
For Lease Properties September

9/2/2025

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%)

Built 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 (86.4%)

Built 1980

Tenancy Multiple

Available 1,423 - 2,846 SF

Max Contiguous 1,423 SF

Asking Rent \$1.25 SF/Month/MG

Drive Ins 15 total

Levelers None



5061 Brooks St - Montclair Industrial Park

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



Warehouse

RBA (% Leased) 18,550 SF (100%)

Built 1977

Tenancy Multiple

Available 9,275 SF

Max Contiguous 9,275 SF

Asking Rent \$1.25 SF/Month/MG

Clear Height 14'

Drive Ins 2 total/ 12' w x 10' h

Docks 2 exterior

Levelers None

Parking Spaces 25 (1.35/1,000 SF)



5388 Arrow Hwy



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

Warehouse

RBA	98,508 SF
Built	2014
Tenancy	Single
Available	98,508 SF
Max Contiguous	98,508 SF
Asking Rent	\$115 SF/Month/NNN
Clear Height	30'
Drive Ins	1 total/ 12' w x 14' h
Docks	16 exterior
Levelers	16 exterior
Parking Spaces	132 (1.34/1,000 SF)



5405 Arrow Hwy - Montclair Commerce Centre



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

Light Manufacturing

RBA (% Leased)	17,509 SF (86.4%)
Built	1985
Tenancy	Multiple
Available	2,376 SF
Max Contiguous	2,376 SF
Asking Rent	\$1.55 SF/Month/IG
Clear Height	12'
Drive Ins	None
Docks	None
Levelers	None
Parking Spaces	143 (9.15/1,000 SF)



5637 Arrow Hwy - Benson Commerce Center



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

Light Distribution

RBA (% Leased)	17,756 SF (79.3%)
Built	1975
Tenancy	Multiple
Available	1,680 - 3,680 SF
Max Contiguous	2,000 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)



5670 Arrow Hwy - Arrow Industrial Park

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



Light Distribution

RBA (% Leased)	9,800 SF (57.1%)
Built	1979
Tenancy	Multiple
Available	4,200 SF
Max Contiguous	4,200 SF
Asking Rent	\$1.41 SF/Month/MG
Clear Height	15'
Drive Ins	1 total/ 10' w x 12' h
Docks	None
Levelers	None
Parking Spaces	12 (1.22/1,000 SF)



4700-4718 Brooks St

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



Light Distribution

RBA (% Leased)	7,900 SF (53.5%)
Built	1960
Tenancy	Multiple
Available	231 - 3,675 SF
Max Contiguous	2,000 SF
Asking Rent	Withheld
Drive Ins	2 total
Docks	1 exterior
Levelers	None
Parking Spaces	25 (1.59/1,000 SF)



5159 Brooks St - PMK Business Center

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



Warehouse

RBA (% Leased)	14,790 SF (65.3%)
Built	1987
Tenancy	Multiple
Available	5,136 SF
Max Contiguous	5,136 SF
Asking Rent	\$1.45 SF/Month/MG
Clear Height	16'
Drive Ins	9 total/ 12' w x 14' h
Docks	None
Levelers	None
Parking Spaces	25 (1.58/1,000 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)



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	\$1.35 SF/Month/IG
Clear Height	16'
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	\$1.20 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)



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 (312/1,000 SF)
Frontage	161' on Central Ave
Frontage	165' on Moreno St



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 (24.9%)
Built	1957
Tenancy	Multiple
Available	7,600 SF
Max Contiguous	7,600 SF
Asking Rent	\$1.30 SF/Month/NNN
Parking Spaces	14 (1.38/1,000 SF)
Frontage	143' on Holt Blvd
Frontage	126' on Holt Blvd.



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)



5291 Holt Blvd - Central Avenue & Holt Center



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

Retail

Center Type	Neighborhood Center
GLA (% Leased)	4,000 SF (68.8%)
Built	2020
Tenancy	Multiple
Available	1,250 SF
Max Contiguous	1,250 SF
Asking Rent	\$3.50 SF/Month/NNN
Frontage	147' on Holt Boulevard



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 (81.2%)
Built	1989
Tenancy	Multiple
Available	2,300 - 4,700 SF
Max Contiguous	2,400 SF
Asking Rent	\$1.80 - 2.04 SF/Month/NNN
Parking Spaces	25 (4.00/1,000 SF)
Frontage	205' on Holt Blvd



5461 Holt Blvd



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

Retail

Center Type	Strip Center
GLA (% Leased)	25,786 SF (95.4%)
Built	1988
Tenancy	Multiple
Available	1,200 SF
Max Contiguous	1,200 SF
Asking Rent	\$1.20 SF/Month/NNN
Parking Spaces	35 (1.36/1,000 SF)
Frontage	268' on East Holt Blvd



5495 Holt Blvd



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

Retail

GLA (% Leased)	4,563 SF (0.0%)
Built	1988
Tenancy	Single
Available	4,563 SF
Max Contiguous	4,563 SF
Asking Rent	\$115 SF/Month/NNN



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 (734/1,000 SF)
Frontage	121' on Mission Blvd



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 (83.0%)
Built	1969
Tenancy	Multiple
Available	3,250 - 12,750 SF
Max Contiguous	9,500 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 (74.9%)
Built	1993
Tenancy	Multiple
Available	1,610 - 34,102 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



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 - 5,015 SF
Max Contiguous	1,299 SF
Asking Rent	\$1.50 - 1.95 SF/Month/MG
Parking Spaces	122 (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)



4950 San Bernardino St - Montclair I



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

Office

RBA (% Leased)	27,385 SF (90.5%)
Built	1973
Stories	2
Typical Floor	26,378 SF
Tenancy	Multiple
Available	1,000 - 2,603 SF
Max Contiguous	1,603 SF
Asking Rent	\$2.49 SF/Month/NNN
Parking Spaces	164 (5.99/1,000 SF)



10680 Silicon Ave

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



Warehouse

RBA (% Leased)	58,530 SF (75.1%)
Built	2024
Tenancy	Multiple
Available	2,402 - 6,147 SF
Max Contiguous	3,745 SF
Asking Rent	\$1.50 - 1.55 SF/Month/MG
Clear Height	28'
Drive Ins	20 total
Levelers	None
Parking Spaces	69 (118/1,000 SF)



4237 State St - State Street

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



Warehouse

No Data Available

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)



4671 State St - Topline Business Park

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



Warehouse

RBA (% Leased)	26,295 SF (100%)
Built	2000
Tenancy	Single
Available	26,295 SF
Max Contiguous	26,295 SF
Asking Rent	\$1.35 SF/Month/MG
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)



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	Withheld
Clear Height	18'
Drive Ins	2 total/ 8' w x 12' h
Docks	None
Levelers	None
Parking Spaces	14 (1.62/1,000 SF)



5050 Arrow Hwy - Village at Montclair

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



Apartments

Units	350
Status	Under Construction
Built	October 2025
Stories	5
Market Segment	All
Asking Rent Per Unit	\$2,790
Commercial Available	523 - 9,640 SF
Commercial Asking Rent	Withheld



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 (100%)
Built	1978
Tenancy	Multiple
Available	2,310 SF
Max Contiguous	2,310 SF
Asking Rent	Withheld
Parking Spaces	50 (2.73/1,000 SF)
Frontage	395' on Arrow Hwy



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



10340-10368 Central Ave



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

Retail

GLA (% Leased)	4,785 SF (42.0%)
Built	1964
Tenancy	Multiple
Available	775 - 2,775 SF
Max Contiguous	2,000 SF
Asking Rent	Withheld
Parking Spaces	25 (5.22/1,000 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



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%)
Built	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%)
Built	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%)
Built	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%)
Built	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)



4369 State St - Oakmont Mission Ramona Business Park



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

Distribution

RBA (% Leased)	187,79 SF (0.0%)
Built	2025
Tenancy	Single
Available	187,79 SF
Max Contiguous	187,79 SF
Asking Rent	Withheld
Clear Height	32'
Drive Ins	2 total
Docks	18 exterior
Levelers	None
Parking Spaces	215 (115/1,000 SF)



4651 State St - WPT Topline Business Center



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

Warehouse

RBA (% Leased)	99,415 SF (0.0%)
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	137 (1.23/1,000 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)	11,767 SF (94.1%)
Built	1980
Tenancy	Multiple
Available	700 SF
Max Contiguous	700 SF
Asking Rent	\$1.05 SF/Month/MG
Drive Ins	7 total/ 10' w x 10' h
Docks	None
Levelers	None
Parking Spaces	26 (2.34/1,000 SF)



4650 Arrow Hwy - Montclair Business Center



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

R&D

RBA (% Leased)	11,534 SF (86.0%)
Built	1980
Tenancy	Multiple
Available	1,616 SF
Max Contiguous	1,616 SF
Asking Rent	\$1.39 SF/Month/MG
Drive Ins	None
Levelers	None



4650 Arrow Hwy - Montclair Business Center



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

R&D

RBA (% Leased)	15,552 SF (81.0%)
Built	1980
Tenancy	Multiple
Available	2,948 SF
Max Contiguous	2,948 SF
Asking Rent	\$1.39 SF/Month/MG
Drive Ins	2 total/ 10' w x 10' h
Docks	None
Levelers	None
Parking Spaces	50 (3.35/1,000 SF)



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)



8966 Benson Ave - Benson Commerce Center



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

Warehouse

RBA (% Leased)	16,612 SF (91.3%)
Built	1975
Tenancy	Multiple
Available	1,440 SF
Max Contiguous	1,440 SF
Asking Rent	\$1.25 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)



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



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)



5179 Brooks St - Montclair Business Park



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

Warehouse

RBA (% Leased)	15,905 SF (61.5%)
Built	1987
Tenancy	Multiple
Available	2,250 - 6,125 SF
Max Contiguous	3,875 SF
Asking Rent	\$1.35 - 1.40 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)



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



9015 Central Ave - Montclair Promenade



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

Retail

Center Type	Neighborhood Center
GLA (% Leased)	4,875 SF (77.3%)
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



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	\$1.67 SF/Month/NNN
Parking Spaces	20 (6.46/1,000 SF)
Frontage	219' 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	\$1.29 - 1.49 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



4749-4759 Holt Ave - Montclair Retail Center

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



Retail

No Data Available

Center Type	Neighborhood Center
GLA (% Leased)	7,740 SF (87.1%)
Built	1948
Tenancy	Multiple
Available	1,000 SF
Max Contiguous	1,000 SF
Asking Rent	\$1.35 SF/Month/MG
Parking Spaces	20 (2.58/1,000 SF)
Frontage	Holt Ave
Frontage	Holt Blvd



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 (96.1%)
Built	1960
Tenancy	Multiple
Available	1,200 SF
Max Contiguous	1,200 SF
Asking Rent	\$1.25 SF/Month/MG
Frontage	201' 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 (750/1,000 SF)
Frontage	146' on Holt
Frontage	129' 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



9635 Monte Vista Ave



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

Office

RBA (% Leased)	9,856 SF (83.8%)
Built	1976
Stories	1
Typical Floor	9,856 SF
Tenancy	Multiple
Available	1,600 SF
Max Contiguous	1,600 SF
Asking Rent	\$2.20 SF/Month/MG
Parking Spaces	144 (14.61/1,000 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



5350 Olive St



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

Retail

GLA (% Leased)	5,000 SF (0.0%)
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



4959 Palo Verde St - Bldg B



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

Office

RBA (% Leased)	15,000 SF (100%)
Built	1980
Stories	2
Elevators	2 passenger
Typical Floor	7,500 SF
Tenancy	Multiple
Available	750 SF
Max Contiguous	750 SF
Asking Rent	\$1.93 SF/Month/MG
Parking Spaces	50 (2.00/1,000 SF)



4747 E State St - Mission Industrial Park



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

Warehouse

RBA (% Leased)	45,770 SF (89.9%)
Built	1949
Tenancy	Multiple
Available	2,000 - 4,625 SF
Max Contiguous	2,625 SF
Asking Rent	\$1.30 SF/Month/MG
Clear Height	12'
Drive Ins	8 total/ 10' w x 10' h
Docks	6 exterior
Levelers	None
Parking Spaces	112 (114/1,000 SF)



8920 Vernon Ave - Montclair Commerce Centre

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



Light Manufacturing

RBA (% Leased)	16,027 SF (94.7%)
Built	1985
Tenancy	Multiple
Available	854 SF
Max Contiguous	854 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)



8939 Vernon Ave - Montclair Business Park

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



Warehouse

RBA (% Leased)	28,920 SF (95.9%)
Built	1988
Tenancy	Multiple
Available	1,200 SF
Max Contiguous	1,200 SF
Asking Rent	\$1.40 SF/Month/MG
Clear Height	16'
Drive Ins	20 total/ 10' w x 12' h
Docks	None
Levelers	None
Parking Spaces	56 (2.00/1,000 SF)



5150 Arrow Hwy

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



Retail

GLA (% Leased)	20,400 SF (40.7%)
Built	1986
Tenancy	Single
Available	8,300 - 20,400 SF
Max Contiguous	12,100 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



8972 Central Ave - Shops To Target & Best Buy



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

Retail

Center Type	Neighborhood Center
GLA (% Leased)	3,050 SF (0.0%)
Built	2000
Tenancy	Single
Available	3,050 SF
Max Contiguous	3,050 SF
Asking Rent	Withheld
Parking Spaces	20 (5.36/1,000 SF)
Frontage	200' on Central



9177 Central Ave - Montclair Plaza East



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

Retail

Center Type	Neighborhood Center
GLA (% Leased)	8,065 SF (100%)
Built	1995
Tenancy	Multiple
Available	5,000 SF
Max Contiguous	5,000 SF
Asking Rent	Withheld
Parking Spaces	30 (3.72/1,000 SF)
Frontage	150' 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 (85.8%)
Built	1990
Tenancy	Multiple
Available	3,981 SF
Max Contiguous	3,981 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



9730 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



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%)
Built	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)



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 (85.7%)
Built/Renovated	1968/1997
Tenancy	Multiple
Available	618 - 136,765 SF
Max Contiguous	17,519 SF
Asking Rent	Withheld
Parking Spaces	6,249 (5.00/1,000 SF)
Frontage	950' on Central
Frontage	1,305' on Monte Vista



4471 State St - Oakmont Mission Ramona Business Park



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

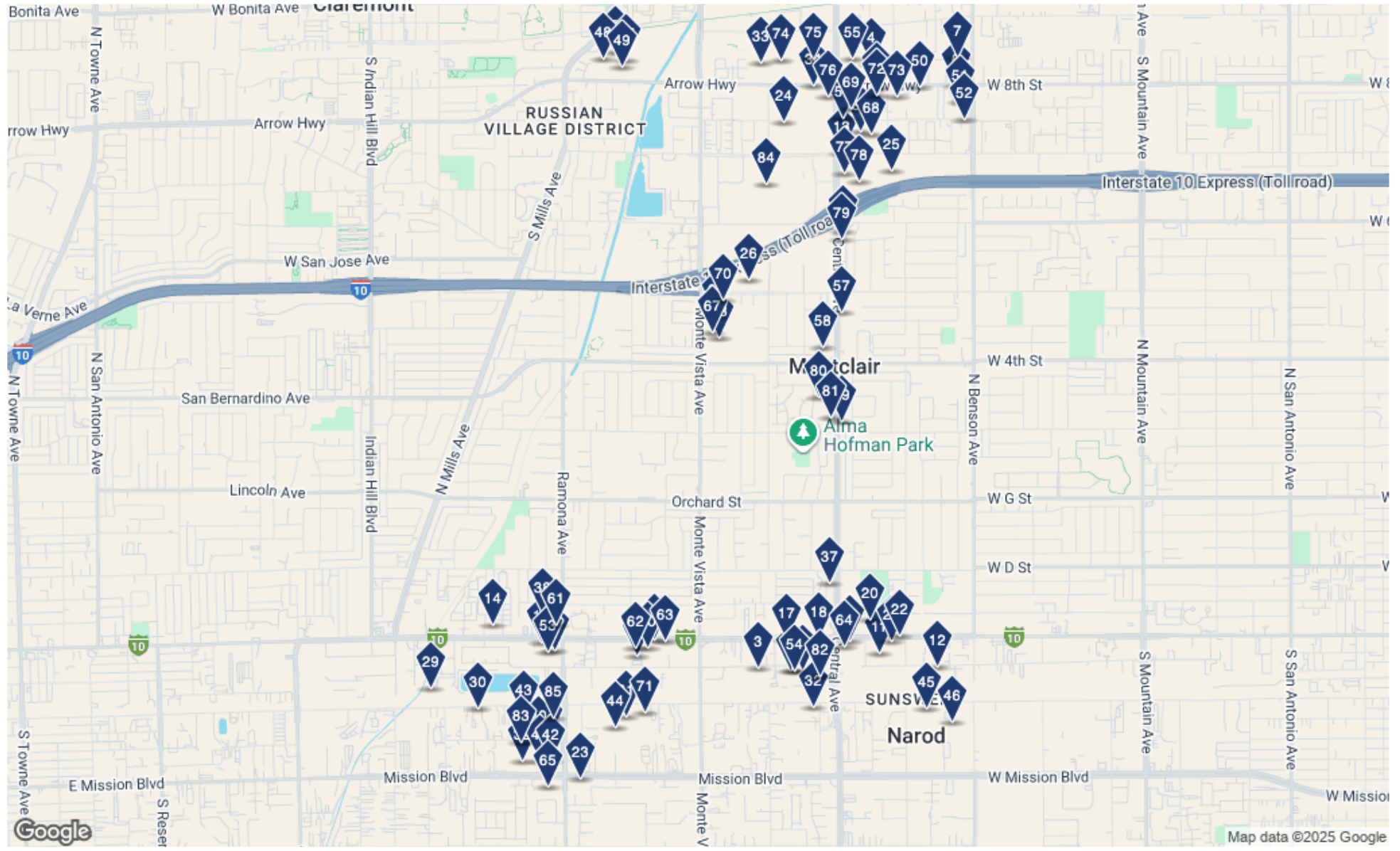
Distribution

RBA (% Leased)	110,507 SF (0.0%)
Built	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 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%)
Built	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)	Sprinklers	ESFR
Building FAR	0.40	Zoning	MIP
Power	800 - 1,200a/277 - 480v 3p 4w Heavy	Parcel	1012-161-15

