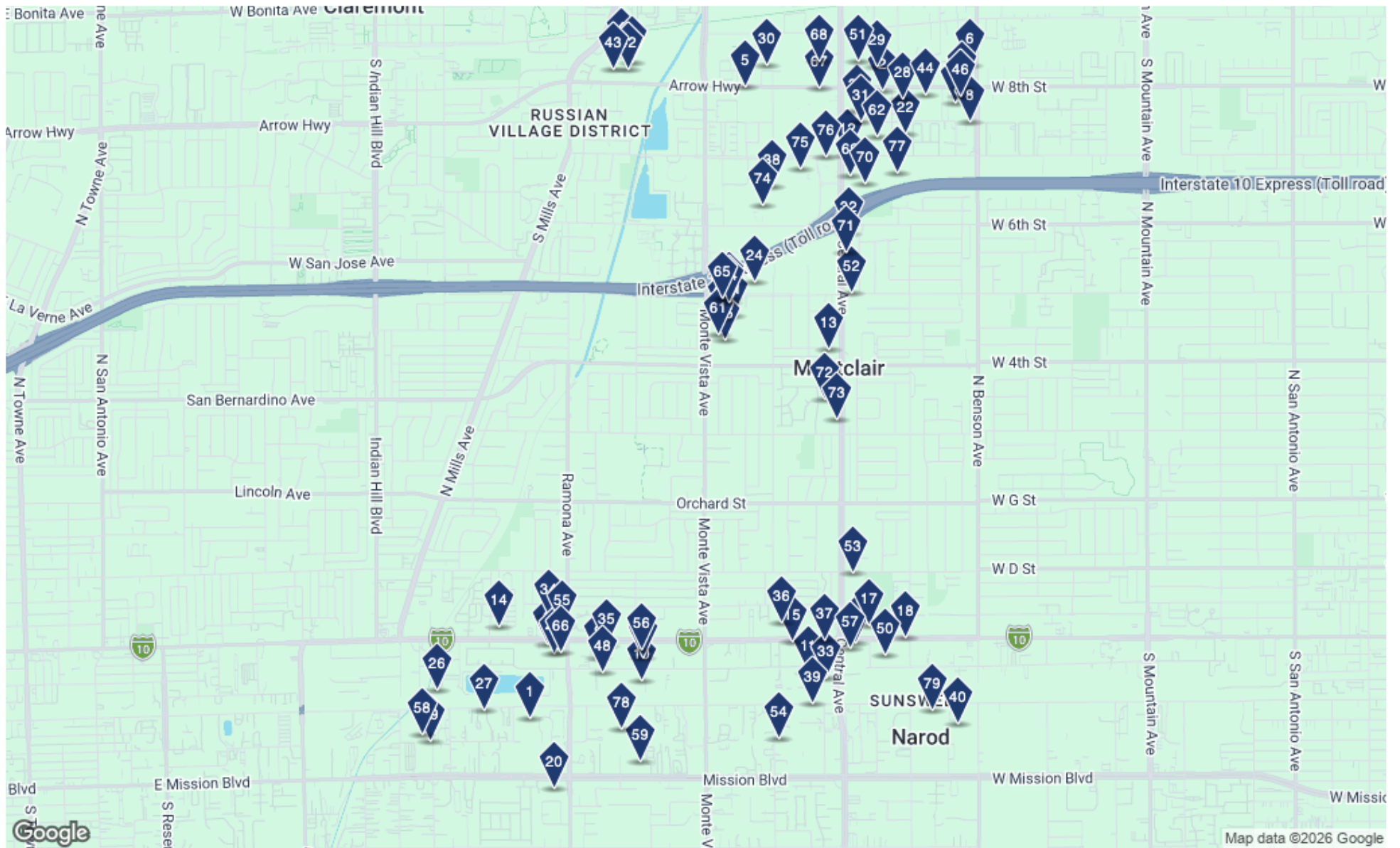


For Lease Properties August



Prepared By:

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The City of Montclair
Director of Economic Development
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5111 Benito St.
Montclair, CA 91763



	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
1	Building 7 4369 State St Montclair, California 91763	Distribution ★★★★☆	2025	187,179 SF	187,179	Withheld	\$50,351,151
2	5405 Arrow Hwy Montclair, California 91763	★★★★☆	1985	17,509 SF (70.8%)	2,376 - 5,115	\$2.15 SF/Month/FS	Not For Sale
3	Bldg I 4433-4477 Holt Blvd Montclair, California 91763	Retail ★★★★☆	1990	32,769 SF (79.4%)	1,280 - 6,736	\$1.80 SF/Month/MG	Not For Sale
4	Bldg G 4650 Arrow Hwy Montclair, California 91763	Light Distribution ★★★★☆	1980	20,970 SF (88.9%)	684 - 2,330	Withheld	Not For Sale
5	5009 Arrow Hwy Montclair, California 91763	Service ★★★★☆	1954	3,400 SF	3,400	\$2.64 SF/Month/IG	Not For Sale
6	8880 Benson Ave Montclair, California 91763	Light Distribution ★★★★☆	1984	23,879 SF (92.7%)	1,741	\$1.35 SF/Month/IG	Not For Sale
7	8940 Benson Ave Montclair, California 91763	Distribution ★★★★☆	1975	13,760 SF (69.8%)	960 - 4,160	\$1.45 SF/Month/MG	Not For Sale
8	9014 Benson Ave Montclair, California 91763	Retail ★★★★☆	1978	6,426 SF (81.3%)	1,203	\$1.75 SF/Month/NNN	Not For Sale
9	4586 Brooks Montclair, California 91763	Distribution ★★★★☆	2022	27,378 SF (100%)	27,378	\$1.55 SF/Month/IG	Not For Sale
10	4719 Brooks St Montclair, California 91763	Light Distribution ★★★★☆	1966	13,392 SF (55.2%)	444 - 5,994	Withheld	Not For Sale
11	5199 Brooks St Montclair, California 91763	Warehouse ★★★★☆	1987	15,370 SF (84.6%)	2,375	\$1.40 SF/Month/MG	Not For Sale
12	9133 Central Ave Montclair, California 91763	Retail ★★★★☆	1974	9,606 SF (64.2%)	3,444	\$1.00 SF/Month/MG	Not For Sale
13	9680-9686 Central Ave Montclair, California 91763	Retail ★★★★☆	1980	19,031 SF (81.6%)	1,000 - 3,500	\$1.49 SF/Month/NNN	Not For Sale
14	4288 Holt Blvd Montclair, California 91763	Retail ★★★★☆	2025	13,596 SF (10.4%)	1,260 - 12,187	\$2.25 SF/Month/NNN	Not For Sale

	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
15	Holt Medical Center 5153 Holt Blvd Montclair, California 91763	Office ★★★★☆	2006	12,453 SF (77.0%)	2,863	\$1.75 SF/Month/NNN	Not For Sale
16	Central Holt Plaza 5319-5327 Holt Blvd Montclair, California 91763	Retail ★★★★☆	1978	20,268 SF (84.2%)	1,193 - 4,393	\$2.00 SF/Month/NNN	Not For Sale
17	5334 Holt Blvd Montclair, California 91763	Retail ★★★★☆	1980	7,900 SF	7,900	\$1.52 SF/Month/MG	Not For Sale
18	5495 Holt Blvd Montclair, California 91763	Retail ★★★☆☆	1988	4,563 SF	4,563	\$1.50 SF/Month/NNN	Not For Sale
19	Bldg 8 4078 Mission Blvd Montclair, California 91763	Showroom ★★☆☆☆	1990	6,825 SF	6,825	\$1.42 SF/Month/IG	Not For Sale
20	4439 Mission Blvd Montclair, California 91763	Retail ★★★★☆	1990	14,374 SF (61.4%)	1,094 - 5,548	\$1.50 SF/Month/NNN	Not For Sale
21	9655 Monte Vista Ave Montclair, California 91763	Office ★★★☆☆	1979	13,776 SF (100%)	2,338	\$1.70 SF/Month/NNN	Not For Sale
22	The Montclair Outlets 5454-5484 Moreno St Montclair, California 91763	Retail ★★★★☆	1979	27,592 SF (100%)	3,150	\$1.85 SF/Month/NNN	Not For Sale
23	5350 Olive St Montclair, California 91763	Retail ★★★☆☆	1972	5,000 SF	5,000	\$1.50 SF/Month/NNN	Not For Sale
24	Metro OfficePlex 5050 Palo Verde St Montclair, California 91763	Office ★★★★☆	1984/1994	32,014 SF (100%)	215 - 6,354	\$1.60 - 1.87 SF/Month/MG	Not For Sale
25	Montclair I 4950 San Bernardino St Montclair, California 91763	Office ★★★★☆	1973	27,385 SF (96.4%)	1,000	\$2.49 SF/Month/NNN	\$549,000 - 550,000 (5.6%)
26	10680 Silicon Ave Montclair, California 91763	Warehouse ★★★★☆	2024	58,530 SF (84.3%)	2,268 - 13,122	\$1.40 - 1.50 SF/Month	\$873,180 - 1,325,555
27	4237 State St Montclair, California 91763	Warehouse ★★★☆☆	1960	25,000 SF	25,000	\$0.60 SF/Month/NNN	Not For Sale
28	8939 Vernon Ave Montclair, California 91763	Warehouse ★★★☆☆	1988	28,920 SF (87.6%)	1,200 - 3,600	\$1.25 SF/Month/MG	Not For Sale

	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
29	5388 Arrow Hwy Montclair, California 91763	Warehouse ★★★★☆	2014	98,508 SF	98,508	Withheld	Not For Sale
30	Village at Montclair 5038 Birch St Montclair, California 91763	Apartments ★★★★☆	2025	350 Units	523 - 9,640	Withheld	Not For Sale
31	9041 Central Ave Montclair, California 91763	Retail ★★★★☆	2028	101,284 SF	101,284	Withheld	Not For Sale
32	9303-9407 Central Ave Montclair, California 91763	Retail ★★★★☆☆	2016	12,400 SF (78.2%)	1,200 - 4,900	Withheld	Not For Sale
33	10628 Central Ave Montclair, California 91763	Distribution ★★★★☆☆	2020	98,685 SF	98,685	Withheld	Not For Sale
34	4432 Holt Blvd Montclair, California 91763	Retail ★★★★☆☆	2016	10,872 SF (40.4%)	1,080 - 6,480	Withheld	Not For Sale
35	4611 Holt Blvd Montclair, California 91763	Showroom ★★☆☆☆☆	1962	11,823 SF	5,841 - 11,823	Withheld	Price Not Disclosed
36	Holt Blvd Retail/Industrial 5118-5156 Holt Blvd Montclair, California 91763	Retail ★★☆☆☆☆	1952	28,200 SF (82.3%)	5,000	Withheld	Not For Sale
37	Building 3 5291 Holt Blvd Montclair, California 91763	Retail ★★★★☆☆	2020	6,176 SF (79.8%)	1,250	Withheld	Not For Sale
38	Montclair Place 5060 Montclair Plaza Ln Montclair, California 91763	Retail ★★★★☆☆	1968/1997	849,752 SF (89.2%)	618 - 103,199	Withheld	Not For Sale
39	5235 State St Montclair, California 91763	Warehouse ★★☆☆☆☆	1986	8,058 SF	8,058	Withheld	Not For Sale
40	5621 State St Montclair, California 91763	Manufacturing ★★☆☆☆☆	1983	20,000 SF	20,000	Withheld	Not For Sale
41	Bldg F 4650 Arrow Hwy Montclair, California 91763	Light Manufactur- ing ★★☆☆☆☆	1980	11,767 SF (92.6%)	873	\$1.62 SF/Month/MG	Not For Sale
42	Bldg B 4650 Arrow Hwy Montclair, California 91763	Light Manufactur- ing ★★★★☆☆	1980	15,552 SF (58.6%)	1,495 - 6,443	\$1.30 SF/Month/MG	Not For Sale

	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
43	Bldg A 4650 Arrow Hwy Montclair, California 91763	Light Manufactur- ing ★★★★☆	1980	13,385 SF (90.2%)	1,306	\$1.30 SF/Month/MG	Not For Sale
44	Bldg B 5549 Arrow Hwy Montclair, California 91763	Warehouse ★★★★☆	2005	13,200 SF (89.0%)	1,459	\$1.20 SF/Month/MG	Not For Sale
45	5637 Arrow Hwy Montclair, California 91763	Light Distribution ★★★★☆	1975	17,756 SF (82.5%)	1,500 - 3,100	\$1.60 SF/Month/MG	Not For Sale
46	8926 Benson Ave Montclair, California 91763	Warehouse ★★★★☆	1975	16,953 SF (77.5%)	1,440 - 3,816	\$1.45 - 1.48 SF/Month/MG	Not For Sale
47	Bldg III 4460 Brooks St Montclair, California 91763	Warehouse ★★★★☆	1990	14,674 SF (100%)	1,759 - 6,129	\$1.20 SF/Month/MG	Not For Sale
48	4601 Brooks St Montclair, California 91763	Warehouse ★★★★☆	1973	9,996 SF (90.0%)	1,000	\$1.45 SF/Month/MG	Not For Sale
49	4700-4718 Brooks St Montclair, California 91763	Light Distribution ★★★★☆	1960	7,900 SF (72.2%)	1,000 - 2,200	Withheld	Not For Sale
50	5420 Brooks St Montclair, California 91763	Warehouse ★★★★☆	1980	7,777 SF (100%)	7,777	\$1.35 SF/Month/IG	Not For Sale
51	8801-8851 Central Ave Montclair, California 91763	Retail ★★★★☆	1984	41,791 SF (89.6%)	1,688 - 4,352	\$2.50 - 2.65 SF/Month/NNN	Not For Sale
52	9509 Central Ave Montclair, California 91763	Retail ★★★★☆	1980	6,582 SF (61.8%)	1,213 - 2,516	\$0.17 SF/Month/NNN	Not For Sale
53	10325 Central Ave Montclair, California 91763	Retail ★★★★☆	1985	15,498 SF (100%)	15,498	\$3.54 SF/Month/NNN	Not For Sale
54	10805-10835 Fremont A... Montclair, California 91762	Warehouse ★★★★☆	1963	25,827 SF (89.8%)	2,640	\$1.19 SF/Month/TBD	Not For Sale
55	4480 Holt Blvd Montclair, California 91763	Retail ★★★★☆	2016	5,298 SF (66.7%)	1,763	\$3.50 SF/Month/NNN	Not For Sale
56	Montclair Retail Center 4701-4737 Holt Blvd Montclair, California 91763	Retail ★★★★☆	1960	30,380 SF (96.1%)	1,200	\$1.00 SF/Month/MG	Not For Sale

