last Update	April 16, 2025

Transportation

Parking Details	57 Surface Spaces; Ratio of 1.89/1,000 SF			
Traffic Volume	12,353 on Mission Blvd (2025); 13,496 on Merle St (2025); 20,388 on Silicon Ave (2025); 9,051 on State St (2025); 1,054 on Silicon Ave (2025); 2,548 on Ramona Ave (2025); 1,438 on San Pasqual Ave (2025); 21,345 on Carriage Ave (2025); 1,513 on 3rd St (2018); 1,028 on Ramona Ave (2025)			
Commuter Rail	Downtown Pomona			6 min drive
	Claremont			8 min drive





4436 Mission Blvd - Oakmont Mission Ramona Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Transportation (Continued)

Airport	Ontario International	13 min drive
	John Wayne/Orange County	43 min drive
Walk Score ®	Somewhat Walkable (57)	
Transit Score ®	Some Transit (33)	

Contact Details

Primary Leasing Company

Newmark 3281 Guasti Rd, Suite 370 Ontario, CA 91761 USA (909) 605-1100 www.nmrk.com	Mark Kegans Executive Managing Director	mark.kegans@nmrk.com	(909) 215-5654
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Sales Company

Newmark 3281 Guasti Rd, Suite 370 Ontario, CA 91761 USA (909) 605-1100 www.nmrk.com	Mark Kegans Executive Managing Director	mark.kegans@nmrk.com	(909) 215-5654
	Ronald Washle Executive Managing Director	ron.washle@nmrk.com	(909) 974-4071
	Randy Lockhart Vice Chairman	Randy.Lockhart@nmrk.com	(909) 974-4067
Newmark 18401 Von Karman Ave, Suite 150 Irvine, CA 92612 USA (949) 608-2000 www.nmrk.com	Steve Sprenger Vice Chairman	Steve.Sprenger@nmrk.com	(949) 608-2015

Recorded Owner

**Mission Boulevard Industrial
Owner L**
www.oakmontre.com

True Owner

**Oakmont Industrial Group
LLC**
3520 Piedmont Rd NE, Suite 100
Atlanta, GA 30305 USA
(404) 869-9990
www.oakmontre.com



4438 Mission Blvd - Oakmont Mission Ramona Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Property Summary

RBA (% Leased)	31,403 SF (0.0%)
Status	Under Construction
Built	April 2025
Available	31,403 SF
Max Contiguous	31,403 SF
Asking Rent	Withheld
Clear Height	30'
Drive Ins	1 total
Docks	4 exterior
Levelers	None
Parking Spaces	59 (1.88/1,000 SF)



Property Details

Land Area	1.91 AC (83,008 SF)	Building FAR	0.38
Power	800 - 1,200a/277 - 480v 3p 4w Heavy	Sprinklers	ESFR
Zoning	MIP	Parcel	1012-161-15

For Lease Summary

Number of Spaces	1	Smallest Space	31,403 SF
Max Contiguous	31,403 SF	Vacant	0 SF
% Leased	0.0%	Asking Rent	Withheld
Industrial Available	31,403 SF		

Amenities

- Fenced Lot

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	31,403	31,403	Withheld	Vacant	Negotiable	4	1

For Sale Summary

Asking Price	Withheld	Status	Active
Sale Type	Investment or Owner User	RBA (% Leased)	31,403 SF (0.0%)
Land	1.91 AC	Built	April 2025
On Market	348 Days	Last Update	April 16, 2025

Transportation

Parking Details	59 Surface Spaces; Ratio of 1.88/1,000 SF			
Traffic Volume	12,353 on Mission Blvd (2025); 9,051 on State St (2025); 2,548 on Ramona Ave (2025); 13,496 on Merle St (2025); 1,054 on Silicon Ave (2025); 1,028 on Ramona Ave (2025); 20,388 on Silicon Ave (2025); 21,345 on Carriage Ave (2025); 1,438 on San Pasqual Ave (2025); 1,513 on 3rd St (2018)			
Commuter Rail	Downtown Pomona			6 min drive
	Claremont			8 min drive





4438 Mission Blvd - Oakmont Mission Ramona Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Transportation (Continued)

Airport	Ontario International	13 min drive
	John Wayne/Orange County	43 min drive
Walk Score ®	Somewhat Walkable (55)	
Transit Score ®	Some Transit (34)	

Contact Details

Primary Leasing Company

Newmark 3281 Guasti Rd, Suite 370 Ontario, CA 91761 USA (909) 605-1100 www.nmrk.com	Mark Kegans Executive Managing Director	mark.kegans@nmrk.com	(909) 215-5654
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Sales Company

Newmark 3281 Guasti Rd, Suite 370 Ontario, CA 91761 USA (909) 605-1100 www.nmrk.com	Mark Kegans Executive Managing Director	mark.kegans@nmrk.com	(909) 215-5654
	Ronald Washle Executive Managing Director	ron.washle@nmrk.com	(909) 974-4071
	Randy Lockhart Vice Chairman	Randy.Lockhart@nmrk.com	(909) 974-4067
Newmark 18401 Von Karman Ave, Suite 150 Irvine, CA 92612 USA (949) 608-2000 www.nmrk.com	Steve Sprenger Vice Chairman	Steve.Sprenger@nmrk.com	(949) 608-2015

Recorded Owner

**Mission Boulevard Industrial
Owner L**
www.oakmontre.com

True Owner

**Oakmont Industrial Group
LLC**
3520 Piedmont Rd NE, Suite 100
Atlanta, GA 30305 USA
(404) 869-9990
www.oakmontre.com



4488 Mission Blvd - Oakmont Mission Ramona Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Property Summary

RBA (% Leased)	41,831 SF (0.0%)
Status	Under Construction
Built	April 2025
Available	41,831 SF
Max Contiguous	41,831 SF
Asking Rent	Withheld
Clear Height	30'
Drive Ins	1 total
Docks	6 exterior
Levelers	None
Parking Spaces	57 (1.36/1,000 SF)



Property Details

Land Area	1.06 AC (45,999 SF)	Building FAR	0.91
Power	800 - 1,200a/277 - 480v 3p 4w Heavy	Sprinklers	ESFR
Zoning	MIP	Parcel	1012-161-15

For Lease Summary

Number of Spaces	1	Smallest Space	41,831 SF
Max Contiguous	41,831 SF	Vacant	0 SF
% Leased	0.0%	Asking Rent	Withheld
Industrial Available	41,831 SF		

Amenities

- Fenced Lot

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	41,831	41,831	Withheld	Vacant	Negotiable	6	1

For Sale Summary

Asking Price	Withheld	Status	Active
Sale Type	Investment or Owner User	RBA (% Leased)	41,831 SF (0.0%)
Land	1.06 AC	Built	April 2025
On Market	348 Days	Last Update	April 16, 2025

Transportation

Parking Details	57 Surface Spaces; Ratio of 1.36/1,000 SF			
Traffic Volume	12,353 on Mission Blvd (2025); 2,548 on Ramona Ave (2025); 13,496 on Merle St (2025); 9,051 on State St (2025); 21,345 on Carriage Ave (2025); 1,438 on San Pasqual Ave (2025); 20,388 on Silicon Ave (2025); 1,054 on Silicon Ave (2025); 1,028 on Ramona Ave (2025); 12,071 on Via del Norte (2025)			
Commuter Rail	Downtown Pomona			5 min drive
	Claremont			7 min drive





4488 Mission Blvd - Oakmont Mission Ramona Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Transportation (Continued)

Airport	Ontario International	12 min drive
	John Wayne/Orange County	43 min drive
Walk Score ®	Somewhat Walkable (57)	
Transit Score ®	Some Transit (33)	

Contact Details

Primary Leasing Company

Newmark 3281 Guasti Rd, Suite 370 Ontario, CA 91761 USA (909) 605-1100 www.nmrk.com	Mark Kegans Executive Managing Director	mark.kegans@nmrk.com	(909) 215-5654
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Sales Company

Newmark 3281 Guasti Rd, Suite 370 Ontario, CA 91761 USA (909) 605-1100 www.nmrk.com	Mark Kegans Executive Managing Director	mark.kegans@nmrk.com	(909) 215-5654
	Ronald Washle Executive Managing Director	ron.washle@nmrk.com	(909) 974-4071
	Randy Lockhart Vice Chairman	Randy.Lockhart@nmrk.com	(909) 974-4067
Newmark 18401 Von Karman Ave, Suite 150 Irvine, CA 92612 USA (949) 608-2000 www.nmrk.com	Steve Sprenger Vice Chairman	Steve.Sprenger@nmrk.com	(949) 608-2015

Recorded Owner

**Mission Boulevard Industrial
Owner L**
www.oakmontre.com

True Owner

**Oakmont Industrial Group
LLC**
3520 Piedmont Rd NE, Suite 100
Atlanta, GA 30305 USA
(404) 869-9990
www.oakmontre.com



5060 Montclair Plaza Ln - Montclair Place

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Super Regional Mall
GLA (% Leased)	849,752 SF (94.9%)
Built/Renovated	1968/1997
Tenancy	Multiple
Available	618 - 60,239 SF
Max Contiguous	10,302 SF
Asking Rent	Withheld
Parking Spaces	6,249 (5.00/1,000 SF)
Frontage	950' on Central
Frontage	1,305' on Monte Vista



Property Details

Land Area	78.00 AC (3,397,680 SF)	Building FAR	0.25
Zoning	C	Parcel	1008-181-08

For Lease Summary

Number of Spaces	22	Smallest Space	618 SF
Max Contiguous	10,302 SF	Total Available	60,239 SF
Vacant	43,071 SF	% Leased	94.9%
Asking Rent	Withheld	Retail Available	57,321 SF
Office/Retail Available	2,918 SF		

Amenities

- Dedicated Turn Lane
- Enclosed Mall
- Food Court
- Freeway Visibility
- Kiosk/Cart Space
- Property Manager on Site
- Pylon Sign
- Restaurant
- Signalized Intersection

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	5018	Retail	Direct	6,500	6,500	6,500	Withheld	Vacant	3 - 5 Years
P 1	5017	Retail	Direct	6,379	6,379	6,379	Withheld	Vacant	3 - 5 Years
P 1	5147	Retail	Direct	3,347	3,347	3,347	Withheld	Vacant	3 - 5 Years
P 1	5174	Retail	Direct	3,000	3,000	3,000	Withheld	30 Days	3 - 5 Years
P 1	5165	Retail	Direct	1,963	1,963	1,963	Withheld	Vacant	3 - 5 Years
P 1	5178	Retail	Direct	1,836	1,836	1,836	Withheld	30 Days	3 - 5 Years
P 1	5021	Retail	Direct	1,504	1,504	1,504	Withheld	Vacant	3 - 5 Years
P 1	5019	Retail	Direct	1,461	1,461	1,461	Withheld	Vacant	3 - 5 Years
P 1	5090	Retail	Direct	1,377	1,377	1,377	Withheld	Vacant	3 - 5 Years
P 1	5178A	Retail	Direct	618	618	618	Withheld	Vacant	3 - 5 Years
P 2	2141	Retail	Direct	5,600	5,600	5,600	Withheld	Vacant	3 - 5 Years
P 2	2062	Retail	Direct	5,368	10,302	10,302	Withheld	30 Days	3 - 5 Years





5060 Montclair Plaza Ln - Montclair Place

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 2	2066	Retail	Direct	4,934	10,302	10,302	Withheld	30 Days	3 - 5 Years
P 2	2168	Office/Retail	Direct	2,918	2,918	2,918	Withheld	Vacant	3 - 5 Years
P 2	2142	Retail	Direct	2,074	2,074	2,074	Withheld	Vacant	3 - 5 Years
P 2	2098	Retail	Sublet	2,030	2,030	2,030	Withheld	12/2025	Negotiable
P 2	2102	Retail	Direct	2,023	2,023	2,023	Withheld	Vacant	3 - 5 Years
P 2	2054	Retail	Direct	1,927	1,927	1,927	Withheld	Vacant	3 - 5 Years
P 2	2176	Retail	Direct	1,543	1,543	1,543	Withheld	Vacant	3 - 5 Years
P 2	2188	Retail	Direct	1,448	1,448	1,448	Withheld	Vacant	3 - 5 Years
P 2	2041	Retail	Direct	1,263	1,263	1,263	Withheld	Vacant	3 - 5 Years
P 2	2045	Retail	Direct	1,126	1,126	1,126	Withheld	Vacant	3 - 5 Years

Previous Sale

Sale Date	2/12/2014	Sale Price	\$170,000,000 (\$200.06/SF)
Comp ID	2957422	Sale Type	Investment
Comp Status	Research Complete	Sale Conditions	Bulk/Portfolio Sale +1

Transportation

Parking Details	6249 Surface Spaces; Ratio of 5.00/1,000 SF		
Traffic Volume	15,229 on Lindero Ave (2025); 252,731 on Palo Verde St (2025); 2,943 on Olive St (2025); 257,914 on I- 10 (2024); 23,089 on San Jose St (2025); 22,784 on Moreno St (2018); 265,453 on Monte Vista Ave (2025); 44,631 on E Montclair Plz Ln (2025); 259,923 on I- 10 (2025)		
Frontage	950' on Central; 1,305' on Monte Vista; 2,526' on Moreno		
Commuter Rail	Montclair  	3 min drive	
	Claremont  	5 min drive	
Airport	Ontario International		11 min drive
Walk Score ®	Very Walkable (73)		
Transit Score ®	Good Transit (55)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Jcpenney	1-2	186,510	340	Jun 1969	-
Sticker World	1	57,000	25	Dec 2020	-
Barnes & Noble	1	26,859	45	Oct 2006	-
Kids Empire	1	15,000	20	Mar 2018	-
Victoria's Secret	2	11,982	35	Nov 2005	-

Showing 5 of 77 Tenants





5060 Montclair Plaza Ln - Montclair Place

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Contact Details

Primary Leasing Company

CIM Group, LP
4700 Wilshire Blvd
Los Angeles, CA 90010 USA
(323) 860-4900
www.cimgroup.com

David Attar
Vice President

DAttar@cimgroup.com

(323) 860-4939

Sublet / Assignment Company

Brighten Real Estate Advisors
3420 Parkside Dr
San Bernardino, CA 92404 USA
(626) 864-9038
www.realtorlao.com

Solomon Lao
CCIM, Broker

slao@ccim.net

(626) 864-9038

Recorded Owner

5060 Montclair Plz Lane Owner
6922 Hollywood Blvd
Los Angeles, CA 90028 USA
www.cimgroup.com

True Owner

CIM Group, LP
4700 Wilshire Blvd
Los Angeles, CA 90010 USA
(323) 860-4900
www.cimgroup.com

Fund

CIM Fund VIII

Developer

Trizec Hahn Development Corporation
4350 La Jolla Village Dr, Suite 700
San Diego, CA 92122 USA



4369 State St - Oakmont Mission Ramona Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Distribution

Property Summary

RBA (% Leased)	187,179 SF (0.0%)
Status	Under Construction
Built	April 2025
Tenancy	Single
Available	187,179 SF
Max Contiguous	187,179 SF
Asking Rent	Withheld
Clear Height	32'
Drive Ins	2 total
Docks	18 exterior
Levelers	None
Parking Spaces	215 (1.15/1,000 SF)



Property Details

Land Area	1.05 AC (45,738 SF)	Building FAR	4.09
Power	1,200 - 2,000a/277 - 480v 3p 4w Heavy	Sprinklers	ESFR
Zoning	M1	Parcel	1012-161-15

For Lease Summary

Number of Spaces	1	Smallest Space	187,179 SF
Max Contiguous	187,179 SF	Vacant	0 SF
% Leased	0.0%	Asking Rent	Withheld
Industrial Available	187,179 SF		

Amenities

- Fenced Lot

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	187,179	187,179	Withheld	Vacant	Negotiable	18	2

For Sale Summary

Asking Price	Withheld	Status	Active
Sale Type	Investment	RBA (% Leased)	187,179 SF (0.0%)
Land	1.05 AC	Built	April 2025
On Market	258 Days	Last Update	April 16, 2025

Transportation

Parking Details	215 Surface Spaces; Ratio of 1.15/1,000 SF
Traffic Volume	12,353 on Mission Blvd (2025); 2,548 on Ramona Ave (2025); 13,496 on Merle St (2025); 9,051 on State St (2025); 21,345 on Carriage Ave (2025); 1,438 on San Pasqual Ave (2025); 20,388 on Silicon Ave (2025); 1,054 on Silicon Ave (2025); 1,028 on Ramona Ave (2025); 12,071 on Via del Norte (2025)





4369 State St - Oakmont Mission Ramona Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Distribution

Transportation (Continued)

Commuter Rail	Downtown Pomona  	5 min drive
	Claremont  	7 min drive
Airport	Ontario International	12 min drive
	John Wayne/Orange County	43 min drive
Walk Score ®	Somewhat Walkable (57)	
Transit Score ®	Some Transit (33)	

Contact Details

Primary Leasing Company

Newmark 3281 Guasti Rd, Suite 370 Ontario, CA 91761 USA (909) 605-1100 www.nmrk.com	Mark Kegans Executive Managing Director	mark.kegans@nmrk.com	(909) 215-5654
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Sales Company