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	38,779 SF	Asking Rent	Withheld
Max Contiguous	38,779 SF	Industrial Available	38,779 SF
Vacant	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	38,779/5,000 Office	38,779	Withheld	Vacant	Negotiable	6	1

For Sale Summary

Asking Price	Withheld	Land	2.23 AC
Status	Active	Built	2025
Sale Type	Investment or Owner User	On Market	488 Days
RBA	38,779 SF (0.0%)	Last Update	July 30, 2025

Transportation

Parking Details	55 Surface Spaces; Ratio of 1.42/1,000 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); 21,345 on Carriage Ave (2025); 13,496 on Merle St (2025); 1,054 on Silicon Ave (2025); 20,388 on Silicon Ave (2025); 1,880 on Ramona Ave (2025); 1,438 on San Pasqual Ave (2025)





4486 Mission Blvd - Oakmont Mission Ramona Business Park

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



Warehouse

Transportation (Continued)

Commuter Rail	Downtown Pomona  	6 min drive
	Claremont  	7 min drive
Airport	Ontario International	12 min drive
	John Wayne/Orange County	43 min drive
Walk Score [®]	Somewhat Walkable (55)	
Transit Score [®]	Some Transit (35)	

Contacts

Type	Name	Location	Phone
Recorded Owner	Mission Boulevard Industrial Owner L	-	-
True Owner	Oakmont Industrial Group LLC	Atlanta, GA 30305	(404) 869-9990



4650 Arrow Hwy - Montclair Business Center

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



Light Distribution

Property Summary

RBA (% Leased)	20,970 SF (86.4%)
Built	1980
Tenancy	Multiple
Available	1,423 - 2,846 SF
Max Contiguous	1,423 SF
Asking Rent	\$1.25 SF/Month/MG
Drive Ins	15 total
Levelers	None



Property Details

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

For Lease Summary

Number of Spaces	2	Asking Rent	\$1.25 SF/Month
Smallest Space	1,423 SF	Service Type	Modified Gross
Max Contiguous	1,423 SF	CAM	\$011/SF
Vacant	4,269 SF	Industrial Available	2,846 SF
% Leased	86.4%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	G-11/12	Industrial	Direct	1,423/350 Of- fice	1,423	1,423	\$1.25 MG	Vacant	Negotiable
P 1	G-25	Industrial	Direct	1,423/420 Office	1,423	1,423	\$1.25 MG	Vacant	Negotiable

Previous Sale

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

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





4650 Arrow Hwy - Montclair Business Center

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



Light Distribution

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
Binge!	1	1,423	6	May 2023	-
Hugh He	1	1,423	-	Sep 2025	Sep 2028
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	-

Showing 5 of 6 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Trico Yale Street Business Park Lp	Costa Mesa, CA 92626	(714) 751-4420
True Owner	Trico Realty	Costa Mesa, CA 92626	(714) 751-4420
Property Management	Trico Realty	Costa Mesa, CA 92626	(714) 751-4420



5061 Brooks St - Montclair Industrial Park

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



Warehouse

Property Summary

RBA (% Leased)	18,550 SF (100%)
Built	1977
Tenancy	Multiple
Available	9,275 SF
Max Contiguous	9,275 SF
Asking Rent	\$1.25 SF/Month/MG
Clear Height	14'
Drive Ins	2 total/ 12' w x 10' h
Docks	2 exterior
Levelers	None
Parking Spaces	25 (1.35/1,000 SF)



Property Details

Land Area	1.50 AC (65,340 SF)	Power	1,200a/277 - 480v 3p 4w Heavy
Building FAR	0.28	Sprinklers	Wet
Crane	None	Zoning	C-1
Cross Docks	None	Parcel	1011-021-13

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.25 SF/Month
Smallest Space	9,275 SF	Service Type	Modified Gross
Max Contiguous	9,275 SF	CAM	\$0.04/SF
Vacant	0 SF	Industrial Available	9,275 SF
% Leased	100%		

Amenities

- 24 Hour Access
- Air Conditioning
- Fenced Lot
- Property Manager on Site
- Security System

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
A	Industrial	Direct	9,275/1,000 Office	9,275	\$1.25 MG	11/2025	Negotiable	1	-

Transportation

Parking Details	25 Surface Spaces; Ratio of 1.35/1,000 SF
Traffic Volume	1,092 on Monte Vista Ave (2025); 4,419 on Fremont Ave (2025); 24,601 on Monte Vista Ave (2025); 16,094 on Central Ave (2025); 10,654 on State St (2025); 15,498 on Manzanita St (2025); 11,195 on State St (2025); 47,550 on State St (2025); 25,980 on Brooks St (2025); 40,590 on Grove St (2025)
Commuter Rail	Montclair  6 min drive
	Claremont  7 min drive





5061 Brooks St - Montclair Industrial Park

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



Warehouse

Transportation (Continued)

Airport	Ontario International	11 min drive
	John Wayne/Orange County	45 min drive
Walk Score ®	Somewhat Walkable (54)	
Transit Score ®	Some Transit (36)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
American Idia	1	9,275	15	Aug 2022	-
American Standard Adhesives, Inc.	1	9,275	20	Jun 2025	-

Showing 2 of 2 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Atc Investment Group Llc	Ontario, CA 91761	-
True Owner	ATC Investment Group LLC	Montclair, CA 91763	(909) 673-9898



5388 Arrow Hwy

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



Warehouse

Property Summary

RBA	98,508 SF
Built	2014
Tenancy	Single
Available	98,508 SF
Max Contiguous	98,508 SF
Asking Rent	\$115 SF/Month/NNN
Clear Height	30'
Drive Ins	1 total/ 12' w x 14' h
Docks	16 exterior
Levelers	16 exterior
Parking Spaces	132 (1.34/1,000 SF)



Property Details

Land Area	4.88 AC (212,573 SF)	Power	800a/480v 3p 4w Heavy
Building FAR	0.46	Sprinklers	ESFR
Crane	None	Zoning	MIP
Column Spacing	60'w x 52'd	Parcel	1007-661-06

For Lease Summary

Number of Spaces	1	Asking Rent	\$115 SF/Month
Smallest Space	98,508 SF	Service Type	Triple Net
Max Contiguous	98,508 SF	Industrial Available	98,508 SF
Vacant	0 SF		

Amenities

- Skylights

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	98,508/6,000 Office	98,508	\$115 NNN	60 Days	Negotiable	16	1

For Sale Summary

Asking Price	\$32,507,640 (\$330.00/SF)	Land	4.88 AC
Status	Active	Built	2014
Sale Type	Owner User	On Market	14 Days
RBA	98,508 SF	Last Update	September 2, 2025



5388 Arrow Hwy

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



Warehouse

Previous Sale

Sale Date	6/6/2014	Sale Type	Owner User
Sale Price	\$9,488,000	Comp Status	Research Complete
Comp ID	3049104	Sale Conditions	Building in Shell Condition

Transportation

Parking Details	132 Surface Spaces; Ratio of 1.34/1,000 SF		
Traffic Volume	13,471 on Vernon Ave (2025); 28,957 on Arrow Hwy (2025); 4,424 on N Vista Pl (2025); 30,270 on Olive St (2025); 4,718 on N Vista Pl (2025); 544 on Vernon Ave (2018); 24,481 on Richton St (2025); 6,698 on Central Ave (2025); 37,432 on Moreno St (2025); 15,607 on Vernon Ave (2025)		
Commuter Rail	Montclair  METROLINK 	13 min walk	
	Claremont  METROLINK 	5 min drive	
Airport	Ontario International	14 min drive	
Walk Score ®	Somewhat Walkable (63)		
Transit Score ®	Good Transit (55)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Global Link Distribution	1	98,508	22	Aug 2014	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	5398 Montclair LP	Alhambra, CA 91803	-
True Owner	C & H Group LLC	Alhambra, CA 91803	-



5405 Arrow Hwy - Montclair Commerce Centre

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



Light Manufacturing

Property Summary

RBA (% Leased)	17,509 SF (86.4%)
Built	1985
Tenancy	Multiple
Available	2,376 SF
Max Contiguous	2,376 SF
Asking Rent	\$1.55 SF/Month/IG
Clear Height	12'
Drive Ins	None
Docks	None
Levelers	None
Parking Spaces	143 (915/1,000 SF)



Property Details

Land Area	2.40 AC (104,559 SF)	Column Spacing	10'w x 10'd
Building FAR	017	Zoning	C4
Crane	None	Parcel	1008-041-05

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.55 SF/Month
Smallest Space	2,376 SF	Service Type	Industrial Gross
Max Contiguous	2,376 SF	CAM	\$0.23/SF
Vacant	2,376 SF	Flex Available	2,376 SF
% Leased	86.4%		

Amenities

- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	106	Flex	Direct	2,376	2,376	2,376	\$1.55 IG	Vacant	3 Years

Previous Sale

Sale Date	11/30/2023	Comp ID	6586267
Pro Forma Cap Rate	6.2%	Sale Type	Investment
Sale Price	\$3,145,790	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 PI (2025); 4,718 on N Vista PI (2025); 6,698 on Central Ave (2025); 24,481 on Richton St (2025)



Transportation (Continued)

Commuter Rail	Montclair		17 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
VVL Enterprises	1	1,893	-	Jan 2016	-
Claremont Chiropractic	1	500	5	May 2025	-
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	-

Showing 5 of 11 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Schmit Living Trust	-	-



5637 Arrow Hwy - Benson Commerce Center

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



Light Distribution

Property Summary

RBA (% Leased)	17,756 SF (79.3%)
Built	1975
Tenancy	Multiple
Available	1,680 - 3,680 SF
Max Contiguous	2,000 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)	Power	3p
Building FAR	0.08	Zoning	E6
Crane	None	Parcel	1008-061-05

For Lease Summary

Number of Spaces	2	% Leased	79.3%
Smallest Space	1,680 SF	Asking Rent	Withheld
Max Contiguous	2,000 SF	CAM	\$0.07/SF
Total Available	3,680 SF	Retail Available	2,000 SF
Vacant	5,280 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	5637-D	Retail	Direct	2,000	2,000	2,000	\$1.47 MG	Vacant	Negotiable
P 1	5637-K	Industrial	Direct	1,680	1,680	1,680	\$1.47 MG	Vacant	Negotiable

Previous Sale

Sale Date	1/3/2018	Sale Type	Investment
Sale Price	\$2,642,695	Comp Status	Research Complete
Comp ID	4099720	Actual Cap Rate	61%

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





5637 Arrow Hwy - Benson Commerce Center

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



Light Distribution

Transportation (Continued)

Airport	Ontario International	10 min drive
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	-
Electricore Signs	1	1,600	-	Sep 2025	Sep 2030

Showing 5 of 11 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Benson Commerce Center LLC	Irvine, CA 92620	-
True Owner	Tryad Properties	Diamond Bar, CA 91765	(909) 396-6800



5670 Arrow Hwy - Arrow Industrial Park

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



Light Distribution

Property Summary

RBA (% Leased)	9,800 SF (57.1%)
Built	1979
Tenancy	Multiple
Available	4,200 SF
Max Contiguous	4,200 SF
Asking Rent	\$1.41 SF/Month/MG
Clear Height	15'
Drive Ins	1 total/ 10' w x 12' h
Docks	None
Levelers	None
Parking Spaces	12 (1.22/1,000 SF)



Property Details

Land Area	0.27 AC (11,761 SF)	Power	400a/480v 3p 4w
Building FAR	0.83	Zoning	M-1, Montclair
Crane	None	Parcel	1007-631-05

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.41 SF/Month
Smallest Space	4,200 SF	Service Type	Modified Gross
Max Contiguous	4,200 SF	CAM	\$295.00/SF
Vacant	4,200 SF	Industrial Available	4,200 SF
% Leased	57.1%		

Amenities

- 24 Hour Access
- Air Conditioning
- Reception
- Signage
- Skylights

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Industrial	Direct	4,200/300 Office	4,200	4,200	\$1.41 MG	Vacant	2 Years

Transportation

Parking Details	12 Surface Spaces; Ratio of 1.22/1,000 SF				
Traffic Volume	17,055 on W 8th St (2025); 9,474 on Vernon Ave (2025); 18,076 on W 9th St (2018); 4,982 on S Sierra Pl (2025); 16,396 on W 7th St (2025); 12,435 on Montrose Ave (2025); 544 on Vernon Ave (2018); 4,424 on N Vista Pl (2025); 17,244 on Huntington Dr (2025); 7,794 on N McArthur Way (2025)				
Commuter Rail	Montclair			2 min drive	
	Claremont			5 min drive	
Airport	Ontario International				11 min drive
Walk Score ®	Somewhat Walkable (55)				





5670 Arrow Hwy - Arrow Industrial Park

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



Light Distribution

Transportation (Continued)

Transit Score [®]

Some Transit (48)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Bernardo Pena	1	4,240	-	Apr 2011	-
Aa Waterjet	1	500	3	Jan 2023	-
Lodestar Systems Inc	1	-	4	Sep 2017	-
Real Steel Inc	1	-	7	Nov 2018	-
Y E & Y K Enterprise Inc	1	-	3	Mar 2016	-

Showing 5 of 5 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Martin Commercial Group	Santa Ana, CA 92705	(714) 241-1141
True Owner	Martin Commercial Group	Santa Ana, CA 92705	(714) 241-1141
Property Management	Martin Commercial Group	Santa Ana, CA 92705	(714) 241-1141



4700-4718 Brooks St

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



Light Distribution

Property Summary

RBA (% Leased)	7900 SF (53.5%)
Built	1960
Tenancy	Multiple
Available	231 - 3,675 SF
Max Contiguous	2,000 SF
Asking Rent	Withheld
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)	Crane	None
Building FAR	0.08	Parcel	1012-091-04

For Lease Summary

Number of Spaces	4	% Leased	53.5%
Smallest Space	231 SF	Asking Rent	Withheld
Max Contiguous	2,000 SF	CAM	\$0.15 - 0.20/SF
Total Available	3,675 SF	Office Available	444 SF
Vacant	3,675 SF	Industrial Available	3,231 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	4747 F	Industrial	Direct	2,000	2,000	2,000	\$1.30 MG	Vacant	3 - 5 Years
P 1	4747 A Brooks	Industrial	Direct	1,000/100 Of- fice	1,000	1,000	\$1.35 MG	Vacant	3 Years
P 1	4704	Office	Direct	444	444	444	\$1.40 MG	Vacant	3 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)		
Commuter Rail	Montclair	 METROLINK	 6 min drive
	Claremont	 METROLINK	 7 min drive
Airport	Ontario International		12 min drive
	John Wayne/Orange County		44 min drive
Walk Score ®	Somewhat Walkable (57)		





4700-4718 Brooks St

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



Light Distribution

Transportation (Continued)

Transit Score [®]	Some Transit (36)
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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

Contacts

Type	Name	Location	Phone
Recorded Owner	4747 Holt Investments Llc	Sun Valley, CA 91352	-
Property Management	Kenski Properties, Inc.	Long Beach, CA 90803	(562) 430-4545



5159 Brooks St - PMK Business Center

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



Warehouse

Property Summary

RBA (% Leased)	14,790 SF (65.3%)
Built	1987
Tenancy	Multiple
Available	5,136 SF
Max Contiguous	5,136 SF
Asking Rent	\$1.45 SF/Month/MG
Clear Height	16'
Drive Ins	9 total/ 12' w x 14' h
Docks	None
Levelers	None
Parking Spaces	25 (1.58/1,000 SF)



Property Details

Land Area	1.82 AC (79,279 SF)	Sprinklers	Wet
Building FAR	0.19	Zoning	M1
Crane	None	Parcel	1011-031-18
Power	400a/480v 3p 4w		

For Lease Summary

Number of Spaces	1	% Leased	65.3%
Smallest Space	5,136 SF	Asking Rent	\$1.45 SF/Month
Max Contiguous	5,136 SF	Service Type	Modified Gross
Vacant	5,136 SF	Industrial Available	5,136 SF

Amenities

- Bus Line
- Fenced Lot
- Signage

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
GH	Industrial	Direct	5,136	5,136	\$1.45 MG	Vacant	1 - 5 Years	-	-

Previous Sale

Sale Date	1/8/2016	Sale Type	Investment
Sale Price	\$1,750,642	Comp Status	Research Complete
Comp ID	3482860		