	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
57	5301-5311 Holt Blvd Montclair, California 91763	Retail ★★★★☆	1978	7,488 SF (100%)	3,100	\$2.50 SF/Month/NNN	Not For Sale
58	4066 Mission Blvd Montclair, California 91763	Warehouse ★☆☆☆☆	1990	5,673 SF	5,673	\$1.42 SF/Month/IG	Not For Sale
59	4748 Mission Blvd Montclair, California 91762	Light Manufactur- ing ★★★★☆	1949	10,045 SF (55.7%)	1,000 - 5,450	\$1.20 SF/Month/MG	Not For Sale
60	9635 Monte Vista Ave Montclair, California 91763	Office ★★★★☆	1976	9,856 SF (55.8%)	760 - 4,360	\$2.10 - 2.20 SF/Month/MG	\$3,780,000
61	Montclair Medical Plaza 9675 Monte Vista Ave Montclair, California 91763	Office ★★★★☆	1980	14,923 SF (100%)	516 - 2,247	\$1.75 SF/Month/MG	Not For Sale
62	Montclair Towers 5404 Moreno St Montclair, California 91763	Retail ★★★★☆	1991	22,574 SF (79.1%)	4,728	\$1.55 SF/Month/NNN	Not For Sale
63	Bldg C 4959 Palo Verde St Montclair, California 91763	Office ★★★★☆	1980	48,314 SF (97.8%)	429 - 1,044	\$1.75 SF/Month/MG	Not For Sale
64	Bldg B 4959 Palo Verde St Montclair, California 91763	Office ★★★★☆	1980	15,000 SF (84.5%)	755 - 2,329	\$1.75 SF/Month/MG	Not For Sale
65	Bldg A 4959 Palo Verde St Montclair, California 91763	Office ★★★★☆	1980	13,785 SF (90.8%)	1,275	\$1.80 SF/Month/MG	Not For Sale
66	Bldg II 10550 Ramona Ave Montclair, California 91763	Warehouse ★★★★☆	1990	16,599 SF (92.6%)	1,222	\$1.50 SF/Month/MG	Not For Sale
67	5225-5247 Arrow Hwy Montclair, California 91763	Retail ★★★★☆	1978	18,422 SF (100%)	2,310	Withheld	Not For Sale
68	5290 Arrow Hwy Montclair, California 91763	Retail ★★★★☆	1986	92,000 SF (18.5%)	5,000 - 75,000	Withheld	Not For Sale
69	9177 Central Ave Montclair, California 91763	Retail ★★★★☆	1995	8,065 SF (38.0%)	5,000	Withheld	Not For Sale
70	Montclair Plaza East 9197 Central Ave Montclair, California 91763	Retail ★★★★☆	1990	28,003 SF (85.8%)	3,981	Withheld	Not For Sale

	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
71	9369-9389 Central Ave Montclair, California 91763	Retail ★★★★☆☆	2016	3,989 SF (32.3%)	2,700	Withheld	Not For Sale
72	Montclair Town Center 9730 Central Ave Montclair, California 91763	Retail ★★★★☆☆	1980	83,600 SF (57.1%)	1,200 - 35,835	Withheld	Not For Sale
73	9876 Central Ave Montclair, California 91763	Retail ★★★★☆☆	1980	3,000 SF	3,000	Withheld	Not For Sale
74	5015 E Montclair Plaza Ln Montclair, California 91763	Retail ★★★★☆☆	1987	134,511 SF	119,511	Withheld	Not For Sale
75	Former Sears 5080 E Montclair Plaza Ln Montclair, California 91763	Retail ★★★★☆☆	1985	179,160 SF	48,208 - 179,160	Withheld	Not For Sale
76	Robbins Brothers 5275 Moreno St Montclair, California 91763	Retail ★★★★☆☆	1988	5,024 SF	5,024	Withheld	Not For Sale
77	Montclair East Shoppin... 5391-5467 Moreno St Montclair, California 91763	Retail ★★★★☆☆	1993	135,980 SF (74.3%)	1,676 - 34,902	Withheld	Not For Sale
78	4651 State St Montclair, California 91763	Warehouse ★★★★☆☆	1998	99,415 SF (100%)	49,797	Withheld	Not For Sale
79	5551 State St Montclair, California 91763	Service ★★★★☆☆	1970	17,500 SF (100%)	17,500	Withheld	Not For Sale



4369 State St - Oakmont Mission Ramona Business Park

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



Distribution

Property Summary

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



For Sale Summary

Asking Price	\$50,351,151 (\$269.00/SF)	Land	8.45 AC
Status	Active	Built	2025
Sale Type	Owner User	On Market	732 Days
RBA	187,179 SF (0.0%)	Last Update	July 30, 2026

Property Details

Land Area	8.45 AC (368,082 SF)	Sprinklers	ESFR
Building FAR	0.51	Zoning	M1
Power	1,200 - 2,000a/277 - 480v 3p 4w Heavy	Parcel	1012-151-30 (+1 more)

For Lease Summary

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

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	187,179/10,000 Office	187,179	Withheld	Vacant	Negotiable	18	2

Amenities

- Fenced Lot



4369 State St - Oakmont Mission Ramona Business Park

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



Distribution

Transportation

Parking Details	1.15/1,000 SF; 215 Surface Spaces	
Traffic Volume	9,283 on State St (2026); 12,670 on Mission Blvd (2026); 32,022 on West Mission Boulevard (2026); 1,040 on Ramona Ave (2026); 32,022 on West Mission Boulevard (2026); 1,068 on Silicon Ave (2026); 2,578 on Ramona Ave (2026); 20,776 on Silicon Ave (2026); 26,115 on Amherst Ave (2026); 2,821 on Silicon Ave (2026)	
Commuter Rail	Downtown Pomona Metrolink Station	6 min drive
	Pomona Amtrak 	6 min drive
Airport	John Wayne/Orange County	11 min drive
	Ontario International	52 min drive
Pedestrian Friendly	30 - Somewhat friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	20 - Somewhat friendly	

Contacts

Type	Name	Location	Phone
Recorded Owner	Mission Boulevard Industrial Owner LP	-	-
True Owner	Oakmont Industrial Group LLC	Atlanta, GA 30305	(404) 869-9990
Primary Leasing	Newmark	Ontario, CA 91761	(909) 605-1100
Contacts	Mark Kegans (909) 215-5654		
Sales	Newmark	Ontario, CA 91761	(909) 605-1100
Contacts	Mark Kegans (909) 215-5654, Ronald Washle (909) 974-4071, Randy Lockhart (909) 974-4067		
Sales	Newmark	Irvine, CA 92612	(949) 608-2000
Contacts	Steve Sprenger (949) 608-2015		



5405 Arrow Hwy - Montclair Commerce Centre



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

Property Summary

RBA (% Leased)	17,509 SF (70.8%)
Built	1985
Tenancy	Multiple
Available	2,376 - 5,115 SF
Max Contiguous	2,739 SF
Asking Rent	\$2.15 SF/Month/FS
Clear Height	12'
Drive Ins	None
Docks	None
Levelers	None
Parking Spaces	9.15/1,000 SF; 143 Surface Spaces



Property Details

Land Area	2.40 AC (104,544 SF)	Column Spacing	10'w x 10'd
Building FAR	0.17	Zoning	C4
Crane	None	Parcel	1008-041-05

For Lease Summary

Number of Spaces	2	% Leased	70.8%
Smallest Space	2,376 SF	Asking Rent	\$2.15 SF/Month
Max Contiguous	2,739 SF	Service Type	Full Service
Vacant	5,115 SF	Flex Available	5,115 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	112	Flex	Direct	2,739	2,739	2,739	\$2.15 FS	Vacant	Negotiable
P 1	106	Flex	Direct	2,376	2,376	2,376	\$2.15 FS	Vacant	Negotiable

Amenities

- Signage

Transportation

Parking Details	9.15/1,000 SF; 143 Surface Spaces		
Traffic Volume	13,835 on Vernon Ave (2026); 31,091 on Olive St (2026); 26,121 on Central Avenue (2026); 18,493 on Central Avenue (2026); 24,666 on Central Avenue (2026); 28,939 on Arrow Hwy (2024); 15,868 on Vernon Ave (2026); 37,419 on Moreno St (2024); 4,498 on N Vista Pl (2026); 4,800 on N Vista Pl (2026)		
Commuter Rail	Montclair Metrolink Station		15 min walk
	Claremont Metrolink Station		4 min drive
Airport	Ontario International		11 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	50 - Fairly friendly		





Transportation (Continued)

Car Friendly	90 - Exceptionally friendly
Transit Friendly	50 - Fairly friendly

Contacts

Type	Name	Location	Phone
Recorded Owner	Schmit Living Trust	-	-
Primary Leasing	Art Weiss Industrial Properties, Inc., a CA. Corp.	La Jolla, CA 92037	(626) 443-8869
Contacts	Christine Samson (626) 433-8615		



4433-4477 Holt Blvd - Crown Center

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



Retail

Property Summary

Center Type	Industrial Park
GLA (% Leased)	32,769 SF (79.4%)
Built	1990
Tenancy	Multiple
Available	1,280 - 6,736 SF
Max Contiguous	5,456 SF
Asking Rent	\$1.80 SF/Month/MG
Frontage	491' on Holt Blvd
Frontage	189' on Ramona
Parking Spaces	2.00/1,000 SF; 130 Surface Spaces; Covered Spaces Available



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	2	Asking Rent	\$1.80 SF/Month
Smallest Space	1,280 SF	Service Type	Modified Gross
Max Contiguous	5,456 SF	CAM	\$0.10/SF
Vacant	6,736 SF	Retail Available	6,736 SF
% Leased	79.4%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	4473-4477	Retail	Direct	5,456	5,456	5,456	\$1.80 MG	Vacant	Negotiable
P 1	4467	Retail	Direct	1,280	1,280	1,280	\$1.80 MG	Vacant	Negotiable

Amenities

- Skylights

Transportation

Parking Details	2.00/1,000 SF; 130 Surface Spaces; Covered Spaces Available		
Traffic Volume	1,040 on Ramona Ave (2026); 15,352 on Bandera St (2026); 26,115 on Amherst Ave (2026); 9,283 on State St (2026); 1,904 on Ramona Ave (2026); 2,578 on Ramona Ave (2026); 24,622 on Adobe Ct (2026); 4,904 on Evert St (2026); 2,311 on Helena Ave (2026); 5,511 on Felipe Ave (2026)		
Frontage	491' on Holt Blvd; 189' on Ramona		
Commuter Rail	Montclair Metrolink Station		6 min drive
	Claremont Metrolink Station		6 min drive
Airport	Ontario International		12 min drive
	John Wayne/Orange County		43 min drive





4433-4477 Holt Blvd - Crown Center

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



Retail

Transportation (Continued)

Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	30 - Somewhat friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	40 - Fairly friendly

Contacts

Type	Name	Location	Phone
Recorded Owner	Trico-tch Ltd	-	-
True Owner	Trico Realty	Costa Mesa, CA 92626	(714) 751-4420
Primary Leasing	Lee & Associates	City Of Industry, CA 91746	(562) 699-7500
Contacts	Stephen Shatafian (714) 322-1072		



4650 Arrow Hwy - Montclair Business Center

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



Light Distribution

Property Summary

RBA (% Leased)	20,970 SF (88.9%)
Built	1980
Tenancy	Multiple
Available	684 - 2,330 SF
Max Contiguous	1,646 SF
Asking Rent	Withheld
Drive Ins	15 total
Docks	None
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	% Leased	88.9%
Smallest Space	684 SF	Asking Rent	Withheld
Max Contiguous	1,646 SF	CAM	\$0.12/SF
Total Available	2,330 SF	Office Available	684 SF
Vacant	2,330 SF	Industrial Available	1,646 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	G-7/8	Industrial	Direct	1,646/350 Of-fice	1,646	1,646	\$1.45 MG	Vacant	Negotiable
P 1	G-15	Office	Direct	684	684	684	\$1.60 MG	Vacant	Negotiable

Transportation

Traffic Volume	16,250 on Claremont Boulevard (2026); 19,047 on Arrow Highway (2026); 18,493 on Arrow Highway (2026); 15,624 on S Claremont Blvd (2024); 18,361 on East Arrow Highway (2026); 10,778 on South Mills Avenue (2026); 8,980 on Blanchard PI (2026); 16,028 on Monte Vista Ave (2026); 15,718 on Richton Rd (2026); 16,356 on Oakdale Dr (2026)	
Commuter Rail	Montclair Metrolink Station	16 min walk
	Claremont Metrolink Station	18 min walk
Airport	Ontario International	12 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	40 - Fairly friendly	



4650 Arrow Hwy - Montclair Business Center

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



Light Distribution

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
Primary Leasing	Delmar Commercial R.E. Services	Rancho Cucamonga, CA 91730	(909) 989-8988
Contacts	Mark McErlean (909) 214-9125, Dave McErlean (949) 370-5415		



5009 Arrow Hwy

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



Service

Property Summary

RBA (% Leased)	3,400 SF (0.0%)
Built	1954
Tenancy	Single
Available	3,400 SF
Max Contiguous	3,400 SF
Asking Rent	\$2.64 SF/Month/IG
Drive Ins	4 total/14' w x 14' h
Docks	None
Levelers	None
Parking Spaces	8.24/1,000 SF; 28 Surface Spaces