Newmark 3281 Guasti Rd, Suite 370 Ontario, CA 91761 USA (909) 605-1100 www.nmrk.com	Mark Kegans Executive Managing Director	mark.kegans@nmrk.com	(909) 215-5654
	Ronald Washle Executive Managing Director	ron.washle@nmrk.com	(909) 974-4071
	Randy Lockhart Vice Chairman	Randy.Lockhart@nmrk.com	(909) 974-4067
Newmark 18401 Von Karman Ave, Suite 150 Irvine, CA 92612 USA (949) 608-2000 www.nmrk.com	Steve Sprenger Vice Chairman	Steve.Sprenger@nmrk.com	(949) 608-2015

Recorded Owner

**Mission Boulevard Industrial
Owner L**
www.oakmontre.com

True Owner

**Oakmont Industrial Group
LLC**
3520 Piedmont Rd NE, Suite 100
Atlanta, GA 30305 USA
(404) 869-9990
www.oakmontre.com





5551 State St - 5551-5621 State Street

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Service

Property Summary

RBA (% Leased)	17,500 SF (100%)
Built	1970
Tenancy	Single
Available	17,500 SF
Max Contiguous	17,500 SF
Asking Rent	Withheld
Drive Ins	10 total/ 12' w x 14' h
Levelers	None
Parking Spaces	25 (1.43/1,000 SF)



Property Details

Land Area	5.02 AC (218,671 SF)	Building FAR	0.08
Zoning	M2	Parcel	1011-241-15

For Lease Summary

Number of Spaces	1	Smallest Space	17,500 SF
Max Contiguous	17,500 SF	Vacant	0 SF
% Leased	100%	Asking Rent	Withheld
Industrial Available	17,500 SF		

Amenities

- Fenced Lot
- Storage Space
- Yard

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	17,500	17,500	Withheld	30 Days	Negotiable	-	-

Previous Sale

Sale Date	10/21/2022	Sale Price	\$20,000,000 (\$1,142.86/SF)
Comp ID	6199799	Sale Type	Investment
Comp Status	Research Complete		

Transportation

Parking Details	25 Surface Spaces; Ratio of 1.43/1,000 SF			
Traffic Volume	5,141 on Vernon Ave (2025); 4,913 on Vernon Ave (2025); 1,427 on State St (2025); 1,257 on Vernon Ave (2025); 1,291 on Rose Ln (2018); 686 on Vernon Ave (2025); 17,280 on Vernon Ave (2025); 513 on Brooks St (2018); 4,610 on S Oaks Ave (2025); 1,067 on W Mission Blvd (2025)			
Commuter Rail	Ontario Amtrak 			5 min drive
	Montclair  METROLINK 			7 min drive
Airport	Ontario International			10 min drive
	John Wayne/Orange County			45 min drive





Transportation (Continued)

Walk Score ®	Car-Dependent (34)
Transit Score ®	Some Transit (34)

Contact Details

Leasing Company

Lee & Associates 3240 Mission Inn Ave Riverside, CA 92507 USA (951) 276-3600 www.lee-associates.com	Mat Skogebo Vice President Ryan Turnquist Vice President	 mskogebo@lee-associates.com rturnquist@leeriverside.com	 (951) 204-1918 (951) 276-3680
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Recorded Owner

**SNL IOV 5551 State Street
Owner, LLC**
stockbridge.com

True Owner

**Stockbridge Capital Group,
LLC**
4 Embarcadero Ctr, Suite 3300
San Francisco, CA 94111 USA
(415) 658-3300
stockbridge.com

Industrial Outdoor Ventures
6300 River Rd, Suite 400
Rosemont, IL 60018 USA
(847) 595-1073
www.industrialoutdoor.com



5621 State St - 5551-5621 State Street

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Manufacturing

Property Summary

RBA (% Leased)	20,000 SF (0.0%)
Built	1983
Tenancy	Single
Available	20,000 SF
Max Contiguous	20,000 SF
Asking Rent	Withheld
Clear Height	19'
Drive Ins	8 total
Docks	None
Levelers	None
Parking Spaces	30 (1.50/1,000 SF)



Property Details

Land Area	2.60 AC (113,256 SF)	Building FAR	0.18
Crane	Yes	Power	2,800a/ Heavy
Zoning	M-2	Parcel	1011-241-20

For Lease Summary

Number of Spaces	1	Smallest Space	20,000 SF
Max Contiguous	20,000 SF	Vacant	20,000 SF
% Leased	0.0%	Asking Rent	Withheld
Industrial Available	20,000 SF		

Amenities

- Fenced Lot

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	20,000	20,000	Withheld	Vacant	Negotiable	-	8

Previous Sale

Sale Date	7/21/2023	Sale Price	\$8,000,000 (\$400/SF)
Comp ID	6474327	Sale Type	Investment
Comp Status	Research Complete	Sale Conditions	High Vacancy Property

Transportation

Parking Details	30 Surface Spaces; Ratio of 1.50/1,000 SF								
Traffic Volume	1,427 on State St (2025); 5,141 on Vernon Ave (2025); 1,067 on W Mission Blvd (2025); 17,280 on Vernon Ave (2025); 4,610 on S Oaks Ave (2025); 21,908 on S Benson Ave (2025); 1,257 on Vernon Ave (2025); 4,913 on Vernon Ave (2025); 4,265 on W Mission Blvd (2025); 2,365 on W Brooks St (2025)								
Commuter Rail	Ontario Amtrak 								6 min drive
	Montclair 								8 min drive





Transportation (Continued)

Airport	Ontario International	11 min drive
	John Wayne/Orange County	46 min drive
Walk Score ®	Car-Dependent (34)	
Transit Score ®	Some Transit (34)	

Contact Details

Leasing Company

Lee & Associates 3240 Mission Inn Ave Riverside, CA 92507 USA (951) 276-3600 www.lee-associates.com	Mat Skogebo Vice President	mskogebo@lee-associates.com	(951) 204-1918
	Ryan Turnquist Vice President	rturnquist@leeriverside.com	(951) 276-3680

Recorded Owner

**Snl Iov 5621 State Street
Owner Llc**
www.industrialoutdoor.com

True Owner

Industrial Outdoor Ventures 6300 River Rd, Suite 400 Rosemont, IL 60018 USA (847) 595-1073 www.industrialoutdoor.com	Thomas Barbera Chief Executive Officer	tom@iovre.com	(847) 601-7107
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4650 Arrow Hwy - Montclair Business Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



R&D

Property Summary

RBA (% Leased)	15,552 SF (71.4%)
Built	1980
Tenancy	Multiple
Available	1,495 - 4,443 SF
Max Contiguous	2,948 SF
Asking Rent	Withheld
Drive Ins	2 total/ 10' w x 10' h
Docks	None
Levelers	None
Parking Spaces	50 (3.35/1,000 SF)



Property Details

Land Area	1.19 AC (51,836 SF)	Building FAR	0.30
Crane	None	Zoning	MIP
Parcel	1007-733-20		

For Lease Summary

Number of Spaces	2	Smallest Space	1,495 SF
Max Contiguous	2,948 SF	Total Available	4,443 SF
Vacant	4,443 SF	% Leased	71.4%
Asking Rent	Withheld	CAM	\$0.11/SF
Office/Retail Available	1,495 SF	Industrial Available	2,948 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	B-4/5	Industrial	Direct	2,948	2,948	2,948	\$1.48 MG	Vacant	3 - 5 Years
P 1	B-6	Office/Retail	Direct	1,495	1,495	1,495	\$1.55 MG	Vacant	Negotiable

Previous Sale

Sale Date	6/15/2018	Sale Price	\$2,601,992 (\$167.31/SF)
Comp ID	4302054	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	5.0%
Sale Conditions	1031 Exchange		

Transportation

Parking Details	50 Surface Spaces; Ratio of 3.35/1,000 SF			
Traffic Volume	15,635 on S Claremont Blvd (2025); 15,644 on Monte Vista Ave (2025); 8,761 on Blanchard Pl (2025); 4,509 on Felipe Ave (2025); 16,928 on Richton Rd (2025); 20,352 on Olive St (2025); 6,106 on Mills Ave (2025); 15,987 on Oakdale Dr (2025); 16,516 on Olive St (2025); 616 on E Green St (2025)			
Commuter Rail	Montclair			19 min walk
	Claremont			18 min walk





4650 Arrow Hwy - Montclair Business Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



R&D

Transportation (Continued)

Airport	Ontario International	12 min drive
Walk Score ®	Somewhat Walkable (57)	
Transit Score ®	Good Transit (55)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Brighter Day Ministries	1	2,982	-	Mar 2013	-
Pet Supplies	1	2,980	-	May 2014	-
Best Motor Werks	1	2,948	-	May 2016	-
Kutsch Motorsports	1	2,948	-	May 2021	-
Golden Triangle Art Studio	1	2,834	-	Oct 2021	-

Showing 5 of 8 Tenants

Contact Details

Primary Leasing Company

Delmar Commercial R.E. Services 9620 Center Ave, Suite 130 Rancho Cucamonga, CA 91730 USA (909) 989-8988 www.delmar1.com	Mark McErlean Partner	markm@delmar1.com	(909) 214-9125
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Recorded Owner

Trico Yale Street Business Park Lp

3100-A Pullman St, Suite A
Costa Mesa, CA 92626 USA
(714) 751-4420
www.tricorealty.com

True Owner

Trico Realty 3100-A Pullman St Costa Mesa, CA 92626 USA (714) 751-4420 www.tricorealty.com	Lester Ip Vice President	lester@tricorealty.com	(323) 697-3245
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Property Manager

Trico Realty 3100-A Pullman St Costa Mesa, CA 92626 USA (714) 751-4420 www.tricorealty.com	Parker Roberts Associate	parker@tricorealty.com	(714) 751-4420 X245
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Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	18,422 SF (44.1%)
Built	1978
Tenancy	Multiple
Available	10,296 SF
Max Contiguous	10,296 SF
Asking Rent	\$1.58 SF/month/NNN
Parking Spaces	50 (2.73/1,000 SF)
Frontage	395' on Arrow Hwy



Property Details

Land Area	2.30 AC (100,188 SF)	Building FAR	0.18
Zoning	C3	Parcel	1008-021-11

For Lease Summary

Number of Spaces	1	Smallest Space	10,296 SF
Max Contiguous	10,296 SF	Vacant	10,296 SF
% Leased	44.1%	Asking Rent	\$1.58 SF/month
Service Type	Triple Net	Retail Available	10,296 SF

Amenities

- Signalized Intersection

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	5247	Retail	Direct	10,296	10,296	10,296	\$1.58 NNN	Vacant	Negotiable

Previous Sale

Sale Date	5/31/2017	Sale Price	\$6,600,000 (\$358.27/SF)
Comp ID	3927482	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	5.9%

Transportation

Parking Details	50 Surface Spaces; Ratio of 2.73/1,000 SF		
Traffic Volume	6,698 on Central Ave (2025); 30,270 on Olive St (2025); 13,470 on Fremont Ave (2025); 28,957 on Arrow Hwy (2025); 37,432 on Moreno St (2025); 2,943 on Olive St (2025); 3,827 on Richton Rd (2025); 4,718 on N Vista Pl (2025); 24,481 on Richton St (2025); 11,968 on Fremont Ave (2025)		
Frontage	395' on Arrow Hwy		
Commuter Rail	Montclair	 METROLINK 	16 min walk
	Claremont	 METROLINK 	4 min drive



Transportation (Continued)

Airport	Ontario International	11 min drive
Walk Score ®	Somewhat Walkable (62)	
Transit Score ®	Good Transit (57)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
SAS Shoes	1	2,000	4	Sep 2009	-
Lovely Nails Tanning & Spa	1	500	3	Jul 2012	-
Montclair Optometric Center	1	-	3	Oct 2017	-
Signature Styling	1	-	4	Jul 2016	-

Showing 4 of 4 Tenants

Contact Details

Primary Leasing Company

KoTai Realty 802-830 Mission Rd San Gabriel, CA 91776 USA (626) 285-8333	David Lin	davidlin988@gmail.com	(626) 252-4248
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Recorded Owner

Mintshow International LLC
27914 Ridebrock Ct
Rancho Palos Verdes, CA
90275 USA
1 (671) 649-2000

True Owner

Neng-Yi Liao 111 30th St, Suite 7A New York, NY 10016 USA (718) 852-6015	Neng-Yi Liao	(508) 303-8809
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5530 Arrow Hwy - Bldg B

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	6,038 SF (100%)
Built	1970
Tenancy	Single
Available	6,038 SF
Max Contiguous	6,038 SF
Asking Rent	\$1.60 SF/month/NNN



Property Details

Zoning	M1	Parcel	1007-631-04
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For Lease Summary

Number of Spaces	1	Smallest Space	6,038 SF
Max Contiguous	6,038 SF	Vacant	0 SF
% Leased	100%	Asking Rent	\$1.60 SF/month
Service Type	Triple Net	Retail Available	6,038 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
E 1	Bldg B	Retail	Direct	6,038	6,038	6,038	\$1.60 NNN	30 Days	5 - 25 Years

Previous Sale

Sale Date	4/11/2006	Sale Price	Withheld
Comp ID	1112728	Sale Type	Owner User
Comp Status	Research Complete	Sale Conditions	Purchase By Tenant

Transportation

Traffic Volume	13,471 on Vernon Ave (2025); 4,424 on N Vista Pl (2025); 544 on Vernon Ave (2018); 4,982 on S Sierra Pl (2025); 17,055 on W 8th St (2025); 18,076 on W 9th St (2018); 4,718 on N Vista Pl (2025); 28,957 on Arrow Hwy (2025); 30,270 on Olive St (2025); 24,481 on Richton St (2025)				
Commuter Rail	Montclair			20 min walk	
	Claremont			4 min drive	
Airport	Ontario International				11 min drive
Walk Score ®	Somewhat Walkable (60)				
Transit Score ®	Good Transit (53)				





5530 Arrow Hwy - Bldg B

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Contact Details

Primary Leasing Company

MGR Real Estate

3800 Concourses, Suite 100
Ontario, CA 91764 USA
(909) 981-4466
www.mgrrealestate.com

Javier Brown

Commercial Industrial Agent

jbrown@mgrrealestate.com

(909) 641-0582

Recorded Owner

Oceanic Holding LLC

1174 9th St
Upland, CA 91786 USA

True Owner

J R Thompson

21 Pamarron Way, Suite A
Novato, CA 94949 USA
(415) 884-4633

Jim Thompson

(415) 884-4633



5541 Arrow Hwy - N Montclair Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Showroom

Property Summary

RBA (% Leased)	11,000 SF (73.9%)
Built	2005
Tenancy	Multiple
Available	2,874 SF
Max Contiguous	2,874 SF
Asking Rent	\$1.20 SF/month/MG
Drive Ins	4 total
Docks	3 exterior
Levelers	None
Parking Spaces	40 (3.64/1,000 SF)



Property Details

Land Area	0.50 AC (21,780 SF)	Building FAR	0.51
Power	400a/277 - 480v 3p	Parcel	1008-051-06

For Lease Summary

Number of Spaces	1	Smallest Space	2,874 SF
Max Contiguous	2,874 SF	Vacant	2,874 SF
% Leased	73.9%	Asking Rent	\$1.20 SF/month
Service Type	Modified Gross	CAM	\$0.15/SF
Retail Available	2,874 SF		

Amenities

- Bus Line
- Signage

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
F	Retail	Direct	2,874	2,874	\$1.20 MG	Vacant	Negotiable	-	-

Transportation

Parking Details	40 Surface Spaces; Ratio of 3.64/1,000 SF				
Traffic Volume	13,471 on Vernon Ave (2025); 544 on Vernon Ave (2018); 17,055 on W 8th St (2025); 16,396 on W 7th St (2025); 15,607 on Vernon Ave (2025); 18,076 on W 9th St (2018); 4,424 on N Vista Pl (2025); 4,982 on S Sierra Pl (2025); 30,270 on Olive St (2025); 28,957 on Arrow Hwy (2025)				
Commuter Rail	Montclair			2 min drive	
	Claremont			5 min drive	
Airport	Ontario International				11 min drive
Walk Score ®	Very Walkable (75)				
Transit Score ®	Good Transit (50)				





5541 Arrow Hwy - N Montclair Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Showroom

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
La Bella Day Spa & Salon	1	3,000	-	Mar 2021	Sep 2026
Xtreme Energy Fitness	1	2,874	-	Aug 2013	-
Nova Dance Company LLC	1	1,500	-	Sep 2024	Oct 2027
Solano Professional Services	1	1,500	-	Jun 2020	-
Acosta Surujini	1	-	-	Nov 2018	-

Showing 5 of 7 Tenants

Contact Details

Primary Leasing Company

CBRE 4141 Inland Empire Blvd, Suite 100 Ontario, CA 91764 USA (909) 418-2000 www.cbre.com	Erik Wanland Senior Vice President	erik.wanland@cbre.com	(626) 710-8453
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Recorded Owner