Transportation

Parking Details	25 Surface Spaces; Ratio of 1.58/1,000 SF
Traffic Volume	1,092 on Monte Vista Ave (2025); 16,094 on Central Ave (2025); 4,419 on Fremont Ave (2025); 47,550 on State St (2025); 25,980 on Brooks St (2025); 40,590 on Grove St (2025); 24,601 on Monte Vista Ave (2025); 1,294 on Central Ave (2025); 1,383 on Central Ave (2025); 20,268 on Central Ave (2025)





5159 Brooks St - PMK Business Center

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	46 min drive
Walk Score [®]	Car-Dependent (46)	
Transit Score [®]	Some Transit (36)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Cen-Cal Heavy Moving	1	2,375	-	Feb 2014	-
Cai	1	-	5	Jul 2016	-
Heritage Wheel	1	-	3	Nov 2016	-
Hot Sauce	1	-	1	Jul 2016	-
Kevin's Woodshop	1	-	2	Nov 2018	-

Showing 5 of 6 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	DAHSCO Properties Rancho Industrial LLC	La Verne, CA 91750	(909) 596-8955
True Owner	Dan Hanson	La Verne, CA 91750	(909) 596-3263
True Owner	Heidi Ludwick Hanson	La Verne, CA 91750	(909) 596-8955



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)	Power	200a/277 - 480v
Building FAR	0.35	Parcel	1011-031-20
Crane	None		

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.40 SF/Month
Smallest Space	2,275 SF	Service Type	Modified Gross
Max Contiguous	2,275 SF	CAM	\$010/SF
Vacant	2,275 SF	Industrial Available	2,275 SF
% Leased	85.2%		

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	Comp Status	Research Complete
Sale Price	\$331,727	Actual Cap Rate	9.9%
Comp ID	18515		

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  METROLINK 	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 (36)	

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

Contacts

Type	Name	Location	Phone
Recorded Owner	Robert K Wong & May L Wong Fm	Tustin, CA 92782	-
True Owner	S & D Associates	Orange, CA 92867	(714) 997-7956
Property Management	S & D Associates	Orange, CA 92867	(714) 997-7956



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	\$1.35 SF/Month/IG
Clear Height	16'
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)	Zoning	M1, Montclair
Building FAR	0.44	Parcel	1011-061-10
Power	400a/120 - 208v		

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	7,777 SF	Asking Rent	\$1.35 SF/Month
Max Contiguous	7,777 SF	Service Type	Industrial Gross
Vacant	0 SF	Industrial Available	7,777 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	7,777/1,000 Office	7,777	\$1.35 IG	30 Days	1 - 5 Years	-	2

Previous Sale

Sale Date	9/18/1991	Comp ID	18680
Sale Price	\$375,000	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 (36)

Tenants

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

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Blazys R J & M B 2013 Trust	San Dimas, CA 91773	-



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	\$1.20 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)	Power	400a/277 - 480v 3p 3w
Building FAR	0.36	Zoning	M2, Montclair
Crane	None	Parcel	1011-081-11
Cross Docks	None		

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.20 SF/Month
Smallest Space	19,564 SF	Service Type	Modified Gross
Max Contiguous	19,564 SF	CAM	\$0.05/SF
Vacant	19,564 SF	Industrial Available	19,564 SF
% Leased	0.0%		

Amenities

- Bus Line

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	19,564/3,383 Office	19,564	\$1.20 MG	Vacant	Negotiable	2	2

Previous Sale

Sale Date	6/30/2004	Comp ID	908873
Sale Price	\$1,718,000	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  METROLINK 	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 (36)	

Contacts

Type	Name	Location	Phone
Recorded Owner	Rgs Investments Llc	Diamond Bar, CA 91765	-
True Owner	Alexander Bag Company	-	-
Property Management	Alexander Bag Company	-	-



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 (312/1,000 SF)
Frontage	161' on Central Ave
Frontage	165' on Moreno St



Property Details

Land Area	0.72 AC (31,363 SF)	Zoning	C-2
Building FAR	0.31	Parcel	1008-201-12

For Lease Summary

Number of Spaces	1	% Leased	64.2%
Smallest Space	3,444 SF	Asking Rent	\$1.75 SF/Month
Max Contiguous	3,444 SF	Service Type	Modified Gross
Vacant	3,444 SF	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 Type	Investment
Sale Price	\$3,264,000	Comp Status	Research Complete
Comp ID	6304986	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			20 min walk
	Claremont			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

Contacts

Type	Name	Location	Phone
Recorded Owner	16807 Lawndale & 18300 Reseda LLC	Whittier, CA 90602	-
True Owner	Nordy Ying	Whittier, CA 90602	(562) 698-2400





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)	Zoning	C1
Building FAR	0.23	Parcel	1009-514-06

For Lease Summary

Number of Spaces	7	% Leased	10.4%
Smallest Space	1,260 SF	Asking Rent	\$2.50 SF/Month
Max Contiguous	2,840 SF	Service Type	Triple Net
Vacant	12,187 SF	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 Evert St (2025)								
Frontage	150' on Holt Blvd; 375' on Amherst Ave								
Commuter Rail	Claremont								5 min drive
	Montclair								5 min drive





4288 Holt Blvd

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



Retail

Transportation (Continued)

Airport	Ontario International	12 min drive
	John Wayne/Orange County	44 min drive
Walk Score ®	Very Walkable (73)	
Transit Score ®	Some Transit (38)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
El Punto Barbershop	1	1,360	-	Jun 2025	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Holt Realty Investments Llc	Ontario, CA 91762	-
True Owner	Billy And Patricia Murray Family Trust	Montclair, CA 91763	(626) 422-7407





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)	Zoning	M1
Building FAR	0.33	Parcel	1012-061-01

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.80 SF/Month
Smallest Space	1,280 SF	Service Type	Modified Gross
Max Contiguous	1,280 SF	CAM	\$010/SF
Vacant	1,280 SF	Retail Available	1,280 SF
% Leased	961%		

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 Type	Investment
Sale Price	\$7783,515	Comp Status	Research Complete
Comp ID	5890673	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





4433-4477 Holt Blvd - Crown Center

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



Retail

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 (37)	

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

Contacts

Type	Name	Location	Phone
Recorded Owner	Trico-tch Ltd	-	-
True Owner	Trico Realty	Costa Mesa, CA 92626	(714) 751-4420
Property Management	Hunsaker Management, Inc.	Irvine, CA 92614	(949) 863-1390



4769-4771 Holt Blvd

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



Retail

Property Summary

GLA (% Leased)	10123 SF (24.9%)
Built	1957
Tenancy	Multiple
Available	7600 SF
Max Contiguous	7600 SF
Asking Rent	\$1.30 SF/Month/NNN
Parking Spaces	14 (1.38/1,000 SF)
Frontage	143' on Holt Blvd
Frontage	126' on Holt Blvd.



Property Details

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

For Lease Summary

Number of Spaces	1	% Leased	24.9%
Smallest Space	7600 SF	Asking Rent	\$1.30 SF/Month
Max Contiguous	7600 SF	Service Type	Triple Net
Vacant	7600 SF	Retail Available	7600 SF

Amenities

- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Retail	Direct	7600	7600	7600	\$1.30 NNN	Vacant	Negotiable

Previous Sale

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

Transportation

Parking Details	14 Surface Spaces; Ratio of 1.38/1,000 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	143' on Holt Blvd; 126' on Holt Blvd.			
Commuter Rail	Montclair			5 min drive
	Claremont			7 min drive
Airport	Ontario International			11 min drive
	John Wayne/Orange County			45 min drive





4769-4771 Holt Blvd

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



Retail

Transportation (Continued)

Walk Score ®	Very Walkable (72)
Transit Score ®	Some Transit (36)

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

Contacts

Type	Name	Location	Phone
Recorded Owner	Reinoso Gabriel R & Nancy I	Diamond Bar, CA 91765	-



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)	Zoning	Commercial
Building FAR	0.28	Parcel	1011-031-33
Owner Occupied	No		

For Lease Summary

Number of Spaces	2	% Leased	66.5%
Smallest Space	1,311 SF	Asking Rent	\$1.75 SF/Month
Max Contiguous	2,863 SF	Service Type	Triple Net
Vacant	4,174 SF	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	Comp Status	Research Complete
Sale Price	\$3,800,000	Actual Cap Rate	6.0%
Comp ID	5344412	Sale Conditions	1031 Exchange
Sale Type	Investment		





5153 Holt Blvd - Holt Medical Center

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



Office

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)	
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

Contacts

Type	Name	Location	Phone
Developer	Standard Construction	Corona Del Mar, CA 92625	(714) 742-0058
Recorded Owner	P & C Plaza LLC	San Gabriel, CA 91776	(626) 309-0221
True Owner	Chen S. Lin	San Gabriel, CA 91775	(626) 309-0011



5291 Holt Blvd - Central Avenue & Holt Center

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	4,000 SF (68.8%)
Built	2020
Tenancy	Multiple
Available	1,250 SF
Max Contiguous	1,250 SF
Asking Rent	\$3.50 SF/Month/NNN
Frontage	147' on Holt Boulevard



Property Details

Land Area	917 AC (399,445 SF)	Zoning	SP
Building FAR	0.01	Parcel	1011-041-07

For Lease Summary

Number of Spaces	1	Asking Rent	\$3.50 SF/Month
Smallest Space	1,250 SF	Service Type	Triple Net
Max Contiguous	1,250 SF	CAM	\$0.82/SF
Vacant	1,250 SF	Retail Available	1,250 SF
% Leased	68.8%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	C	Retail	Direct	1,250	1,250	1,250	\$3.50 NNN	Vacant	Negotiable

Previous Sale

Sale Date	2/24/2023	Sale Type	Investment
Sale Price	\$778,987	Comp Status	Research Complete
Comp ID	6333279	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); 33,162 on Bandera St (2025); 47,550 on State St (2025); 1,092 on Monte Vista Ave (2025); 24,601 on Monte Vista Ave (2025); 40,590 on Grove St (2025); 686 on Vernon Ave (2025)		
Frontage	147' 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 ®	Very Walkable (78)		
Transit Score ®	Some Transit (36)		





5291 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
Wendy's	1	2,775	-	May 2021	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Fund	Longpoint Specialty Grocer Fund I	-	-
Recorded Owner	LSG1 Cardenas Marketplace LLC	-	-
True Owner	Longpoint Realty Partners	Boston, MA 02116	(617) 861-9760



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)	Zoning	CO, Montclair
Building FAR	0.28	Parcel	1011-052-14 (+2 more)

For Lease Summary

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

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 Type	Investment
Sale Price	\$3,110,000	Comp Status	Research Complete
Comp ID	1031737		

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/Orange County	40 min drive
Walk Score ®	Very Walkable (72)	
Transit Score ®	Some Transit (36)	

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

Contacts

Type	Name	Location	Phone
True Owner	Eun Hee Lee	La Crescenta, CA 91214	(818) 957-8012



5436 Holt Blvd - Montclair Auto Center

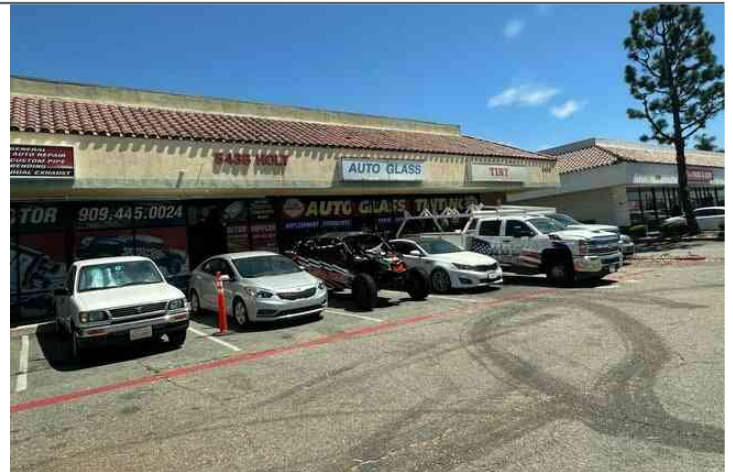
Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	24,946 SF (81.2%)
Built	1989
Tenancy	Multiple
Available	2,300 - 4,700 SF
Max Contiguous	2,400 SF
Asking Rent	\$1.80 - 2.04 SF/Month/NNN
Parking Spaces	25 (4.00/1,000 SF)
Frontage	205' on Holt Blvd



Property Details

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

For Lease Summary

Number of Spaces	2	Asking Rent	\$1.80 - 2.04 SF/Month
Smallest Space	2,300 SF	Service Type	Triple Net
Max Contiguous	2,400 SF	CAM	\$0.41/SF
Vacant	4,700 SF	Retail Available	4,700 SF
% Leased	81.2%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	A7 & A8	Retail	Direct	2,400	2,400	2,400	\$2.04 NNN	Vacant	Negotiable
P 1	B-2	Retail	Direct	2,300	2,300	2,300	\$1.80 NNN	Vacant	Negotiable

Previous Sale

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

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





5436 Holt Blvd - Montclair Auto Center

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



Retail

Transportation (Continued)

Commuter Rail	Ontario Amtrak 	4 min drive
	Montclair  METROLINK 	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
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

Contacts

Type	Name	Location	Phone
Recorded Owner	Porter Ranch Properties Llc	Chatsworth, CA 91311	-
True Owner	Porter Ranch Properties LLC	Chatsworth, CA 91311	(818) 886-0733
Property Management	Porter Ranch Properties LLC	Chatsworth, CA 91311	(818) 886-0733



5461 Holt Blvd

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



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	25,786 SF (95.4%)
Built	1988
Tenancy	Multiple
Available	1,200 SF
Max Contiguous	1,200 SF
Asking Rent	\$1.20 SF/Month/NNN
Parking Spaces	35 (1.36/1,000 SF)
Frontage	268' on East Holt Blvd



Property Details

Land Area	1.96 AC (85,378 SF)	Zoning	300, Montclair
Building FAR	0.30	Parcel	1011-061-17

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.20 SF/Month
Smallest Space	1,200 SF	Service Type	Triple Net
Max Contiguous	1,200 SF	CAM	\$0.30/SF
Vacant	7075 SF	Retail Available	1,200 SF
% Leased	95.4%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	C,D,E	Retail	Direct	1,200	1,200	1,200	\$1.20 NNN	Vacant	Negotiable

Previous Sale

Sale Date	7/3/2003	Sale Type	Investment
Sale Price	\$2,550,000	Comp Status	Research Complete
Comp ID	784049	Actual Cap Rate	70%

Transportation

Parking Details	35 Surface Spaces; Ratio of 1.36/1,000 SF		
Traffic Volume	513 on Brooks St (2018); 686 on Vernon Ave (2025); 22,331 on Vernon Ave (2025); 20,268 on Central Ave (2025); 4,913 on Vernon Ave (2025); 25,980 on Brooks St (2025); 1,257 on Vernon Ave (2025); 5,141 on Vernon Ave (2025); 29,643 on Bandera St (2025); 33,162 on Bandera St (2025)		
Frontage	268' on East Holt Blvd		
Commuter Rail	Ontario Amtrak 	4 min drive	
	Montclair  	6 min drive	
Airport	Ontario International	9 min drive	
	John Wayne/Orange County	45 min drive	
Walk Score ®	Somewhat Walkable (68)		





5461 Holt Blvd

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



Retail

Transportation (Continued)

Transit Score [®] Some Transit (36)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Culichitown	1	500	6	Sep 2015	-
D' Freddy Hair Salon	1	500	1	Jun 2010	-
Marisco's Culiacan	1	500	0	Nov 2012	-
California Health Clinic	1	-	6	May 2017	-
Cirg Inc	1	-	-	Jan 2019	-

Showing 5 of 8 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Climax Dev Llc	San Jose, CA 95129	-
True Owner	Yeping Zhao	San Jose, CA 95112	(408) 517-0605



5495 Holt Blvd

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



Retail

Property Summary

GLA (% Leased)	4,563 SF (0.0%)
Built	1988
Tenancy	Single
Available	4,563 SF
Max Contiguous	4,563 SF
Asking Rent	\$115 SF/Month/NNN



Property Details

Parcel	1011-061-17
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For Lease Summary

Number of Spaces	1	Asking Rent	\$115 SF/Month
Smallest Space	4,563 SF	Service Type	Triple Net
Max Contiguous	4,563 SF	CAM	\$0.30/SF
Vacant	4,563 SF	Retail Available	4,563 SF
% Leased	0.0%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 1	-	Retail	Direct	4,563	4,563	4,563	\$115 NNN	Vacant	Negotiable

Transportation

Traffic Volume	513 on Brooks St (2018); 22,331 on Vernon Ave (2025); 686 on Vernon Ave (2025); 20,268 on Central Ave (2025); 1,257 on Vernon Ave (2025); 4,913 on Vernon Ave (2025); 5,141 on Vernon Ave (2025); 25,980 on Brooks St (2025); 29,643 on Bandera St (2025); 4,148 on Bel Air Ave (2025)								
Commuter Rail	Ontario Amtrak								3 min drive
	Montclair								5 min drive
Airport	Ontario International								9 min drive
	John Wayne/Orange County								45 min drive
Walk Score ®	Very Walkable (73)								
Transit Score ®	Some Transit (36)								





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 (734/1,000 SF)
Frontage	121' on Mission Blvd



Property Details

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

For Lease Summary

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

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 Type	Investment
Sale Price	\$4,450,000	Comp Status	Research Complete
Comp ID	1534715	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 (33)	