Property Details

Land Area	0.80 AC (35,061 SF)	Zoning	M1
Building FAR	0.10	Parcel	1008-011-08 (+1 more)
Crane	None		

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	3,400 SF	Asking Rent	\$2.64 SF/Month
Max Contiguous	3,400 SF	Service Type	Industrial Gross
Vacant	3,400 SF	Industrial Available	3,400 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	3,400	3,400	\$2.64 IG	Vacant	Negotiable	-	-

Amenities

- Fenced Lot

Transportation

Parking Details	8.24/1,000 SF; 28 Surface Spaces		
Traffic Volume	17,519 on Arrow Highway (2026); 16,829 on Arrow Highway (2026); 18,493 on Monte Vista Avenue (2026); 13,834 on Fremont Ave (2026); 20,904 on Olive St (2026); 2,980 on Olive St (2026); 16,854 on Olive St (2026); 15,718 on Richton Rd (2026); 15,483 on Lindero Ave (2026); 16,028 on Monte Vista Ave (2026)		
Commuter Rail	Montclair Metrolink Station		12 min walk
	Claremont Metrolink Station		3 min drive
Airport	Ontario International		11 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	50 - Fairly friendly		





5009 Arrow Hwy

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



Service

Contacts

Type	Name	Location	Phone
True Owner	Arthur C. Moore	Upland, CA 91784	(909) 982-7790
Primary Leasing	TVM Commercial Realty Group, Inc.	Claremont, CA 91711	(626) 852-4221
Contacts	Frank Artura (626) 852-4221		



8880 Benson Ave - Arrow Centre

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



Light Distribution

Property Summary

RBA (% Leased)	23,879 SF (92.7%)
Built	1984
Tenancy	Multiple
Available	1,741 SF
Max Contiguous	1,741 SF
Asking Rent	\$1.35 SF/Month/IG
Drive Ins	5 total/10' w x 12' h
Docks	None
Levelers	None
Parking Spaces	4.61/1,000 SF; 110 Surface Spaces



Property Details

Land Area	2.04 AC (88,862 SF)	Zoning	SP
Building FAR	0.27	Parcel	1007-631-08

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.35 SF/Month
Smallest Space	1,741 SF	Service Type	Industrial Gross
Max Contiguous	1,741 SF	CAM	\$0.15/SF
Vacant	1,741 SF	Industrial Available	1,741 SF
% Leased	92.7%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	100	Industrial	Direct	1,741	1,741	1,741	\$1.35 IG	Vacant	1 - 5 Years

Amenities

- Signage

Transportation

Parking Details	4.61/1,000 SF; 110 Surface Spaces	
Traffic Volume	17,413 on W 8th St (2026); 19,207 on Benson Avenue (2026); 9,680 on Vernon Ave (2026); 5,068 on S Sierra Pl (2026); 16,734 on W 7th St (2026); 12,649 on Montrose Ave (2026); 19,190 on W 7th St (2026); 17,460 on Huntington Dr (2026); 4,498 on N Vista Pl (2026); 7,931 on N McArthur Way (2026)	
Commuter Rail	Montclair Metrolink Station	2 min drive
	Upland Metrolink Station	5 min drive
Airport	Ontario International	10 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	



8880 Benson Ave - Arrow Centre

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



Light Distribution

Transportation (Continued)

Transit Friendly 30 - Somewhat friendly

Contacts

Type	Name	Location	Phone
Recorded Owner	Arrow Centre Business Park LLC	Claremont, CA 91711	-
True Owner	Renken Enterprises	Claremont, CA 91711	(626) 446-1449
Contacts	Keith Renken (626) 446-1449		
Primary Leasing	Renken Consulting Group	Claremont, CA 91711	(909) 482-1060
Contacts	John Renken (626) 674-3579		



8940 Benson Ave - Benson Commerce Center

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



Distribution

Property Summary

RBA (% Leased)	13,760 SF (69.8%)
Built	1975
Tenancy	Multiple
Available	960 - 4,160 SF
Max Contiguous	1,280 SF
Asking Rent	\$1.45 SF/Month/MG
Clear Height	16'
Drive Ins	12 total/10' w x 10' h
Docks	None
Levelers	None
Parking Spaces	3.40/1,000 SF; 45 Surface Spaces



Property Details

Land Area	5.20 AC (226,512 SF)	Power	3p
Building FAR	0.06	Zoning	E6
Crane	None	Parcel	1008-061-05

For Lease Summary

Number of Spaces	4	Asking Rent	\$1.45 SF/Month
Smallest Space	960 SF	Service Type	Modified Gross
Max Contiguous	1,280 SF	CAM	\$0.07/SF
Vacant	4,160 SF	Industrial Available	4,160 SF
% Leased	69.8%		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
8940--M	Industrial	Direct	1,280/150 Office	1,280	\$1.45 MG	Vacant	Negotiable	-	1
8940--B	Industrial	Direct	960/180 Office	960	\$1.45 MG	Vacant	Negotiable	-	1
8940--K	Industrial	Direct	960/140 Office	960	\$1.45 MG	Vacant	Negotiable	-	1
8940--L	Industrial	Direct	960/150 Office	960	\$1.45 MG	Vacant	Negotiable	-	1

Transportation

Parking Details	3.40/1,000 SF; 45 Surface Spaces
Traffic Volume	9,680 on Vernon Ave (2026); 16,734 on W 7th St (2026); 19,190 on W 7th St (2026); 17,413 on W 8th St (2026); 19,207 on Benson Avenue (2026); 14,557 on W 7th St (2026); 15,868 on Vernon Ave (2026); 12,649 on Montrose Ave (2026); 5,068 on S Sierra PI (2026); 268,255 on Central Ave (2026)
Commuter Rail	Montclair Metrolink Station Claremont Metrolink Station
	3 min drive 5 min drive





8940 Benson Ave - Benson Commerce Center

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



Distribution

Transportation (Continued)

Airport	Ontario International	10 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

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
Primary Leasing	Delmar Commercial R.E. Services	Rancho Cucamonga, CA 91730	(909) 989-8988
Contacts	Mark McErlean (909) 214-9125		



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 (81.3%)
Built	1978
Tenancy	Multiple
Available	1,203 SF
Max Contiguous	1,203 SF
Asking Rent	\$1.75 SF/Month/NNN
Frontage	131' on Benson
Parking Spaces	4.67/1,000 SF; 30 Surface Spaces



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	81.3%
Smallest Space	1,203 SF	Asking Rent	\$1.75 SF/Month
Max Contiguous	1,203 SF	Service Type	Triple Net
Vacant	1,203 SF	Retail Available	1,203 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	C	Retail	Direct	1,203	1,203	1,203	\$1.75 NNN	Vacant	Negotiable

Transportation

Parking Details	4.67/1,000 SF; 30 Surface Spaces		
Traffic Volume	16,734 on W 7th St (2026); 19,190 on W 7th St (2026); 9,680 on Vernon Ave (2026); 14,557 on W 7th St (2026); 17,413 on W 8th St (2026); 19,207 on Benson Avenue (2026); 11,758 on S Spencer Ave (2026); 12,649 on Montrose Ave (2026); 15,868 on Vernon Ave (2026); 268,255 on Central Ave (2026)		
Frontage	131' on Benson		
Commuter Rail	Montclair Metrolink Station		3 min drive
	Upland Metrolink Station		5 min drive
Airport	Ontario International		10 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	90 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

Contacts

Type	Name	Location	Phone
Recorded Owner	Professional Business Services Inc	Long Beach, CA 90805	-





9014 Benson Ave - Montclair Shopping Center

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



Retail

Contacts (Continued)

Type	Name	Location	Phone
True Owner	Westland Real Estate Group	Long Beach, CA 90806	(310) 639-7130
Primary Leasing	Westland Real Estate Group	Long Beach, CA 90806	(310) 639-7130
Contacts	Manny Bukiet (310) 346-9147		



4586 Brooks

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



Distribution

Property Summary

RBA (% Leased)	27,378 SF (100%)
Built	2022
Tenancy	Single
Available	27,378 SF
Max Contiguous	27,378 SF
Asking Rent	\$1.55 SF/Month/IG
Clear Height	30'
Drive Ins	1 total
Docks	4 exterior
Levelers	None



Property Details

Land Area	0.64 AC (28,000 SF)	Sprinklers	ESFR
Building FAR	0.98	Zoning	I
Cross Docks	None	Parcel	1012-081-01
Power	800a/480v 3p 4w Heavy		

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	27,378 SF	Asking Rent	\$1.55 SF/Month
Max Contiguous	27,378 SF	Service Type	Industrial Gross
Vacant	0 SF	Industrial Available	27,378 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Sublet	27,378/4,137 Office	27,378	\$1.55 IG	30 Days	Thru Apr 2027	4	1

Amenities

- Fenced Lot
- Storage Space

Transportation

Traffic Volume	1,904 on Ramona Ave (2026); 24,622 on Adobe Ct (2026); 9,283 on State St (2026); 2,578 on Ramona Ave (2026); 15,352 on Bandera St (2026); 1,040 on Ramona Ave (2026); 2,311 on Helena Ave (2026); 1,962 on Canoga St (2026); 5,511 on Felipe Ave (2026); 1,936 on Helena Ave (2026)	
Commuter Rail	Montclair Metrolink Station	6 min drive
	Claremont Metrolink Station	6 min drive
Airport	Ontario International	11 min drive
	John Wayne/Orange County	44 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	30 - Somewhat friendly	





4586 Brooks

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



Distribution

Transportation (Continued)

Car Friendly	100 - Exceptionally friendly
Transit Friendly	40 - Fairly friendly

Contacts

Type	Name	Location	Phone
Recorded Owner	Realogic Investment LLC	Chino, CA 91710	(909) 548-0339
True Owner	Steve Chuang	Chino Hills, CA 91709	(909) 548-0339
Contacts	Steve Chuang (909) 548-0339		
Primary Leasing	Lee & Associates	City Of Industry, CA 91746	(562) 699-7500
Contacts	Patrick Bogan (562) 568-2010		



4719 Brooks St

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



Light Distribution

Property Summary

RBA (% Leased)	13,392 SF (55.2%)
Built	1966
Tenancy	Multiple
Available	444 - 5,994 SF
Max Contiguous	3,350 SF
Asking Rent	Withheld
Clear Height	14'
Drive Ins	4 total/8' w x 10' h
Docks	None
Levelers	None
Parking Spaces	1.49/1,000 SF; 20 Surface Spaces



Property Details

Land Area	4.45 AC (193,842 SF)	Power	100a/
Building FAR	0.07	Zoning	M2
Crane	None	Parcel	1012-092-02

For Lease Summary

Number of Spaces	4	Asking Rent	Withheld
Smallest Space	444 SF	CAM	\$0.15/SF
Max Contiguous	3,350 SF	Office Available	444 SF
Total Available	5,994 SF	Retail Available	1,200 SF
Vacant	5,994 SF	Industrial Available	4,350 SF
% Leased	55.2%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	4719 D	Industrial	Direct	3,350	3,350	3,350	\$1.20 MG	Vacant	3 Years
P 1	4711 Holt	Retail	Direct	1,200	1,200	1,200	\$1.00 MG	Vacant	3 - 5 Years
P 1	4733 Brooks	Industrial	Direct	1,000/100 Of-fice	1,000	1,000	\$1.35 MG	Vacant	3 Years
P 1	4706	Office	Direct	444	444	444	\$1.40 MG	Vacant	3 - 5 Years

Transportation

Parking Details	1.49/1,000 SF; 20 Surface Spaces
Traffic Volume	1,904 on Ramona Ave (2026); 2,578 on Ramona Ave (2026); 24,622 on Adobe Ct (2026); 10,788 on State St (2026); 9,283 on State St (2026); 11,334 on State St (2026); 15,688 on Manzanita St (2026); 21,755 on Carriage Ave (2026); 32,022 on West Mission Boulevard (2026); 1,936 on Helena Ave (2026)
Commuter Rail	Montclair Metrolink Station 6 min drive
	Claremont Metrolink Station 8 min drive





4719 Brooks St

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



Light Distribution

Transportation (Continued)

Airport	Ontario International	12 min drive
	John Wayne/Orange County	45 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	30 - Somewhat friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

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
Contacts	Rodney Gleicher (818) 771-0072 X101		
Primary Leasing	All Nations Realty & Investments	Ontario, CA 91762	(909) 391-1511
Contacts	Samantha Gallardo (909) 230-8800		



5199 Brooks St - Montclair Business Park

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



Warehouse

Property Summary

RBA (% Leased)	15,370 SF (84.6%)
Built	1987
Tenancy	Multiple
Available	2,375 SF
Max Contiguous	2,375 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	2.00/1,000 SF; 40 Surface Spaces



Property Details

Land Area	1.01 AC (43,996 SF)
Building FAR	0.35
Crane	None

Power	200a/277 - 480v
Parcel	1011-031-20

For Lease Summary

Number of Spaces	1
Smallest Space	2,375 SF
Max Contiguous	2,375 SF
Vacant	2,375 SF
% Leased	84.6%

Asking Rent	\$1.40 SF/Month
Service Type	Modified Gross
CAM	\$0.10/SF
Industrial Available	2,375 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
5199-A	Industrial	Direct	2,375	2,375	\$1.40 MG	Vacant	2 Years	-	1

Amenities

- Bus Line
- Fenced Lot
- Yard

Transportation

Parking Details	2.00/1,000 SF; 40 Surface Spaces
Traffic Volume	28,244 on Central Avenue (2026); 47,550 on State St (2025); 16,423 on Central Ave (2026); 24,942 on Central Avenue (2026); 1,106 on Monte Vista Ave (2026); 41,684 on Grove St (2026); 4,476 on Fremont Ave (2026); 1,309 on Central Ave (2026); 1,400 on Central Ave (2026); 20,790 on Central Ave (2026)
Commuter Rail	Ontario Amtrak  5 min drive Montclair Metrolink Station 6 min drive
Airport	Ontario International 11 min drive John Wayne/Orange County 45 min drive
Pedestrian Friendly	40 - Fairly friendly