North Montclair LLC
8939 Vernon Ave
Montclair, CA 91763 USA
(909) 920-3736

True Owner

North Rialto, Inc. 8939 Vernon Ave, Suite A Montclair, CA 91763 USA (909) 920-3736	Henry Chavin	(909) 920-3736
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5637 Arrow Hwy - Benson Commerce Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Light Distribution

Property Summary

RBA (% Leased)	17,756 SF (81.5%)
Built	1975
Tenancy	Multiple
Available	1,600 - 3,280 SF
Max Contiguous	1,680 SF
Asking Rent	Withheld
Clear Height	16'
Drive Ins	11 total/ 10' w x 10' h
Docks	None
Levelers	None
Parking Spaces	26 (3.40/1,000 SF)



Property Details

Land Area	5.20 AC (226,512 SF)	Building FAR	0.08
Crane	None	Power	3p
Zoning	E6	Parcel	1008-061-05

For Lease Summary

Number of Spaces	2	Smallest Space	1,600 SF
Max Contiguous	1,680 SF	Total Available	3,280 SF
Vacant	3,280 SF	% Leased	81.5%
Asking Rent	Withheld	CAM	\$0.07/SF
Office/Retail Available	1,600 SF	Industrial Available	1,680 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	k	Industrial	Direct	1,680	1,680	1,680	\$1.57 MG	Vacant	Negotiable
P 1	5637-H	Office/Retail	Direct	1,600	1,600	1,600	\$1.57 MG	Vacant	Negotiable

Previous Sale

Sale Date	1/3/2018	Sale Price	\$2,850,186 (\$160.52/SF)
Comp ID	4099720	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	6.1%

Transportation

Parking Details	26 Surface Spaces; Ratio of 3.40/1,000 SF			
Traffic Volume	9,474 on Vernon Ave (2025); 17,055 on W 8th St (2025); 16,396 on W 7th St (2025); 18,076 on W 9th St (2018); 544 on Vernon Ave (2018); 12,435 on Montrose Ave (2025); 4,982 on S Sierra Pl (2025); 14,260 on W 7th St (2025); 15,607 on Vernon Ave (2025); 11,516 on S Spencer Ave (2025)			
Commuter Rail	Montclair			2 min drive
	Claremont			5 min drive
Airport	Ontario International			10 min drive





5637 Arrow Hwy - Benson Commerce Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Light Distribution

Transportation (Continued)

Walk Score ®	Very Walkable (74)
Transit Score ®	Some Transit (47)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Fixture Shop	1	2,024	6	Dec 2015	-
D & R Electronix	1	1,680	-	Oct 2021	-
Optechon	1	1,680	-	Oct 2020	Oct 2025
The Tea & Coffee Exchange	1	1,680	2	Aug 2016	-
Exclusive Glass Tinting	1	1,200	-	Mar 2016	-

Showing 5 of 12 Tenants

Contact Details

Primary Leasing Company

Delmar Commercial R.E. Services 9620 Center Ave, Suite 130 Rancho Cucamonga, CA 91730 USA (909) 989-8988 www.delmar1.com	Mark McErlean Partner	markm@delmar1.com	(909) 214-9125
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Recorded Owner

Benson Commerce Center LLC
11 Woodhave Ln
Irvine, CA 92620 USA
www.tryadproperties.com

True Owner

Tryad Properties
556 Diamond Bar Blvd, Suite 200
Diamond Bar, CA 91765 USA
(909) 396-6800
www.tryadproperties.com



8926 Benson Ave - Benson Commerce Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Property Summary

RBA (% Leased)	16,953 SF (83.0%)
Built	1975
Tenancy	Multiple
Available	1,440 - 2,880 SF
Max Contiguous	1,440 SF
Asking Rent	\$1.49 SF/month/MG
Clear Height	16'
Drive Ins	10 total/ 12' w x 12' h
Docks	None
Levelers	None
Parking Spaces	20 (3.40/1,000 SF)



Property Details

Crane	None	Power	3p
Zoning	E6	Parcel	1008-061-05

For Lease Summary

Number of Spaces	2	Smallest Space	1,440 SF
Max Contiguous	1,440 SF	Vacant	2,880 SF
% Leased	83.0%	Asking Rent	\$1.49 SF/month
Service Type	Modified Gross	CAM	\$0.07/SF
Industrial Available	2,880 SF		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
8926-B	Industrial	Direct	1,440	1,440	\$1.49 MG	Vacant	Negotiable	-	1
8926--G	Industrial	Direct	1,440	1,440	\$1.49 MG	Vacant	Negotiable	-	1

Previous Sale

Sale Date	1/3/2018	Sale Price	\$1,778,046 (\$104.88/SF)
Comp ID	4099720	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	6.1%

Transportation

Parking Details	20 Surface Spaces; Ratio of 3.40/1,000 SF			
Traffic Volume	9,474 on Vernon Ave (2025); 16,396 on W 7th St (2025); 17,055 on W 8th St (2025); 544 on Vernon Ave (2018); 18,076 on W 9th St (2018); 14,260 on W 7th St (2025); 12,435 on Montrose Ave (2025); 15,607 on Vernon Ave (2025); 4,982 on S Sierra Pl (2025); 11,516 on S Spencer Ave (2025)			
Commuter Rail	Montclair			2 min drive
	Claremont			5 min drive
Airport	Ontario International			10 min drive





8926 Benson Ave - Benson Commerce Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Transportation (Continued)

Walk Score ®	Very Walkable (74)
Transit Score ®	Some Transit (47)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Arroyo Furniture	1	1,680	-	Oct 2020	Oct 2025
Promax Sales, Inc.	1	1,680	-	May 2021	-
Vape4 U	1	1,680	-	Sep 2018	-
First Ladies Motorcycle Club	1	1,440	-	Apr 2013	-
Fry Fire & Electric, Inc.	1	1,200	-	Oct 2011	-

Showing 5 of 10 Tenants

Contact Details

Primary Leasing Company

Delmar Commercial R.E. Services
9620 Center Ave, Suite 130
Rancho Cucamonga, CA 91730
USA
(909) 989-8988
www.delmar1.com

Mark McErlean
Partner

markm@delmar1.com

(909) 214-9125

Recorded Owner

Benson Commerce Center LLC
11 Woodhave Ln
Irvine, CA 92620 USA
www.tryadproperties.com

True Owner

Tryad Properties
556 Diamond Bar Blvd, Suite 200
Diamond Bar, CA 91765 USA
(909) 396-6800
www.tryadproperties.com



8940 Benson Ave - Benson Commerce Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Distribution

Property Summary

RBA (% Leased)	13,760 SF (93.0%)
Built	1975
Tenancy	Multiple
Available	960 SF
Max Contiguous	960 SF
Asking Rent	\$1.20 SF/month/MG
Clear Height	16'
Drive Ins	12 total/ 10' w x 10' h
Docks	None
Levelers	None
Parking Spaces	45 (3.40/1,000 SF)



Property Details

Land Area	5.20 AC (226,512 SF)	Building FAR	0.06
Crane	None	Power	3p
Zoning	E6	Parcel	1008-061-05

For Lease Summary

Number of Spaces	1	Smallest Space	960 SF
Max Contiguous	960 SF	Vacant	960 SF
% Leased	93.0%	Asking Rent	\$1.20 SF/month
Service Type	Modified Gross	CAM	\$0.07/SF
Industrial Available	960 SF		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
8940-J	Industrial	Direct	960	960	\$1.20 MG	Vacant	Negotiable	-	1

Previous Sale

Sale Date	1/3/2018	Sale Price	\$1,510,733 (\$109.79/SF)
Comp ID	4099720	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	6.1%

Transportation

Parking Details	45 Surface Spaces; Ratio of 3.40/1,000 SF			
Traffic Volume	9,474 on Vernon Ave (2025); 16,396 on W 7th St (2025); 17,055 on W 8th St (2025); 544 on Vernon Ave (2018); 14,260 on W 7th St (2025); 15,607 on Vernon Ave (2025); 18,076 on W 9th St (2018); 12,435 on Montrose Ave (2025); 4,982 on S Sierra Pl (2025); 266,704 on Central Ave (2025)			
Commuter Rail	Montclair			3 min drive
	Claremont			5 min drive
Airport	Ontario International			10 min drive
Walk Score ®	Very Walkable (70)			





8940 Benson Ave - Benson Commerce Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Distribution

Transportation (Continued)

Transit Score ®

Some Transit (46)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
J C Racing	1	2,240	-	Oct 2011	-
ASV Sales	1	1,280	-	Oct 2020	-
Dulceria Gallardo	1	960	-	Feb 2013	-
Global West World, Inc.	1	960	-	Feb 2013	-
The Plumbing Connection Llc	1	960	-	Jul 2012	-

Showing 5 of 11 Tenants

Contact Details

Primary Leasing Company

Delmar Commercial R.E. Services
9620 Center Ave, Suite 130
Rancho Cucamonga, CA 91730
USA
(909) 989-8988
www.delmar1.com

Mark McErlean
Partner

markm@delmar1.com

(909) 214-9125

Recorded Owner

Benson Commerce Center LLC

11 Woodhave Ln
Irvine, CA 92620 USA
www.tryadproperties.com

True Owner

Tryad Properties

556 Diamond Bar Blvd, Suite 200
Diamond Bar, CA 91765 USA
(909) 396-6800
www.tryadproperties.com



9014 Benson Ave - Montclair Shopping Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	6,426 SF (61.6%)
Built	1978
Tenancy	Multiple
Available	2,465 SF
Max Contiguous	2,465 SF
Asking Rent	\$1.65 SF/month/NNN
Parking Spaces	30 (4.67/1,000 SF)
Frontage	131' on Benson



Property Details

Land Area	0.68 AC (29,621 SF)	Building FAR	0.22
Parcel	1008-061-22		

For Lease Summary

Number of Spaces	1	Smallest Space	2,465 SF
Max Contiguous	2,465 SF	Vacant	2,465 SF
% Leased	61.6%	Asking Rent	\$1.65 SF/month
Service Type	Triple Net	Retail Available	2,465 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	D	Retail	Direct	2,465	2,465	2,465	\$1.65 NNN	Vacant	Negotiable

Previous Sale

Sale Date	6/17/2004	Sale Price	\$1,500,000 (\$233.43/SF)
Comp ID	931463	Sale Type	Investment
Comp Status	Research Complete		

Transportation

Parking Details	30 Surface Spaces; Ratio of 4.67/1,000 SF
Traffic Volume	16,396 on W 7th St (2025); 9,474 on Vernon Ave (2025); 14,260 on W 7th St (2025); 17,055 on W 8th St (2025); 544 on Vernon Ave (2018); 11,516 on S Spencer Ave (2025); 12,435 on Montrose Ave (2025); 15,607 on Vernon Ave (2025); 266,704 on Central Ave (2025); 18,076 on W 9th St (2018)
Frontage	131' on Benson
Commuter Rail	Montclair  3 min drive Upland  5 min drive
Airport	Ontario International 10 min drive
Walk Score ®	Very Walkable (73)
Transit Score ®	Some Transit (42)





9014 Benson Ave - Montclair Shopping Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Kidcare	1	1,200	-	Oct 2009	-
Action Awards	1	500	3	Aug 2009	-
Dolce Vita	1	-	3	Mar 2016	-

Showing 3 of 3 Tenants

Contact Details

Primary Leasing Company

Westland Real Estate Group
520 Willow St, Suite 110
Long Beach, CA 90806 USA
(310) 639-7130
www.westlandrealestategroup.com

Manny Bukiet
Director of Commercial Leasing

manny.b@westlandreg.com

(310) 346-9147

Recorded Owner

Professional Business Services Inc
6665 Long Beach Blvd
Long Beach, CA 90805 USA
www.westlandrealestategroup.com

True Owner

Westland Real Estate Group
520 Willow St, Suite 110
Long Beach, CA 90806 USA
(310) 639-7130
www.westlandrealestategroup.com





5179 Brooks St - Montclair Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Property Summary

RBA (% Leased)	15,905 SF (75.6%)
Built	1987
Tenancy	Multiple
Available	3,875 SF
Max Contiguous	3,875 SF
Asking Rent	\$1.35 SF/month/MG
Clear Height	17'
Drive Ins	8 total/ 12' w x 12' h
Docks	None
Levelers	None
Parking Spaces	40 (2.00/1,000 SF)



Property Details

Land Area	1.03 AC (44,867 SF)	Building FAR	0.35
Crane	None	Power	150 - 200a/120 - 280v
Zoning	M2	Parcel	1011-031-19

For Lease Summary

Number of Spaces	1	Smallest Space	3,875 SF
Max Contiguous	3,875 SF	Vacant	3,875 SF
% Leased	75.6%	Asking Rent	\$1.35 SF/month
Service Type	Modified Gross	CAM	\$0.10/SF
Industrial Available	3,875 SF		

Amenities

- Bus Line

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
5179--A/B	Industrial	Direct	3,875	3,875	\$1.35 MG	Vacant	2 Years	-	2

Previous Sale

Sale Date	12/8/1995	Sale Price	\$850,000 (\$53.44/SF)
Comp ID	20101	Comp Status	Research Complete
Actual Cap Rate	9.6%		

Transportation

Parking Details	40 Surface Spaces; Ratio of 2.00/1,000 SF
Traffic Volume	16,094 on Central Ave (2025); 47,550 on State St (2025); 1,092 on Monte Vista Ave (2025); 25,980 on Brooks St (2025); 4,419 on Fremont Ave (2025); 40,590 on Grove St (2025); 1,294 on Central Ave (2025); 24,601 on Monte Vista Ave (2025); 1,383 on Central Ave (2025); 20,268 on Central Ave (2025)





5179 Brooks St - Montclair Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Transportation (Continued)

Commuter Rail	Ontario Amtrak 	5 min drive
	Montclair  	6 min drive
Airport	Ontario International	11 min drive
	John Wayne/Orange County	45 min drive
Walk Score ®	Car-Dependent (49)	
Transit Score ®	Some Transit (35)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Hansen Race Cars	1	5,375	5	Mar 2011	-
TruRV Inc.	1	3,780	-	Apr 2021	-
Light Speed Consulting & Computing	1	1,760	-	Feb 2016	-
Point man International	1	1,760	-	Sep 2018	-
Kotsemoworld LLC	1	1,500	3	Dec 2013	-

Showing 5 of 6 Tenants

Contact Details

Primary Leasing Company

MGR Real Estate 3800 Concourses, Suite 100 Ontario, CA 91764 USA (909) 981-4466 www.mgrrealestate.com	Warren Tsang Senior Associate	wtsang@mgrrealestate.com	(951) 283-1888
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Recorded Owner

Robert K Wong & May L Wong
Fm Ltd
2384 Hoxie Dr
Tustin, CA 92782 USA

True Owner

Regency Realty LLC 1080 Batavia St Orange, CA 92867 USA (714) 289-1900 regencyrealtyoc.com	Jennifer Reed Senior Property Manager	jreed@regencyrealtyoc.com	(714) 289-1900
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Property Manager

S & D Associates 1020 Batavia St, Suite B Orange, CA 92867 USA (714) 997-7956 www.sdassociatesproperties.com	Damian Porreca Property Manager	sd.associates@sbcglobal.net	(714) 997-7956 X4
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9015 Central Ave - Montclair Promenade

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	4,875 SF (100%)
Built	1983
Tenancy	Multiple
Available	1,105 SF
Max Contiguous	1,105 SF
Asking Rent	\$3.25 SF/month/NNN
Parking Spaces	50 (10.26/1,000 SF)
Frontage	189' on Central Ave



Property Details

Land Area	0.59 AC (25,700 SF)	Building FAR	0.19
Zoning	C-3	Parcel	1008-033-10

For Lease Summary

Number of Spaces	1	Smallest Space	1,105 SF
Max Contiguous	1,105 SF	Vacant	0 SF
% Leased	100%	Asking Rent	\$3.25 SF/month
Service Type	Triple Net	CAM	\$1.49/SF
Retail Available	1,105 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	B	Retail	Direct	1,105	1,105	1,105	\$3.25 NNN	07/2025	5 - 10 Years

Previous Sale

Sale Date	9/7/2023	Sale Price	\$3,000,000 (\$615.38/SF)
Comp ID	6503275	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	5.3%

Transportation

Parking Details	50 Surface Spaces; Ratio of 10.26/1,000 SF		
Traffic Volume	37,432 on Moreno St (2025); 30,270 on Olive St (2025); 6,698 on Central Ave (2025); 544 on Vernon Ave (2018); 15,607 on Vernon Ave (2025); 44,631 on E Montclair Plz Ln (2025); 28,957 on Arrow Hwy (2025); 13,471 on Vernon Ave (2025); 13,470 on Fremont Ave (2025); 2,943 on Olive St (2025)		
Frontage	189' on Central Ave		
Commuter Rail	Montclair	 	19 min walk
	Claremont	 	5 min drive
Airport	Ontario International		11 min drive





9015 Central Ave - Montclair Promenade

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation (Continued)

Walk Score ®	Somewhat Walkable (65)
Transit Score ®	Good Transit (54)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Boba and Tea	1	1,300	-	Apr 2018	-
Waba Grill	1	1,300	7	Sep 2015	Sep 2025
Allinjc Inc	1	-	-	Jan 2019	-