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

Contacts

Type	Name	Location	Phone
Recorded Owner	Gindi Family Trust	-	(909) 626-2932
True Owner	Gindi Family Trust	-	(909) 626-2932

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	75,103 SF (83.0%)
Built	1969
Tenancy	Multiple
Available	3,250 - 12,750 SF
Max Contiguous	9,500 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	793 AC (345,431 SF)	Parcel	1008-151-04
Building FAR	0.22		

For Lease Summary

Number of Spaces	2	Asking Rent	\$1.75 - 2.00 SF/Month
Smallest Space	3,250 SF	Service Type	Triple Net
Max Contiguous	9,500 SF	CAM	\$0.35 - 0.40/SF
Vacant	12,750 SF	Retail Available	12,750 SF
% Leased	83.0%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
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 Type	Investment
Sale Price	\$12,766,623	Comp Status	Research Complete
Comp ID	3672015	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	 METROLINK. 	20 min walk
	Claremont	 METROLINK. 	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
Dish Network	1	-	3	Jul 2016	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Montclair Plaza, Inc	Sherman Oaks, CA 91403	-
True Owner	Mushmel Properties Corp.	Sherman Oaks, CA 91403	(818) 788-2590





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 (74.9%)
Built	1993
Tenancy	Multiple
Available	1,610 - 34,102 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)	Zoning	C3
Building FAR	0.33	Parcel	1008-201-22 (+1 more)

For Lease Summary

Number of Spaces	4	Asking Rent	\$1.60 - 2.25 SF/Month
Smallest Space	1,610 SF	Service Type	Triple Net
Max Contiguous	24,000 SF	CAM	\$0.40/SF
Vacant	34,102 SF	Retail Available	34,102 SF
% Leased	74.9%		

Amenities

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

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
P 1	5437-B	Retail	Direct	1,610	1,610	1,610	\$2.00 NNN	Vacant	Negotiable





5391-5467 Moreno St - Montclair East Shopping Center

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



Retail

Previous Sale

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

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 		20 min walk
	Claremont 		5 min drive
Airport	Ontario International		14 min drive
	John Wayne/Orange County		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	-
USA America Furniture	1	3,545	-	Jul 2025	-
Jan's Tropical Fish	1	3,225	5	Aug 2020	-

Showing 5 of 10 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Moreno Plaza LLC	Long Beach, CA 90803	-
True Owner	Hebish Shahid Living Trust	Signal Hill, CA 90755	(562) 889-2109



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 - 5,015 SF
Max Contiguous	1,299 SF
Asking Rent	\$1.50 - 1.95 SF/Month/MG
Parking Spaces	122 (3.81/1,000 SF)



Property Details

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

For Lease Summary

Number of Spaces	8	% Leased	100%
Smallest Space	215 SF	Asking Rent	\$1.50 - 1.95 SF/Month
Max Contiguous	1,299 SF	Service Type	Modified Gross
Vacant	0 SF	Office Available	5,015 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	113	Office	Direct	1,299	1,299	1,299	\$1.95 MG	30 Days	Negotiable
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	103B	Office	Direct	419	419	419	Withheld	30 Days	Negotiable
P 1	124	Office	Direct	369	369	369	Withheld	30 Days	Negotiable
P 1	103E	Office	Direct	228	228	228	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	\$1.50 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	Comp Status	Research Complete
Sale Price	\$1,879,427	Actual Cap Rate	6.2%
Comp ID	3059538	Sale Conditions	1031 Exchange +1
Sale Type	Investment		

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 9 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	1902 Orange Tree Lane, LLC	-	-
True Owner	Sunny Hills Management Company, Inc.	West Covina, CA 91791	(626) 279-5111



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	115 AC (50,094 SF)	Power	100a/
Building FAR	0.33	Zoning	M1
Crane	None	Parcel	1012-061-01

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.40 SF/Month
Smallest Space	2,443 SF	Service Type	Modified Gross
Max Contiguous	2,443 SF	CAM	\$010/SF
Vacant	2,443 SF	Industrial Available	2,443 SF
% Leased	85.3%		

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 Type	Investment
Sale Price	\$2,203,983	Comp Status	Research Complete
Comp ID	5890673	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 (37)	

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

Contacts

Type	Name	Location	Phone
Recorded Owner	Trico-tch Ltd	-	-
True Owner	Trico Realty	Costa Mesa, CA 92626	(714) 751-4420
Property Management	Hunsaker Management, Inc.	Irvine, CA 92614	(949) 863-1390



4950 San Bernardino St - Montclair I

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



Office

Property Summary

RBA (% Leased)	27385 SF (90.5%)
Built	1973
Stories	2
Typical Floor	26,378 SF
Tenancy	Multiple
Available	1,000 - 2,603 SF
Max Contiguous	1,603 SF
Asking Rent	\$2.49 SF/Month/NNN
Parking Spaces	164 (5.99/1,000 SF)



Property Details

Land Area	2.31 AC (100,624 SF)	Zoning	A-P
Building FAR	0.27	Parcel	1008-651-21 (+20 more)
Owner Occupied	No		

For Lease Summary

Number of Spaces	2	% Leased	90.5%
Smallest Space	1,000 SF	Asking Rent	\$2.49 SF/Month
Max Contiguous	1,603 SF	Service Type	Triple Net
Vacant	2,603 SF	Office Available	2,603 SF

Amenities

- 24 Hour Access
- Controlled Access
- Signage
- Air Conditioning
- Hardwood Floors
- Central Heating
- Reception
- Common Parts WC Facilities
- Recessed Lighting

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	101	Office	Direct	1,603	1,603	1,603	Withheld	Vacant	Negotiable
P 1	103	Office	Direct	1,000	1,000	1,000	\$2.49 NNN	Vacant	Negotiable

For Sale Summary

Asking Price	\$570,000 - 598,800	Cap Rate	5.2%
Status	Active	Condo Type	Office/Medical
Asking Price Per Area	\$40762 - 441.52/SF	Condo Size	1,291 - 1,469 SF
Sale Type	Owner User	On Market	51 to 480 Days
Total Condos for Sale	2	Last Update	August 29, 2025





4950 San Bernardino St - Montclair I

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



Office

Previous Sale

Sale Date	2/21/2025	Comp ID	7079275
Sale Price	\$270,000	Comp Status	Public Record

Transportation

Parking Details	164 Surface Spaces; Ratio of 5.99/1,000 SF		
Traffic Volume	8,010 on Fremont Ave (2025); 16,948 on San Bernardino St (2025); 26,770 on Monte Vista Ave (2025); 8,934 on Sun Valley Dr (2025); 7,808 on Marion Ave (2025); 221,331 on Monte Vista Ave (2023); 219,804 on Monte Vista Ave (2025); 7,871 on Helena Ave (2025); 17,790 on Benito St (2025); 252,731 on Shadowood Dr (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
Anthony S. Oh, MD, FACS	2	2,975	3	Aug 2023	-
Dr. Jamal Abdel-Rahman, MD	2	2,266	2	Oct 2018	-
Dr. Rita V. Patel, DDS	1	1,672	7	Sep 2024	-
Office of Dr. Cecilia N. Soriano-Casaclang, MD	1	1,168	5	Jul 2016	-
Grand Medical Group OB-GYN	1	1,138	2	Jul 2016	-

Showing 5 of 6 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Liqiang Cao	Hacienda Heights, CA 91745	-



Property Summary

RBA (% Leased)	58,530 SF (75.1%)
Built	2024
Tenancy	Multiple
Available	2,402 - 6,147 SF
Max Contiguous	3,745 SF
Asking Rent	\$1.50 - 1.55 SF/Month/MG
Clear Height	28'
Drive Ins	20 total
Levelers	None
Parking Spaces	69 (118/1,000 SF)



Property Details

Land Area	318 AC (138,521 SF)	Zoning	M1
Building FAR	0.42	Parcel	1012-031-12 (+2 more)

For Lease Summary

Number of Spaces	2	% Leased	751%
Smallest Space	2,402 SF	Asking Rent	\$1.50 - 1.55 SF/Month
Max Contiguous	3,745 SF	Service Type	Modified Gross
Vacant	14,581 SF	Industrial Available	6,147 SF

Amenities

- Signage

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
Unit L	Industrial	Direct	3,745	3,745	\$1.50 MG	Vacant	2 - 5 Years	-	-
Unit J	Industrial	Direct	2,402	2,402	\$1.55 MG	Vacant	2 - 5 Years	-	-

For Sale Summary

Asking Price	\$934,000 - 1,479,600	Condo Type	Industrial
Status	Active	Condo Size	2,335 - 3,699 SF
Asking Price Per Area	\$400.00/SF	On Market	127 to 264 Days
Sale Type	Investment or Owner User	Last Update	August 20, 2025
Total Condos for Sale	4		



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)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Abgen Scientific	1	3,000	10	Oct 2024	-
Starmate Media	1	3,000	10	Apr 2025	-
Xenon-Vision	1	3,000	10	Jan 2025	-
Larin Corporation	1	2,400	20	Apr 2025	-
Shalom Rides	1	1,500	5	Apr 2025	-

Showing 5 of 5 Tenants

Contacts

Type	Name	Location	Phone
True Owner	Abgen Scientific	Montclair, CA 91763	(909) 398-7888





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	315 AC (137,214 SF)	Zoning	M1
Building FAR	018	Parcel	1012-171-04 (+1 more)
Crane	None		

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	25,000 SF	Asking Rent	\$0.60 SF/Month
Max Contiguous	25,000 SF	Service Type	Triple Net
Vacant	25,000 SF	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 Type	Investment
Sale Price	\$6,750,000	Comp Status	Research Complete
Comp ID	6068293		

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)





4237 State St - State Street

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



Warehouse

Transportation (Continued)

Commuter Rail	Downtown Pomona  	6 min drive
	Claremont  	8 min drive
Airport	Ontario International	13 min drive
	John Wayne/Orange County	44 min drive
Walk Score [®]	Car-Dependent (40)	
Transit Score [®]	Some Transit (37)	

Contacts

Type	Name	Location	Phone
Recorded Owner	SNL Toy 4253 State Street Owner LLC	San Francisco, CA 94111	-
True Owner	Stockbridge Capital Group, LLC	San Francisco, CA 94111	(415) 658-3300



4671 State St - Topline Business Park

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



Warehouse

Property Summary

RBA (% Leased)	26,295 SF (100%)
Built	2000
Tenancy	Single
Available	26,295 SF
Max Contiguous	26,295 SF
Asking Rent	\$1.35 SF/Month/MG
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)	Sprinklers	Wet
Building FAR	0.45	Zoning	MIP
Crane	None	Parcel	1012-131-05
Power	800a/ Heavy		

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	26,295 SF	Asking Rent	\$1.35 SF/Month
Max Contiguous	26,295 SF	Service Type	Modified Gross
Vacant	0 SF	Industrial Available	26,295 SF

Amenities

- Fenced Lot

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	26,295	26,295	\$1.35 MG	30 Days	Negotiable	2	2

Previous Sale

Sale Date	6/13/2001	Sale Type	Owner User
Sale Price	\$1,516,000	Comp Status	Research Complete
Comp ID	570704		

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)





4671 State St - Topline Business Park

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



Warehouse

Transportation (Continued)

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 (35)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Kraft Klub	1	19,000	10	Mar 2007	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Li Family 2013 Trust	Montclair, CA 91763	-
True Owner	Li Family 2013 Trust	Montclair, CA 91763	-



Property Summary

RBA (% Leased)	8,649 SF (100%)
Built	1983
Tenancy	Single
Available	8,649 SF
Max Contiguous	8,649 SF
Asking Rent	Withheld
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)	Power	800a/120 - 208v 3p 3w Heavy
Building FAR	0.35	Zoning	M2, Montclair
Crane	None	Parcel	1011-281-06

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	8,649 SF	Asking Rent	Withheld
Max Contiguous	8,649 SF	Industrial Available	8,649 SF
Vacant	0 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	Withheld	30 Days	Negotiable	-	-

For Sale Summary

Asking Price	\$3,450,000 (\$398.89/SF)	Land	0.57 AC
Status	Active	Built	1983
Cap Rate	5.6%	On Market	352 Days
Sale Type	Investment or Owner User	Last Update	July 29, 2025
RBA (% Leased)	8,649 SF (100%)		



10720 Ada Ave

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



Warehouse

Previous Sale

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

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

Contacts

Type	Name	Location	Phone
Recorded Owner	Guan Management Llc	Manhasset, NY 11030	-
True Owner	Yuehong Yu	Manhasset, NY 11030	-



5050 Arrow Hwy - Village at Montclair

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



Apartments

Property Summary

Units	350
Status	Under Construction
Built	October 2025
Stories	5
Market Segment	All
Asking Rent Per Unit	\$2,790
Commercial Available	523 - 9,640 SF
Commercial Asking Rent	Withheld



Property Details

Land Area	6.00 AC (261,360 SF)	Units Per Area	58/AC
Building FAR	1.34	Zoning	Mixed Use
Number of Buildings	4		

Commercial For Lease Summary

Number of Spaces	10	Asking Rent	Withheld
Smallest Space	523 SF	CAM	\$1.00/SF
Max Contiguous	1,319 SF	Office Available	4,246 SF
Total Available	9,640 SF	Retail Available	5,394 SF
Vacant	0 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	%
Studio	1	452	4	11%	-	-	\$2,180	\$4.82	\$2,180	\$4.82	0.0%
Studio	1	518	52	14.9%	-	-	\$2,299	\$4.44	\$2,299	\$4.44	0.0%
Studio	1	549	2	0.6%	-	-	\$2,406	\$4.38	\$2,406	\$4.38	0.0%
Studio	1	550	8	2.3%	-	-	\$2,219	\$4.03	\$2,219	\$4.03	0.0%
Studio	1	582	3	0.9%	-	-	\$2,346	\$4.03	\$2,346	\$4.03	0.0%
Studio	1	611	2	0.6%	-	-	\$2,650	\$4.34	\$2,650	\$4.34	0.0%
Studio	1	614	6	1.7%	-	-	\$2,470	\$4.02	\$2,470	\$4.02	0.0%





5050 Arrow Hwy - Village at Montclair

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



Apartments

Unit Mix (Continued)

Beds	Baths	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Studio	1	617	6	1.7%	-	-	\$2,752	\$4.46	\$2,752	\$4.46	0.0%
Studio	1	668	1	0.3%	-	-	\$2,622	\$3.93	\$2,622	\$3.93	0.0%
1	1	659	7	2.0%	-	-	\$2,525	\$3.83	\$2,525	\$3.83	0.0%
1	1	696	3	0.9%	-	-	\$2,577	\$3.70	\$2,577	\$3.70	0.0%
1	1	717	141	40.3%	-	-	\$2,559	\$3.57	\$2,559	\$3.57	0.0%
1	1	755	3	0.9%	-	-	\$2,740	\$3.63	\$2,740	\$3.63	0.0%
1	1	871	1	0.3%	-	-	\$3,064	\$3.52	\$3,064	\$3.52	0.0%
1	1	955	5	1.4%	-	-	\$3,174	\$3.32	\$3,174	\$3.32	0.0%
2	2	952	6	1.7%	-	-	\$3,236	\$3.40	\$3,236	\$3.40	0.0%
2	2	989	1	0.3%	-	-	\$3,310	\$3.35	\$3,310	\$3.35	0.0%
2	2	1,068	3	0.9%	-	-	\$3,289	\$3.08	\$3,289	\$3.08	0.0%
2	2	1,100	26	7.4%	-	-	\$3,369	\$3.06	\$3,369	\$3.06	0.0%
2	2	1,110	1	0.3%	-	-	\$3,581	\$3.23	\$3,581	\$3.23	0.0%
2	2	1,115	3	0.9%	-	-	\$3,336	\$2.99	\$3,336	\$2.99	0.0%
2	2	1,128	19	5.4%	-	-	\$3,411	\$3.02	\$3,411	\$3.02	0.0%
2	2	1,143	7	2.0%	-	-	\$3,409	\$2.98	\$3,409	\$2.98	0.0%
2	2	1,170	14	4.0%	-	-	\$3,417	\$2.92	\$3,417	\$2.92	0.0%
2	2	1,179	3	0.9%	-	-	\$3,388	\$2.87	\$3,388	\$2.87	0.0%
2	2	1,215	3	0.9%	-	-	\$3,472	\$2.86	\$3,472	\$2.86	0.0%
2	2	1,288	2	0.6%	-	-	\$3,526	\$2.74	\$3,526	\$2.74	0.0%
2	2	1,338	1	0.3%	-	-	\$3,942	\$2.95	\$3,942	\$2.95	0.0%
2	2	1,364	1	0.3%	-	-	\$3,890	\$2.85	\$3,890	\$2.85	0.0%
2	2	1,373	2	0.6%	-	-	\$3,986	\$2.90	\$3,986	\$2.90	0.0%
3	2	1,275	3	0.9%	-	-	\$3,628	\$2.85	\$3,628	\$2.85	0.0%
3	2	1,307	2	0.6%	-	-	\$3,668	\$2.81	\$3,668	\$2.81	0.0%
3	2	1,320	6	1.7%	-	-	\$3,753	\$2.84	\$3,753	\$2.84	0.0%
3	2	1,429	3	0.9%	-	-	\$3,790	\$2.65	\$3,790	\$2.65	0.0%
Totals		Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All Studios		539	84	24.0%	-	-	\$2,347	\$4.35	\$2,347	\$4.35	0.0%
All 1 Beds		723	160	45.7%	-	-	\$2,584	\$3.57	\$2,584	\$3.57	0.0%
All 2 Beds		1,130	92	26.3%	-	-	\$3,410	\$3.02	\$3,410	\$3.02	0.0%
All 3 Beds		1,332	14	4.0%	-	-	\$3,722	\$2.79	\$3,722	\$2.79	0.0%
Totals		810	350	100%	-	-	\$2,790	\$3.44	\$2,790	\$3.44	0.0%