5199 Brooks St - Montclair Business Park

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



Warehouse

Transportation (Continued)

Cycling Friendly	40 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

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
Primary Leasing	MGR Real Estate	Ontario, CA 91764	(909) 981-4466
Contacts	Warren Tsang (951) 283-1888, Michelle Tsang (951) 283-8868, Maximilian Tsang (909) 539-5055		



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	\$1.00 SF/Month/MG
Frontage	161' on Central Ave
Frontage	165' on Moreno St
Parking Spaces	3.12/1,000 SF; Covered Spaces Available; 30 Surface Spaces



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	\$1.00 SF/Month
Max Contiguous	3,444 SF	Service Type	Modified Gross
Vacant	3,444 SF	Office/Retail Available	3,444 SF

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	\$1.00 MG	Vacant	Negotiable

Amenities

- Air Conditioning
- Corner Lot
- Signage
- Signalized Intersection

Transportation

Parking Details	3.12/1,000 SF; Covered Spaces Available; 30 Surface Spaces
Traffic Volume	24,666 on Central Avenue (2026); 37,419 on Moreno St (2024); 45,834 on Central Avenue (2026); 44,631 on E Montclair Plz Ln (2025); 15,868 on Vernon Ave (2026); 24,782 on Central Avenue (2026); 31,091 on Olive St (2026); 218,698 on San Bernardino Freeway (2026); 226,545 on San Bernardino Freeway (2026)
Frontage	161' on Central Ave; 165' on Moreno St
Commuter Rail	Montclair Metrolink Station 17 min walk Claremont Metrolink Station 4 min drive
Airport	Ontario International 11 min drive
Pedestrian Friendly	60 - Moderately friendly
Cycling Friendly	40 - Fairly friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	50 - Fairly friendly





9133 Central Ave - Monclair Plaza West

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



Retail

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
Contacts	Nordy Ying (714) 473-8917		
Primary Leasing	Triton Real Estate	Whittier, CA 90602	(562) 698-2400
Contacts	Nathan Haw (562) 698-2400 X103		



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 (81.6%)
Built	1980
Tenancy	Multiple
Available	1,000 - 3,500 SF
Max Contiguous	2,500 SF
Asking Rent	\$1.49 SF/Month/NNN
Frontage	297' on Central Ave.
Frontage	151' on San Bernardino
Parking Spaces	3.00/1,000 SF; 53 Surface Spaces



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	2	% Leased	81.6%
Smallest Space	1,000 SF	Asking Rent	\$1.49 SF/Month
Max Contiguous	2,500 SF	Service Type	Triple Net
Vacant	3,500 SF	Retail Available	3,500 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	9670	Retail	Direct	2,500	2,500	2,500	\$1.49 NNN	Vacant	Negotiable
P 1	9682	Retail	Direct	1,000	1,000	1,000	\$1.49 NNN	Vacant	Negotiable

Transportation

Parking Details	3.00/1,000 SF; 53 Surface Spaces								
Traffic Volume	22,670 on Central Avenue (2026); 7,824 on Central Ave (2025); 40,491 on San Bernardino St (2026); 9,175 on Sun Valley Dr (2026); 42,012 on Palo Verde St (2026); 24,666 on Central Avenue (2026); 8,603 on Carrillo Ave (2026); 41,131 on Benito St (2026); 7,606 on Rose Ave (2026); 6,336 on Columbine Ave (2026)								
Frontage	297' on Central Ave.; 151' on San Bernardino								
Commuter Rail	Montclair Metrolink Station								4 min drive
	Claremont Metrolink Station								5 min drive
Airport	Ontario International								11 min drive
	John Wayne/Orange County								46 min drive
Pedestrian Friendly	60 - Moderately friendly								
Cycling Friendly	30 - Somewhat friendly								
Car Friendly	100 - Exceptionally friendly								
Transit Friendly	30 - Somewhat friendly								





9680-9686 Central Ave - Circle Center

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



Retail

Contacts

Type	Name	Location	Phone
Recorded Owner	Circlecenter LLC	Valencia, CA 91355	(661) 290-3337
True Owner	Navid Navizadeh	Saint Louis, MO 63102	-
Contacts	Navid Navizadeh (818) 571-0370		
Primary Leasing	Acreage Real Estate	Chino, CA 91710	(909) 606-1505
Contacts	Kavita Kaur Bhatia (909) 210-1570		



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	\$2.25 SF/Month/NNN
Frontage	150' on Holt Blvd
Frontage	375' on Amherst Ave
Parking Spaces	4.49/1,000 SF; 61 Surface Spaces



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	\$2.25 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	\$2.25 NNN	Vacant	Negotiable
P 1	8	Retail	Direct	2,508	2,508	2,508	\$2.25 NNN	Vacant	Negotiable
P 1	3	Retail	Direct	1,561	1,561	1,561	\$2.25 NNN	Vacant	Negotiable
P 1	4	Retail	Direct	1,426	1,426	1,426	\$2.25 NNN	Vacant	Negotiable
P 1	7	Retail	Direct	1,296	1,296	1,296	\$2.25 NNN	Vacant	Negotiable
P 1	6	Retail	Direct	1,296	1,296	1,296	\$2.25 NNN	Vacant	Negotiable
P 1	5	Retail	Direct	1,260	1,260	1,260	\$2.25 NNN	Vacant	Negotiable

Transportation

Parking Details	4.49/1,000 SF; 61 Surface Spaces
Traffic Volume	26,115 on Amherst Ave (2026); 1,040 on Ramona Ave (2026); 29,078 on Oak Glen Ave (2026); 6,846 on Pradera Ave (2026); 15,352 on Bandera St (2026); 9,283 on State St (2026); 10,004 on Mills Avenue (2026); 2,821 on Silicon Ave (2026); 10,004 on Mills Avenue (2026); 4,904 on Evart St (2026)
Frontage	150' on Holt Blvd; 375' on Amherst Ave
Commuter Rail	Pomona Amtrak  5 min drive
	Claremont Metrolink Station 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
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	30 - Somewhat friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	40 - Fairly friendly	

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
Contacts	Billy Murray (626) 422-7407, Patricia Murray (626) 422-6780		
Primary Leasing	Re/Max Chino Hills Masters	Chino Hills, CA 91709	(909) 364-8380
Contacts	Jorge Yamzon (626) 786-5869, Derek Ing (626) 272-0948, Jesse Sanchez (909) 235-2776		



5153 Holt Blvd - Holt Medical Center

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



Office

Property Summary

RBA (% Leased)	12,453 SF (77.0%)
Built	2006
Stories	1
Typical Floor	12,453 SF
Tenancy	Multiple
Available	2,863 SF
Max Contiguous	2,863 SF
Asking Rent	\$1.75 SF/Month/NNN
Parking Spaces	5.06/1,000 SF; 63 Surface Spaces; Covered Spaces Available



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	1	% Leased	77.0%
Smallest Space	2,863 SF	Asking Rent	\$1.75 SF/Month
Max Contiguous	2,863 SF	Service Type	Triple Net
Vacant	2,863 SF	Medical Available	2,863 SF

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

Amenities

- Air Conditioning
- Bus Line
- Signage

Transportation

Parking Details	5.06/1,000 SF; 63 Surface Spaces; Covered Spaces Available		
Traffic Volume	16,423 on Central Ave (2026); 1,106 on Monte Vista Ave (2026); 25,264 on Monte Vista Ave (2026); 24,942 on Central Avenue (2026); 28,244 on Central Avenue (2026); 4,476 on Fremont Ave (2026); 20,790 on Central Ave (2026); 47,550 on State St (2025); 34,099 on Bandera St (2026); 5,431 on Marion Ave (2026)		
Commuter Rail	Ontario Amtrak 	4 min drive	
	Montclair Metrolink Station	5 min drive	
Airport	Ontario International	10 min drive	
	John Wayne/Orange County	45 min drive	
Pedestrian Friendly	40 - Fairly friendly		
Cycling Friendly	40 - Fairly friendly		



5153 Holt Blvd - Holt Medical Center

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



Office

Transportation (Continued)

Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Contacts

Type	Name	Location	Phone
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
Contacts	Chen Lin (626) 309-0011		
Primary Leasing	NAI Capital, Inc.	Ontario, CA 91764	(909) 945-2339
Contacts	Lidia Talavera (909) 762-5489		



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 SF/Month/NNN
Frontage	244' on Holt Blvd
Frontage	300' on Central Ave
Parking Spaces	2.37/1,000 SF; 30 Surface Spaces



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 SF/Month
Smallest Space	1,193 SF	Service Type	Triple Net
Max Contiguous	2,000 SF	CAM	\$0.65 - 0.66/SF
Total Available	4,393 SF	Retail Available	3,193 SF
Vacant	3,200 SF	Office/Retail Available	1,200 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	5327	Office/Retail	Direct	1,200	1,200	1,200	\$2.00 NNN	Vacant	Negotiable
P 1	5319	Retail	Direct	1,193	1,193	1,193	\$2.00 NNN	30 Days	Negotiable

Transportation

Parking Details	2.37/1,000 SF; 30 Surface Spaces								
Traffic Volume	20,790 on Central Ave (2026); 24,942 on Central Avenue (2026); 28,244 on Central Avenue (2026); 695 on Vernon Ave (2026); 16,423 on Central Ave (2026); 34,099 on Bandera St (2026); 47,550 on State St (2025); 4,968 on Vernon Ave (2026); 22,926 on Vernon Ave (2026); 41,684 on Grove St (2026)								
Frontage	300' on Central Ave; 244' on Holt Blvd								
Commuter Rail	Ontario Amtrak 								4 min drive
	Montclair Metrolink Station								5 min drive
Airport	Ontario International								10 min drive
	John Wayne/Orange County								45 min drive
Pedestrian Friendly	40 - Fairly friendly								





5319-5327 Holt Blvd - Central Holt Plaza

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



Retail

Transportation (Continued)

Cycling Friendly	40 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	40 - Fairly friendly

Contacts

Type	Name	Location	Phone
True Owner	Eun Hee Lee	La Crescenta, CA 91214	(818) 957-8012
Primary Leasing	STC Management	Whittier, CA 90601	(562) 695-1513
Contacts	Melody Yang (626) 823-5125		



5334 Holt Blvd

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



Retail

Property Summary

GLA (% Leased)	7,900 SF (0.0%)
Built	1980
Tenancy	Single
Available	7,900 SF
Max Contiguous	7,900 SF
Asking Rent	\$1.52 SF/Month/MG
Frontage	169' on Holt
Parking Spaces	3.80/1,000 SF; 30 Surface Spaces



Property Details

Land Area	1.62 AC (70,567 SF)	Parcel	1010-601-09
Building FAR	0.11		

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	7,900 SF	Asking Rent	\$1.52 SF/Month
Max Contiguous	7,900 SF	Service Type	Modified Gross
Vacant	7,900 SF	Retail Available	7,900 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 1	-	Retail	Direct	7,900	7,900	7,900	\$1.52 MG	Vacant	Negotiable

Amenities

- Signage

Transportation

Parking Details	3.80/1,000 SF; 30 Surface Spaces
Traffic Volume	20,790 on Central Ave (2026); 24,666 on Central Avenue (2026); 34,099 on Bandera St (2026); 695 on Vernon Ave (2026); 22,926 on Vernon Ave (2026); 16,423 on Central Ave (2026); 28,244 on Central Avenue (2026); 47,550 on State St (2025); 4,968 on Vernon Ave (2026); 4,235 on Bel Air Ave (2026)
Frontage	169' on Holt
Commuter Rail	Ontario Amtrak  4 min drive Montclair Metrolink Station 5 min drive
Airport	Ontario International 10 min drive John Wayne/Orange County 45 min drive
Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	40 - Fairly friendly
Car Friendly	100 - Exceptionally friendly





5334 Holt Blvd

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



Retail

Transportation (Continued)

Transit Friendly 30 - Somewhat friendly

Contacts

Type	Name	Location	Phone
Recorded Owner	The Sean Darby Trust	-	-
Recorded Owner	Sean Darby	-	-
True Owner	Jebbia D & P 1985 Exemption	Montclair, CA 91763	(909) 985-8696
Contacts	Pattie Jebbia (909) 296-5361		



5495 Holt Blvd

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



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	4,563 SF (0.0%)
Built	1988
Tenancy	Single
Available	4,563 SF
Max Contiguous	4,563 SF
Asking Rent	\$1.50 SF/Month/NNN
Frontage	158' on Holt
Frontage	131' on Vernon
Parking Spaces	4.38/1,000 SF; 20 Surface Spaces



Property Details

Land Area	1.96 AC (85,378 SF)	Zoning	SP
Building FAR	0.05	Parcel	1011-061-17

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.50 SF/Month
Smallest Space	4,563 SF	Service Type	Triple Net
Max Contiguous	4,563 SF	CAM	\$3.60/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	\$1.50 NNN	Vacant	Negotiable

Amenities

- Bus Line
- Signage
- Signalized Intersection

Transportation

Parking Details	4.38/1,000 SF; 20 Surface Spaces
Traffic Volume	22,926 on Vernon Ave (2026); 695 on Vernon Ave (2026); 20,790 on Central Ave (2026); 1,273 on Vernon Ave (2026); 4,968 on Vernon Ave (2026); 24,942 on Central Avenue (2026); 5,200 on Vernon Ave (2026); 4,235 on Bel Air Ave (2026); 23,424 on Holt Boulevard (2026); 34,099 on Bandera St (2026)
Frontage	158' on Holt; 131' on Vernon
Commuter Rail	Ontario Amtrak  4 min drive Montclair Metrolink Station 5 min drive
Airport	Ontario International 10 min drive John Wayne/Orange County 45 min drive
Pedestrian Friendly	40 - Fairly friendly
Cycling Friendly	30 - Somewhat friendly





5495 Holt Blvd

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



Retail

Transportation (Continued)