Showing 3 of 3 Tenants

Contact Details

Primary Leasing Company

CBRE 4141 Inland Empire Blvd, Suite 100 Ontario, CA 91764 USA (909) 418-2000 www.cbre.com	Jared Himes Senior Associate	Jared.Himes@CBRE.com	(949) 344-1200
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Recorded Owner

Weihong Cui And Yan Chen
Revocable Trust

True Owner

Weihong Cui 1690 11th St Upland, CA 91786 USA (323) 867-8196	Weihong Cui Owner	(323) 867-8196
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Property Manager

Olive Central LLC 1018 Yorktown Ave Montebello, CA 90640 USA (323) 724-3049	AI Shen Property Manager	(323) 724-3049
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Developer

Schurgin Development Companies
3425 McLaughlin Ave
Los Angeles, CA 90066 USA
(310) 391-1200





9133 Central Ave - Monclair Plaza West

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

GLA (% Leased)	9,606 SF (64.2%)
Built	1974
Tenancy	Multiple
Available	3,444 SF
Max Contiguous	3,444 SF
Asking Rent	\$1.75 SF/month/MG
Parking Spaces	30 (3.12/1,000 SF)
Frontage	161' on Central Ave
Frontage	165' on Moreno St



Property Details

Land Area	0.72 AC (31,363 SF)	Building FAR	0.31
Zoning	C-2	Parcel	1008-201-12

For Lease Summary

Number of Spaces	1	Smallest Space	3,444 SF
Max Contiguous	3,444 SF	Vacant	3,444 SF
% Leased	64.2%	Asking Rent	\$1.75 SF/month
Service Type	Modified Gross	Office/Retail Available	3,444 SF

Amenities

- Air Conditioning
- Corner Lot
- Signage
- Signalized Intersection

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 2	-	Office/Retail	Direct	3,444	3,444	3,444	\$1.75 MG	Vacant	Negotiable

Previous Sale

Sale Date	1/31/2023	Sale Price	\$3,264,000 (\$339.79/SF)
Comp ID	6304986	Sale Type	Investment
Comp Status	Research Complete	Sale Conditions	1031 Exchange

Transportation

Parking Details	30 Surface Spaces; Ratio of 3.12/1,000 SF		
Traffic Volume	37,432 on Moreno St (2025); 44,631 on E Montclair Plz Ln (2025); 15,607 on Vernon Ave (2025); 30,270 on Olive St (2025); 259,923 on I- 10 (2025); 266,704 on Central Ave (2025); 544 on Vernon Ave (2018); 257,914 on I- 10 (2024); 1,010 on Columbine Ave (2025)		
Frontage	161' on Central Ave; 165' on Moreno St		
Commuter Rail	Montclair	 METROLINK. 	20 min walk
	Claremont	 METROLINK. 	4 min drive





9133 Central Ave - Monclair Plaza West

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation (Continued)

Airport	Ontario International	11 min drive
Walk Score ®	Very Walkable (70)	
Transit Score ®	Good Transit (53)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Shoe City	1–2	9,606	-	Apr 2023	-

Showing 1 of 1 Tenants

Contact Details

Primary Leasing Company

NAI Capital 15821 Ventura Blvd, Suite 320 Encino, CA 91436 USA (818) 905-2400 www2.naicapital.com	Steven Berman Vice President	sberman@naicapital.com	(818) 416-1646
	Jesse Paster Vice President	jpaster@naicapital.com	(213) 458-1974

Recorded Owner

**16807 Lawndale & 18300
Reseda LLC**
12550 Whittier Blvd
Whittier, CA 90602 USA

True Owner

Nordy Ying 12550 Whittier Blvd Whittier, CA 90602 USA (562) 698-2400	Nordy Ying	nordyying@shoecity.com	(714) 473-8917
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10202 Central Ave

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Office

Property Summary

RBA (% Leased)	5,136 SF (0.0%)
Built	1980
Stories	1
Typical Floor	5,136 SF
Tenancy	Single
Available	5,136 SF
Max Contiguous	5,136 SF
Asking Rent	\$1.75 SF/month/MG
Parking Spaces	30 (5.84/1,000 SF)



Property Details

Land Area	0.62 AC (27,007 SF)	Building FAR	0.19
Owner Occupied	No	Parcel	1010-353-01

For Lease Summary

Number of Spaces	1	Smallest Space	5,136 SF
Max Contiguous	5,136 SF	Vacant	5,136 SF
% Leased	0.0%	Asking Rent	\$1.75 SF/month
Service Type	Modified Gross	Office/Medical Available	5,136 SF

Amenities

- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	-	Office/Medical	Direct	5,136	5,136	5,136	\$1.75 MG	Vacant	Negotiable

For Sale Summary

Asking Price	\$2,000,000 (\$389.41/SF)	Status	Active
Sale Type	Investment or Owner User	RBA (% Leased)	5,136 SF (0.0%)
Land	0.62 AC	Built	1980
On Market	337 Days	Last Update	April 15, 2025

Transportation

Parking Details	30 Surface Spaces; Ratio of 5.84/1,000 SF			
Traffic Volume	33,084 on Kingsley St (2025); 3,724 on Rose Ave (2025); 1,602 on Flora St (2018); 33,162 on Bandera St (2025); 5,320 on Marion Ave (2025); 4,419 on Fremont Ave (2025); 33,826 on el Morado St (2025); 947 on Kingsley St (2018); 29,643 on Bandera St (2025); 1,539 on Fauna St (2018)			
Commuter Rail	Montclair			5 min drive
	Claremont			7 min drive
Airport	Ontario International			10 min drive
	John Wayne/Orange County			45 min drive





10202 Central Ave

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Office

Transportation (Continued)

Walk Score ®	Very Walkable (77)
Transit Score ®	Some Transit (35)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Gobaud Orthopaedic And Back Clinic	1	6,433	4	Jan 2007	-

Showing 1 of 1 Tenants

Contact Details

Leasing Company

Realty Masters & Associates 10681 Foothill Blvd, Suite 140 Rancho Cucamonga, CA 91730 USA (818) 382-4160 rmarealty.com	Patrick Arballo Broker, Associate	patarballo@gmail.com	(909) 709-9156
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Sales Company

Realty Masters & Associates 10681 Foothill Blvd, Suite 140 Rancho Cucamonga, CA 91730 USA (818) 382-4160 rmarealty.com	Patrick Arballo Broker, Associate	patarballo@gmail.com	(909) 709-9156
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Recorded Owner

Gobaud Daniel S /tr
10202 Central Ave
Montclair, CA 91763 USA



4749-4759 Holt Ave - Montclair Retail Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	7,740 SF (61.2%)
Built	1948
Tenancy	Multiple
Available	1,000 - 3,000 SF
Max Contiguous	2,000 SF
Asking Rent	\$1.35 SF/month/MG
Parking Spaces	20 (2.58/1,000 SF)
Frontage	Holt Ave



Property Details

Land Area	1.12 AC (48,787 SF)	Building FAR	0.16
Parcel	1012-091-05		

For Lease Summary

Number of Spaces	2	Smallest Space	1,000 SF
Max Contiguous	2,000 SF	Vacant	3,000 SF
% Leased	61.2%	Asking Rent	\$1.35 SF/month
Service Type	Modified Gross	CAM	\$0.10/SF
Flex Available	3,000 SF		

Amenities

- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	4751	Flex	Direct	1,000 - 2,000	2,000	2,000	\$1.35 MG	Vacant	3 - 5 Years
P 1	4749A	Flex	Direct	1,000	1,000	1,000	\$1.35 MG	Vacant	3 - 5 Years

Previous Sale

Sale Date	8/24/2017	Sale Price	\$352,541 (\$45.55/SF)
Comp ID	3998563	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	6.8%

Transportation

Parking Details	20 Surface Spaces; Ratio of 2.58/1,000 SF
Traffic Volume	23,990 on Adobe Ct (2025); 1,880 on Ramona Ave (2025); 15,498 on Manzanita St (2025); 1,350 on Bandera St (2018); 10,654 on State St (2025); 1,911 on Helena Ave (2025); 2,281 on Helena Ave (2025); 2,548 on Ramona Ave (2025); 1,896 on Canoga St (2025); 5,523 on Helena Ave (2018)
Commuter Rail	Montclair  5 min drive
	Claremont  7 min drive





4749-4759 Holt Ave - Montclair Retail Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation (Continued)

Airport	Ontario International	11 min drive
	John Wayne/Orange County	45 min drive
Walk Score ®	Somewhat Walkable (57)	
Transit Score ®	Some Transit (35)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Forklight	1	1,100	-	Dec 2017	-

Showing 1 of 1 Tenants

Contact Details

Primary Leasing Company

All Nations Realty & Investments
12505 Mainstreet, Suite 240
Rancho Cucamonga, CA 91739
USA
(909) 980-5000

Recorded Owner

4747 Holt Investments LLC
9970 Glenoaks Blvd
Sun Valley, CA 91352 USA

True Owner

G's Properties, Inc. 9970 Glenoaks Blvd, Suite C Sun Valley, CA 91352 USA (818) 771-0072	Rodney Gleicher President	rlgggprop@aol.com	(818) 771-0072 X101
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4480 Holt Blvd - Orchard Plaza

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	5,298 SF (66.7%)
Built	2016
Tenancy	Multiple
Available	1,763 SF
Max Contiguous	1,763 SF
Asking Rent	\$3.50 SF/month/NNN
Parking Spaces	153 (10.00/1,000 SF)
Frontage	Holt
Frontage	123' on Holt Blvd



Property Details

Zoning	SP	Parcel	1009-493-11
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For Lease Summary

Number of Spaces	1	Smallest Space	1,763 SF
Max Contiguous	1,763 SF	Vacant	1,763 SF
% Leased	66.7%	Asking Rent	\$3.50 SF/month
Service Type	Triple Net	Retail Available	1,763 SF

Amenities

- Corner Lot
- Drive Thru
- Signage
- Signalized Intersection

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	E	Retail	Direct	1,763	1,763	1,763	\$3.50 NNN	Vacant	Negotiable

Transportation

Parking Details	153 Surface Spaces; Ratio of 10.00/1,000 SF								
Traffic Volume	14,968 on Bandera St (2025); 970 on Kimberly Ave (2018); 1,033 on Ramona Ave (2018); 1,028 on Ramona Ave (2025); 23,990 on Adobe Ct (2025); 1,880 on Ramona Ave (2025); 9,051 on State St (2025); 25,447 on Amherst Ave (2025); 4,781 on Evar St (2025); 2,281 on Helena Ave (2025)								
Frontage	123' on Holt Blvd								
Commuter Rail	Downtown Pomona  								6 min drive
	Montclair  								7 min drive
Airport	Ontario International								19 min drive
	John Wayne								39 min drive
Walk Score ®	Somewhat Walkable (65)								
Transit Score ®	Some Transit (36)								





4480 Holt Blvd - Orchard Plaza

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
T-Mobile	1	2,500	-	Mar 2022	-
Starbucks	1	2,035	13	Jan 2016	Feb 2026
Wingstop	1	1,500	-	Sep 2016	-

Showing 3 of 3 Tenants

Contact Details

Primary Leasing Company

Progressive Real Estate Partners
9471 Haven Ave, Suite 110
Rancho Cucamonga, CA 91730
USA
(909) 230-4500
www.progressiverep.com

Roxanne Klein

Vice President, Retail Leasing & Sales

roxy@progressiverep.com

(909) 576-4259

Recorded Owner

4480 Holt Blvd Montclair LLC
606 8th St, Suite 301
Los Angeles, CA 90014 USA

True Owner

Robhana Group
606 Olive St
Los Angeles, CA 90014 USA
(213) 683-8000
www.robhana.com

Chris Esparza

Director - Acquisitions, Leasing & Lending

Chris@Robhana.com

(213) 683-8000 X210



4701-4737 Holt Blvd - Montclair Retail Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	30,380 SF (96.7%)
Built	1960
Tenancy	Multiple
Available	1,000 SF
Max Contiguous	1,000 SF
Asking Rent	\$1.25 SF/month/MG
Frontage	201' on Holt Blvd



Property Details

Land Area	2.40 AC (104,544 SF)	Building FAR	0.29
Parcel	1012-091-04		

For Lease Summary

Number of Spaces	1	Smallest Space	1,000 SF
Max Contiguous	1,000 SF	Vacant	1,000 SF
% Leased	96.7%	Asking Rent	\$1.25 SF/month
Service Type	Modified Gross	CAM	\$0.15/SF
Flex Available	1,000 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	4757 Holt	Flex	Direct	1,000	1,000	1,000	\$1.25 MG	Vacant	3 - 5 Years

Previous Sale

Sale Date	8/24/2017	Sale Price	\$1,800,315 (\$59.26/SF)
Comp ID	3998563	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	6.8%

Transportation

Traffic Volume	23,990 on Adobe Ct (2025); 1,880 on Ramona Ave (2025); 1,350 on Bandera St (2018); 2,548 on Ramona Ave (2025); 2,281 on Helena Ave (2025); 1,911 on Helena Ave (2025); 15,498 on Manzanita St (2025); 10,654 on State St (2025); 1,896 on Canoga St (2025); 9,051 on State St (2025)				
Frontage	201' on Holt Blvd				
Commuter Rail	Montclair			5 min drive	
	Claremont			6 min drive	





4701-4737 Holt Blvd - Montclair Retail Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation (Continued)

Airport	Ontario International	11 min drive
	John Wayne/Orange County	44 min drive
Walk Score ®	Somewhat Walkable (57)	
Transit Score ®	Some Transit (35)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Heartland Thrift Store	1	14,040	4	Mar 2013	-
Habitat For Humanity Restore	1	3,500	-	Jul 2022	-
Maria's Beauty Salon and Barber	1	1,318	3	Mar 2018	-
Calvary Chapel Gracia	1	1,200	-	Mar 2014	-
Cute Critters By Chris	1	1,000	1	Feb 2020	-

Showing 5 of 5 Tenants

Contact Details

Primary Leasing Company

All Nations Realty & Investments 12505 Mainstreet, Suite 240 Rancho Cucamonga, CA 91739 USA (909) 980-5000	Samantha Gallardo Broker Associate	therealtyduo@gmail.com	(909) 230-8800
All Nations Realty & Investments 1757 Euclid Ave Ontario, CA 91762 USA (909) 391-1511	Samantha Gallardo Broker Associate	therealtyduo@gmail.com	(909) 230-8800

Recorded Owner

4747 Holt Investments LLC
9970 Glenoaks Blvd
Sun Valley, CA 91352 USA

True Owner

G's Properties, Inc. 9970 Glenoaks Blvd, Suite C Sun Valley, CA 91352 USA (818) 771-0072	Rodney Gleicher President	rlgggprop@aol.com	(818) 771-0072 X101
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5301-5311 Holt Blvd

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	7,488 SF (100%)
Built	1978
Tenancy	Multiple
Available	3,100 SF
Max Contiguous	3,100 SF
Asking Rent	\$2.50 SF/month/NNN
Parking Spaces	30 (4.01/1,000 SF)
Frontage	255' on Central
Frontage	179' on Holt



Property Details

Land Area	0.17 AC (7,488 SF)	Building FAR	1.00
Parcel	1011-052-14		

For Lease Summary

Number of Spaces	1	Smallest Space	3,100 SF
Max Contiguous	3,100 SF	Vacant	0 SF
% Leased	100%	Asking Rent	\$2.50 SF/month
Service Type	Triple Net	CAM	\$0.65/SF
Retail Available	3,100 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	5301	Retail	Direct	3,100	3,100	3,100	\$2.50 NNN	30 Days	Negotiable

Transportation

Parking Details	30 Surface Spaces; Ratio of 4.01/1,000 SF
Traffic Volume	25,980 on Brooks St (2025); 20,268 on Central Ave (2025); 29,643 on Bandera St (2025); 47,550 on State St (2025); 16,094 on Central Ave (2025); 686 on Vernon Ave (2025); 33,162 on Bandera St (2025); 513 on Brooks St (2018); 40,590 on Grove St (2025); 4,913 on Vernon Ave (2025)
Frontage	255' on Central; 179' on Holt
Commuter Rail	Ontario Amtrak  4 min drive Montclair   5 min drive
Airport	Ontario International 10 min drive John Wayne/Orange County 45 min drive
Walk Score ®	Very Walkable (72)
Transit Score ®	Some Transit (35)





5301-5311 Holt Blvd

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
7-Eleven	1	3,000	7	Dec 2012	-
Motorcycles, Motor Scooters & Minibikes Parts & Ac	1	-	7	Jul 2016	-

Showing 2 of 2 Tenants

Contact Details

Primary Leasing Company

STC Management 10722 Beverly Blvd, Suite P Whittier, CA 90601 USA (562) 695-1513 www.stcmanagement.com	Melody Yang Property Manager	melody@STCmanagement.com	(626) 823-5125
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Recorded Owner

Southeast Statesboro Llc
109 Harvey Dr
Statesboro, GA 30458 USA



4439 Mission Blvd - Montclair Mission Plaza

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	14,374 SF (77.0%)
Built	1990
Tenancy	Multiple
Available	1,120 - 3,308 SF
Max Contiguous	2,188 SF
Asking Rent	\$1.50 SF/month/NNN
Parking Spaces	75 (5.22/1,000 SF)
Frontage	216' on Mission
Frontage	127' on Ramona