 Estimate Unit Mix as of August 31, 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	1,319	1,319	1,319	Withheld	Vacant	Negotiable
P 1	4-135	Retail	Direct	1,180	1,180	1,180	Withheld	Vacant	Negotiable
P 1	2-113	Office	Direct	1,157	1,157	1,157	Withheld	Vacant	Negotiable
P 1	2-112	Office	Direct	1,140	1,140	1,140	Withheld	Vacant	Negotiable
P 1	2-115	Office	Direct	1,058	1,058	1,058	Withheld	Vacant	Negotiable
P 1	4-136	Retail	Direct	991	991	991	Withheld	Vacant	Negotiable
P 1	2-101	Office	Direct	891	891	891	Withheld	Vacant	Negotiable
P 1	1-116	Retail	Direct	693	693	693	Withheld	Vacant	Negotiable
P 1	1-112	Retail	Direct	688	688	688	Withheld	Vacant	Negotiable
P 1	1-110	Retail	Direct	523	523	523	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)		

Commercial Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pacific Dental Services	1	3,355	-	Aug 2025	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Developer	Village Partners Inc	Newport Beach, CA 92660	-
Recorded Owner	Crp / VP Montclair Village Owner LLC	-	-
True Owner	Village Partners Inc	Newport Beach, CA 92660	-
Property Management	Legacy - Village at Montclair	Montclair, CA 91763	(833) 574-1707





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

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	18,422 SF (100%)
Built	1978
Tenancy	Multiple
Available	2,310 SF
Max Contiguous	2,310 SF
Asking Rent	Withheld
Parking Spaces	50 (2.73/1,000 SF)
Frontage	395' on Arrow Hwy



Property Details

Land Area	2.30 AC (100,188 SF)	Zoning	C3
Building FAR	018	Parcel	1008-021-11

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	2,310 SF	Asking Rent	Withheld
Max Contiguous	2,310 SF	Retail Available	2,310 SF
Vacant	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	5237	Retail	Direct	2,310	2,310	2,310	Withheld	90 Days	Negotiable

Previous Sale

Sale Date	5/31/2017	Sale Type	Investment
Sale Price	\$6,600,000	Comp Status	Research Complete
Comp ID	3927482	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				16 min walk
	Claremont				4 min drive





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

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



Retail

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

Contacts

Type	Name	Location	Phone
Recorded Owner	Mintshow International LLC	Rancho Palos Verdes, CA 90275	1 (671) 649-2000
True Owner	Neng-Yi Liao	New York, NY 10016	(718) 852-6015



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)	Zoning	SP
Building FAR	0.34	Parcel	1008-033-11

For Lease Summary

Number of Spaces	1	% Leased	70.4%
Smallest Space	9,000 SF	Asking Rent	Withheld
Max Contiguous	30,000 SF	Retail Available	30,000 SF
Vacant	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	-
Ramen Ichiraku	1	3,039	-	Jul 2025	-

Showing 5 of 8 Tenants

Contacts

Type	Name	Location	Phone
Developer	Schurgin Development Companies	Los Angeles, CA 90066	(310) 391-1200
Recorded Owner	Barry Staw	Kensington, CA 94707	(510) 528-9411
Property Management	T & G Trust	Newport Beach, CA 92660	(949) 476-0444





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)	Zoning	C2
Building FAR	0.26		

For Lease Summary

Number of Spaces	1	% Leased	87.9%
Smallest Space	1,500 SF	Asking Rent	Withheld
Max Contiguous	1,500 SF	Retail Available	1,500 SF
Vacant	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	Comp Status	Research Complete
Sale Price	\$8,091,657	Actual Cap Rate	5.5%
Comp ID	3708432	Sale Conditions	1031 Exchange
Sale Type	Investment		

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/Orange County	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	-
Tommy's Original	1	1,300	-	Nov 2020	-
Creamistry	1	1,200	-	Dec 2015	-
Jersey Mike's Subs	1	1,200	10	Oct 2015	Sep 2025

Showing 5 of 15 Tenants

Contacts

Type	Name	Location	Phone
Developer	BOSC Realty Advisors, LLC	Bloomfield Hills, MI 48301	(248) 792-5075
Recorded Owner	Gershman Properties, LLC	Los Angeles, CA 90025	(310) 207-6562
True Owner	Gershman Properties	Los Angeles, CA 90025	(310) 207-6562



10340-10368 Central Ave

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



Retail

Property Summary

GLA (% Leased)	4,785 SF (42.0%)
Built	1964
Tenancy	Multiple
Available	775 - 2,775 SF
Max Contiguous	2,000 SF
Asking Rent	Withheld
Parking Spaces	25 (5.22/1,000 SF)
Frontage	128' on Central Ave.



Property Details

Land Area	0.65 AC (28,314 SF)	Zoning	C2
Building FAR	017	Parcel	1010-622-14

For Lease Summary

Number of Spaces	2	% Leased	42.0%
Smallest Space	775 SF	Asking Rent	Withheld
Max Contiguous	2,000 SF	Retail Available	2,775 SF
Vacant	2,775 SF		

Amenities

- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	10360A	Retail	Direct	2,000	2,000	2,000	Withheld	Vacant	Negotiable
P 1	10360B	Retail	Direct	775	775	775	Withheld	Vacant	Negotiable

For Sale Summary

Asking Price	\$2,100,000 (\$438.87/SF)	Built	1964
Status	Active	On Market	62 Days
Sale Type	Owner User	Last Update	July 28, 2025
Land	0.65 AC		

Previous Sale

Sale Date	5/24/2022	Sale Type	Investment
Sale Price	\$1,350,000	Comp Status	Research Complete
Comp ID	6031640	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 5.22/1,000 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 (36)		

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

Contacts

Type	Name	Location	Phone
Recorded Owner	Pelenghian Development Co LLC	Arcadia, CA 91006	-
True Owner	Garibian & Associates Accountancy Corporation	Arcadia, CA 91006	(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)	Zoning	SP
Building FAR	0.06	Parcel	1009-493-10 (+1 more)

For Lease Summary

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





4432 Holt Blvd - Orchard Plaza

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



Retail

Transportation (Continued)

Airport	Ontario International	19 min drive
	John Wayne/Orange County	40 min drive
Walk Score ®	Somewhat Walkable (65)	
Transit Score ®	Some Transit (37)	

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	-

Showing 3 of 3 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	4480 Holt Blvd Montclair LLC	Los Angeles, CA 90014	-
True Owner	Robhana Group	Los Angeles, CA 90014	(213) 683-8000



4382 Mission Blvd - Oakmont Mission Ramona Business Park

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



Warehouse

Property Summary

RBA (% Leased)	37,443 SF (0.0%)
Built	2025
Available	37,443 SF
Max Contiguous	37,443 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)	Sprinklers	ESFR
Building FAR	0.81	Zoning	MIP
Power	800 - 1,200a/277 - 480v 3p 4w Heavy	Parcel	1012-161-15

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	37,443 SF	Asking Rent	Withheld
Max Contiguous	37,443 SF	Industrial Available	37,443 SF
Vacant	37,443 SF		

Amenities

- Fenced Lot

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	37,443/5,000 Office	37,443	Withheld	Vacant	Negotiable	4	1

For Sale Summary

Asking Price	Withheld	Land	1.06 AC
Status	Active	Built	2025
Sale Type	Investment or Owner User	On Market	488 Days
RBA	37,443 SF (0.0%)	Last Update	July 30, 2025

Transportation

Parking Details	55 Surface Spaces; Ratio of 1.48/1,000 SF
Traffic Volume	12,353 on Mission Blvd (2025); 20,388 on Silicon Ave (2025); 1,054 on Silicon Ave (2025); 13,496 on Merle St (2025); 1,438 on San Pasqual Ave (2025); 9,051 on State St (2025); 1,513 on 3rd St (2018); 20,040 on Pipeline Ave (2025); 2,548 on Ramona Ave (2025); 2,919 on Mission Blvd (2025)





4382 Mission Blvd - Oakmont Mission Ramona Business Park

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



Warehouse

Transportation (Continued)

Commuter Rail	Downtown Pomona  	6 min drive
	Claremont  	8 min drive
Airport	Ontario International	13 min drive
	John Wayne/Orange County	44 min drive
Walk Score [®]	Somewhat Walkable (57)	
Transit Score [®]	Some Transit (34)	

Contacts

Type	Name	Location	Phone
Recorded Owner	Mission Boulevard Industrial Owner L	-	-
True Owner	Oakmont Industrial Group LLC	Atlanta, GA 30305	(404) 869-9990



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%)
Built	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)	Sprinklers	ESFR
Building FAR	0.37	Zoning	MIP
Power	800 - 1,200a/277v 3p 4w Heavy	Parcel	1012-161-15

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	30,197 SF	Asking Rent	Withheld
Max Contiguous	30,197 SF	Industrial Available	30,197 SF
Vacant	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	30,197/5,000 Office	30,197	Withheld	Vacant	Negotiable	4	1

For Sale Summary

Asking Price	Withheld	Land	1.86 AC
Status	Active	Built	2025
Sale Type	Investment or Owner User	On Market	488 Days
RBA	30,197 SF (0.0%)	Last Update	July 30, 2025

Transportation

Parking Details	57 Surface Spaces; Ratio of 1.89/1,000 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); 1,028 on Ramona Ave (2025); 20,388 on Silicon Ave (2025); 13,496 on Merle St (2025); 21,345 on Carriage Ave (2025); 1,513 on 3rd St (2018); 1,438 on San Pasqual Ave (2025)



4436 Mission Blvd - Oakmont Mission Ramona Business Park

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



Warehouse

Transportation (Continued)

Commuter Rail	Downtown Pomona  	6 min drive
	Claremont  	8 min drive
Airport	Ontario International	13 min drive
	John Wayne/Orange County	43 min drive
Walk Score [®]	Somewhat Walkable (55)	
Transit Score [®]	Some Transit (35)	

Contacts

Type	Name	Location	Phone
Recorded Owner	Mission Boulevard Industrial Owner L	-	-
True Owner	Oakmont Industrial Group LLC	Atlanta, GA 30305	(404) 869-9990



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%)
Built	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)	Sprinklers	ESFR
Building FAR	0.38	Zoning	MIP
Power	800 - 1,200a/277 - 480v 3p 4w Heavy	Parcel	1012-161-15

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	31,403 SF	Asking Rent	Withheld
Max Contiguous	31,403 SF	Industrial Available	31,403 SF
Vacant	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	31,403/5,000 Office	31,403	Withheld	Vacant	Negotiable	4	1

For Sale Summary

Asking Price	Withheld	Land	1.91 AC
Status	Active	Built	2025
Sale Type	Investment or Owner User	On Market	488 Days
RBA	31,403 SF (0.0%)	Last Update	July 30, 2025

Transportation

Parking Details	59 Surface Spaces; Ratio of 1.88/1,000 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); 20,388 on Silicon Ave (2025); 1,438 on San Pasqual Ave (2025); 1,054 on Silicon Ave (2025); 21,345 on Carriage Ave (2025); 1,028 on Ramona Ave (2025); 12,071 on Via del Norte (2025)





4438 Mission Blvd - Oakmont Mission Ramona Business Park

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



Warehouse

Transportation (Continued)

Commuter Rail	Downtown Pomona  	6 min drive
	Claremont  	8 min drive
Airport	Ontario International	13 min drive
	John Wayne/Orange County	43 min drive
Walk Score [®]	Somewhat Walkable (57)	
Transit Score [®]	Some Transit (33)	

Contacts

Type	Name	Location	Phone
Recorded Owner	Mission Boulevard Industrial Owner L	-	-
True Owner	Oakmont Industrial Group LLC	Atlanta, GA 30305	(404) 869-9990



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%)
Built	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)	Sprinklers	ESFR
Building FAR	0.91	Zoning	MIP
Power	800 - 1,200a/277 - 480v 3p 4w Heavy	Parcel	1012-161-15

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	41,831 SF	Asking Rent	Withheld
Max Contiguous	41,831 SF	Industrial Available	41,831 SF
Vacant	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	41,831/5,000 Office	41,831	Withheld	Vacant	Negotiable	6	1

For Sale Summary

Asking Price	Withheld	Land	1.06 AC
Status	Active	Built	2025
Sale Type	Investment or Owner User	On Market	488 Days
RBA	41,831 SF (0.0%)	Last Update	July 30, 2025

Transportation

Parking Details	57 Surface Spaces; Ratio of 1.36/1,000 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); 12,071 on Via del Norte (2025); 1,028 on Ramona Ave (2025)





4488 Mission Blvd - Oakmont Mission Ramona Business Park

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



Warehouse

Transportation (Continued)

Commuter Rail	Downtown Pomona  	6 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)	

Contacts

Type	Name	Location	Phone
Recorded Owner	Mission Boulevard Industrial Owner L	-	-
True Owner	Oakmont Industrial Group LLC	Atlanta, GA 30305	(404) 869-9990





4369 State St - Oakmont Mission Ramona Business Park

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



Distribution

Property Summary

RBA (% Leased)	18,779 SF (0.0%)
Built	2025
Tenancy	Single
Available	18,779 SF
Max Contiguous	18,779 SF
Asking Rent	Withheld
Clear Height	32'
Drive Ins	2 total
Docks	18 exterior
Levelers	None
Parking Spaces	215 (115/1,000 SF)



Property Details

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

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	18,779 SF	Asking Rent	Withheld
Max Contiguous	18,779 SF	Industrial Available	18,779 SF
Vacant	18,779 SF		

Amenities

- Fenced Lot

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	18,779/10,000 Office	18,779	Withheld	Vacant	Negotiable	18	2

For Sale Summary

Asking Price	Withheld	Land	1.05 AC
Status	Active	Built	2025
Sale Type	Investment	On Market	398 Days
RBA	18,779 SF (0.0%)	Last Update	July 30, 2025





4369 State St - Oakmont Mission Ramona Business Park

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



Distribution

Transportation

Parking Details	215 Surface Spaces; Ratio of 1.15/1,000 SF		
Traffic Volume	9,051 on State St (2025); 12,353 on Mission Blvd (2025); 1,028 on Ramona Ave (2025); 1,054 on Silicon Ave (2025); 2,548 on Ramona Ave (2025); 1,513 on 3rd St (2018); 20,388 on Silicon Ave (2025); 25,447 on Amherst Ave (2025); 2,785 on Silicon Ave (2025); 1,880 on Ramona Ave (2025)		
Commuter Rail	Downtown Pomona  		7 min drive
	Claremont  		8 min drive
Airport	Ontario International		14 min drive
	John Wayne/Orange County		44 min drive
Walk Score ®	Car-Dependent (37)		
Transit Score ®	Some Transit (36)		

Contacts

Type	Name	Location	Phone
Recorded Owner	Mission Boulevard Industrial Owner L	-	-
True Owner	Oakmont Industrial Group LLC	Atlanta, GA 30305	(404) 869-9990



4651 State St - WPT Topline Business Center

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



Warehouse

Property Summary

RBA (% Leased)	99,415 SF (0.0%)
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	137 (1.23/1,000 SF)



Property Details

Land Area	6.04 AC (263,102 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	Tenant to Verify Zoning
Parcel	1012-131-06

For Lease Summary

Number of Spaces	1
Smallest Space	99,415 SF
Max Contiguous	99,415 SF
Vacant	99,415 SF

% Leased	0.0%
Asking Rent	Withheld
Industrial Available	99,415 SF

Amenities

- Fenced Lot
- Signage

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	99,415/8,910 Office	99,415	Withheld	Vacant	Negotiable	10	2

Previous Sale

Sale Date	8/9/2022	Sale Type	Investment
Sale Price	\$36,783,550	Comp Status	Research Complete
Comp ID	6108981	Sale Conditions	Sale Leaseback





4651 State St - WPT Topline Business Center

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



Warehouse

Transportation

Parking Details	122 Surface Spaces; 15 Industrial Trailer Spaces; Ratio of 1.23/1,000 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)		
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 (34)		

Contacts

Type	Name	Location	Phone
Recorded Owner	4651 State Street LLC	Minneapolis, MN 55402	-
True Owner	WPT Capital Advisors, LLC	Minneapolis, MN 55402	(612) 800-8530



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)	Zoning	M2
Building FAR	0.08	Parcel	1011-241-15

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	17,500 SF	Asking Rent	Withheld
Max Contiguous	17,500 SF	Industrial Available	17,500 SF
Vacant	0 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 Type	Investment
Sale Price	\$20,000,000	Comp Status	Research Complete
Comp ID	6199799		

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		7 min drive





5551 State St - 5551-5621 State Street

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



Service

Transportation (Continued)

Airport	Ontario International	10 min drive
	John Wayne/Orange County	45 min drive
Walk Score ®	Car-Dependent (34)	
Transit Score ®	Some Transit (35)	

Contacts

Type	Name	Location	Phone
Recorded Owner	SNL IOV 5551 State Street Owner, LLC	-	-
True Owner	Stockbridge Capital Group, LLC	San Francisco, CA 94111	(415) 658-3300
True Owner	Industrial Outdoor Ventures	Rosemont, IL 60018	(847) 595-1073