Car Friendly	90 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Contacts

Type	Name	Location	Phone
Recorded Owner	Hiway Development Llc	-	-
True Owner	Chen-Chia Wang & Shu Chiu Chan	Walnut, CA 91789	(626) 617-9496
Contacts	Chen-Chia Wang (626) 617-9496		



4078 Mission Blvd - Crown Business Park

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



Showroom

Property Summary

RBA (% Leased)	6,825 SF (0.0%)
Built	1990
Tenancy	Single
Available	6,825 SF
Max Contiguous	6,825 SF
Asking Rent	\$1.42 SF/Month/IG
Clear Height	18'
Drive Ins	1 total/14'1" w x 12'1" h
Docks	None
Levelers	None
Parking Spaces	2.00/1,000 SF; Covered Spaces Available; 13 Surface Spaces



Property Details

Land Area	0.26 AC (11,326 SF)	Sprinklers	Wet
Building FAR	0.60	Zoning	MIP, Montclair
Crane	None	Parcel	1012-191-12
Power	400a/277 - 480v		

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.42 SF/Month
Smallest Space	6,825 SF	Service Type	Industrial Gross
Max Contiguous	6,825 SF	CAM	\$0.08/SF
Vacant	6,825 SF	Industrial Available	6,825 SF
% Leased	0.0%		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	6,825/1,000 Office	6,825	\$1.42 IG	10/2026	Negotiable	-	1

Amenities

- Skylights

Transportation

Parking Details	2.00/1,000 SF; Covered Spaces Available; 13 Surface Spaces
Traffic Volume	20,398 on Pipeline Ave (2026); 32,022 on West Mission Boulevard (2026); 1,068 on Silicon Ave (2026); 2,821 on Silicon Ave (2026); 20,776 on Silicon Ave (2026); 2,961 on Mission Blvd (2026); 19,770 on East Mission Boulevard (2026); 3,213 on E 9th St (2026); 32,022 on West Mission Boulevard (2026); 1,356 on E 9th St (2026)
Commuter Rail	Downtown Pomona Metrolink Station 4 min drive Pomona Amtrak  5 min drive





4078 Mission Blvd - Crown Business Park

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



Showroom

Transportation (Continued)

Airport	Ontario International	13 min drive
	John Wayne/Orange County	43 min drive
	Long Beach (Daugherty Field)	54 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	20 - Somewhat friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	20 - Somewhat friendly	

Contacts

Type	Name	Location	Phone
Recorded Owner	Global Group Investments Llc	Diamond Bar, CA 91765	(909) 635-1170
True Owner	Global Group Investments Llc	Diamond Bar, CA 91765	(909) 635-1170
Primary Leasing	CBRE	Ontario, CA 91764	(909) 418-2000
Contacts	Richard Lee (310) 600-8888, Nicholas Chang, CCIM, SIOR (949) 375-2310, Justin Kuehn (949) 370-5931, Sione Fua (818) 312-4653		



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 (61.4%)
Built	1990
Tenancy	Multiple
Available	1,094 - 5,548 SF
Max Contiguous	1,120 SF
Asking Rent	\$1.50 SF/Month/NNN
Frontage	216' on Mission
Frontage	127' on Ramona
Parking Spaces	5.22/1,000 SF; 75 Surface Spaces



Property Details

Land Area	2.00 AC (87,120 SF)	Zoning	C3, Montclair
Building FAR	0.16	Parcel	1012-271-87

For Lease Summary

Number of Spaces	5	Asking Rent	\$1.50 SF/Month
Smallest Space	1,094 SF	Service Type	Triple Net
Max Contiguous	1,120 SF	CAM	\$0.80/SF
Vacant	5,548 SF	Office/Retail Available	5,548 SF
% Leased	61.4%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	F	Office/Retail	Direct	1,120	1,120	1,120	\$1.50 NNN	Vacant	2 - 3 Years
P 1	G	Office/Retail	Direct	1,120	1,120	1,120	\$1.50 NNN	Vacant	2 - 3 Years
P 1	H	Office/Retail	Direct	1,120	1,120	1,120	\$1.50 NNN	Vacant	2 - 3 Years
P 1	B	Office/Retail	Direct	1,094	1,094	1,094	\$1.50 NNN	Vacant	2 - 3 Years
P 1	C	Office/Retail	Direct	1,094	1,094	1,094	\$1.50 NNN	Vacant	2 - 3 Years

Transportation

Parking Details	5.22/1,000 SF; 75 Surface Spaces
Traffic Volume	32,022 on West Mission Boulevard (2026); 12,670 on Mission Blvd (2026); 32,022 on West Mission Boulevard (2026); 13,842 on Merle St (2026); 1,455 on San Pasqual Ave (2026); 12,381 on Via del Norte (2026); 21,755 on Carriage Ave (2026); 20,776 on Silicon Ave (2026); 1,628 on Stagecoach Ave (2026); 2,578 on Ramona Ave (2026)
Frontage	216' on Mission; 127' on Ramona
Commuter Rail	Downtown Pomona Metrolink Station 6 min drive Pomona Amtrak 6 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)

Pedestrian Friendly	40 - Fairly friendly
Cycling Friendly	40 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Contacts

Type	Name	Location	Phone
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
Contacts	James Shen (626) 833-1000		
Primary Leasing	TNG Real Estate Consultants	Fullerton, CA 92835	(714) 987-3310
Contacts	Tiffany Huang (909) 273-1994		
Primary Leasing	T.N.G. Real Estate Consultants	Fullerton, CA 92835	(714) 203-8555
Contacts	Tony Wong (909) 630-8089		



9655 Monte Vista Ave

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



Office

Property Summary

RBA (% Leased)	13,776 SF (100%)
Built	1979
Stories	1
Typical Floor	13,776 SF
Tenancy	Multiple
Available	2,338 SF
Max Contiguous	2,338 SF
Asking Rent	\$1.70 SF/Month/NNN
Parking Spaces	10.45/1,000 SF; 144 Surface Spaces



Property Details

Land Area	1.21 AC (52,708 SF)	Zoning	C2
Building FAR	0.26	Parcel	1008-651-47
Owner Occupied	No		

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.70 SF/Month
Smallest Space	2,338 SF	Service Type	Triple Net
Max Contiguous	2,338 SF	CAM	\$0.25/SF
Vacant	2,338 SF	Office Available	2,338 SF
% Leased	100%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	405	Office	Sublet	2,338	2,338	2,338	\$1.70 NNN	Vacant	Thru Oct 2027

Amenities

- Secure Storage

Transportation

Parking Details	10.45/1,000 SF; 144 Surface Spaces		
Traffic Volume	7,939 on Marion Ave (2026); 8,226 on Fremont Ave (2026); 212,269 on I-10 Metro ExpressLanes (2026); 217,195 on Monte Vista Ave (2026); 27,491 on Monte Vista Ave (2026); 17,170 on San Bernardino St (2026); 9,175 on Sun Valley Dr (2026); 266,982 on Monte Vista Ave (2026); 31,551 on San Jose St (2026); 253,884 on Palo Verde St (2026)		
Commuter Rail	Montclair Metrolink Station		4 min drive
	Claremont Metrolink Station		6 min drive
Airport	Ontario International		12 min drive
	John Wayne/Orange County		47 min drive
Pedestrian Friendly	60 - Moderately friendly		





9655 Monte Vista Ave

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



Office

Transportation (Continued)

Cycling Friendly	30 - Somewhat friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

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
Contacts	Yee Shum Severson (626) 571-2988		
Primary Leasing	Milton & Mllton Preferred Properties Inc.,	Pasadena, CA 91104	(626) 233-9303
Contacts	YuTu Milton (626) 233-9303		



5454-5484 Moreno St - The Montclair Outlets

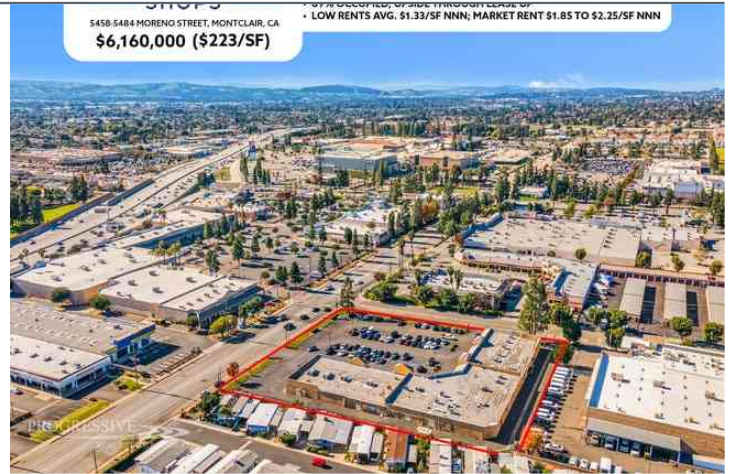
Montclair, California 91763 (San Bernardino County) - Upland/Montclair Submarket



Retail

Property Summary

Center Type	Strip Center
GLA (% Leased)	27,592 SF (100%)
Built	1979
Tenancy	Multiple
Available	3,150 SF
Max Contiguous	3,150 SF
Asking Rent	\$1.85 SF/Month/NNN
Frontage	Moreno St
Frontage	Vernon Ave
Parking Spaces	3.88/1,000 SF; 107 Surface Spaces



Property Details

Land Area	2.30 AC (100,188 SF)	Zoning	C3
Building FAR	0.28	Parcel	1008-042-01

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	3,150 SF	Asking Rent	\$1.85 SF/Month
Max Contiguous	3,150 SF	Service Type	Triple Net
Vacant	0 SF	Retail Available	3,150 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Retail	Direct	3,150	3,150	3,150	\$1.85 NNN	08/2026	Negotiable

Amenities

- Dedicated Turn Lane
- Pylon Sign
- Signage

Transportation

Parking Details	3.88/1,000 SF; 107 Surface Spaces								
Traffic Volume	15,868 on Vernon Ave (2026); 268,255 on Central Ave (2026); 13,835 on Vernon Ave (2026); 26,261 on Central Avenue (2026); 37,419 on Moreno St (2024); 24,666 on Central Avenue (2026); 16,734 on W 7th St (2026); 31,091 on Olive St (2026); 19,190 on W 7th St (2026); 14,557 on W 7th St (2026)								
Commuter Rail	Montclair Metrolink Station								19 min walk
	Claremont Metrolink Station								5 min drive
Airport	Ontario International								11 min drive
Pedestrian Friendly	60 - Moderately friendly								
Cycling Friendly	50 - Fairly friendly								
Car Friendly	100 - Exceptionally friendly								
Transit Friendly	30 - Somewhat friendly								





5454-5484 Moreno St - The Montclair Outlets

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



Retail

Contacts

Type	Name	Location	Phone
Recorded Owner	Corona Sun Square LLC	Buena Park, CA 90621	(714) 393-8797
True Owner	CNT Properties	Buena Park, CA 90621	(714) 514-8898
Contacts	Charles Lee (714) 514-8898		
Primary Leasing	Progressive Real Estate Partners	Rancho Cucamonga, CA 91730	(909) 230-4500
Contacts	Monica Dal Bianco- West (714) 483-4682		



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
Frontage	162' on Olive St
Frontage	120' on Rose
Parking Spaces	3.60/1,000 SF; Covered Spaces Available; 18 Surface Spaces



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

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

Amenities

- Air Conditioning
- Corner Lot
- Signage
- Signalized Intersection

Transportation

Parking Details	3.60/1,000 SF; Covered Spaces Available; 18 Surface Spaces		
Traffic Volume	24,666 on Central Avenue (2026); 31,091 on Olive St (2026); 26,121 on Central Avenue (2026); 18,493 on Central Avenue (2026); 37,419 on Moreno St (2024); 28,939 on Arrow Hwy (2024); 15,868 on Vernon Ave (2026); 13,835 on Vernon Ave (2026); 44,631 on E Montclair Plz Ln (2025); 13,834 on Fremont Ave (2026)		
Frontage	162' on Olive St; 120' on Rose		
Commuter Rail	Montclair Metrolink Station		15 min walk
	Claremont Metrolink Station		4 min drive
Airport	Ontario International		10 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	50 - Fairly friendly		





5350 Olive St

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



Retail

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
Primary Leasing	Jones Real Estate	La Habra, CA 90631	(562) 697-3333
Contacts	Greg Jones (714) 267-1207		



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 - 6,354 SF
Max Contiguous	2,118 SF
Asking Rent	\$1.60 - 1.87 SF/Month/MG
Parking Spaces	3.81/1,000 SF; 122 Surface Spaces



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	7	% Leased	100%
Smallest Space	215 SF	Asking Rent	\$1.60 - 1.87 SF/Month
Max Contiguous	2,118 SF	Service Type	Modified Gross
Vacant	0 SF	Office Available	6,354 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	122	Office	Direct	941	941	941	\$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	103G	Office	Direct	215	215	215	Withheld	30 Days	Negotiable
P 2	218	Office	Direct	2,118	2,118	2,118	\$1.80 MG	30 Days	Negotiable
P 2	216	Office	Direct	1,103	1,103	1,103	\$1.60 MG	30 Days	Negotiable
P 2	213	Office	Direct	1,103	1,103	1,103	\$1.87 MG	30 Days	Negotiable

Amenities

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





5050 Palo Verde St - Metro OfficePlex

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



Office

Transportation

Parking Details	3.81/1,000 SF; 122 Surface Spaces		
Traffic Volume	7,939 on Marion Ave (2026); 266,982 on Monte Vista Ave (2026); 253,884 on Palo Verde St (2026); 217,195 on Monte Vista Ave (2026); 212,269 on I-10 Metro ExpressLanes (2026); 31,551 on San Jose St (2026); 8,603 on Carrillo Ave (2026); 8,226 on Fremont Ave (2026); 9,175 on Sun Valley Dr (2026); 26,637 on Central Avenue (2026)		
Commuter Rail	Montclair Metrolink Station		3 min drive
	Claremont Metrolink Station		4 min drive
Airport	Ontario International		10 min drive
	John Wayne/Orange County		46 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	30 - Somewhat friendly		
Car Friendly	90 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