Property Details

Land Area	2.00 AC (87,120 SF)	Building FAR	0.16
Zoning	C3, Montclair	Parcel	1012-271-87

For Lease Summary

Number of Spaces	2	Smallest Space	1,120 SF
Max Contiguous	2,188 SF	Vacant	3,308 SF
% Leased	77.0%	Asking Rent	\$1.50 SF/month
Service Type	Triple Net	CAM	\$0.65/SF
Retail Available	3,308 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	B & C	Retail	Direct	2,188	2,188	2,188	\$1.50 NNN	Vacant	Negotiable
P 1	H	Retail	Direct	1,120	1,120	1,120	\$1.50 NNN	Vacant	Negotiable

Previous Sale

Sale Date	4/19/2004	Sale Price	\$2,750,000 (\$191.32/SF)
Comp ID	892293	Comp Status	Research Complete

Transportation

Parking Details	75 Surface Spaces; Ratio of 5.22/1,000 SF			
Traffic Volume	12,353 on Mission Blvd (2025); 13,496 on Merle St (2025); 1,438 on San Pasqual Ave (2025); 12,071 on Via del Norte (2025); 21,345 on Carriage Ave (2025); 20,388 on Silicon Ave (2025); 1,609 on Stagecoach Ave (2025); 2,548 on Ramona Ave (2025); 9,051 on State St (2025); 1,054 on Silicon Ave (2025)			
Frontage	216' on Mission; 127' on Ramona			
Commuter Rail	Downtown Pomona			6 min drive
	Claremont			7 min drive
Airport	Ontario International			12 min drive
	John Wayne/Orange County			42 min drive





4439 Mission Blvd - Montclair Mission Plaza

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation (Continued)

Walk Score ® Car-Dependent (47)

Transit Score ® Some Transit (31)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Video Game Shop	1	2,945	-	Apr 2017	-
Dr. Han DDS	1	1,280	-	May 2012	-
Mariscos Los Culichis	1	500	-	Jan 2019	-
Mission Mini Market	1	-	2	Jul 2016	-
Ramona Town Plaza	1	-	3	Jul 2016	-

Showing 5 of 6 Tenants

Contact Details

Primary Leasing Company

Progressive Real Estate Partners

9471 Haven Ave, Suite 110
Rancho Cucamonga, CA 91730
USA
(909) 230-4500
www.progressiverep.com

Trinnie Lee

Retail and Investment Sales Specialist

trinnie@progressiverep.com

(626) 347-3300

Recorded Owner

Shen Family Trust

12 Avenida de Azalea
Rancho Palos Verdes, CA
90275 USA

True Owner

Yeong Y & Yu C F Shen

12 Avenida De Azalea
Rancho Palos Verdes, CA
90275 USA
(310) 377-3283

James Shen

Owner

jamesshen41@hotmail.com

(626) 833-1000

Developer

New Frontier Commercial Property, Inc.

17501 17th St, Suite 201
Tustin, CA 92780 USA
(714) 665-6900

Architect

Arneson Associates





4780 W Mission Blvd

Montclair, California 91762 (San Bernardino County) - Upland/Montclair Submarket



Office

Property Summary

RBA (% Leased)	17,000 SF (95.6%)
Built/Renovated	1954/2007
Stories	2
Typical Floor	685 SF
Tenancy	Multiple
Available	68 - 748 SF
Max Contiguous	680 SF
Asking Rent	\$1.91 SF/month/FS
Parking Spaces	65 (2.10/1,000 SF)



Property Details

Land Area	0.80 AC (34,848 SF)	Building FAR	0.49
Slab to Slab	15'	Owner Occupied	No
Zoning	CG	Parcel	1012-121-01

For Lease Summary

Number of Spaces	2	Smallest Space	68 SF
Max Contiguous	680 SF	Vacant	748 SF
% Leased	95.6%	Asking Rent	\$1.91 SF/month
Service Type	Full Service	Office Available	748 SF

Amenities

- 24 Hour Access
- Controlled Access
- Fenced Lot

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 2	202	Office	Direct	680	680	680	\$1.91 FS	Vacant	Negotiable
P 2	211	Office	Direct	68	68	68	\$1.91 FS	Vacant	Negotiable

Previous Sale

Sale Date	4/28/2021	Pro Forma Cap Rate	7.0%
Sale Price	\$2,442,865 (\$143.7/SF)	Comp ID	5539157
Sale Type	Investment	Comp Status	Research Complete

Transportation

Parking Details	65 Surface Spaces; Ratio of 2.10/1,000 SF
Traffic Volume	10,792 on Mission Blvd (2025); 11,195 on State St (2025); 21,345 on Carriage Ave (2025); 26,779 on Monte Vista Ave (2025); 196 on Monte Vista Ave (2025); 10,654 on State St (2025); 2,548 on Ramona Ave (2025); 8,599 on Howard St (2025); 4,419 on Fremont Ave (2025); 1,880 on Ramona Ave (2025)





4780 W Mission Blvd

Montclair, California 91762 (San Bernardino County) - Upland/Montclair Submarket



Office

Transportation (Continued)

Commuter Rail	Montclair  	7 min drive
	Claremont  	8 min drive
Airport	Ontario International	12 min drive
	John Wayne/Orange County	44 min drive
Walk Score ®	Car-Dependent (40)	
Transit Score ®	Some Transit (34)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Landmark Fence Co., Inc.	1	3,000	20	Jan 2013	-
Phoenix Environmental Service	1	600	2	Nov 2011	-
Montclair Business Park LLC	Unk	500	-	May 2021	-
Cova Construction Inc	1	300	2	Jul 2016	-
W I C R Inc.	1	200	1	Jul 2012	-

Showing 5 of 9 Tenants

Contact Details

Primary Leasing Company

Montclair Business Park LLC 4780 Mission Blvd Montclair, CA 91762 USA (909) 720-2144	Martine Lado Owner	martine@garmentdecor.com	(310) 408-3799
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Recorded Owner

LFF LLC
4780 Mission Blvd
Montclair, CA 91762 USA

True Owner

Martine Lado 4780 Mission Blvd Montclair, CA 91762 USA (310) 408-3799	Martine Lado Owner	martine@garmentdecor.com	(310) 408-3799
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Property Manager

Montclair Business Park LLC 4780 Mission Blvd Montclair, CA 91762 USA (909) 720-2144	Martine Lado Owner	martine@garmentdecor.com	(310) 408-3799
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Property Summary

RBA (% Leased)	14,923 SF (100%)
Built	1980
Stories	1
Typical Floor	14,923 SF
Tenancy	Multiple
Available	516 - 2,247 SF
Max Contiguous	866 SF
Asking Rent	\$1.75 SF/month/MG
Parking Spaces	100 (6.70/1,000 SF)



Property Details

Land Area	1.57 AC (68,389 SF)	Building FAR	0.22
Owner Occupied	No	Zoning	C
Parcel	1008-651-17		

For Lease Summary

Number of Spaces	3	Smallest Space	516 SF
Max Contiguous	866 SF	Vacant	0 SF
% Leased	100%	Asking Rent	\$1.75 SF/month
Service Type	Modified Gross	Medical Available	2,247 SF

Amenities

- Air Conditioning
- Drop Ceiling
- Hardwood Floors
- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	B	Medical	Direct	866	866	866	\$1.75 MG	30 Days	Negotiable
P 1	E	Medical	Direct	865	865	865	\$1.75 MG	30 Days	Negotiable
P 1	B2	Medical	Direct	516	516	516	\$1.75 MG	30 Days	Negotiable

Previous Sale

Sale Date	7/28/2016	Sale Price	\$1,540,000 (\$103.2/SF)
Comp ID	3678225	Sale Type	Investment
Comp Status	Research Complete		



9675 Monte Vista Ave - Montclair Medical Plaza

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Office

Transportation

Parking Details	100 Surface Spaces; Ratio of 6.70/1,000 SF
Traffic Volume	26,770 on Monte Vista Ave (2025); 16,948 on San Bernardino St (2025); 8,010 on Fremont Ave (2025); 7,808 on Marion Ave (2025); 221,331 on Monte Vista Ave (2023); 219,804 on Monte Vista Ave (2025); 8,934 on Sun Valley Dr (2025); 7,871 on Helena Ave (2025); 252,731 on Shadowood Dr (2025); 17,790 on Benito St (2025)
Commuter Rail	Montclair  3 min drive
	Claremont  5 min drive
Airport	Ontario International 11 min drive
	John Wayne/Orange County 46 min drive
Walk Score ®	Somewhat Walkable (56)
Transit Score ®	Some Transit (37)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Simpson and Mann Optometry	1	2,500	10	Dec 2022	-
The Medicine Shoppe Pharmacy	1	1,750	2	Jun 2022	-
Dee Lim MD	1	1,000	-	Jan 2017	-
Hedy Loa MD	1	1,000	-	Jan 2017	-
Laboratory Cardio Services	1	1,000	-	Jan 2017	-

Showing 5 of 13 Tenants

Contact Details

Leasing Company

Lee & Associates Commercial Real Estate Services 3535 Inland Empire Blvd Ontario, CA 91764 USA (909) 989-7771 www.lee-associates.com	Brian Melkesian Principal, Senior Vice President	bmelkesian@lee-assoc.com	(626) 827-8434
	Luke Melkesian Associate	lmelkesian@lee-assoc.com	(909) 762-2930

Recorded Owner

Javier & Vladyslava Rios Trust
9939 Magnolia Ave
Riverside, CA 92503 USA
(951) 687-8802

True Owner

Javier & Vladyslava Rios Trust 9939 Magnolia Ave Riverside, CA 92503 USA (951) 687-8802	Javier Rios	(951) 687-8802
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5404 Moreno St - Montclair Towers

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	22,574 SF (79.1%)
Built	1991
Tenancy	Multiple
Available	4,728 SF
Max Contiguous	4,728 SF
Asking Rent	\$1.60 SF/month/NNN
Parking Spaces	60 (2.70/1,000 SF)
Frontage	297' on Moreno St
Frontage	336' on Vernon Ave



Property Details

Land Area	1.45 AC (63,162 SF)	Building FAR	0.36
Zoning	C3	Parcel	1008-043-04

For Lease Summary

Number of Spaces	1	Smallest Space	4,728 SF
Max Contiguous	4,728 SF	Vacant	4,728 SF
% Leased	79.1%	Asking Rent	\$1.60 SF/month
Service Type	Triple Net	CAM	\$0.42/SF
Office/Retail Available	4,728 SF		

Amenities

- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	A-B	Office/Retail	Direct	4,728	4,728	4,728	\$1.60 NNN	Vacant	3 - 5 Years

Previous Sale

Sale Date	1/15/2020	Sale Price	\$4,500,000 (\$199.34/SF)
Comp ID	5018059	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	6.1%
Sale Conditions	1031 Exchange		

Transportation

Parking Details	60 Surface Spaces; Ratio of 2.70/1,000 SF
Traffic Volume	15,607 on Vernon Ave (2025); 544 on Vernon Ave (2018); 37,432 on Moreno St (2025); 30,270 on Olive St (2025); 266,704 on Central Ave (2025); 44,631 on E Montclair Plz Ln (2025); 13,471 on Vernon Ave (2025); 1,010 on Columbine Ave (2025); 6,698 on Central Ave (2025)
Frontage	297' on Moreno St; 336' on Vernon Ave





5404 Moreno St - Montclair Towers

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation (Continued)

Commuter Rail	Montclair  	2 min drive
	Claremont  	5 min drive
Airport	Ontario International	11 min drive
Walk Score ®	Somewhat Walkable (69)	
Transit Score ®	Good Transit (52)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Bida Health Clinic	1	3,500	10	Jul 2016	-
Alyssa's Eyelash	1	2,500	2	Jul 2016	-
Cycle Gear	1	2,500	-	Apr 2021	-
Relax Spa	1	1,520	5	Mar 2016	-
Ardreda's Hair Gallery	1	1,250	9	Sep 2010	-

Showing 5 of 8 Tenants

Contact Details

Primary Leasing Company

Foxland Inc 2990 Huntington Dr San Marino, CA 91108 USA (626) 269-9996 www.foxlandre.com	Howard Ran J.D., Commercial Real Estate Broker	howardran@gmail.com	(626) 524-2787
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Recorded Owner

J.A.C. Window, Inc
122 A Foothill Blvd, Suite 122
Arcadia, CA 91006 USA
(626) 357-2787

True Owner

J.A.C. Window, Inc 122 A Foothill Blvd, Suite 122 Arcadia, CA 91006 USA (626) 357-2787	Solomon Sakurada CEO	(626) 831-4890
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4959 Palo Verde St - Bldg C

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Office

Property Summary

RBA (% Leased)	48,314 SF (99.5%)
Built	1980
Stories	2
Typical Floor	24,157 SF
Tenancy	Multiple
Available	100 - 258 SF
Max Contiguous	158 SF
Asking Rent	\$2.85 - 3.20 SF/month/MG
Parking Spaces	184 (3.81/1,000 SF)



Property Details

Land Area	2.78 AC (121,097 SF)	Building FAR	0.40
Slab to Slab	10'	Owner Occupied	No
Zoning	AP	Parcel	1008-651-16

For Lease Summary

Number of Spaces	2	Smallest Space	100 SF
Max Contiguous	158 SF	Vacant	258 SF
% Leased	99.5%	Asking Rent	\$2.85 - 3.20 SF/month
Service Type	Modified Gross	Office Available	258 SF

Amenities

- Property Manager on Site

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	106C-6	Office	Direct	100	100	100	\$3.20 MG	Vacant	1 Year
P 2	208C-5	Office	Direct	158	158	158	\$2.85 MG	Vacant	1 Year

Transportation

Parking Details	184 Surface Spaces; Ratio of 3.81/1,000 SF		
Traffic Volume	7,808 on Marion Ave (2025); 221,331 on Monte Vista Ave (2023); 219,804 on Monte Vista Ave (2025); 265,453 on Monte Vista Ave (2025); 30,723 on San Jose St (2025); 8,010 on Fremont Ave (2025); 26,770 on Monte Vista Ave (2025); 252,731 on Palo Verde St (2025); 252,731 on Shadowood Dr (2025); 16,948 on San Bernardino St (2025)		
Commuter Rail	Montclair	 METROLINK. 	3 min drive
	Claremont	 METROLINK. 	5 min drive
Airport	Ontario International		11 min drive
	John Wayne/Orange County		46 min drive
Walk Score ®	Somewhat Walkable (67)		





4959 Palo Verde St - Bldg C

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Office

Transportation (Continued)

Transit Score Some Transit (41)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Macromaster LLC	1	1,072	4	May 2014	-
Priority One Hospice	1	1,072	-	May 2014	-
Priority 1 Home Health Care	1	800	-	Jan 2017	-
Rapha Physical Therapy	1	800	-	Jan 2017	-
ABC Transportation	2	538	-	Aug 2024	Sep 2025

Showing 5 of 37 Tenants

Contact Details

Primary Leasing Company

Macromaster 4959 Palo Verde St, Suite 100 Montclair, CA 91763 USA (909) 802-6688	Jonathan Hwang Property Manager	jbhwan@yaho.com	(909) 802-6688
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Recorded Owner

Pao-lin Chang
4959 Palo Verde St
Montclair, CA 91763 USA
(951) 833-8566

True Owner

Pao-lin Chang 4959 Palo Verde St Montclair, CA 91763 USA (951) 833-8566	Pao-lin Chang	(951) 833-8566
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10550 Ramona Ave - Crown Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Property Summary

RBA (% Leased)	16,599 SF (85.3%)
Built	1990
Tenancy	Multiple
Available	2,443 SF
Max Contiguous	2,443 SF
Asking Rent	\$1.40 SF/month/MG
Clear Height	16'
Drive Ins	10 total/ 14' w x 14' h
Docks	None
Levelers	None
Parking Spaces	48 (2.00/1,000 SF)



Property Details

Land Area	1.15 AC (50,094 SF)	Building FAR	0.33
Crane	None	Power	100a/
Zoning	M1	Parcel	1012-061-01

For Lease Summary

Number of Spaces	1	Smallest Space	2,443 SF
Max Contiguous	2,443 SF	Vacant	2,443 SF
% Leased	85.3%	Asking Rent	\$1.40 SF/month
Service Type	Modified Gross	CAM	\$0.10/SF
Industrial Available	2,443 SF		

Amenities

- Skylights

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
G	Industrial	Direct	2,443	2,443	\$1.40 MG	Vacant	Negotiable	-	-

Previous Sale

Sale Date	2/7/2022	Sale Price	\$2,203,983 (\$132.78/SF)
Comp ID	5890673	Sale Type	Investment
Comp Status	Research Complete	Sale Conditions	Bulk/Portfolio Sale