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)	Power	2,800a/ Heavy
Building FAR	018	Zoning	M-2
Crane	Yes	Parcel	1011-241-20

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	20,000 SF	Asking Rent	Withheld
Max Contiguous	20,000 SF	Industrial Available	20,000 SF
Vacant	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	20,000/1,250 Office	20,000	Withheld	Vacant	Negotiable	-	8

Previous Sale

Sale Date	7/21/2023	Sale Type	Investment
Sale Price	\$8,000,000	Comp Status	Research Complete
Comp ID	6474327	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)





5621 State St - 5551-5621 State Street

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



Manufacturing

Transportation (Continued)

Commuter Rail	Ontario Amtrak 	6 min drive
	Montclair  METROLINK 	8 min drive
Airport	Ontario International	11 min drive
	John Wayne/Orange County	46 min drive
Walk Score ®	Car-Dependent (34)	
Transit Score ®	Some Transit (35)	

Contacts

Type	Name	Location	Phone
Recorded Owner	Snl lov 5621 State Street Owner Llc	-	-
True Owner	Industrial Outdoor Ventures	Rosemont, IL 60018	(847) 595-1073



4650 Arrow Hwy - Montclair Business Center

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



R&D

Property Summary

RBA (% Leased)	11,767 SF (94.1%)
Built	1980
Tenancy	Multiple
Available	700 SF
Max Contiguous	700 SF
Asking Rent	\$1.05 SF/Month/MG
Drive Ins	7 total/ 10' w x 10' h
Docks	None
Levelers	None
Parking Spaces	26 (2.34/1,000 SF)



Property Details

Land Area	0.71 AC (30,928 SF)	Zoning	MIP
Building FAR	0.38	Parcel	1007-733-20
Crane	None		

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.05 SF/Month
Smallest Space	700 SF	Service Type	Modified Gross
Max Contiguous	700 SF	CAM	\$011/SF
Vacant	700 SF	Industrial Available	700 SF
% Leased	94.1%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	F-3(1)	Industrial	Direct	700	700	700	\$1.05 MG	Vacant	Negotiable

Previous Sale

Sale Date	6/15/2018	Comp Status	Research Complete
Sale Price	\$1,798,415	Actual Cap Rate	5.0%
Comp ID	4302054	Sale Conditions	1031 Exchange
Sale Type	Investment		

Transportation

Parking Details	26 Surface Spaces; Ratio of 2.34/1,000 SF				
Traffic Volume	15,644 on Monte Vista Ave (2025); 15,635 on S Claremont Blvd (2025); 8,761 on Blanchard Pl (2025); 16,928 on Richton Rd (2025); 20,352 on Olive St (2025); 4,509 on Felipe Ave (2025); 6,106 on Mills Ave (2025); 15,987 on Oakdale Dr (2025); 16,516 on Olive St (2025); 18,424 on Huntington Dr (2025)				
Commuter Rail	Montclair				18 min walk
	Claremont				19 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
Quality Conservation Services, Inc.	1	3,421	-	Jul 2013	-
Expert Services, Inc.	1	1,610	-	Jun 2014	-
Hometown Electric	1	1,573	12	Jan 2012	-

Showing 3 of 3 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Trico Yale Street Business Park Lp	Costa Mesa, CA 92626	(714) 751-4420
True Owner	Trico Realty	Costa Mesa, CA 92626	(714) 751-4420
Property Management	Trico Realty	Costa Mesa, CA 92626	(714) 751-4420



4650 Arrow Hwy - Montclair Business Center

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



R&D

Property Summary

RBA (% Leased)	11,534 SF (86.0%)
Built	1980
Tenancy	Multiple
Available	1,616 SF
Max Contiguous	1,616 SF
Asking Rent	\$1.39 SF/Month/MG
Drive Ins	None
Levelers	None



Property Details

Land Area	0.71 AC (30,941 SF)	Zoning	MIP
Building FAR	0.37	Parcel	1007-733-20

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.39 SF/Month
Smallest Space	1,616 SF	Service Type	Modified Gross
Max Contiguous	1,616 SF	CAM	\$011/SF
Vacant	1,616 SF	Industrial Available	1,616 SF
% Leased	86.0%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	C-7	Industrial	Direct	1,616/360 Of-fice	1,616	1,616	\$1.39 MG	Vacant	Negotiable

Previous Sale

Sale Date	6/15/2018	Comp Status	Research Complete
Sale Price	\$1,310,722	Actual Cap Rate	5.0%
Comp ID	4302054	Sale Conditions	1031 Exchange
Sale Type	Investment		

Transportation

Traffic Volume	15,635 on S Claremont Blvd (2025); 8,761 on Blanchard Pl (2025); 15,644 on Monte Vista Ave (2025); 15,987 on Oakdale Dr (2025); 6,106 on Mills Ave (2025); 4,509 on Felipe Ave (2025); 616 on E Green St (2025); 16,928 on Richton Rd (2025); 14,367 on Elder Dr (2025); 20,352 on Olive St (2025)		
Commuter Rail	Montclair		20 min walk
	Claremont		17 min walk
Airport	Ontario International		13 min drive
Walk Score ®	Somewhat Walkable (57)		





4650 Arrow Hwy - Montclair Business Center

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



R&D

Contacts

Type	Name	Location	Phone
Recorded Owner	Trico Yale Street Business Park Lp	Costa Mesa, CA 92626	(714) 751-4420
True Owner	Trico Realty	Costa Mesa, CA 92626	(714) 751-4420
Property Management	Trico Realty	Costa Mesa, CA 92626	(714) 751-4420



4650 Arrow Hwy - Montclair Business Center

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



R&D

Property Summary

RBA (% Leased)	15,552 SF (81.0%)
Built	1980
Tenancy	Multiple
Available	2,948 SF
Max Contiguous	2,948 SF
Asking Rent	\$1.39 SF/Month/MG
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	119 AC (51,836 SF)	Zoning	MIP
Building FAR	0.30	Parcel	1007-733-20
Crane	None		

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.39 SF/Month
Smallest Space	2,948 SF	Service Type	Modified Gross
Max Contiguous	2,948 SF	CAM	\$011/SF
Vacant	2,948 SF	Industrial Available	2,948 SF
% Leased	81.0%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	B-4/5	Industrial	Direct	2,948/400 Office	2,948	2,948	\$1.39 MG	Vacant	3 - 5 Years

Previous Sale

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

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)



4650 Arrow Hwy - Montclair Business Center

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



R&D

Transportation (Continued)

Commuter Rail	Montclair  	19 min walk
	Claremont  	18 min walk
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

Contacts

Type	Name	Location	Phone
Recorded Owner	Trico Yale Street Business Park Lp	Costa Mesa, CA 92626	(714) 751-4420
True Owner	Trico Realty	Costa Mesa, CA 92626	(714) 751-4420
Property Management	Trico Realty	Costa Mesa, CA 92626	(714) 751-4420



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)	Power	400a/277 - 480v 3p
Building FAR	0.51	Parcel	1008-051-06

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.20 SF/Month
Smallest Space	2,874 SF	Service Type	Modified Gross
Max Contiguous	2,874 SF	CAM	\$015/SF
Vacant	2,874 SF	Retail Available	2,874 SF
% Leased	73.9%		

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

Contacts

Type	Name	Location	Phone
Recorded Owner	North Montclair LLC	Montclair, CA 91763	(909) 920-3736
True Owner	North Rialto, Inc.	Montclair, CA 91763	(909) 920-3736



8966 Benson Ave - Benson Commerce Center

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



Warehouse

Property Summary

RBA (% Leased)	16,612 SF (91.3%)
Built	1975
Tenancy	Multiple
Available	1,440 SF
Max Contiguous	1,440 SF
Asking Rent	\$1.25 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

Land Area	5.20 AC (226,512 SF)	Power	3p
Building FAR	0.07	Zoning	E6
Crane	None	Parcel	1008-061-05

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.25 SF/Month
Smallest Space	1,440 SF	Service Type	Modified Gross
Max Contiguous	1,440 SF	CAM	\$0.07/SF
Vacant	1,440 SF	Industrial Available	1,440 SF
% Leased	91.3%		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
8966--C	Industrial	Direct	1,440/360 Office	1,440	\$1.25 MG	Vacant	Negotiable	-	1

Previous Sale

Sale Date	1/3/2018	Sale Type	Investment
Sale Price	\$1,667,723	Comp Status	Research Complete
Comp ID	4099720	Actual Cap Rate	61%

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





8966 Benson Ave - Benson Commerce Center

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



Warehouse

Transportation (Continued)

Airport	Ontario International	10 min drive
Walk Score ®	Very Walkable (74)	
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

Contacts

Type	Name	Location	Phone
Recorded Owner	Benson Commerce Center LLC	Irvine, CA 92620	-
True Owner	Tryad Properties	Diamond Bar, CA 91765	(909) 396-6800
Property Management	Tryad Properties	Diamond Bar, CA 91765	(909) 396-6800



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)	Parcel	1008-061-22
Building FAR	0.22		

For Lease Summary

Number of Spaces	1	% Leased	61.6%
Smallest Space	2,465 SF	Asking Rent	\$1.65 SF/Month
Max Contiguous	2,465 SF	Service Type	Triple Net
Vacant	2,465 SF	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 Type	Investment
Sale Price	\$1,500,000	Comp Status	Research Complete
Comp ID	931463		

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

Contacts

Type	Name	Location	Phone
Recorded Owner	Professional Business Services Inc	Long Beach, CA 90805	-
True Owner	Westland Real Estate Group	Long Beach, CA 90806	(310) 639-7130



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)	Sprinklers	Wet
Building FAR	0.33	Zoning	M1
Crane	None	Parcel	1012-061-01
Power	100a/		

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.20 SF/Month
Smallest Space	1,759 SF	Service Type	Modified Gross
Max Contiguous	6,129 SF	CAM	\$010/SF
Vacant	0 SF	Industrial Available	6,129 SF
% Leased	100%		

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 Type	Investment
Sale Price	\$1,948,386	Comp Status	Research Complete
Comp ID	5890673	Sale Conditions	Bulk/Portfolio Sale





4460 Brooks St - Crown Center

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



Warehouse

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 Evar St (2025)		
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 (37)		

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

Contacts

Type	Name	Location	Phone
Recorded Owner	Trico-tch Ltd	-	-
True Owner	Trico Realty	Costa Mesa, CA 92626	(714) 751-4420
Property Management	Hunsaker Management, Inc.	Irvine, CA 92614	(949) 863-1390



5179 Brooks St - Montclair Business Park

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



Warehouse

Property Summary

RBA (% Leased)	15,905 SF (61.5%)
Built	1987
Tenancy	Multiple
Available	2,250 - 6,125 SF
Max Contiguous	3,875 SF
Asking Rent	\$1.35 - 1.40 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)	Power	150 - 200a/120 - 280v
Building FAR	0.35	Zoning	M2
Crane	None	Parcel	1011-031-19

For Lease Summary

Number of Spaces	2	Asking Rent	\$1.35 - 1.40 SF/Month
Smallest Space	2,250 SF	Service Type	Modified Gross
Max Contiguous	3,875 SF	CAM	\$010/SF
Vacant	6,125 SF	Industrial Available	6,125 SF
% Leased	61.5%		

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	3,875/800 Office	3,875	\$1.35 MG	Vacant	2 Years	-	2
5179-G	Industrial	Direct	2,250	2,250	\$1.40 MG	Vacant	2 - 5 Years	-	1

Previous Sale

Sale Date	12/8/1995	Comp Status	Research Complete
Sale Price	\$850,000	Actual Cap Rate	9.6%
Comp ID	20101		





5179 Brooks St - Montclair Business Park

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



Warehouse

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)
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 (36)

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

Contacts

Type	Name	Location	Phone
Recorded Owner	Robert K Wong & May L Wong Fm Ltd	Tustin, CA 92782	-
True Owner	Regency Realty LLC	Orange, CA 92867	(714) 289-1900
Property Management	S & D Associates	Orange, CA 92867	(714) 997-7956



8801-8851 Central Ave - Montclair Village Plaza

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



Retail

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)	Zoning	SP
Building FAR	0.28	Parcel	1007-661-19

For Lease Summary

Number of Spaces	3	% Leased	86.5%
Smallest Space	1,288 SF	Asking Rent	\$2.50 - 2.65 SF/Month
Max Contiguous	2,664 SF	Service Type	Triple Net
Vacant	5,640 SF	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 Type	Investment
Sale Price	\$6,067,242	Comp Status	Research Complete
Comp ID	624606	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





Transportation (Continued)

Commuter Rail	Montclair  	14 min walk
	Claremont  	4 min drive
Airport	Ontario International	11 min drive
Walk Score [®]	Somewhat Walkable (64)	
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

Contacts

Type	Name	Location	Phone
Recorded Owner	Lee Pan Montclair LLC	Pasadena, CA 91107	(626) 298-5211
True Owner	Lee Pan Montclair LLC	Pasadena, CA 91107	(626) 298-5211
Property Management	STC Management	Whittier, CA 90601	(562) 695-1513



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 (77.3%)
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)	Zoning	C-3
Building FAR	019	Parcel	1008-033-10

For Lease Summary

Number of Spaces	1	Asking Rent	\$3.25 SF/Month
Smallest Space	1,105 SF	Service Type	Triple Net
Max Contiguous	1,105 SF	CAM	\$1.49/SF
Vacant	1,105 SF	Retail Available	1,105 SF
% Leased	773%		

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	Vacant	5 - 10 Years

Previous Sale

Sale Date	9/7/2023	Sale Type	Investment
Sale Price	\$3,000,000	Comp Status	Research Complete
Comp ID	6503275	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 (63)
Transit Score ®	Good Transit (54)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Bee & Tea	1	1,235	-	Jul 2025	-
Thirsty Girl	1	1,235	-	Jul 2025	-
Waba Grill	1	1,235	7	Sep 2015	Sep 2025

Showing 3 of 3 Tenants

Contacts

Type	Name	Location	Phone
Developer	Schurgin Development Companies	Los Angeles, CA 90066	(310) 391-1200
Recorded Owner	Weihong Cui And Yan Chen Revocable Trust	-	-
True Owner	Weihong Cui	Upland, CA 91786	(323) 867-8196
Property Management	Olive Central LLC	Montebello, CA 90640	(323) 724-3049





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	\$1.67 SF/Month/NNN
Parking Spaces	20 (6.46/1,000 SF)
Frontage	219' on Central Ave



Property Details

Land Area	0.34 AC (14,810 SF)	Zoning	C2
Building FAR	0.27	Parcel	1008-601-62

For Lease Summary

Number of Spaces	1	% Leased	70.2%
Smallest Space	1,200 SF	Asking Rent	\$1.67 SF/Month
Max Contiguous	1,200 SF	Service Type	Triple Net
Vacant	1,200 SF	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	\$1.67 NNN	Vacant	Negotiable

Previous Sale

Sale Date	2/7/2020	Sale Type	Investment
Pro Forma Cap Rate	8.6%	Comp Status	Research Complete
Sale Price	\$875,000	Actual Cap Rate	7.3%
Comp ID	5068557		

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





9585-9589 Central Ave - Central & Palo Verde Plaza

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 (72)	
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

Contacts

Type	Name	Location	Phone
Recorded Owner	ARAUJO FAMILY TRUST	Upland, CA 91784	-



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	\$1.29 - 1.49 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)	Zoning	C2
Building FAR	0.28	Parcel	1008-622-02 (+1 more)

For Lease Summary

Number of Spaces	3	% Leased	52.7%
Smallest Space	1,000 SF	Asking Rent	\$1.29 - 1.49 SF/Month
Max Contiguous	5,500 SF	Service Type	Triple Net
Vacant	9,000 SF	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	\$1.29 NNN	Vacant	Negotiable
P 1	A	Retail	Direct	1,000	1,000	1,000	\$1.49 NNN	Vacant	Negotiable

Previous Sale

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

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/Orange County	39 min drive
Walk Score [®]	Very Walkable (80)	
Transit Score [®]	Some Transit (37)	

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
Kickboxing and Mixed Martial Arts Training Studio	1	1,000	-	Jun 2025	May 2028

Showing 5 of 10 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Circlecenter LLC	Valencia, CA 91355	(661) 290-3337
True Owner	Navid Navizadeh	Saint Louis, MO 63102	-





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)	Zoning	C-2
Building FAR	0.21	Parcel	1010-061-09

For Lease Summary

Number of Spaces	1	% Leased	691%
Smallest Space	1,080 SF	Asking Rent	\$2.25 SF/Month
Max Contiguous	1,080 SF	Service Type	Triple Net
Vacant	1,080 SF	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	Unit B	Retail	Direct	1,080	1,080	1,080	\$2.25 NNN	Vacant	Negotiable

Previous Sale

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

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 (32)	

Tenants

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

Showing 2 of 2 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Central Avenue Marketplace LLC	-	-
True Owner	Fernando L Tan	Claremont, CA 91711	(909) 447-4520
Property Management	Accredited Realty Services	Montclair, CA 91763	(909) 625-7979



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 (871%)
Built	1948
Tenancy	Multiple
Available	1,000 SF
Max Contiguous	1,000 SF
Asking Rent	\$1.35 SF/Month/MG
Parking Spaces	20 (2.58/1,000 SF)
Frontage	Holt Ave
Frontage	Holt Blvd