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
Primary Leasing	Sunny Hills Management Company, Inc.	San Bernardino, CA 92408	(909) 890-1226
Contacts	Rosalind Tan (951) 923-9757		

Property Summary

RBA (% Leased)	27,385 SF (96.4%)
Built	1973
Stories	2
Typical Floor	26,378 SF
Tenancy	Multiple
Available	1,000 SF
Max Contiguous	1,000 SF
Asking Rent	\$2.49 SF/Month/NNN
Parking Spaces	5.99/1,000 SF; 164 Surface Spaces; Covered Spaces Available

**For Sale Summary**

Asking Price	\$549,000 - 550,000	Cap Rate	5.6%
Status	Active	Condo Type	Office/Medical
Asking Price Per Area	\$374.40 - 425.25/SF	Condo Size	1,291 - 1,469 SF
Sale Type	Owner User	On Market	385 to 814 Days
Total Condos for Sale	2	Last Update	July 29, 2026

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	1	% Leased	96.4%
Smallest Space	1,000 SF	Asking Rent	\$2.49 SF/Month
Max Contiguous	1,000 SF	Service Type	Triple Net
Vacant	1,000 SF	Office Available	1,000 SF

Available Spaces

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

Amenities

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



4950 San Bernardino St - Montclair I

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



Office

Transportation

Parking Details	5.99/1,000 SF; 164 Surface Spaces; Covered Spaces Available		
Traffic Volume	8,226 on Fremont Ave (2026); 17,170 on San Bernardino St (2026); 27,491 on Monte Vista Ave (2026); 9,175 on Sun Valley Dr (2026); 7,939 on Marion Ave (2026); 212,269 on I-10 Metro ExpressLanes (2026); 217,195 on Monte Vista Ave (2026); 8,084 on Helena Ave (2026); 18,009 on Benito St (2026); 266,982 on Monte Vista Ave (2026)		
Commuter Rail	Montclair Metrolink Station		3 min drive
	Claremont Metrolink Station		5 min drive
Airport	Ontario International		11 min drive
	John Wayne/Orange County		46 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	40 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

Contacts

Type	Name	Location	Phone
Recorded Owner	Liqiang Cao	Hacienda Heights, CA 91745	-
Sales	Acreage Real Estate	Chino, CA 91710	(909) 606-1505
Contacts	Kavita Kaur Bhatia (909) 210-1570		
Sales	Universal Elite, Inc	City Of Industry, CA 91748	(408) 398-5466
Contacts	Oliver Liu (909) 979-0207		



10680 Silicon Ave

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



Warehouse

Property Summary

RBA (% Leased)	58,530 SF (84.3%)
Built	2024
Tenancy	Multiple
Available	2,268 - 13,122 SF
Max Contiguous	6,311 SF
Asking Rent	\$1.40 - 1.50 SF/Month
Clear Height	28'
Drive Ins	20 total
Levelers	None
Parking Spaces	118/1,000 SF; 69 Surface Spaces



For Sale Summary

Asking Price	\$873,180 - 1,325,555	Condo Type	Industrial
Status	Active	Condo Size	2,268 - 3,443 SF
Asking Price Per Area	\$385.00/SF	On Market	90 to 462 Days
Sale Type	Investment or Owner User	Last Update	August 3, 2026
Total Condos for Sale	6		

Property Details

Land Area	3.18 AC (138,521 SF)	Zoning	M1
Building FAR	0.42	Parcel	1012-031-12 (+6 more)

For Lease Summary

Number of Spaces	4	% Leased	84.3%
Smallest Space	2,268 SF	Asking Rent	\$1.40 - 1.50 SF/Month
Max Contiguous	6,311 SF	CAM	\$0.08 - 0.10/SF
Vacant	9,211 SF	Industrial Available	13,122 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
R	Industrial	Direct	2,400 - 6,311	6,311	\$1.50 MG	30 Days	Negotiable	-	1
V	Industrial	Direct	2,275	2,275	\$1.50 MG	Vacant	Negotiable	-	1
7	Industrial	Direct	2,268	2,268	\$1.40 IG	Vacant	1 - 5 Years	-	-
U	Industrial	Direct	2,268	2,268	\$1.50 MG	Vacant	Negotiable	-	1

Amenities

- Signage





10680 Silicon Ave

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



Warehouse

Transportation

Parking Details	1.18/1,000 SF; 69 Surface Spaces	
Traffic Volume	2,821 on Silicon Ave (2026); 1,068 on Silicon Ave (2026); 29,078 on Oak Glen Ave (2026); 20,398 on Pipeline Ave (2026); 32,022 on West Mission Boulevard (2026); 20,776 on Silicon Ave (2026); 26,115 on Amherst Ave (2026); 21,578 on E Holt Ave (2026); 1,040 on Ramona Ave (2026); 2,961 on Mission Blvd (2026)	
Commuter Rail	Downtown Pomona Metrolink Station	6 min drive
	Pomona Amtrak 	6 min drive
Airport	Ontario International	13 min drive
	John Wayne/Orange County	45 min drive
Pedestrian Friendly	30 - Somewhat friendly	
Cycling Friendly	20 - Somewhat friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	20 - Somewhat friendly	

Contacts

Type	Name	Location	Phone
Recorded Owner	Silicon Avenue LLC	-	-
True Owner	LI LI WANG	Chino, CA 91710	-
Sales	DAUM Commercial Real Estate Services	City of Industry, CA 91746	(562) 695-7244
Contacts	Kurt Yacko (949) 903-0496, James Crowell (949) 877-4906		
Sales	DAUM Commercial Real Estate Services	Ontario, CA 91764	(909) 980-1234
Contacts	Noah Samarin (714) 812-1289		



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	0.83/1,000 SF; 19 Surface Spaces



Property Details

Land Area	3.15 AC (137,214 SF)	Zoning	M1
Building FAR	0.18	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

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

Amenities

- Fenced Lot
- Storage Space
- Yard

Transportation

Parking Details	0.83/1,000 SF; 19 Surface Spaces	
Traffic Volume	1,068 on Silicon Ave (2026); 2,821 on Silicon Ave (2026); 20,776 on Silicon Ave (2026); 32,022 on West Mission Boulevard (2026); 1,040 on Ramona Ave (2026); 32,022 on West Mission Boulevard (2026); 20,398 on Pipeline Ave (2026); 26,115 on Amherst Ave (2026); 9,283 on State St (2026); 2,961 on Mission Blvd (2026)	
Commuter Rail	Downtown Pomona Metrolink Station	6 min drive
	Pomona Amtrak 	7 min drive
Airport	Ontario International	13 min drive
	John Wayne/Orange County	44 min drive
Pedestrian Friendly	30 - Somewhat friendly	
Cycling Friendly	30 - Somewhat friendly	



4237 State St - State Street

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



Warehouse

Transportation (Continued)

Car Friendly	90 - Exceptionally friendly
Transit Friendly	20 - Somewhat friendly

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



8939 Vernon Ave - Montclair Business Park

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



Warehouse

Property Summary

RBA (% Leased)	28,920 SF (87.6%)
Built	1988
Tenancy	Multiple
Available	1,200 - 3,600 SF
Max Contiguous	2,400 SF
Asking Rent	\$1.25 SF/Month/MG
Clear Height	16'
Drive Ins	20 total/10' w x 12' h
Docks	None
Levelers	None
Parking Spaces	2.00/1,000 SF; 56 Surface Spaces



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	3	Asking Rent	\$1.25 SF/Month
Smallest Space	1,200 SF	Service Type	Modified Gross
Max Contiguous	2,400 SF	CAM	\$0.20/SF
Vacant	3,600 SF	Industrial Available	3,600 SF
% Leased	87.6%		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
8939#-C	Industrial	Direct	1,200	2,400	\$1.25 MG	Vacant	Negotiable	-	-
8939#-N	Industrial	Direct	1,200	2,400	\$1.25 MG	Vacant	Negotiable	-	-
8939#-P	Industrial	Direct	1,200	1,200	\$1.25 MG	Vacant	Negotiable	-	-

Amenities

- Air Conditioning
- Common Parts WC Facilities

Transportation

Parking Details	2.00/1,000 SF; 56 Surface Spaces
Traffic Volume	13,835 on Vernon Ave (2026); 15,868 on Vernon Ave (2026); 31,091 on Olive St (2026); 24,666 on Central Avenue (2026); 26,121 on Central Avenue (2026); 18,493 on Central Avenue (2026); 37,419 on Moreno St (2024); 28,939 on Arrow Hwy (2024); 16,734 on W 7th St (2026); 4,498 on N Vista Pl (2026)





8939 Vernon Ave - Montclair Business Park

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



Warehouse

Transportation (Continued)

Commuter Rail	Montclair Metrolink Station	17 min walk
	Claremont Metrolink Station	4 min drive
Airport	Ontario International	11 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	40 - Fairly friendly	

Contacts

Type	Name	Location	Phone
Recorded Owner	Montclair Industrial Park LP	Orange, CA 92867	(714) 997-7956
True Owner	S & D Associates	Orange, CA 92867	(714) 997-7956
Contacts	Stephen Wong (714) 997-7956		
Primary Leasing	S & D Associates	Orange, CA 92867	(714) 997-7956
Contacts	David Arroba (714) 997-7956		



5388 Arrow Hwy

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



Warehouse

Property Summary

RBA (% Leased)	98,508 SF (0.0%)
Built	2014
Tenancy	Single
Available	98,508 SF
Max Contiguous	98,508 SF
Asking Rent	Withheld
Clear Height	30'
Drive Ins	1 total/12' w x 14' h
Docks	16 exterior
Levelers	16 exterior
Parking Spaces	1.34/1,000 SF; 132 Surface Spaces



Property Details

Land Area	4.88 AC (212,573 SF)	Power	800a/277 - 480v 3p 4w Heavy
Building FAR	0.46	Sprinklers	ESFR
Crane	None	Zoning	AHMUD Specific Plan
Column Spacing	60'w x 52'd	Parcel	1007-661-06

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	98,508 SF	Asking Rent	Withheld
Max Contiguous	98,508 SF	Industrial Available	98,508 SF
Vacant	98,508 SF		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	98,508	98,508	Withheld	Vacant	Negotiable	-	-

Amenities

- Skylights

Transportation

Parking Details	1.34/1,000 SF; 132 Surface Spaces	
Traffic Volume	13,835 on Vernon Ave (2026); 28,939 on Arrow Hwy (2024); 26,121 on Central Avenue (2026); 18,493 on Central Avenue (2026); 4,498 on N Vista Pl (2026); 31,091 on Olive St (2026); 4,800 on N Vista Pl (2026); 24,666 on Central Avenue (2026); 24,997 on Richton St (2026); 37,419 on Moreno St (2024)	
Commuter Rail	Montclair Metrolink Station	17 min walk
	Claremont Metrolink Station	5 min drive
Airport	Ontario International	11 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	50 - Fairly friendly	





5388 Arrow Hwy

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



Warehouse

Transportation (Continued)

Car Friendly	100 - Exceptionally friendly
Transit Friendly	50 - Fairly friendly

Contacts

Type	Name	Location	Phone
True Owner	Tai Hung Lin	Montclair, CA 91763	(626) 991-7002
Contacts	Tai Lin (626) 814-0285		
Primary Leasing	Keller Williams	Newport Beach, CA 92660	-
Contacts	David Yeh (949) 993-6333		



5038 Birch St - Village at Montclair

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



Apartments

Property Summary

Units	350
Built	2025
Stories	5
Elevators	None
Market Segment	All
Vacancy %	38.6
Asking Rent Per Unit	\$2,858
Commercial Available	523 - 9,640 SF
Commercial Asking Rent	Withheld
Parking Spaces	Surface Spaces Available



Property Details

Land Area	6.00 AC (261,360 SF)	Units Per Area	58/AC
Building FAR	1.34	Average Unit Size	74 SF
Number of Buildings	3	Zoning	Mixed Use

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	9,640 SF		

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



5038 Birch St - Village at Montclair

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



Apartments

Amenities

Unit Amenities

- | | | | |
|--------------------|-----------|----------------|--------------|
| • Air Conditioning | • Freezer | • Heating | • Kitchen |
| • Oven | • Range | • Refrigerator | • Smoke Free |
| • Tub/Shower | | | |

Site Amenities

- | | | | |
|--------------------------|-------------------|---------------------|------------|
| • 24 Hour Access | • Clubhouse | • Controlled Access | • Elevator |
| • Fitness Center | • Online Services | • Package Service | • Pool |
| • Smoke Detector | • Smoke Free | • Spa | • Sundeck |
| • Tenant Controlled HVAC | | | |

Transportation

Parking Details	Surface Spaces Available	
Traffic Volume	17,519 on Arrow Highway (2026); 16,829 on Arrow Highway (2026); 13,834 on Fremont Ave (2026); 3,875 on Richton Rd (2026); 2,980 on Olive St (2026); 18,493 on Monte Vista Avenue (2026); 15,718 on Richton Rd (2026); 20,904 on Olive St (2026); 18,493 on Central Avenue (2026); 28,939 on Arrow Hwy (2024)	
Commuter Rail	Montclair Metrolink Station	14 min walk
	Claremont Metrolink Station	3 min drive
Airport	Ontario International	11 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	50 - Fairly friendly	

Contacts

Type	Name	Location	Phone
Recorded Owner	Crp / VP Montclair Village Owner LLC	-	-
True Owner	Village Partners Inc	Newport Beach, CA 92660	(949) 998-9318



9041 Central Ave

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



Retail

Property Summary

GLA (% Leased)	101,284 SF (0.0%)
Status	Proposed
Built	October 2028
Tenancy	Multiple
Available	101,284 SF
Max Contiguous	101,284 SF
Asking Rent	Withheld



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	0.0%
Smallest Space	101,284 SF	Asking Rent	Withheld
Max Contiguous	101,284 SF	Retail Available	101,284 SF
Vacant	0 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 1	-	Retail	Direct	101,284	101,284	101,284	Withheld	TBD	1 - 15 Years