Transportation

Parking Details	48 Surface Spaces; Ratio of 2.00/1,000 SF
Traffic Volume	1,028 on Ramona Ave (2025); 9,051 on State St (2025); 14,968 on Bandera St (2025); 1,880 on Ramona Ave (2025); 970 on Kimberly Ave (2018); 1,033 on Ramona Ave (2018); 2,548 on Ramona Ave (2025); 25,447 on Amherst Ave (2025); 23,990 on Adobe Ct (2025); 2,281 on Helena Ave (2025)





10550 Ramona Ave - Crown Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Transportation (Continued)

Commuter Rail	Montclair  	6 min drive
	Claremont  	6 min drive
Airport	Ontario International	12 min drive
	John Wayne/Orange County	43 min drive
Walk Score ®	Somewhat Walkable (63)	
Transit Score ®	Some Transit (36)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Fantastic Sound	1	500	1	Aug 2009	-
Mariscos Licenciados	1	500	6	Aug 2009	-
Photography & Video	1	-	-	Feb 2021	-

Showing 3 of 3 Tenants

Contact Details

Primary Leasing Company

Lee & Associates 13181 Crossroads Pky N, Suite 300 City Of Industry, CA 91746 USA (562) 699-7500 www.lee-associates.com	Stephen Shatafian Senior Vice President	sshatafian@lee-associates.com	(714) 322-1072
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Recorded Owner

Trico-tch Ltd

True Owner

Trico Realty 3100-A Pullman St Costa Mesa, CA 92626 USA (714) 751-4420 www.tricorealty.com	Tom Harrison President	tom@tricorealty.com	(714) 227-7399
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Property Manager

Hunsaker Management, Inc.
17761 Mitchell N
Irvine, CA 92614 USA
(949) 863-1390
www.hunsakerproperties.com





8920 Vernon Ave - Montclair Commerce Centre

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Light Manufacturing

Property Summary

RBA (% Leased)	16,027 SF (84.1%)
Built	1985
Tenancy	Multiple
Available	852 - 2,556 SF
Max Contiguous	1,704 SF
Asking Rent	\$1.95 SF/month/IG
Drive Ins	1 total/ 10' w x 10' h
Levelers	None
Parking Spaces	50 (2.78/1,000 SF)



Property Details

Land Area	1.22 AC (53,143 SF)	Building FAR	0.30
Power	100a/120 - 240v 3p 4w	Zoning	C4
Parcel	1008-041-05		

For Lease Summary

Number of Spaces	4	Smallest Space	850 SF
Max Contiguous	1,704 SF	Total Available	3,406 SF
Vacant	2,556 SF	% Leased	84.1%
Asking Rent	Withheld	Office Available	2,556 SF
Industrial Available	850 SF		

Amenities

- Yard

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	134	Office	Direct	852	1,704	1,704	\$1.95 IG	Vacant	Negotiable
P 1	132	Office	Direct	852	1,704	1,704	\$1.95 IG	Vacant	Negotiable
P 1	130	Office	Direct	852	852	852	\$1.95 IG	Vacant	Negotiable

Previous Sale

Sale Date	11/30/2023	Pro Forma Cap Rate	6.2%
Sale Price	\$3,354,210 (\$209.28/SF)	Comp ID	6586267
Sale Type	Investment	Comp Status	Research Complete

Transportation

Parking Details	50 Surface Spaces; Ratio of 2.78/1,000 SF
Traffic Volume	544 on Vernon Ave (2018); 13,471 on Vernon Ave (2025); 30,270 on Olive St (2025); 15,607 on Vernon Ave (2025); 28,957 on Arrow Hwy (2025); 37,432 on Moreno St (2025); 6,698 on Central Ave (2025); 4,424 on N Vista PI (2025); 4,718 on N Vista PI (2025); 266,704 on Central Ave (2025)





Transportation (Continued)

Commuter Rail	Montclair  	19 min walk
	Claremont  	4 min drive
Airport	Ontario International	11 min drive
Walk Score ®	Somewhat Walkable (66)	
Transit Score ®	Good Transit (54)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Dragon's Tale Brewery	1	1,800	3	Jul 2015	-
Formula 100 Karting Series	1	1,132	-	Apr 2016	-
3 T Equipment Co	1	1,009	3	Oct 2011	-
Mary Kay Career Center	1	1,009	-	Oct 2011	-
Pool Logic	1	1,000	-	Jan 2017	-

Showing 5 of 17 Tenants



5050 Arrow Hwy - Village at Montclair

Montclair, California 91763 (San Bernardino County) - Rancho Cucamonga Submarket



Apartments

Property Summary

Units	350
Status	Under Construction
Built	April 2025
Stories	5
Market Segment	All
Commercial Available	465 - 8,955 SF
Commercial Asking Rent	Withheld



Property Details

Land Area	6.00 AC (261,360 SF)	Building FAR	1.34
Number of Buildings	4	Units Per Area	58/AC
Parcel	1007-701-01		

Commercial For Lease Summary

Number of Spaces	10	Smallest Space	465 SF
Max Contiguous	1,178 SF	Vacant	0 SF
Asking Rent	Withheld	Retail Available	8,955 SF

Amenities

Unit Amenities

- | | | | |
|--------------------|----------------|--------------|--------|
| • Air Conditioning | • Heating | • Kitchen | • Oven |
| • Range | • Refrigerator | • Tub/Shower | |

Site Amenities

- | | | | |
|------------------|-------------|------------------|-------------------|
| • 24 Hour Access | • Clubhouse | • Fitness Center | • Package Service |
| • Pool | • Spa | | |

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	Baths	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	-	165	47.1%	-	-	-	-	-	-	-
2	1	-	135	38.6%	-	-	-	-	-	-	-
3	2	-	50	14.3%	-	-	-	-	-	-	-
Totals		Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All 1 Beds		-	165	47.1%	-	-	-	-	-	-	-
All 2 Beds		-	135	38.6%	-	-	-	-	-	-	-
All 3 Beds		-	50	14.3%	-	-	-	-	-	-	-
Totals		-	350	100%	-	-	-	-	-	-	-

Estimate Unit Mix as of April 13, 2025





5050 Arrow Hwy - Village at Montclair

Montclair, California 91763 (San Bernardino County) - Rancho Cucamonga Submarket



Apartments

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	1-118	Retail	Direct	1,178	1,178	1,178	Withheld	07/2025	Negotiable
P 1	1-112	Retail	Direct	610	610	610	Withheld	Vacant	Negotiable
P 1	1-116	Retail	Direct	604	604	604	Withheld	07/2025	Negotiable
P 1	1-110	Retail	Direct	465	465	465	Withheld	Vacant	Negotiable
P 2	2-104	Retail	Direct	1,067	1,067	1,067	Withheld	07/2025	Negotiable
P 2	2-105	Retail	Direct	1,038	1,038	1,038	Withheld	07/2025	Negotiable
P 2	2-103	Retail	Direct	975	975	975	Withheld	Vacant	Negotiable
P 2	2-102	Retail	Direct	931	931	931	Withheld	07/2025	Negotiable
P 4	4-135	Retail	Direct	1,054	1,054	1,054	Withheld	Vacant	Negotiable
P 4	4-136	Retail	Direct	1,033	1,033	1,033	Withheld	Vacant	Negotiable

Transportation

Traffic Volume	13,470 on Fremont Ave (2025); 11,968 on Fremont Ave (2025); 6,698 on Central Ave (2025); 3,827 on Richton Rd (2025); 2,943 on Olive St (2025); 16,928 on Richton Rd (2025); 20,352 on Olive St (2025); 28,957 on Arrow Hwy (2025); 30,270 on Olive St (2025); 24,481 on Richton St (2025)		
Commuter Rail	Montclair  	18 min walk	
	Claremont  	3 min drive	
Airport	Ontario International	11 min drive	
Walk Score ®	Car-Dependent (41)		
Transit Score ®	Good Transit (58)		

Contact Details

Leasing Company

CBRE 4141 Inland Empire Blvd, Suite 100 Ontario, CA 91764 USA (909) 418-2000 www.cbre.com	Pablo Rodriguez First Vice President	pablo.rodriguez1@cbre.com	(760) 610-3147
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Recorded Owner

**Crp / VP Montclair Village
Owner LLC**
www.villagepartners.com

True Owner

Village Partners Inc
4350 Von Karman Ave
Newport Beach, CA 92660 USA
www.villagepartners.com





5050 Arrow Hwy - Village at Montclair

Montclair, California 91763 (San Bernardino County) - Rancho Cucamonga Submarket



Apartments

Contact Details (Continued)

Property Manager

Legacy - Village at Montclair

5050 Arrow Hwy
Montclair, CA 91763 USA
www.legacypartners.com

Developer

Village Partners Inc

4350 Von Karman Ave
Newport Beach, CA 92660 USA
www.villagepartners.com



5150 Arrow Hwy

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

GLA (% Leased)	20,400 SF (100%)
Built	1986
Tenancy	Single
Available	8,300 SF
Max Contiguous	8,300 SF
Asking Rent	Withheld
Parking Spaces	70 (3.43/1,000 SF)
Frontage	222' on Arrow Hwy



Property Details

Land Area	2.17 AC (94,525 SF)	Building FAR	0.22
Parcel	1007-671-13		

For Lease Summary

Number of Spaces	1	Smallest Space	8,300 SF
Max Contiguous	8,300 SF	Vacant	0 SF
% Leased	100%	Asking Rent	Withheld
Retail Available	8,300 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	-	Retail	Direct	8,300	8,300	8,300	Withheld	30 Days	Negotiable

Transportation

Parking Details	70 Surface Spaces; Ratio of 3.43/1,000 SF				
Traffic Volume	13,470 on Fremont Ave (2025); 6,698 on Central Ave (2025); 3,827 on Richton Rd (2025); 11,968 on Fremont Ave (2025); 28,957 on Arrow Hwy (2025); 30,270 on Olive St (2025); 2,943 on Olive St (2025); 24,481 on Richton St (2025); 4,718 on N Vista Pl (2025); 16,928 on Richton Rd (2025)				
Frontage	222' on Arrow Hwy				
Commuter Rail	Montclair		METROLINK		19 min walk
	Claremont		METROLINK		4 min drive
Airport	Ontario International				11 min drive
Walk Score ®	Somewhat Walkable (59)				
Transit Score ®	Good Transit (58)				



5150 Arrow Hwy

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Contact Details

Leasing Company

Cresa 167 Green St, Suite 1301 Chicago, IL 60607 USA (312) 376-4100 www.cresa.com	Don Gill Senior Vice President	dgill@cresa.com	(847) 630-1070
	Marcus Cook Principal	mcook@cresa.com	(224) 522-1344

Recorded Owner

**Pep Boys Manny Moe & Jack
Of Ca, The**
3111 Allegheny Ave
Philadelphia, PA 19132 USA

True Owner

Pep Boys
1 Presidential Blvd, Suite 400
Bala Cynwyd, PA 19004 USA
(215) 430-9000
www.pepboys.com



5290 Arrow Hwy - Central Plaza

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	92,000 SF (18.5%)
Built	1986
Tenancy	Multiple
Available	5,000 - 75,000 SF
Max Contiguous	70,000 SF
Asking Rent	Withheld
Parking Spaces	480 (5.22/1,000 SF)
Frontage	854' on Arrow Hwy
Frontage	458' on Central Ave



Property Details

Land Area	5.80 AC (252,648 SF)	Building FAR	0.36
Zoning	C-3	Parcel	1007-671-10 (+2 more)

For Lease Summary

Number of Spaces	2	Smallest Space	5,000 SF
Max Contiguous	70,000 SF	Vacant	75,000 SF
% Leased	18.5%	Asking Rent	Withheld
Retail Available	75,000 SF		

Amenities

- Bus Line
- Signage
- Signalized Intersection

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	-	Retail	Direct	40,000 - 70,000	70,000	70,000	Withheld	Vacant	Negotiable
P 1	Pad	Retail	Direct	5,000	5,000	5,000	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	8/5/2003	Sale Price	\$1,687,500 (\$18.34/SF)
Comp ID	825920	Sale Type	Investment
Comp Status	Research Complete	Sale Conditions	Distress Sale

Transportation

Parking Details	480 Surface Spaces; Ratio of 5.22/1,000 SF
Traffic Volume	6,698 on Central Ave (2025); 28,957 on Arrow Hwy (2025); 13,470 on Fremont Ave (2025); 3,827 on Richton Rd (2025); 30,270 on Olive St (2025); 4,718 on N Vista Pl (2025); 24,481 on Richton St (2025); 4,424 on N Vista Pl (2025); 11,968 on Fremont Ave (2025); 2,943 on Olive St (2025)
Frontage	854' on Arrow Hwy; 458' on Central Ave





5290 Arrow Hwy - Central Plaza

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation (Continued)

Commuter Rail	Montclair  	16 min walk
	Claremont  	5 min drive
Airport	Ontario International	11 min drive
Walk Score ®	Somewhat Walkable (62)	
Transit Score ®	Good Transit (57)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Body Basics	1	41,040	-	Apr 2013	-
John's Incredible Pizza Company	1	500	-	Dec 2024	-
Crafts Unlimited Boutique	1	-	2	Jul 2016	-
Incredible Entertainment Inc	1	-	4	Jul 2016	-

Showing 4 of 4 Tenants

Contact Details

Primary Leasing Company

CBRE 4141 Inland Empire Blvd, Suite 100 Ontario, CA 91764 USA (909) 418-2000 www.cbre.com	Pablo Rodriguez First Vice President	pablo.rodriguez1@cbre.com	(760) 610-3147
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Recorded Owner

Ardebilchi Llc 8807 Pico Blvd Los Angeles, CA 90035 USA	ARDEBILCHI VIDA & JOHN TRUST 8807 Pico Blvd Los Angeles, CA 90035 USA
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9197 Central Ave - Montclair Plaza East

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	28,003 SF (71.5%)
Built	1990
Tenancy	Multiple
Available	3,981 - 7,981 SF
Max Contiguous	4,000 SF
Asking Rent	Withheld
Parking Spaces	149 (5.32/1,000 SF)
Frontage	Central Ave



Property Details

Land Area	4.36 AC (189,922 SF)	Building FAR	0.15
Parcel	1008-201-20		

For Lease Summary

Number of Spaces	2	Smallest Space	3,981 SF
Max Contiguous	4,000 SF	Vacant	7,981 SF
% Leased	71.5%	Asking Rent	Withheld
Retail Available	7,981 SF		

Amenities

- Freeway Visibility
- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	L	Retail	Direct	4,000	4,000	4,000	Withheld	Vacant	Negotiable
P 1	M	Retail	Direct	3,981	3,981	3,981	Withheld	Vacant	Negotiable

Transportation

Parking Details	149 Surface Spaces; Ratio of 5.32/1,000 SF		
Traffic Volume	44,631 on E Montclair Plz Ln (2025); 259,923 on I- 10 (2025); 266,704 on Central Ave (2025); 1,010 on Columbine Ave (2025); 37,432 on Moreno St (2025); 15,607 on Vernon Ave (2025); 42,663 on I 10 Fwy E (2025); 257,914 on I- 10 (2024); 544 on Vernon Ave (2018)		
Commuter Rail	Montclair	 METROLINK. 	3 min drive
	Claremont	 METROLINK. 	5 min drive
Airport	Ontario International		11 min drive
Walk Score ®	Very Walkable (71)		
Transit Score ®	Good Transit (51)		



9197 Central Ave - Montclair Plaza East

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Sit 'n Sleep	1	11,921	5	Dec 2018	-
Cafe Moderno	1	1,500	5	Jul 2019	-
Central Family Dentistry	1	1,500	3	Jul 2016	-
Lotions & Lace	1	1,500	5	Jul 2019	-
Montclair Nail	1	1,500	3	Feb 2011	-

Showing 5 of 11 Tenants

Contact Details

Primary Leasing Company

Colliers

3546 Concourses St, Suite 150
Ontario, CA 91764 USA
(909) 605-9400
www.colliers.com

Ryan Gast

Senior Vice President

Ryan.gast@colliers.com

(714) 458-3499

Recorded Owner

Blanche Chavin Family Ltd

Ptns

8939 Vernon Ave
Montclair, CA 91763 USA

Developer

Chavin Development

9L974 Central
Montclair, CA 91763 USA
(909) 621-5414





9369-9389 Central Ave - Montclair Shoppes

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	3,989 SF (32.3%)
Built	2016
Tenancy	Multiple
Available	2,700 SF
Max Contiguous	2,700 SF
Asking Rent	Withheld
Frontage	95' on Central Ave



Property Details

Land Area	2.02 AC (88,000 SF)	Building FAR	0.05
Zoning	C2		

For Lease Summary

Number of Spaces	1	Smallest Space	2,700 SF
Max Contiguous	2,700 SF	Vacant	2,700 SF
% Leased	32.3%	Asking Rent	Withheld
Retail Available	2,700 SF		

Amenities

- Freeway Visibility

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	A	Retail	Direct	2,700	2,700	2,700	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	9/19/2016	Sale Price	\$4,967,166 (\$1,245.22/SF)
Comp ID	3708432	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	5.5%
Sale Conditions	1031 Exchange		