Property Details

Land Area	112 AC (48,787 SF)	Parcel	1012-091-05
Building FAR	016		

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.35 SF/Month
Smallest Space	1,000 SF	Service Type	Modified Gross
Max Contiguous	1,000 SF	CAM	\$010/SF
Vacant	1,000 SF	Flex Available	1,000 SF
% Leased	871%		

Amenities

- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	4749A	Flex	Direct	1,000/100 Office	1,000	1,000	\$1.35 MG	Vacant	3 - 5 Years

Previous Sale

Sale Date	8/24/2017	Sale Type	Investment
Sale Price	\$352,541	Comp Status	Research Complete
Comp ID	3998563	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 (36)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Forklight	1	1,100	-	Dec 2017	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	4747 Holt Investments LLC	Sun Valley, CA 91352	-
True Owner	G's Properties, Inc.	Sun Valley, CA 91352	(818) 771-0072



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

Land Area	1.04 AC (45,302 SF)	Zoning	SP
Building FAR	012	Parcel	1009-493-11

For Lease Summary

Number of Spaces	1	% Leased	66.7%
Smallest Space	1,763 SF	Asking Rent	\$3.50 SF/Month
Max Contiguous	1,763 SF	Service Type	Triple Net
Vacant	1,763 SF	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 Evart 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/Orange County		39 min drive
Walk Score ®	Somewhat Walkable (65)		
Transit Score ®	Some Transit (37)		





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

Contacts

Type	Name	Location	Phone
Recorded Owner	4480 Holt Blvd Montclair LLC	Los Angeles, CA 90014	-
True Owner	Robhana Group	Los Angeles, CA 90014	(213) 683-8000



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 (96.1%)
Built	1960
Tenancy	Multiple
Available	1,200 SF
Max Contiguous	1,200 SF
Asking Rent	\$1.25 SF/Month/MG
Frontage	201' on Holt Blvd



Property Details

Land Area	2.40 AC (104,544 SF)	Parcel	1012-091-04
Building FAR	0.29		

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.25 SF/Month
Smallest Space	1,200 SF	Service Type	Modified Gross
Max Contiguous	1,200 SF	CAM	\$015/SF
Vacant	1,200 SF	Retail Available	1,200 SF
% Leased	96.1%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	4711 Holt	Retail	Direct	1,200	1,200	1,200	\$1.25 MG	Vacant	3 - 5 Years

Previous Sale

Sale Date	8/24/2017	Sale Type	Investment
Sale Price	\$1,800,315	Comp Status	Research Complete
Comp ID	3998563	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 (36)	

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

Contacts

Type	Name	Location	Phone
Recorded Owner	4747 Holt Investments LLC	Sun Valley, CA 91352	-
True Owner	G's Properties, Inc.	Sun Valley, CA 91352	(818) 771-0072



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 (750/1,000 SF)
Frontage	146' on Holt
Frontage	129' on Holt Blvd



Property Details

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

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	2,000 SF	Asking Rent	\$1.50 SF/Month
Max Contiguous	2,000 SF	Service Type	Modified Gross
Vacant	2,000 SF	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 750/1,000 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; 129' on Holt Blvd			
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 (69)			
Transit Score ®	Some Transit (36)			



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

Contacts

Type	Name	Location	Phone
Recorded Owner	Ddbs Properties	REDLANDS, CA 92373	-
True Owner	Demetre D. Booker	Rosamond, CA 93560	(661) 274-4405



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)	Parcel	1011-052-14
Building FAR	1.00		

For Lease Summary

Number of Spaces	1	Asking Rent	\$2.50 SF/Month
Smallest Space	3,100 SF	Service Type	Triple Net
Max Contiguous	3,100 SF	CAM	\$0.65/SF
Vacant	0 SF	Retail Available	3,100 SF
% Leased	100%		

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 (36)		



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

Contacts

Type	Name	Location	Phone
Recorded Owner	Southeast Statesboro Llc	Statesboro, GA 30458	-



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)	Zoning	C3, Montclair
Building FAR	016	Parcel	1012-271-87

For Lease Summary

Number of Spaces	2	Asking Rent	\$1.50 SF/Month
Smallest Space	1,120 SF	Service Type	Triple Net
Max Contiguous	2,188 SF	CAM	\$0.65/SF
Vacant	3,308 SF	Retail Available	3,308 SF
% Leased	770%		

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	Comp ID	892293
Sale Price	\$2,750,000	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

Contacts

Type	Name	Location	Phone
Architect	Arneson Associates	-	-
Developer	New Frontier Commercial Property, Inc.	Tustin, CA 92780	(714) 665-6900
Recorded Owner	Shen Family Trust	Rancho Palos Verdes, CA 90275	-
True Owner	Yeong Y & Yu C F Shen	Rancho Palos Verdes, CA 90275	(310) 377-3283



9635 Monte Vista Ave

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



Office

Property Summary

RBA (% Leased)	9,856 SF (83.8%)
Built	1976
Stories	1
Typical Floor	9,856 SF
Tenancy	Multiple
Available	1,600 SF
Max Contiguous	1,600 SF
Asking Rent	\$2.20 SF/Month/MG
Parking Spaces	144 (14.61/1,000 SF)



Property Details

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

For Lease Summary

Number of Spaces	1	Asking Rent	\$2.20 SF/Month
Smallest Space	1,600 SF	Service Type	Modified Gross
Max Contiguous	1,600 SF	CAM	\$0.25/SF
Vacant	1,600 SF	Office/Medical Available	1,600 SF
% Leased	83.8%		

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	\$2.20 MG	Vacant	Negotiable

Previous Sale

Sale Date	8/1/2022	Sale Type	Investment
Sale Price	\$3,080,000	Comp Status	Research Complete
Comp ID	6110972	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)								
Commuter Rail	Montclair								3 min drive
	Claremont								5 min drive





9635 Monte Vista Ave

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



Office

Transportation (Continued)

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
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 4 of 4 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Glory Nani Mau Llc	Arcadia, CA 91007	-
True Owner	Yee Shum Severson	Monterey Park, CA 91755	(626) 571-2988



9675 Monte Vista Ave - Montclair Medical Plaza

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



Office

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)	Zoning	C
Building FAR	0.22	Parcel	1008-651-17
Owner Occupied	No		

For Lease Summary

Number of Spaces	3	% Leased	100%
Smallest Space	516 SF	Asking Rent	\$1.75 SF/Month
Max Contiguous	866 SF	Service Type	Modified Gross
Vacant	0 SF	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 Type	Investment
Sale Price	\$1,540,000	Comp Status	Research Complete
Comp ID	3678225		





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

Contacts

Type	Name	Location	Phone
Recorded Owner	Javier & Vladyslava Rios Trust	Riverside, CA 92503	(951) 687-8802
True Owner	Javier & Vladyslava Rios Trust	Riverside, CA 92503	(951) 687-8802



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)	Zoning	C3
Building FAR	0.36	Parcel	1008-043-04

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.60 SF/Month
Smallest Space	4,728 SF	Service Type	Triple Net
Max Contiguous	4,728 SF	CAM	\$0.42/SF
Vacant	4,728 SF	Office/Retail Available	4,728 SF
% Leased	791%		

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	Comp Status	Research Complete
Sale Price	\$4,500,000	Actual Cap Rate	61%
Comp ID	5018059	Sale Conditions	1031 Exchange
Sale Type	Investment		

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

Contacts

Type	Name	Location	Phone
Recorded Owner	J.A.C. Window, Inc	Arcadia, CA 91006	(626) 357-2787
True Owner	J.A.C. Window, Inc	Arcadia, CA 91006	(626) 357-2787



5350 Olive St

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



Retail

Property Summary

GLA (% Leased)	5,000 SF (0.0%)
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)	Zoning	C-3
Building FAR	0.35	Parcel	1008-031-06

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	5,000 SF	Asking Rent	\$1.50 SF/Month
Max Contiguous	5,000 SF	Service Type	Triple Net
Vacant	5,000 SF	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	Vacant	Negotiable

For Sale Summary

Asking Price	Withheld	Built	1972
Status	Active	On Market	317 Days
Sale Type	Owner User	Last Update	August 27, 2025
Land	0.33 AC		

Previous Sale

Sale Date	5/30/1990	Comp ID	19364
Sale Price	\$640,000	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)	
Frontage	162' on Olive St; 120' on Rose	
Commuter Rail	Montclair  METROLINK 	18 min walk
	Claremont  METROLINK 	4 min drive
Airport	Ontario International	10 min drive
Walk Score [®]	Somewhat Walkable (65)	
Transit Score [®]	Good Transit (54)	

Contacts

Type	Name	Location	Phone
Recorded Owner	5350 Olive Llc	Newport Beach, CA 92663	-
True Owner	Angermeir Anne S	Newport Beach, CA 92663	(949) 723-2324



4959 Palo Verde St - Bldg B

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



Office

Property Summary

RBA (% Leased)	15,000 SF (100%)
Built	1980
Stories	2
Elevators	2 passenger
Typical Floor	7500 SF
Tenancy	Multiple
Available	750 SF
Max Contiguous	750 SF
Asking Rent	\$1.93 SF/Month/MG
Parking Spaces	50 (2.00/1,000 SF)



Property Details

Land Area	2.78 AC (121,097 SF)	Owner Occupied	No
Building FAR	012	Zoning	AP
Slab to Slab	10'	Parcel	1008-651-16

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	750 SF	Asking Rent	\$1.93 SF/Month
Max Contiguous	750 SF	Service Type	Modified Gross
Vacant	0 SF	Office Available	750 SF

Amenities

- Air Conditioning
- Central Heating
- Drop Ceiling
- Fully Carpeted
- High Ceilings
- Smoke Detector
- Wheelchair Accessible

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	205B	Office	Direct	750	750	750	\$1.93 MG	30 Days	1 Year

Transportation

Parking Details	50 Surface Spaces; Ratio of 2.00/1,000 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); 8,010 on Fremont Ave (2025); 30,723 on San Jose St (2025); 26,770 on Monte Vista Ave (2025); 16,948 on San Bernardino St (2025); 252,731 on Shadowood Dr (2025); 252,731 on Palo Verde 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 (66)				
Transit Score ®	Some Transit (39)				





4959 Palo Verde St - Bldg B

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



Office

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Atlas Health Clinic	1	1,125	5	May 2014	-
Calstro Hospice	1	1,125	6	Jan 2025	-
Mary Kay Montclair Training Center	1	1,125	-	May 2014	-
DirecTV	2	800	-	Jan 2017	-
First Solution Hospice	2	800	-	Jan 2017	-

Showing 5 of 6 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Pao-lin Chang	Montclair, CA 91763	(951) 833-8566
True Owner	Pao-lin Chang	Montclair, CA 91763	(951) 833-8566



4747 E State St - Mission Industrial Park

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



Warehouse

Property Summary

RBA (% Leased)	45,770 SF (89.9%)
Built	1949
Tenancy	Multiple
Available	2,000 - 4,625 SF
Max Contiguous	2,625 SF
Asking Rent	\$1.30 SF/Month/MG
Clear Height	12'
Drive Ins	8 total/ 10' w x 10' h
Docks	6 exterior
Levelers	None
Parking Spaces	112 (114/1,000 SF)



Property Details

Land Area	2.81 AC (122,404 SF)	Power	200a/ 3p
Building FAR	0.37	Parcel	1012-121-21
Crane	None		

For Lease Summary

Number of Spaces	2	Asking Rent	\$1.30 SF/Month
Smallest Space	2,000 SF	Service Type	Modified Gross
Max Contiguous	2,625 SF	CAM	\$013/SF
Total Available	4,625 SF	Industrial Available	2,625 SF
Vacant	4,625 SF	Flex Available	2,000 SF
% Leased	89.9%		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
4747 K	Industrial	Direct	2,625/100 Office	2,625	\$1.30 MG	Vacant	3 - 5 Years	1	1
4747 I	Flex	Direct	2,000/100 Office	2,000	\$1.30 MG	Vacant	3 - 5 Years	1	1

Previous Sale

Sale Date	7/13/2016	Sale Type	Investment
Sale Price	\$2,865,982	Comp Status	Research Complete
Comp ID	3648560	Actual Cap Rate	70%

Transportation

Parking Details	112 Surface Spaces; Ratio of 114/1,000 SF
Traffic Volume	11,195 on State St (2025); 21,345 on Carriage Ave (2025); 2,548 on Ramona Ave (2025); 10,654 on State St (2025); 1,880 on Ramona Ave (2025); 10,792 on Mission Blvd (2025); 9,051 on State St (2025); 23,990 on Adobe Ct (2025); 12,353 on Mission Blvd (2025); 26,779 on Monte Vista Ave (2025)





4747 E State St - Mission Industrial Park

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



Warehouse

Transportation (Continued)

Commuter Rail	Montclair  	8 min drive
	Downtown Pomona  	6 min drive
Airport	Ontario International	18 min drive
	John Wayne/Orange County	40 min drive
	Long Beach (Daugherty Field)	50 min drive
Walk Score ®	Car-Dependent (42)	
Transit Score ®	Some Transit (35)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Intercustom Doors Llc	1	6,651	-	Jun 2012	-
Mike Jarcon Auto	1	5,045	-	Dec 2016	-
Shoe Importer	1	4,876	-	Sep 2016	-
M & M Stamping	1	3,051	-	Jan 2012	-
American Doors & Windows Inc	1	500	2	Mar 2013	-

Showing 5 of 7 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Coldwater Canyon Investments, LLC	Sun Valley, CA 91352	(818) 771-0072
True Owner	G's Properties, Inc.	Sun Valley, CA 91352	(818) 771-0072
Property Management	G's Properties, Inc.	Sun Valley, CA 91352	(818) 771-0072





8920 Vernon Ave - Montclair Commerce Centre

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



Light Manufacturing

Property Summary

RBA (% Leased)	16,027 SF (94.7%)
Built	1985
Tenancy	Multiple
Available	854 SF
Max Contiguous	854 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)	Zoning	C4
Building FAR	0.30	Parcel	1008-041-05
Power	100a/120 - 240v 3p 4w		

For Lease Summary

Number of Spaces	1	% Leased	94.7%
Smallest Space	854 SF	Asking Rent	\$1.95 SF/Month
Max Contiguous	854 SF	Service Type	Industrial Gross
Vacant	854 SF	Office Available	854 SF

Amenities

- Yard

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	130	Office	Direct	854	854	854	\$1.95 IG	Vacant	Negotiable

Previous Sale

Sale Date	11/30/2023	Comp ID	6586267
Pro Forma Cap Rate	6.2%	Sale Type	Investment
Sale Price	\$3,354,210	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 Pl (2025); 4,718 on N Vista Pl (2025); 266,704 on Central Ave (2025)				
Commuter Rail	Montclair				19 min walk
	Claremont				4 min drive
Airport	Ontario International				11 min drive





Transportation (Continued)

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

Contacts

Type	Name	Location	Phone
Recorded Owner	Schmit Living Trust	-	-



8939 Vernon Ave - Montclair Business Park

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



Warehouse

Property Summary

RBA (% Leased)	28,920 SF (95.9%)
Built	1988
Tenancy	Multiple
Available	1,200 SF
Max Contiguous	1,200 SF
Asking Rent	\$1.40 SF/Month/MG
Clear Height	16'
Drive Ins	20 total/ 10' w x 12' h
Docks	None
Levelers	None
Parking Spaces	56 (2.00/1,000 SF)



Property Details

Land Area	1.40 AC (60,984 SF)	Zoning	MIP
Building FAR	0.47	Parcel	1008-042-14
Power	100a/120 - 208v 3p		

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.40 SF/Month
Smallest Space	1,200 SF	Service Type	Modified Gross
Max Contiguous	1,200 SF	CAM	\$0.20/SF
Vacant	1,200 SF	Industrial Available	1,200 SF
% Leased	95.9%		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
8939#-P	Industrial	Direct	1,200	1,200	\$1.40 MG	Vacant	Negotiable	-	-

Previous Sale

Sale Date	11/17/2009	Sale Type	Investment
Sale Price	\$2,150,000	Comp Status	Research Complete
Comp ID	1830941		

Transportation

Parking Details	56 Surface Spaces; Ratio of 2.00/1,000 SF				
Traffic Volume	544 on Vernon Ave (2018); 13,471 on Vernon Ave (2025); 15,607 on Vernon Ave (2025); 30,270 on Olive St (2025); 37,432 on Moreno St (2025); 28,957 on Arrow Hwy (2025); 16,396 on W 7th St (2025); 4,424 on N Vista Pl (2025); 17,055 on W 8th St (2025); 266,704 on Central Ave (2025)				
Commuter Rail	Montclair				20 min walk
	Claremont				4 min drive





8939 Vernon Ave - Montclair Business Park

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



Warehouse

Transportation (Continued)

Airport	Ontario International	11 min drive
Walk Score [®]	Somewhat Walkable (67)	
Transit Score [®]	Good Transit (52)	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Employer Support Group	1	1,200	5	May 2009	-
Arca De Salvacion	1	500	2	Oct 2011	-
Ddeals	1	500	1	Feb 2016	-
MCC Carpet Cleaning Inc	1	500	6	Aug 2013	-
Rosa's Painting & Coatings	1	500	-	May 2025	-