Transportation

Traffic Volume	26,261 on Central Avenue (2026); 37,419 on Moreno St (2024); 31,091 on Olive St (2026); 24,666 on Central Avenue (2026); 18,493 on Central Avenue (2026); 15,868 on Vernon Ave (2026); 13,835 on Vernon Ave (2026); 44,631 on E Montclair Plz Ln (2025); 28,939 on Arrow Hwy (2024); 268,255 on Central Ave (2026)								
Commuter Rail	Montclair Metrolink Station								16 min walk
	Claremont Metrolink Station								4 min drive
Airport	Ontario International								11 min drive
Pedestrian Friendly	60 - Moderately friendly								
Cycling Friendly	50 - Fairly friendly								
Car Friendly	90 - Exceptionally friendly								
Transit Friendly	50 - Fairly friendly								

Contacts

Type	Name	Location	Phone
Recorded Owner	C H I ENTERPRISES	-	-





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 (78.2%)
Built	2016
Tenancy	Multiple
Available	1,200 - 4,900 SF
Max Contiguous	2,200 SF
Asking Rent	Withheld
Frontage	439' on Central Ave
Parking Spaces	4.70/1,000 SF; Surface Spaces Available



Property Details

Land Area	2.02 AC (88,185 SF)	Zoning	C2
Building FAR	0.14	Parcel	1008-371-20

For Lease Summary

Number of Spaces	3	% Leased	78.2%
Smallest Space	1,200 SF	Asking Rent	Withheld
Max Contiguous	2,200 SF	Retail Available	4,900 SF
Vacant	2,700 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	9353-A	Retail	Direct	2,200	2,200	2,200	Withheld	01/2027	5 - 10 Years
P 1	E	Retail	Direct	1,500	1,500	1,500	Withheld	Vacant	Negotiable
P 1	B	Retail	Direct	1,200	1,200	1,200	Withheld	Vacant	5 - 10 Years

Amenities

- Freeway Visibility

Transportation

Parking Details	4.70/1,000 SF; Surface Spaces Available		
Traffic Volume	43,830 on I 10 Fwy E (2026); 226,545 on San Bernardino Freeway (2026); 218,698 on San Bernardino Freeway (2026); 24,782 on Central Avenue (2026); 1,023 on Columbine Ave (2026); 44,631 on E Montclair Plz Ln (2025); 45,834 on Central Avenue (2026); 7,606 on Rose Ave (2026); 8,603 on Carrillo Ave (2026)		
Frontage	439' on Central Ave		
Commuter Rail	Montclair Metrolink Station		3 min drive
	Claremont Metrolink Station		5 min drive
Airport	Ontario International		10 min drive
Pedestrian Friendly	50 - Fairly friendly		





Transportation (Continued)

Cycling Friendly	30 - Somewhat friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

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
Contacts	Ronald Gershman (310) 207-6562		
Primary Leasing	Commercial West Brokerage	Corona Del Mar, CA 92625	(949) 723-7300
Contacts	Doug Wombacher (949) 233-6187, Matt Berry (949) 677-5252		



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	0.90/1,000 SF; 89 Surface Spaces; 26 Industrial Trailer Spaces



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		

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

Amenities

- Fenced Lot
- Signage
- Yard

Transportation

Parking Details	0.90/1,000 SF; 89 Surface Spaces; 26 Industrial Trailer Spaces								
Traffic Volume	28,244 on Central Avenue (2026); 47,550 on State St (2025); 24,942 on Central Avenue (2026); 41,684 on Grove St (2026); 1,309 on Central Ave (2026); 1,400 on Central Ave (2026); 16,423 on Central Ave (2026); 421 on State St (2026); 20,790 on Central Ave (2026); 1,615 on Grove St (2026)								
Commuter Rail	Ontario Amtrak 								5 min drive
	Montclair Metrolink Station								6 min drive



10628 Central Ave

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



Distribution

Transportation (Continued)

Airport	Ontario International	11 min drive
	John Wayne/Orange County	45 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	40 - Fairly friendly	

Contacts

Type	Name	Location	Phone
Recorded Owner	EW SB CA Montclair 10628 LLC	-	-
True Owner	Sagard Real Estate	Denver, CO 80202	(303) 986-2222



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 (40.4%)
Built	2016
Tenancy	Multiple
Available	1,080 - 6,480 SF
Max Contiguous	4,320 SF
Asking Rent	Withheld
Frontage	147' on Holt Blvd
Frontage	Ramona Ave
Parking Spaces	1.69/1,000 SF; 78 Surface Spaces



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	6	% Leased	40.4%
Smallest Space	1,080 SF	Asking Rent	Withheld
Max Contiguous	4,320 SF	Retail Available	6,480 SF
Vacant	6,480 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	4432-E	Retail	Direct	1,080	1,080	1,080	Withheld	Vacant	Negotiable
P 1	4432-K	Retail	Direct	1,080	1,080	1,080	Withheld	Vacant	Negotiable
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

Amenities

- Corner Lot
- Signalized Intersection

Transportation

Parking Details	1.69/1,000 SF; 78 Surface Spaces
Traffic Volume	15,352 on Bandera St (2026); 1,040 on Ramona Ave (2026); 26,115 on Amherst Ave (2026); 4,904 on Evart St (2026); 9,283 on State St (2026); 24,622 on Adobe Ct (2026); 1,904 on Ramona Ave (2026); 2,311 on Helena Ave (2026); 5,511 on Felipe Ave (2026); 6,846 on Pradera Ave (2026)
Frontage	147' on Holt Blvd





4432 Holt Blvd - Orchard Plaza

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



Retail

Transportation (Continued)

Commuter Rail	Montclair Metrolink Station	5 min drive
	Claremont Metrolink Station	6 min drive
Airport	Ontario International	12 min drive
	John Wayne/Orange County	44 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	30 - Somewhat friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	40 - Fairly friendly	

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
Contacts	Chris Esparza (951) 640-5216		
Primary Leasing	Progressive Real Estate Partners	Rancho Cucamonga, CA 91730	(909) 230-4500
Contacts	Monica Dal Bianco- West (714) 483-4682		



4611 Holt Blvd

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



Showroom

Property Summary

RBA (% Leased)	11,823 SF (0.0%)
Built	1962
Tenancy	Multiple
Available	5,841 - 11,823 SF
Max Contiguous	5,982 SF
Asking Rent	Withheld
Drive Ins	None
Levelers	None
Parking Spaces	2.96/1,000 SF; 35 Surface Spaces



For Sale Summary

Asking Price	Withheld	Land	2.20 AC
Status	Active	Built	1962
Sale Type	Investment or Owner User	On Market	398 Days
RBA	11,823 SF (0.0%)	Last Update	July 16, 2026

Property Details

Land Area	2.20 AC (95,832 SF)	Zoning	COMMERCIAL / INDUSTRIAL
Building FAR	0.12	Parcel	1012-081-02

For Lease Summary

Number of Spaces	2	% Leased	0.0%
Smallest Space	5,841 SF	Asking Rent	Withheld
Max Contiguous	5,982 SF	Flex Available	11,823 SF
Vacant	11,823 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	4609	Flex	Direct	5,982	5,982	5,982	Withheld	Vacant	Negotiable
P 1	4609	Flex	Direct	5,841	5,841	5,841	Withheld	Vacant	Negotiable

Amenities

- Air Conditioning
- Controlled Access
- Signage
- Smoke Detector

Transportation

Parking Details	2.96/1,000 SF; 35 Surface Spaces
Traffic Volume	1,904 on Ramona Ave (2026); 24,622 on Adobe Ct (2026); 15,352 on Bandera St (2026); 9,283 on State St (2026); 2,578 on Ramona Ave (2026); 2,311 on Helena Ave (2026); 1,040 on Ramona Ave (2026); 1,962 on Canoga St (2026); 1,936 on Helena Ave (2026); 5,511 on Felipe Ave (2026)
Commuter Rail	Montclair Metrolink Station Claremont Metrolink Station
	5 min drive 6 min drive





4611 Holt Blvd

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



Showroom

Transportation (Continued)

Airport	Ontario International	11 min drive
	John Wayne/Orange County	44 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	30 - Somewhat friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	40 - Fairly friendly	

Contacts

Type	Name	Location	Phone
Recorded Owner	4611 Holt LLC	Rancho Cucamonga, CA 91737	(626) 327-0327
True Owner	Herman & Livier Nolan	Rancho Cucamonga, CA 91737	(626) 327-0327
Contacts	Herman Nolan (909) 527-3939		
Primary Leasing	RE/MAX TIME REALTY	Rancho Cucamonga, CA 91730	(626) 367-8809
Contacts	Terri Barrett (909) 239-9929		
Primary Leasing	RE/MAX Commercial	Rancho Cucamonga, CA 91730	(909) 210-3175
Contacts	Nathan Bragg (909) 210-3175		
Sales	RE/MAX Commercial	Rancho Cucamonga, CA 91730	(909) 210-3175
Contacts	Nathan Bragg (909) 210-3175		
Sales	RE/MAX TIME REALTY	Rancho Cucamonga, CA 91730	(626) 367-8809
Contacts	Terri Barrett (909) 239-9929		



5118-5156 Holt Blvd - Holt Blvd Retail/Industrial

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



Retail

Property Summary

GLA (% Leased)	28,200 SF (82.3%)
Built	1952
Tenancy	Multiple
Available	5,000 SF
Max Contiguous	5,000 SF
Asking Rent	Withheld
Frontage	160' on Holt Blvd
Parking Spaces	1.06/1,000 SF; 30 Surface Spaces



Property Details

Land Area	2.01 AC (87,717 SF)	Zoning	COM
Building FAR	0.32	Parcel	1010-611-16 (+3 more)

For Lease Summary

Number of Spaces	1	% Leased	82.3%
Smallest Space	5,000 SF	Asking Rent	Withheld
Max Contiguous	5,000 SF	Retail Available	5,000 SF
Vacant	5,000 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	5146	Retail	Direct	5,000	5,000	5,000	Withheld	Vacant	Negotiable

Amenities

- Signage

Transportation

Parking Details	1.06/1,000 SF; 30 Surface Spaces	
Traffic Volume	16,423 on Central Ave (2026); 25,264 on Monte Vista Ave (2026); 1,106 on Monte Vista Ave (2026); 5,431 on Marion Ave (2026); 24,666 on Central Avenue (2026); 34,099 on Bandera St (2026); 20,790 on Central Ave (2026); 15,688 on Manzanita St (2026); 4,476 on Fremont Ave (2026); 28,244 on Central Avenue (2026)	
Frontage	160' on Holt Blvd	
Commuter Rail	Montclair Metrolink Station	5 min drive
	Claremont Metrolink Station	7 min drive
Airport	Ontario International	10 min drive
	John Wayne/Orange County	45 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	30 - Somewhat friendly	





5118-5156 Holt Blvd - Holt Blvd Retail/Industrial

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



Retail

Transportation (Continued)

Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Contacts

Type	Name	Location	Phone
Recorded Owner	KARS Holdings, Inc.	Santa Monica, CA 90402	-
True Owner	Alan Kaitz	Upland, CA 91784	(909) 917-1340
Contacts	Alan Kaitz (909) 917-1340		
Primary Leasing	Alan Kaitz	Upland, CA 91784	(909) 917-1340
Contacts	Alan Kaitz (909) 917-1340		



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)	6,176 SF (79.8%)
Built	2020
Tenancy	Multiple
Available	1,250 SF
Max Contiguous	1,250 SF
Asking Rent	Withheld
Frontage	147' on Holt Boulevard
Parking Spaces	14.00/1,000 SF; 56 Surface Spaces



Property Details

Land Area	0.47 AC (20,473 SF)	Zoning	SP
Building FAR	0.30	Parcel	1011-041-07

For Lease Summary

Number of Spaces	1	% Leased	79.8%
Smallest Space	1,250 SF	Asking Rent	Withheld
Max Contiguous	1,250 SF	CAM	\$0.82/SF
Vacant	1,250 SF	Retail Available	1,250 SF

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	Withheld	Vacant	Negotiable

Transportation

Parking Details	14.00/1,000 SF; 56 Surface Spaces
Traffic Volume	16,423 on Central Ave (2026); 24,942 on Central Avenue (2026); 20,790 on Central Ave (2026); 28,244 on Central Avenue (2026); 34,099 on Bandera St (2026); 47,550 on State St (2025); 1,106 on Monte Vista Ave (2026); 25,264 on Monte Vista Ave (2026); 41,684 on Grove St (2026); 695 on Vernon Ave (2026)
Frontage	147' on Holt Boulevard
Commuter Rail	Ontario Amtrak  4 min drive Montclair Metrolink Station 5 min drive
Airport	Ontario International 10 min drive John Wayne/Orange County 45 min drive
Pedestrian Friendly	40 - Fairly friendly
Cycling Friendly	40 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	40 - Fairly friendly



5291 Holt Blvd - Central Avenue & Holt Center

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



Retail

Contacts

Type	Name	Location	Phone
Recorded Owner	LSG1 Cardenas Marketplace LLC	-	-
True Owner	Longpoint Realty Partners	Boston, MA 02116	(617) 861-9760
Primary Leasing	CBRE	Ontario, CA 91764	(909) 418-2000
Contacts	Pablo Rodriguez (760) 610-3147		



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 (89.2%)
Built/Renovated	1968/1997
Tenancy	Multiple
Available	618 - 103,199 SF
Max Contiguous	17,519 SF
Asking Rent	Withheld
Frontage	950' on Central
Frontage	1,305' on Monte Vista
Parking Spaces	5.00/1,000 SF; 6249 Surface Spaces



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	32	% Leased	89.2%
Smallest Space	618 SF	Asking Rent	Withheld
Max Contiguous	17,519 SF	Retail Available	100,281 SF
Total Available	103,199 SF	Office/Retail Available	2,918 SF
Vacant	107,709 SF		

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	5044	Retail	Direct	1,500	1,500	1,500	Withheld	10/2026	Negotiable
P 1	5019	Retail	Direct	1,461	1,461	1,461	Withheld	Vacant	3 - 5 Years
P 1	5124/2-B	Retail	Direct	1,267	1,267	1,267	Withheld	Vacant	1 - 5 Years
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