Transportation

Traffic Volume	42,663 on I 10 Fwy E (2025); 40,805 on Palo Verde St (2025); 259,923 on I- 10 (2025); 257,914 on I- 10 (2024); 7,513 on Rose Ave (2025); 1,010 on Columbine Ave (2025); 8,461 on Carrillo Ave (2025); 40,857 on Palo Verde St (2025); 44,631 on E Montclair Plz Ln (2025)			
Frontage	95' on Central Ave			
Commuter Rail	Montclair			4 min drive
	Claremont			6 min drive
Airport	Ontario International			13 min drive
	John Wayne			38 min drive
	Bob Hope			49 min drive





9369-9389 Central Ave - Montclair Shoppes

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation (Continued)

Walk Score ® Very Walkable (74)

Transit Score ® Some Transit (43)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Starbucks	1	1,289	15	Dec 2015	-

Showing 1 of 1 Tenants

Contact Details

Primary Leasing Company

Commercial West Brokerage 2441-2445 Coast Hwy Corona Del Mar, CA 92625 USA (949) 723-7300 www.commercialwest.com	Doug Wombacher Broker	doug@commercialwest.com	(949) 233-6187
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Recorded Owner

Gershman Properties, LLC
12300 Wilshire Blvd
Los Angeles, CA 90025 USA
(310) 207-6562
gershmanproperties.com

True Owner

Gershman Properties 12300 Wilshire Blvd, Suite 310 Los Angeles, CA 90025 USA (310) 207-6562 gershmanproperties.com	Ronald Gershman Chief Executive Officer	rong@gershmanproperties.com	(310) 207-6562
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9507 Central Ave - Montclair Shopping Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

GLA (% Leased)	3,095 SF (56.1%)
Built	1990
Tenancy	Multiple
Available	1,360 SF
Max Contiguous	1,360 SF
Asking Rent	Withheld
Parking Spaces	14 (4.52/1,000 SF)
Frontage	147' on Central Ave
Frontage	101' on Palo Verde St



Property Details

Land Area	0.36 AC (15,682 SF)	Building FAR	0.20
Zoning	C2	Parcel	1008-601-03

For Lease Summary

Number of Spaces	1	Smallest Space	1,360 SF
Max Contiguous	1,360 SF	Vacant	1,360 SF
% Leased	56.1%	Asking Rent	Withheld
Retail Available	1,360 SF		

Amenities

- Corner Lot
- Signalized Intersection

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	A	Retail	Direct	1,360	1,360	1,360	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	2/2/2018	Sale Price	\$1,225,000 (\$395.8/SF)
Comp ID	4135002	Sale Type	Investment
Comp Status	Research Complete		

Transportation

Parking Details	14 Surface Spaces; Ratio of 4.52/1,000 SF			
Traffic Volume	7,513 on Rose Ave (2025); 40,857 on Palo Verde St (2025); 8,461 on Carrillo Ave (2025); 40,805 on Palo Verde St (2025); 39,426 on San Bernardino St (2025); 5,507 on Vernon Ave (2025); 42,663 on I 10 Fwy E (2025); 7,824 on Central Ave (2025); 8,740 on Marion Ave (2025); 257,914 on I- 10 (2024)			
Frontage	147' on Central Ave; 101' on Palo Verde St			
Commuter Rail	Montclair			3 min drive
	Claremont			6 min drive





9507 Central Ave - Montclair Shopping Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation (Continued)

Airport	Ontario International	10 min drive
	John Wayne/Orange County	47 min drive
Walk Score ®	Very Walkable (80)	
Transit Score ®	Some Transit (40)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Tamale Bakery	1	838	-	Mar 2024	Mar 2027
Las Carretas	1	774	-	Mar 2012	-
Scissor & Clipper Cuts	1	774	-	Mar 2012	-
Costamar Travel	1	500	-	Jun 2024	-
Home Improvement Co	1	-	2	Jul 2016	-

Showing 5 of 7 Tenants

Contact Details

Primary Leasing Company

Catalyst Retail 41391 Kalmia St, Suite 230 Murrieta, CA 92562 USA (951) 395-0000 catalystretail.com	Chase Harvey Partner	charvey@catalystretail.com	(951) 660-1387
	Jack Meyer Associate	jmeyer@catalystretail.com	(951) 836-0910
	Jay Nichols Managing Partner	jnichols@catalystretail.com	(949) 244-0929

Recorded Owner

Pelenghian Development Co. LLC
13489 Slover Ave
Fontana, CA 92337 USA

Gatsios Living Trust
77 Marbella
San Clemente, CA 92673 USA

True Owner

Pelenghian Development Company LLC 13489 Slover Ave Fontana, CA 92337 USA (909) 428-7225	Edward Pelenghian Owner	E.pelenghian@cosmeticindustries.com	(626) 422-2229
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9585-9589 Central Ave - Central & Palo Verde Plaza

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	4,026 SF (70.2%)
Built	1977
Tenancy	Multiple
Available	1,200 SF
Max Contiguous	1,200 SF
Asking Rent	Withheld
Parking Spaces	20 (6.46/1,000 SF)
Frontage	219' on Central Ave



Property Details

Land Area	0.34 AC (14,810 SF)	Building FAR	0.27
Zoning	C2	Parcel	1008-601-62

For Lease Summary

Number of Spaces	1	Smallest Space	1,200 SF
Max Contiguous	1,200 SF	Vacant	1,200 SF
% Leased	70.2%	Asking Rent	Withheld
Retail Available	1,200 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	9587	Retail	Direct	1,200	1,200	1,200	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	2/7/2020	Pro Forma Cap Rate	8.6%
Sale Price	\$875,000 (\$217.34/SF)	Comp ID	5068557
Sale Type	Investment	Comp Status	Research Complete
Actual Cap Rate	7.3%		

Transportation

Parking Details	20 Surface Spaces; Ratio of 6.46/1,000 SF		
Traffic Volume	40,857 on Palo Verde St (2025); 39,426 on San Bernardino St (2025); 7,513 on Rose Ave (2025); 8,461 on Carrillo Ave (2025); 7,824 on Central Ave (2025); 40,805 on Palo Verde St (2025); 5,507 on Vernon Ave (2025); 47,568 on San Bernardino St (2025); 8,740 on Marion Ave (2025); 6,133 on Columbine Ave (2025)		
Frontage	219' on Central Ave		
Commuter Rail	Montclair	 	3 min drive
	Claremont	 	5 min drive





Transportation (Continued)

Airport	Ontario International	10 min drive
	John Wayne/Orange County	47 min drive
Walk Score ®	Somewhat Walkable (69)	
Transit Score ®	Some Transit (38)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Johnny's Donuts	1	1,626	3	Feb 2020	-
Center Beauty Supply	1	1,200	2	Feb 2020	-
La Michoacana Ice Cream	1	1,200	-	Jun 2024	-
Computer Central	1	-	1	Jul 2016	-

Showing 4 of 4 Tenants

Contact Details

Leasing Company

CBRE 4141 Inland Empire Blvd, Suite 100 Ontario, CA 91764 USA (909) 418-2000 www.cbre.com	Kelly Murphy Vice President	Kelly.Murphy@cbre.com	(951) 314-5734
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Recorded Owner

ARAUJO FAMILY TRUST
520 26th St
Upland, CA 91784 USA



9876 Central Ave - Montclair Town Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	3,000 SF (0.0%)
Built	1980
Tenancy	Multiple
Available	3,000 SF
Max Contiguous	3,000 SF
Asking Rent	Withheld
Parking Spaces	24 (8.00/1,000 SF)
Frontage	124' on Central Ave



Property Details

Land Area	0.73 AC (31,956 SF)	Building FAR	0.09
Zoning	C-2	Parcel	1010-041-77

For Lease Summary

Number of Spaces	1	Smallest Space	3,000 SF
Max Contiguous	3,000 SF	Vacant	3,000 SF
% Leased	0.0%	Asking Rent	Withheld
Retail Available	3,000 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
E 1	9876-78	Retail	Direct	3,000	3,000	3,000	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	6/20/2019	Sale Price	\$721,668 (\$240.56/SF)
Comp ID	4800409	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	6.5%

Transportation

Parking Details	24 Surface Spaces; Ratio of 8.00/1,000 SF			
Traffic Volume	40,051 on Benito St (2025); 4,303 on Rose Ave (2025); 47,568 on San Bernardino St (2025); 33,826 on el Morado St (2025); 7,044 on Fremont Ave (2025); 7,824 on Central Ave (2025); 3,697 on Benito St (2025); 6,133 on Columbine Ave (2025); 3,724 on Rose Ave (2025); 8,934 on Sun Valley Dr (2025)			
Frontage	124' on Central Ave			
Commuter Rail	Montclair			4 min drive
	Claremont			6 min drive
Airport	Ontario International			11 min drive
	John Wayne/Orange County			46 min drive
Walk Score ®	Very Walkable (76)			





9876 Central Ave - Montclair Town Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation (Continued)

Transit Score ® Some Transit (32)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Socal Investors Group LLC	1	-	2	Nov 2018	-

Showing 1 of 1 Tenants

Contact Details

Primary Leasing Company

Newmark 18401 Von Karman Ave, Suite 150 Irvine, CA 92612 USA (949) 608-2000 www.nmrk.com	Dan Samulski Senior Managing Director dan.samulski@nmrk.com	(949) 584-5121
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Recorded Owner

Skolem Group LLC
520 newport center Dr, Suite 480
Newport Beach, CA 92660 USA
(425) 260-9938

True Owner

IEX Properties, Inc.
19027 Pioneer Blvd
Artesia, CA 90701 USA
(425) 260-9938

Property Manager

IEX Properties, Inc.
19027 Pioneer Blvd
Artesia, CA 90701 USA
(425) 260-9938





10628 Central Ave

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Distribution

Property Summary

RBA (% Leased)	98,685 SF (0.0%)
Built	2020
Tenancy	Single
Available	98,685 SF
Max Contiguous	98,685 SF
Asking Rent	Withheld
Clear Height	32'
Drive Ins	2 total
Docks	11 exterior
Levelers	6 exterior
Parking Spaces	115 (0.90/1,000 SF)



Property Details

Land Area	3.96 AC (172,498 SF)	Building FAR	0.57
Crane	None	Cross Docks	None
Power	1,200 - 2,000a/277 - 480v 3p 4w Heavy	Sprinklers	ESFR
Trailer Parking	26	Zoning	M1
Parcel	1011-041-06		

For Lease Summary

Number of Spaces	1	Smallest Space	98,685 SF
Max Contiguous	98,685 SF	Vacant	98,685 SF
% Leased	0.0%	Asking Rent	Withheld
Industrial Available	98,685 SF		

Amenities

- Fenced Lot
- Signage
- Yard

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	98,685	98,685	Withheld	Vacant	Negotiable	11	2

Previous Sale

Sale Date	4/7/2023	Sale Price	\$37,000,000 (\$374.93/SF)
Comp ID	6372667	Sale Type	Investment
Comp Status	Research Complete		





10628 Central Ave

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Distribution

Transportation

Parking Details	89 Surface Spaces; 26 Industrial Trailer Spaces; Ratio of 0.90/1,000 SF		
Traffic Volume	47,550 on State St (2025); 25,980 on Brooks St (2025); 40,590 on Grove St (2025); 1,294 on Central Ave (2025); 1,383 on Central Ave (2025); 16,094 on Central Ave (2025); 416 on State St (2025); 20,268 on Central Ave (2025); 1,599 on Grove St (2025); 4,419 on Fremont Ave (2025)		
Commuter Rail	Ontario Amtrak 		5 min drive
	Montclair  		6 min drive
Airport	Ontario International		11 min drive
	John Wayne/Orange County		45 min drive
Walk Score ®	Very Walkable (70)		
Transit Score ®	Some Transit (35)		

Contact Details

Leasing Company

JLL 3281 Guasti Rd Ontario, CA 91761 USA (909) 467-6850 www.us.jll.com	Patrick Wood Executive Managing Director	patrick.wood@jll.com	(949) 836-6294
	Cody Clayton Executive Vice President	cody.clayton@jll.com	(909) 467-6864
	Chase Berry Associate	Chase.Berry@jll.com	(704) 681-1707

Recorded Owner

EW SB CA Montclair 10628 LLC
www.sagard.com

True Owner

Sagard Real Estate
1099 18th St, Suite 2900
Denver, CO 80202 USA
(303) 986-2222
www.sagard.com

Fund

EverWest Equity Plan

Developer

Pacific Properties Group
12100 Wilshire Blvd, Suite 1050
Los Angeles, CA 90025 USA
(310) 447-0707

Architect

WSCS Designs 1844 11th St Upland, CA 91786 USA (909) 262-9766 www.wscsdesign.com	Wade Shuey	Wade@wscsdesign.com	(909) 262-9766
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4380 Mission Blvd - Oakmont Mission Ramona Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Property Summary

RBA (% Leased)	36,886 SF (0.0%)
Status	Under Construction
Built	April 2025
Available	36,886 SF
Max Contiguous	36,886 SF
Asking Rent	Withheld
Clear Height	30'
Drive Ins	1 total
Docks	5 exterior
Levelers	None
Parking Spaces	55 (1.49/1,000 SF)



Property Details

Land Area	1.06 AC (45,999 SF)	Building FAR	0.80
Power	800 - 1,200a/277 - 480v 3p 4w Heavy	Sprinklers	ESFR
Zoning	MIP	Parcel	1009-502-35

For Lease Summary

Number of Spaces	1	Smallest Space	36,886 SF
Max Contiguous	36,886 SF	Vacant	0 SF
% Leased	0.0%	Asking Rent	Withheld
Industrial Available	36,886 SF		

Amenities

- Fenced Lot

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	36,886	36,886	Withheld	Vacant	Negotiable	5	1

For Sale Summary

Asking Price	Withheld	Status	Active
Sale Type	Investment or Owner User	RBA (% Leased)	36,886 SF (0.0%)
Land	1.06 AC	Built	April 2025
On Market	348 Days	Last Update	April 16, 2025

Transportation

Parking Details	55 Surface Spaces; Ratio of 1.49/1,000 SF			
Traffic Volume	25,447 on Amherst Ave (2025); 970 on Kimberly Ave (2018); 1,028 on Ramona Ave (2025); 14,968 on Bandera St (2025); 1,033 on Ramona Ave (2018); 6,706 on Pradera Ave (2025); 4,781 on Evert St (2025); 9,051 on State St (2025); 28,327 on Oak Glen Ave (2025); 1,880 on Ramona Ave (2025)			
Commuter Rail	Claremont			5 min drive
	Montclair			6 min drive





4380 Mission Blvd - Oakmont Mission Ramona Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Transportation (Continued)

Airport	Ontario International	12 min drive
	John Wayne/Orange County	44 min drive
Walk Score ®	Somewhat Walkable (67)	
Transit Score ®	Some Transit (37)	

Contact Details

Primary Leasing Company

Newmark 3281 Guasti Rd, Suite 370 Ontario, CA 91761 USA (909) 605-1100 www.nmrk.com	Mark Kegans Executive Managing Director	mark.kegans@nmrk.com	(909) 215-5654
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Sales Company

Newmark 3281 Guasti Rd, Suite 370 Ontario, CA 91761 USA (909) 605-1100 www.nmrk.com	Mark Kegans Executive Managing Director	mark.kegans@nmrk.com	(909) 215-5654
	Ronald Washle Executive Managing Director	ron.washle@nmrk.com	(909) 974-4071
	Randy Lockhart Vice Chairman	Randy.Lockhart@nmrk.com	(909) 974-4067
Newmark 18401 Von Karman Ave, Suite 150 Irvine, CA 92612 USA (949) 608-2000 www.nmrk.com	Steve Sprenger Vice Chairman	Steve.Sprenger@nmrk.com	(949) 608-2015

Recorded Owner

**Mission Boulevard Industrial
Owner L**
www.oakmontre.com

True Owner

**Oakmont Industrial Group
LLC**
3520 Piedmont Rd NE, Suite 100
Atlanta, GA 30305 USA
(404) 869-9990
www.oakmontre.com



5454-5484 Moreno St - The Montclair Outlets

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	27,592 SF (76.4%)
Built	1979
Tenancy	Multiple
Available	3,150 - 6,525 SF
Max Contiguous	3,375 SF
Asking Rent	Withheld
Parking Spaces	107 (3.88/1,000 SF)
Frontage	Moreno St
Frontage	Vernon Ave



Property Details

Land Area	2.30 AC (100,188 SF)	Building FAR	0.28
Zoning	C3	Parcel	1008-042-01

For Lease Summary

Number of Spaces	2	Smallest Space	3,150 SF
Max Contiguous	3,375 SF	Vacant	6,525 SF
% Leased	76.4%	Asking Rent	Withheld
Retail Available	6,525 SF		

Amenities

- Dedicated Turn Lane
- Pylon Sign
- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	5470-B	Retail	Direct	3,375	3,375	3,375	Withheld	Vacant	Negotiable
P 1	5484	Retail	Direct	3,150	3,150	3,150	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	6/7/2006	Sale Price	\$5,250,000 (\$190.27/SF)
Comp ID	1132843	Sale Type	Investment
Comp Status	Research Complete	Actual Cap Rate	6.3%
Sale Conditions	1031 Exchange		