Showing 5 of 13 Tenants

Contacts

Type	Name	Location	Phone
Architect	Combs-Marr Architects, Inc.	Riverside, CA 92507	(909) 686-3520
Recorded Owner	Montclair Industrial Park LP	Orange, CA 92867	(714) 997-7956
True Owner	S & D Associates	Orange, CA 92867	(714) 997-7956



5150 Arrow Hwy

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



Retail

Property Summary

GLA (% Leased)	20,400 SF (40.7%)
Built	1986
Tenancy	Single
Available	8,300 - 20,400 SF
Max Contiguous	12,100 SF
Asking Rent	Withheld
Parking Spaces	70 (3.43/1,000 SF)
Frontage	222' on Arrow Hwy



Property Details

Land Area	217 AC (94,525 SF)	Parcel	1007-671-13
Building FAR	0.22		

For Lease Summary

Number of Spaces	2	% Leased	40.7%
Smallest Space	8,300 SF	Asking Rent	Withheld
Max Contiguous	12,100 SF	Retail Available	20,400 SF
Vacant	12,100 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Retail	Direct	12,100	12,100	12,100	Withheld	Vacant	Negotiable
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  19 min walk Claremont  4 min drive
Airport	Ontario International 11 min drive
Walk Score ®	Somewhat Walkable (59)
Transit Score ®	Good Transit (58)

Contacts

Type	Name	Location	Phone
True Owner	Pep Boys	Philadelphia, PA 19132	(800) 737-2697





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)	Zoning	C-3
Building FAR	0.36	Parcel	1007-671-10 (+2 more)

For Lease Summary

Number of Spaces	2	% Leased	18.5%
Smallest Space	5,000 SF	Asking Rent	Withheld
Max Contiguous	70,000 SF	Retail Available	75,000 SF
Vacant	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 Type	Investment
Sale Price	\$1,687,500	Comp Status	Research Complete
Comp ID	825920	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 (58)	

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

Contacts

Type	Name	Location	Phone
Recorded Owner	Ardebilchi Llc	Los Angeles, CA 90035	-
Recorded Owner	ARDEBILCHI VIDA & JOHN TRUST	Los Angeles, CA 90035	-



8972 Central Ave - Shops To Target & Best Buy

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	3,050 SF (0.0%)
Built	2000
Tenancy	Single
Available	3,050 SF
Max Contiguous	3,050 SF
Asking Rent	Withheld
Parking Spaces	20 (5.36/1,000 SF)
Frontage	200' on Central



Property Details

Land Area	0.65 AC (28,279 SF)	Zoning	C3
Building FAR	0.11	Parcel	1008-021-08

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	3,050 SF	Asking Rent	Withheld
Max Contiguous	3,050 SF	Retail Available	3,050 SF
Vacant	3,050 SF		

Amenities

- Drive Thru
- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 1	-	Retail	Direct	3,050	3,050	3,050	Withheld	Vacant	Negotiable

Previous Sale

Sale Date	9/8/1999	Sale Type	Investment
Sale Price	\$545,000	Comp Status	Research Complete
Comp ID	409880		

Transportation

Parking Details	20 Surface Spaces; Ratio of 5.36/1,000 SF		
Traffic Volume	30,270 on Olive St (2025); 6,698 on Central Ave (2025); 37,432 on Moreno St (2025); 28,957 on Arrow Hwy (2025); 13,470 on Fremont Ave (2025); 2,943 on Olive St (2025); 544 on Vernon Ave (2018); 13,471 on Vernon Ave (2025); 4,718 on N Vista Pl (2025); 3,827 on Richton Rd (2025)		
Frontage	200' on Central		
Commuter Rail	Montclair	 METROLINK 	16 min walk
	Claremont	 METROLINK 	4 min drive
Airport	Ontario International		11 min drive





8972 Central Ave - Shops To Target & Best Buy

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



Retail

Transportation (Continued)

Walk Score ®	Somewhat Walkable (65)
Transit Score ®	Good Transit (56)

Contacts

Type	Name	Location	Phone
Recorded Owner	Bsb Investments	Newport Beach, CA 92660	-
True Owner	Burnham USA Equities	Newport Beach, CA 92660	(949) 760-9150



9177 Central Ave - Montclair Plaza East

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	8,065 SF (100%)
Built	1995
Tenancy	Multiple
Available	5,000 SF
Max Contiguous	5,000 SF
Asking Rent	Withheld
Parking Spaces	30 (3.72/1,000 SF)
Frontage	150' on Central Ave



Property Details

Land Area	0.60 AC (26,297 SF)	Parcel	1008-201-17
Building FAR	0.31		

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	5,000 SF	Asking Rent	Withheld
Max Contiguous	5,000 SF	Retail Available	5,000 SF
Vacant	0 SF		

Amenities

- Dedicated Turn Lane
- Freeway Visibility
- Pylon Sign

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	A	Retail	Direct	5,000	5,000	5,000	Withheld	01/2026	Negotiable

Transportation

Parking Details	30 Surface Spaces; Ratio of 3.72/1,000 SF		
Traffic Volume	44,631 on E Montclair Plz Ln (2025); 37,432 on Moreno St (2025); 259,923 on I- 10 (2025); 15,607 on Vernon Ave (2025); 266,704 on Central Ave (2025); 257,914 on I- 10 (2024); 1,010 on Columbine Ave (2025); 42,663 on I 10 Fwy E (2025); 30,270 on Olive St (2025)		
Frontage	150' on Central Ave		
Commuter Rail	Montclair	 METROLINK 	2 min drive
	Claremont	 METROLINK 	4 min drive
Airport	Ontario International		11 min drive
Walk Score ®	Very Walkable (71)		
Transit Score ®	Good Transit (52)		





9177 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
3 Day Suit Broker	1	5,535	3	Jun 2022	-
Chipotle Mexican Grill	1	2,530	21	Jun 2011	-

Showing 2 of 2 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Chavin Family Ptshp	Montclair, CA 91763	-



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 (85.8%)
Built	1990
Tenancy	Multiple
Available	3,981 SF
Max Contiguous	3,981 SF
Asking Rent	Withheld
Parking Spaces	149 (5.32/1,000 SF)
Frontage	Central Ave



Property Details

Land Area	2.41 AC (105,194 SF)	Parcel	1008-201-20
Building FAR	0.27		

For Lease Summary

Number of Spaces	1	% Leased	85.8%
Smallest Space	3,981 SF	Asking Rent	Withheld
Max Contiguous	3,981 SF	Retail Available	3,981 SF
Vacant	7,962 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	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 (52)		





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
Petco	1	16,500	20	Apr 2025	-
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	-
Montclair Nail	1	1,500	3	Feb 2011	-

Showing 5 of 11 Tenants

Contacts

Type	Name	Location	Phone
Developer	Chavin Development	Montclair, CA 91763	(909) 621-5414
Recorded Owner	Blanche Chavin Family Ltd Ptns	Montclair, CA 91763	-





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)	Zoning	C2
Building FAR	0.05		

For Lease Summary

Number of Spaces	1	% Leased	32.3%
Smallest Space	2,700 SF	Asking Rent	Withheld
Max Contiguous	2,700 SF	Retail Available	2,700 SF
Vacant	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	Comp Status	Research Complete
Sale Price	\$4,967,166	Actual Cap Rate	5.5%
Comp ID	3708432	Sale Conditions	1031 Exchange
Sale Type	Investment		

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





9369-9389 Central Ave - Montclair Shoppes

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



Retail

Transportation (Continued)

Airport	Ontario International	13 min drive
	John Wayne/Orange County	38 min drive
	Bob Hope	49 min drive
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

Contacts

Type	Name	Location	Phone
Recorded Owner	Gershman Properties, LLC	Los Angeles, CA 90025	(310) 207-6562
True Owner	Gershman Properties	Los Angeles, CA 90025	(310) 207-6562



9730 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	762 AC (331,927 SF)	Zoning	C2
Building FAR	0.25	Parcel	1010-041-80

For Lease Summary

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





9730 Central Ave - Montclair Town Center

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



Retail

Previous Sale

Sale Date	6/20/2019	Sale Type	Investment
Sale Price	\$11,823,498	Comp Status	Research Complete
Comp ID	4800409	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  METROLINK. 	4 min drive	
	Claremont  METROLINK. 	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	-
DG Market	1	16,720	-	Jul 2025	-
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	-

Showing 5 of 14 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Skolem Group LLC	Newport Beach, CA 92660	(425) 260-9938
True Owner	IEX Properties, Inc.	Artesia, CA 90701	(425) 260-9938
Property Management	IEX Properties, Inc.	Artesia, CA 90701	(425) 260-9938



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)	Zoning	C-2
Building FAR	0.09	Parcel	1010-041-77

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	3,000 SF	Asking Rent	Withheld
Max Contiguous	3,000 SF	Retail Available	3,000 SF
Vacant	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 Type	Investment
Sale Price	\$721,668	Comp Status	Research Complete
Comp ID	4800409	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





9876 Central Ave - Montclair Town Center

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



Retail

Transportation (Continued)

Walk Score ®	Very Walkable (74)
Transit Score ®	Some Transit (32)

Contacts

Type	Name	Location	Phone
Recorded Owner	Skolem Group LLC	Newport Beach, CA 92660	(425) 260-9938
True Owner	IEX Properties, Inc.	Artesia, CA 90701	(425) 260-9938
Property Management	IEX Properties, Inc.	Artesia, CA 90701	(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)	Sprinklers	ESFR
Building FAR	0.57	Trailer Parking	26
Crane	None	Zoning	M1
Cross Docks	None	Parcel	1011-041-06
Power	1,200 - 2,000a/277 - 480v 3p 4w Heavy		

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	98,685 SF	Asking Rent	Withheld
Max Contiguous	98,685 SF	Industrial Available	98,685 SF
Vacant	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	98,685/5,802 Office	98,685	Withheld	Vacant	Negotiable	11	2

Previous Sale

Sale Date	4/7/2023	Sale Type	Investment
Sale Price	\$37,000,000	Comp Status	Research Complete
Comp ID	6372667		





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  METROLINK 		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 (36)		

Contacts

Type	Name	Location	Phone
Architect	WSCS Designs	Upland, CA 91786	(909) 262-9766
Developer	Pacific Properties Group	Los Angeles, CA 90025	(310) 447-0707
Fund	EverWest Equity Plan	-	-
Recorded Owner	EW SB CA Montclair 10628 LLC	-	-
True Owner	Sagard Real Estate	Denver, CO 80202	(303) 986-2222



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%)
Built	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)	Sprinklers	ESFR
Building FAR	0.80	Zoning	MIP
Power	800 - 1,200a/277 - 480v 3p 4w Heavy	Parcel	1009-502-35

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	36,886 SF	Asking Rent	Withheld
Max Contiguous	36,886 SF	Industrial Available	36,886 SF
Vacant	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	36,886/5,000 Office	36,886	Withheld	Vacant	Negotiable	5	1

For Sale Summary

Asking Price	Withheld	Land	1.06 AC
Status	Active	Built	2025
Sale Type	Investment or Owner User	On Market	488 Days
RBA	36,886 SF (0.0%)	Last Update	July 30, 2025

Transportation

Parking Details	55 Surface Spaces; Ratio of 1.49/1,000 SF
Traffic Volume	12,353 on Mission Blvd (2025); 1,054 on Silicon Ave (2025); 20,388 on Silicon Ave (2025); 9,051 on State St (2025); 1,513 on 3rd St (2018); 2,548 on Ramona Ave (2025); 1,028 on Ramona Ave (2025); 20,040 on Pipeline Ave (2025); 13,496 on Merle St (2025); 2,785 on Silicon Ave (2025)



4380 Mission Blvd - Oakmont Mission Ramona Business Park

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



Warehouse

Transportation (Continued)

Commuter Rail	Downtown Pomona  	7 min drive
	Claremont  	8 min drive
Airport	Ontario International	13 min drive
	John Wayne/Orange County	44 min drive
Walk Score [®]	Car-Dependent (28)	
Transit Score [®]	Some Transit (35)	

Contacts

Type	Name	Location	Phone
Recorded Owner	Mission Boulevard Industrial Owner L	-	-
True Owner	Oakmont Industrial Group LLC	Atlanta, GA 30305	(404) 869-9990



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 (85.7%)
Built/Renovated	1968/1997
Tenancy	Multiple
Available	618 - 136,765 SF
Max Contiguous	17,519 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)	Zoning	C
Building FAR	0.25	Parcel	1008-181-08

For Lease Summary

Number of Spaces	39	% Leased	85.7%
Smallest Space	618 SF	Asking Rent	Withheld
Max Contiguous	17,519 SF	Retail Available	133,847 SF
Total Available	136,765 SF	Office/Retail Available	2,918 SF
Vacant	121,627 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	5004	Retail	Direct	5,250	5,250	5,250	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		Retail	Direct	1,267	1,267	1,267	Withheld	Vacant	1 - 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
5124/2-B									
P 1	5025	Retail	Direct	743	743	743	Withheld	Vacant	1 - 5 Years
P 1	5023	Retail	Direct	693	693	693	Withheld	Vacant	1 - 5 Years
P 1	5178A	Retail	Direct	618	618	618	Withheld	Vacant	3 - 5 Years
P 2	2020	Retail	Direct	17,519	17,519	17,519	Withheld	Vacant	1 - 5 Years
P 2	2121	Retail	Direct	15,780	15,780	15,780	Withheld	Vacant	1 - 6 Years
P 2	2154	Retail	Direct	9,988	9,988	9,988	Withheld	Vacant	1 - 5 Years
P 2	2141	Retail	Direct	5,600	5,600	5,600	Withheld	Vacant	3 - 5 Years
P 2	2141	Retail	Direct	5,600	5,600	5,600	Withheld	Vacant	1 - 5 Years
P 2	2062	Retail	Direct	5,368	10,302	10,302	Withheld	30 Days	3 - 5 Years
P 2	2066	Retail	Direct	4,934	10,302	10,302	Withheld	30 Days	3 - 5 Years
P 2	2148	Retail	Direct	3,876	3,876	3,876	Withheld	Vacant	1 - 5 Years
P 2	2003	Retail	Direct	3,689	3,689	3,689	Withheld	Vacant	1 Year
P 2	2044	Retail	Direct	3,200	3,200	3,200	Withheld	Vacant	1 - 5 Years
P 2	2168	Office/Retail	Direct	2,918	2,918	2,918	Withheld	Vacant	3 - 5 Years
P 2	2046	Retail	Direct	2,312	2,312	2,312	Withheld	Vacant	1 - 5 Years
P 2	2142	Retail	Direct	2,074	2,074	2,074	Withheld	Vacant	3 - 5 Years
P 2	2102	Retail	Direct	2,032	2,032	2,032	Withheld	Vacant	1 - 5 Years
P 2	2012	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	2176	Retail	Direct	1,543	1,543	1,543	Withheld	Vacant	1 - 6 Years
P 2	2188	Retail	Direct	1,448	1,448	1,448	Withheld	Vacant	3 - 5 Years
P 2	2188	Retail	Direct	1,448	1,448	1,448	Withheld	Vacant	1 - 6 Years
P 2	2150	Retail	Direct	1,402	1,402	1,402	Withheld	Vacant	1 - 6 Years
P 2	2041	Retail	Direct	1,263	1,263	1,263	Withheld	Vacant	3 - 5 Years
P 2	2039	Retail	Direct	1,199	1,199	1,199	Withheld	Vacant	1 - 5 Years
P 2	2045	Retail	Direct	1,126	1,126	1,126	Withheld	Vacant	3 - 5 Years
P 2	2033	Retail	Direct	1,015	1,015	1,015	Withheld	Vacant	1 - 5 Years

Previous Sale

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





5060 Montclair Plaza Ln - Montclair Place

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



Retail

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 79 Tenants

Contacts

Type	Name	Location	Phone
Developer	Trizec Hahn Development Corporation	San Diego, CA 92122	-
Fund	CIM Fund VIII	-	-
Recorded Owner	5060 Montclair Plz Lane Owner	Los Angeles, CA 90028	-
True Owner	CIM Group, LP	Los Angeles, CA 90010	(323) 860-4900



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%)
Built	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)	Sprinklers	ESFR
Building FAR	2.40	Zoning	M1
Power	800 - 2,000a/277 - 480v 3p 4w Heavy	Parcel	1012-161-15

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	110,507 SF	Asking Rent	Withheld
Max Contiguous	110,507 SF	Industrial Available	110,507 SF
Vacant	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	110,507/10,000 Office	110,507	Withheld	Vacant	Negotiable	18	2

For Sale Summary

Asking Price	Withheld	Land	1.06 AC
Status	Active	Built	2025
Sale Type	Investment	On Market	398 Days
RBA	110,507 SF (0.0%)	Last Update	July 30, 2025

Transportation

Parking Details	139 Surface Spaces; Ratio of 1.26/1,000 SF
Traffic Volume	9,051 on State St (2025); 12,353 on Mission Blvd (2025); 2,548 on Ramona Ave (2025); 1,028 on Ramona Ave (2025); 1,880 on Ramona Ave (2025); 21,345 on Carriage Ave (2025); 1,054 on Silicon Ave (2025); 25,447 on Amherst Ave (2025); 20,388 on Silicon Ave (2025); 23,990 on Adobe Ct (2025)





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 [®]	Car-Dependent (40)	
Transit Score [®]	Some Transit (36)	

Contacts

Type	Name	Location	Phone
Recorded Owner	Mission Boulevard Industrial Owner L	-	-
True Owner	Oakmont Industrial Group LLC	Atlanta, GA 30305	(404) 869-9990