Transportation

Parking Details	107 Surface Spaces; Ratio of 3.88/1,000 SF
Traffic Volume	15,607 on Vernon Ave (2025); 544 on Vernon Ave (2018); 266,704 on Central Ave (2025); 13,471 on Vernon Ave (2025); 37,432 on Moreno St (2025); 16,396 on W 7th St (2025); 30,270 on Olive St (2025); 14,260 on W 7th St (2025); 44,631 on E Montclair Plz Ln (2025); 1,010 on Columbine Ave (2025)





5454-5484 Moreno St - The Montclair Outlets

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Transportation (Continued)

Commuter Rail	Montclair  	3 min drive
	Claremont  	5 min drive
Airport	Ontario International	11 min drive
Walk Score ®	Somewhat Walkable (68)	
Transit Score ®	Good Transit (50)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Hydroponics, Inc	1	6,480	13	Nov 2015	-
U.S. Colleges	1	3,385	23	Apr 2018	-
Memo's Canvas	1	3,225	5	Dec 2017	-
Star Tobacco Market	1	2,974	2	Mar 2018	-
TinkerSpace	1	2,460	3	Dec 2017	-

Showing 5 of 8 Tenants

Contact Details

Primary Leasing Company

Progressive Real Estate Partners
9471 Haven Ave, Suite 110
Rancho Cucamonga, CA 91730
USA
(909) 230-4500
www.progressiverep.com

Monica Dal Bianco- West
VP, Retail Leasing and Sales

Monica@ProgressiveRep.com

(714) 483-4682

Recorded Owner

A-SF LP
774 California Ave
Glendale, CA 91203 USA
(810) 242-0878

True Owner

Ed & Rueben Buchak
774 California Ave
Glendale, CA 91203 USA
(818) 242-0878

Ed Buchak

edwardbuchak@gmail.com

(818) 242-9847





5161 Richton Rd

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Property Summary

RBA (% Leased)	147,724 SF (0.0%)
Built	1979
Tenancy	Multiple
Available	30,670 - 139,016 SF
Max Contiguous	139,016 SF
Asking Rent	Withheld
Clear Height	24'
Drive Ins	1 total/ 10' w x 12' h
Docks	14 exterior
Levelers	None
Parking Spaces	150 (1.22/1,000 SF)



Property Details

Land Area	6.01 AC (261,796 SF)
Crane	None
Power	2,500a/277 - 480v 3p Heavy
Parcel	1007-681-02

Building FAR	0.56
Cross Docks	None
Zoning	SP

For Lease Summary

Number of Spaces	1
Max Contiguous	139,016 SF
% Leased	0.0%
Industrial Available	139,016 SF

Smallest Space	30,670 SF
Vacant	147,724 SF
Asking Rent	Withheld

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	30,670 - 139,016	139,016	Withheld	Vacant	Negotiable	4	1

For Sale Summary

Asking Price	\$36,817,200 (\$249.23/SF)
Sale Type	Owner User
Land	6.01 AC
On Market	146 Days

Status	Active
RBA (% Leased)	147,724 SF (0.0%)
Built	1979
Last Update	March 17, 2025

Previous Sale

Sale Date	6/10/2004
Comp ID	900117
Comp Status	Research Complete

Sale Price	\$7,933,000 (\$53.7/SF)
Sale Type	Owner User





5161 Richton Rd

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Transportation

Parking Details	150 Surface Spaces; Ratio of 1.22/1,000 SF
Traffic Volume	3,827 on Richton Rd (2025); 28,957 on Arrow Hwy (2025); 24,481 on Richton St (2025); 6,698 on Central Ave (2025); 13,470 on Fremont Ave (2025); 4,718 on N Vista Pl (2025); 22,966 on Huntington Dr (2025); 30,270 on Olive St (2025); 11,968 on Fremont Ave (2025); 4,424 on N Vista Pl (2025)
Commuter Rail	Montclair  METROLINK  8 min walk
	Claremont  METROLINK  4 min drive
Airport	Ontario International 11 min drive
Walk Score ®	Somewhat Walkable (60)
Transit Score ®	Good Transit (58)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Michael Antonio Commercial Inc	1	41,500	1	Jul 2017	-
Print Xcalibur Inc.	1	1,500	-	Jun 2024	-

Showing 2 of 2 Tenants

Contact Details

Primary Leasing Company

CBRE 4141 Inland Empire Blvd, Suite 100 Ontario, CA 91764 USA (909) 418-2000 www.cbre.com	Jason Chao Executive Vice President	Jason.Chao@cbre.com	(626) 272-9796
	Case Dahlen First Vice President	Case.Dahlen@cbre.com	(510) 289-6135
	Jasmine Li Associate	jasmine.li1@cbre.com	(909) 418-2219

Sales Company

CBRE 4141 Inland Empire Blvd, Suite 100 Ontario, CA 91764 USA (909) 418-2000 www.cbre.com	Jason Chao Executive Vice President	Jason.Chao@cbre.com	(626) 272-9796
	Case Dahlen First Vice President	Case.Dahlen@cbre.com	(510) 289-6135
	Jasmine Li Associate	jasmine.li1@cbre.com	(909) 418-2219

Recorded Owner

Michael Antonio Commercial, Inc.
928 Canada Ct
City of Industry, CA 91748 USA
(626) 964-0801

True Owner

Michael Antonio Commercial, Inc.
928 Canada Ct
City of Industry, CA 91748 USA
(626) 964-0801





4471 State St - Oakmont Mission Ramona Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Distribution

Property Summary

RBA (% Leased)	110,507 SF (0.0%)
Status	Under Construction
Built	April 2025
Tenancy	Single
Available	110,507 SF
Max Contiguous	110,507 SF
Asking Rent	Withheld
Clear Height	32'
Drive Ins	2 total
Docks	18 exterior
Levelers	None
Parking Spaces	139 (1.26/1,000 SF)



Property Details

Land Area	1.06 AC (45,999 SF)	Building FAR	2.40
Power	800 - 2,000a/277 - 480v 3p 4w Heavy	Sprinklers	ESFR
Zoning	M1	Parcel	1012-161-15

For Lease Summary

Number of Spaces	1	Smallest Space	110,507 SF
Max Contiguous	110,507 SF	Vacant	0 SF
% Leased	0.0%	Asking Rent	Withheld
Industrial Available	110,507 SF		

Amenities

- Fenced Lot

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	110,507	110,507	Withheld	Vacant	Negotiable	18	2

For Sale Summary

Asking Price	Withheld	Status	Active
Sale Type	Investment	RBA (% Leased)	110,507 SF (0.0%)
Land	1.06 AC	Built	April 2025
On Market	258 Days	Last Update	April 16, 2025

Transportation

Parking Details	139 Surface Spaces; Ratio of 1.26/1,000 SF
Traffic Volume	12,353 on Mission Blvd (2025); 9,051 on State St (2025); 2,548 on Ramona Ave (2025); 1,028 on Ramona Ave (2025); 1,054 on Silicon Ave (2025); 20,388 on Silicon Ave (2025); 1,880 on Ramona Ave (2025); 21,345 on Carriage Ave (2025); 13,496 on Merle St (2025); 1,513 on 3rd St (2018)





4471 State St - Oakmont Mission Ramona Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Distribution

Transportation (Continued)

Commuter Rail	Downtown Pomona  	7 min drive
	Claremont  	8 min drive
Airport	Ontario International	14 min drive
	John Wayne/Orange County	45 min drive
Walk Score ®	Somewhat Walkable (55)	
Transit Score ®	Some Transit (34)	

Contact Details

Primary Leasing Company

Newmark 3281 Guasti Rd, Suite 370 Ontario, CA 91761 USA (909) 605-1100 www.nmrk.com	Mark Kegans Executive Managing Director	mark.kegans@nmrk.com	(909) 215-5654
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Sales Company

Newmark 3281 Guasti Rd, Suite 370 Ontario, CA 91761 USA (909) 605-1100 www.nmrk.com	Mark Kegans Executive Managing Director	mark.kegans@nmrk.com	(909) 215-5654
	Ronald Washle Executive Managing Director	ron.washle@nmrk.com	(909) 974-4071
	Randy Lockhart Vice Chairman	Randy.Lockhart@nmrk.com	(909) 974-4067
Newmark 18401 Von Karman Ave, Suite 150 Irvine, CA 92612 USA (949) 608-2000 www.nmrk.com	Steve Sprenger Vice Chairman	Steve.Sprenger@nmrk.com	(949) 608-2015

Recorded Owner

**Mission Boulevard Industrial
Owner L**
www.oakmontre.com

True Owner

**Oakmont Industrial Group
LLC**
3520 Piedmont Rd NE, Suite 100
Atlanta, GA 30305 USA
(404) 869-9990
www.oakmontre.com



4651 State St - WPT Topline Business Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Property Summary

RBA (% Leased)	99,415 SF (100%)
Built	1998
Tenancy	Single
Available	99,415 SF
Max Contiguous	99,415 SF
Asking Rent	Withheld
Clear Height	31'10"
Drive Ins	2 total/ 10' w x 12' h
Docks	10 exterior
Levelers	10 exterior
Parking Spaces	142 (1.28/1,000 SF)



Property Details

Land Area	6.01 AC (261,796 SF)	Building FAR	0.38
Slab Thickness	6"	Crane	None
Cross Docks	None	Power	800a/277 - 480v 3p 4w Heavy
Sprinklers	Wet	Trailer Parking	15
Zoning	M	Parcel	1012-131-06 (+1 more)

For Lease Summary

Number of Spaces	1	Smallest Space	99,415 SF
Max Contiguous	99,415 SF	Vacant	99,415 SF
% Leased	100%	Asking Rent	Withheld
Industrial Available	99,415 SF		

Amenities

- Fenced Lot
- Mezzanine
- Signage
- Yard

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Sublet	99,415	99,415	Withheld	Vacant	Negotiable	10	2

Previous Sale

Sale Date	8/9/2022	Sale Price	\$36,783,550 (\$370/SF)
Comp ID	6108981	Sale Type	Investment
Comp Status	Research Complete	Sale Conditions	Sale Leaseback

Transportation

Parking Details	127 Surface Spaces; 15 Industrial Trailer Spaces; Ratio of 1.28/1,000 SF
Traffic Volume	2,548 on Ramona Ave (2025); 21,345 on Carriage Ave (2025); 12,353 on Mission Blvd (2025); 9,051 on State St (2025); 1,880 on Ramona Ave (2025); 11,195 on State St (2025); 10,792 on Mission Blvd (2025); 10,654 on State St (2025); 23,990 on Adobe Ct (2025); 26,779 on Monte Vista Ave (2025)





4651 State St - WPT Topline Business Center

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Transportation (Continued)

Commuter Rail	Montclair  	7 min drive
	Claremont  	8 min drive
Airport	Ontario International	13 min drive
	John Wayne/Orange County	44 min drive
Walk Score ®	Car-Dependent (43)	
Transit Score ®	Some Transit (33)	

Contact Details

Primary Leasing Company

Lee & Associates Commercial Real Estate Services 3535 Inland Empire Blvd Ontario, CA 91764 USA (909) 989-7771 www.lee-associates.com	Ben Palitz Associate	bpalitz@lee-assoc.com	(949) 400-9758
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Sublet / Assignment Company

JLL 3281 Guasti Rd Ontario, CA 91761 USA (909) 467-6850 www.us.jll.com	Jay Cuccia Senior Associate	jay.cuccia@jll.com	(909) 467-6911
JLL 2101-2141 Rosecrans Ave, Suite 6100 El Segundo, CA 90245 USA (424) 294-3400 www.us.jll.com	Kyle Cheung Industrial Broker	Kyle.Cheung@am.jll.com	(424) 294-3408

Recorded Owner

4651 State Street LLC
150 5th St, Suite 2675
Minneapolis, MN 55402 USA

True Owner

WPT Capital Advisors, LLC
150 5th St, Suite 2675
Minneapolis, MN 55402 USA
(612) 800-8530
wptcapital.com



4671 State St - Topline Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Property Summary

RBA	26,295 SF
Built	2000
Tenancy	Single
Available	26,295 SF
Max Contiguous	26,295 SF
Asking Rent	Withheld
Clear Height	26'
Drive Ins	2 total/ 10' w x 14' h
Docks	2 exterior
Levelers	2 exterior
Parking Spaces	40 (1.52/1,000 SF)



Property Details

Land Area	1.35 AC (58,806 SF)	Building FAR	0.45
Crane	None	Power	800a/ Heavy
Sprinklers	Wet	Zoning	MIP
Parcel	1012-131-05		

For Lease Summary

Number of Spaces	1	Smallest Space	26,295 SF
Max Contiguous	26,295 SF	Vacant	0 SF
Asking Rent	Withheld	Industrial Available	26,295 SF

Amenities

- Fenced Lot
- Reception
- Signage
- Yard

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	26,295	26,295	Withheld	60 Days	1 - 5 Years	2	2

For Sale Summary

Asking Price	Withheld	Status	Active
Sale Type	Owner User	RBA	26,295 SF
Land	1.35 AC	Built	2000
On Market	443 Days	Last Update	April 15, 2025

Previous Sale

Sale Date	6/13/2001	Sale Price	\$1,516,000 (\$57.65/SF)
Comp ID	570704	Sale Type	Owner User
Comp Status	Research Complete		





4671 State St - Topline Business Park

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Warehouse

Transportation

Parking Details	40 Surface Spaces; Ratio of 1.52/1,000 SF
Traffic Volume	2,548 on Ramona Ave (2025); 21,345 on Carriage Ave (2025); 1,880 on Ramona Ave (2025); 9,051 on State St (2025); 12,353 on Mission Blvd (2025); 11,195 on State St (2025); 10,654 on State St (2025); 10,792 on Mission Blvd (2025); 23,990 on Adobe Ct (2025); 26,779 on Monte Vista Ave (2025)
Frontage	221' on Pub/Pri- Un-named
Commuter Rail	Montclair  7 min drive Claremont  8 min drive
Airport	Ontario International 13 min drive John Wayne/Orange County 44 min drive
Walk Score ®	Car-Dependent (44)
Transit Score ®	Some Transit (34)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Kraft Klub	1	19,000	10	Mar 2007	-

Showing 1 of 1 Tenants

Contact Details

Leasing Company

Marcus & Millichap 19800 MacArthur Blvd, Suite 150 Irvine, CA 92612 USA (949) 419-3200 marcusmillichap.com	Ian Diaz Senior Associate Tyler Gebauer Senior Associate	 ian.diaz@marcusmillichap.com tyler.gebauer@marcusmillichap.com	 (949) 813-2966 (949) 945-3797
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Sales Company

Marcus & Millichap 19800 MacArthur Blvd, Suite 150 Irvine, CA 92612 USA (949) 419-3200 marcusmillichap.com	Ian Diaz Senior Associate Tyler Gebauer Senior Associate	 ian.diaz@marcusmillichap.com tyler.gebauer@marcusmillichap.com	 (949) 813-2966 (949) 945-3797
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Recorded Owner

Li Family 2013 Trust
4671 State St
Montclair, CA 91763 USA

True Owner

Li Family 2013 Trust
4671 State St
Montclair, CA 91763 USA





5201 E Montclair Plaza Ln - Montclair Place

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Super Regional Mall
GLA (% Leased)	110,690 SF (95.3%)
Built	2020
Tenancy	Multiple
Available	5,250 SF
Max Contiguous	5,250 SF
Asking Rent	Withheld



Property Details

Land Area	9.81 AC (427,324 SF)	Building FAR	0.26
Zoning	C3		

For Lease Summary

Number of Spaces	1	Smallest Space	5,250 SF
Max Contiguous	5,250 SF	Vacant	5,250 SF
% Leased	95.3%	Asking Rent	Withheld
Retail Available	5,250 SF		

Amenities

- Air Conditioning

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/month	Occupancy	Term
P 1	5004	Retail	Direct	5,250	5,250	5,250	Withheld	Vacant	3 - 5 Years

Transportation

Traffic Volume	44,631 on E Montclair Plz Ln (2025); 259,923 on I- 10 (2025); 257,914 on I- 10 (2024); 37,432 on Moreno St (2025); 42,663 on I 10 Fwy E (2025); 2,943 on Olive St (2025); 252,731 on Palo Verde St (2025); 15,229 on Lindero Ave (2025); 40,805 on Palo Verde St (2025)				
Commuter Rail	Montclair			2 min drive	
	Claremont			5 min drive	
Airport	Ontario International				10 min drive
Walk Score ®	Somewhat Walkable (68)				
Transit Score ®	Good Transit (54)				

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
AMC	2	55,000	-	Nov 2020	-





5201 E Montclair Plaza Ln - Montclair Place

Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Main Event	1	51,802	-	Jan 2025	Jan 2040

Showing 2 of 2 Tenants

Contact Details

Primary Leasing Company

CIM Group, LP 4700 Wilshire Blvd Los Angeles, CA 90010 USA (323) 860-4900 www.cimgroup.com	David Attar Vice President	DAttar@cimgroup.com	(323) 860-4939
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Recorded Owner

**5060 Montclair Plaza Lane
Owner Llc**
www.cimgroup.com

True Owner

CIM Group, LP
4700 Wilshire Blvd
Los Angeles, CA 90010 USA
(323) 860-4900
www.cimgroup.com