5060 Montclair Plaza Ln - Montclair Place

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



Retail

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	2020	Retail	Direct	17,519	17,519	17,519	Withheld	Vacant	1 - 5 Years
P 2	2145	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	2066	Retail	Direct	4,934	4,934	4,934	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	2176	Retail	Direct	1,543	1,543	1,543	Withheld	Vacant	3 - 5 Years
P 2	2188	Retail	Direct	1,448	1,448	1,448	Withheld	Vacant	3 - 5 Years
P 2	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

Amenities

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

Transportation

Parking Details	5.00/1,000 SF; 6249 Surface Spaces
Traffic Volume	15,483 on Lindero Ave (2026); 253,884 on Palo Verde St (2026); 2,980 on Olive St (2026); 23,708 on San Jose St (2026); 266,982 on Monte Vista Ave (2026); 45,834 on Central Avenue (2026); 226,545 on San Bernardino Freeway (2026); 44,631 on E Montclair Plz Ln (2025); 24,782 on Central Avenue (2026)
Frontage	950' on Central; 1,305' on Monte Vista; 2,526' on Moreno
Commuter Rail	Montclair Metrolink Station Claremont Metrolink Station
Airport	Ontario International
Pedestrian Friendly	60 - Moderately friendly
Cycling Friendly	40 - Fairly friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	60 - Moderately friendly





5060 Montclair Plaza Ln - Montclair Place

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



Retail

Contacts

Type	Name	Location	Phone
Recorded Owner	5060 Montclair Plz Lane Owner	Los Angeles, CA 90028	-
True Owner	CIM Group, LP	Los Angeles, CA 90010	(323) 860-4900
Primary Leasing	CIM Group, LP	Los Angeles, CA 90010	(323) 860-4900
Contacts	Jennifer Meade (562) 760-9694		

**Property Summary**

RBA (% Leased)	8,058 SF (0.0%)
Built	1986
Tenancy	Single
Available	8,058 SF
Max Contiguous	8,058 SF
Asking Rent	Withheld
Clear Height	16'6"
Drive Ins	2 total/10' w x 12' h
Docks	None
Levelers	None
Parking Spaces	2.48/1,000 SF; 20 Surface Spaces

**Property Details**

Land Area	0.43 AC (18,600 SF)	Power	800a/120 - 208v 3p 3w Heavy
Building FAR	0.43	Zoning	M1
Crane	None	Parcel	1011-281-04

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	8,058 SF	Asking Rent	Withheld
Max Contiguous	8,058 SF	Industrial Available	8,058 SF
Vacant	8,058 SF		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	8,058	8,058	Withheld	Vacant	Negotiable	-	2

Amenities

- 24 Hour Access
- Air Conditioning
- Controlled Access
- Fenced Lot

Transportation

Parking Details	2.48/1,000 SF; 20 Surface Spaces								
Traffic Volume	29,793 on Central Avenue (2026); 1,309 on Central Ave (2026); 47,550 on State St (2025); 41,684 on Grove St (2026); 1,400 on Central Ave (2026); 1,615 on Grove St (2026); 4,476 on Fremont Ave (2026); 421 on State St (2026); 24,942 on Central Avenue (2026); 1,106 on Monte Vista Ave (2026)								
Commuter Rail	Ontario Amtrak 								5 min drive
	Montclair Metrolink Station								6 min drive
Airport	Ontario International								11 min drive
	John Wayne/Orange County								45 min drive
Pedestrian Friendly	30 - Somewhat friendly								
Cycling Friendly	40 - Fairly friendly								



Transportation (Continued)

Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Contacts

Type	Name	Location	Phone
Recorded Owner	Jung Sook Im	Buena Park, CA 90621	(714) 936-2797
Primary Leasing	CNR Real Estate	City of Industry, CA 91745	(626) 217-0137
Contacts	Jonathan Kim (626) 217-0137		



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	1.50/1,000 SF; 30 Surface Spaces



Property Details

Land Area	2.60 AC (113,256 SF)	Power	2,800a/ Heavy
Building FAR	0.18	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		

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

Amenities

- Fenced Lot

Transportation

Parking Details	1.50/1,000 SF; 30 Surface Spaces
Traffic Volume	1,449 on State St (2026); 5,200 on Vernon Ave (2026); 1,085 on W Mission Blvd (2026); 17,603 on Vernon Ave (2026); 4,659 on S Oaks Ave (2026); 34,897 on West Mission Boulevard (2026); 22,329 on S Benson Ave (2026); 1,273 on Vernon Ave (2026); 4,968 on Vernon Ave (2026); 4,329 on W Mission Blvd (2026)
Commuter Rail	Ontario Amtrak  6 min drive Montclair Metrolink Station 8 min drive
Airport	Ontario International 11 min drive John Wayne/Orange County 46 min drive
Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	30 - Somewhat friendly





5621 State St - 5551-5621 State Street

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



Manufacturing

Transportation (Continued)

Car Friendly	90 - Exceptionally friendly
Transit Friendly	10 - Not friendly

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
Contacts	Thomas Barbera (847) 601-7107		



4650 Arrow Hwy - Montclair Business Center

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



Light Manufacturing

Property Summary

RBA (% Leased)	11,767 SF (92.6%)
Built	1980
Tenancy	Multiple
Available	873 SF
Max Contiguous	873 SF
Asking Rent	\$1.62 SF/Month/MG
Drive Ins	7 total/10' w x 10' h
Docks	None
Levelers	None
Parking Spaces	2.34/1,000 SF; 26 Surface Spaces



Property Details

Land Area	0.86 AC (37,462 SF)	Zoning	MIP
Building FAR	0.31	Parcel	1007-733-20
Crane	None		

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.62 SF/Month
Smallest Space	873 SF	Service Type	Modified Gross
Max Contiguous	873 SF	CAM	\$0.12/SF
Vacant	873 SF	Office Available	873 SF
% Leased	92.6%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	F-3	Office	Direct	873	873	873	\$1.62 MG	Vacant	Negotiable

Transportation

Parking Details	2.34/1,000 SF; 26 Surface Spaces	
Traffic Volume	18,493 on Arrow Highway (2026); 19,047 on Arrow Highway (2026); 16,250 on Claremont Boulevard (2026); 16,028 on Monte Vista Ave (2026); 15,624 on S Claremont Blvd (2024); 18,361 on East Arrow Highway (2026); 10,778 on South Mills Avenue (2026); 8,980 on Blanchard Pl (2026); 18,493 on Monte Vista Avenue (2026); 15,718 on Richton Rd (2026)	
Commuter Rail	Montclair Metrolink Station	15 min walk
	Claremont Metrolink Station	19 min walk
Airport	Ontario International	12 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	40 - Fairly friendly	





4650 Arrow Hwy - Montclair Business Center

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



Light Manufacturing

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
Primary Leasing	Delmar Commercial R.E. Services	Rancho Cucamonga, CA 91730	(909) 989-8988
Contacts	Mark McErlean (909) 214-9125		



4650 Arrow Hwy - Montclair Business Center

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



Light Manufacturing

Property Summary

RBA (% Leased)	15,552 SF (58.6%)
Built	1980
Tenancy	Multiple
Available	1,495 - 6,443 SF
Max Contiguous	4,948 SF
Asking Rent	\$1.30 SF/Month/MG
Drive Ins	2 total/10' w x 10' h
Docks	None
Levelers	None
Parking Spaces	3.35/1,000 SF; 50 Surface Spaces



Property Details

Land Area	0.86 AC (37,462 SF)	Zoning	MIP
Building FAR	0.42	Parcel	1007-733-20
Crane	None		

For Lease Summary

Number of Spaces	2	Asking Rent	\$1.30 SF/Month
Smallest Space	1,495 SF	Service Type	Modified Gross
Max Contiguous	4,948 SF	CAM	\$0.12/SF
Total Available	6,443 SF	Office Available	1,495 SF
Vacant	6,443 SF	Flex Available	4,948 SF
% Leased	58.6%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	B-8/9	Flex	Direct	4,948	4,948	4,948	\$1.30 MG	Vacant	Negotiable
P 1	B-6	Office	Direct	1,495	1,495	1,495	\$1.30 MG	Vacant	Negotiable

Transportation

Parking Details	3.35/1,000 SF; 50 Surface Spaces	
Traffic Volume	18,493 on Arrow Highway (2026); 19,047 on Arrow Highway (2026); 16,250 on Claremont Boulevard (2026); 15,624 on S Claremont Blvd (2024); 16,028 on Monte Vista Ave (2026); 18,361 on East Arrow Highway (2026); 10,778 on South Mills Avenue (2026); 8,980 on Blanchard Pl (2026); 18,493 on Monte Vista Avenue (2026); 4,584 on Felipe Ave (2026)	
Commuter Rail	Montclair Metrolink Station	15 min walk
	Claremont Metrolink Station	18 min walk
Airport	Ontario International	12 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	





4650 Arrow Hwy - Montclair Business Center

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



Light Manufacturing

Transportation (Continued)

Transit Friendly 60 - Moderately friendly

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
Primary Leasing	Delmar Commercial R.E. Services	Rancho Cucamonga, CA 91730	(909) 989-8988
Contacts	Mark McErlean (909) 214-9125		



4650 Arrow Hwy - Montclair Business Center

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



Light Manufacturing

Property Summary

RBA (% Leased)	13,385 SF (90.2%)
Built	1980
Tenancy	Multiple
Available	1,306 SF
Max Contiguous	1,306 SF
Asking Rent	\$1.30 SF/Month/MG
Clear Height	15'
Drive Ins	8 total/10' w x 10' h
Docks	None
Levelers	None
Parking Spaces	2.07/1,000 SF; 50 Surface Spaces



Property Details

Land Area	0.86 AC (37,462 SF)	Power	100a/200v 1p 4w
Building FAR	0.36	Zoning	MIP
Crane	None	Parcel	1007-733-20

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.30 SF/Month
Smallest Space	1,306 SF	Service Type	Modified Gross
Max Contiguous	1,306 SF	CAM	\$0.12/SF
Vacant	1,306 SF	Office Available	1,306 SF
% Leased	90.2%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	A-4	Office	Direct	1,306	1,306	1,306	\$1.30 MG	Vacant	Negotiable

Amenities

- Signage

Transportation

Parking Details	2.07/1,000 SF; 50 Surface Spaces	
Traffic Volume	19,047 on Arrow Highway (2026); 15,624 on S Claremont Blvd (2024); 18,361 on East Arrow Highway (2026); 16,250 on Claremont Boulevard (2026); 10,778 on South Mills Avenue (2026); 18,493 on Arrow Highway (2026); 16,028 on Monte Vista Ave (2026); 16,356 on Oakdale Dr (2026); 8,980 on Blanchard Pl (2026); 6,103 on Mills Ave (2024)	
Commuter Rail	Montclair Metrolink Station	16 min walk
	Claremont Metrolink Station	17 min walk
Airport	Ontario International	12 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	





4650 Arrow Hwy - Montclair Business Center

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



Light Manufacturing

Transportation (Continued)

Car Friendly	100 - Exceptionally friendly
Transit Friendly	60 - Moderately friendly

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
Primary Leasing	Delmar Commercial R.E. Services	Rancho Cucamonga, CA 91730	(909) 989-8988
Contacts	Mark McErlean (909) 214-9125		



5549 Arrow Hwy - N Montclair Business Park

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



Warehouse

Property Summary

RBA (% Leased)	13,200 SF (89.0%)
Built	2005
Tenancy	Multiple
Available	1,459 SF
Max Contiguous	1,459 SF
Asking Rent	\$1.20 SF/Month/MG
Clear Height	16'
Drive Ins	9 total/12' w x 14' h
Docks	None
Levelers	None
Parking Spaces	2.27/1,000 SF; 30 Surface Spaces



Property Details

Land Area	0.60 AC (26,136 SF)	Sprinklers	Wet
Building FAR	0.51	Zoning	Industrial
Power	400a/277 - 480v 3p	Parcel	1008-051-06

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.20 SF/Month
Smallest Space	1,459 SF	Service Type	Modified Gross
Max Contiguous	1,459 SF	CAM	\$0.15/SF
Vacant	1,459 SF	Industrial Available	1,459 SF
% Leased	89.0%		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
G	Industrial	Direct	1,459	1,459	\$1.20 MG	Vacant	Negotiable	-	-

Amenities

- Air Conditioning
- Signage
- Wheelchair Accessible

Transportation

Parking Details	2.27/1,000 SF; 30 Surface Spaces		
Traffic Volume	13,835 on Vernon Ave (2026); 17,413 on W 8th St (2026); 16,734 on W 7th St (2026); 15,868 on Vernon Ave (2026); 19,207 on Benson Avenue (2026); 19,190 on W 7th St (2026); 31,091 on Olive St (2026); 26,121 on Central Avenue (2026); 4,498 on N Vista Pl (2026); 24,666 on Central Avenue (2026)		
Commuter Rail	Montclair Metrolink Station		18 min walk
	Claremont Metrolink Station		5 min drive
Airport	Ontario International		11 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	50 - Fairly friendly		





5549 Arrow Hwy - N Montclair Business Park

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



Warehouse

Transportation (Continued)

Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Contacts

Type	Name	Location	Phone
Recorded Owner	Lm Of Ms Properties Llc	Montclair, CA 91763	-
Primary Leasing	CBRE	Ontario, CA 91764	(909) 418-2000
Contacts	Erik Wanland (626) 710-8453		



5637 Arrow Hwy - Benson Commerce Center

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



Light Distribution

Property Summary

RBA (% Leased)	17,756 SF (82.5%)
Built	1975
Tenancy	Multiple
Available	1,500 - 3,100 SF
Max Contiguous	1,600 SF
Asking Rent	\$1.60 SF/Month/MG
Clear Height	16'
Drive Ins	11 total/10' w x 10' h
Docks	None
Levelers	None
Parking Spaces	3.40/1,000 SF; 26 Surface Spaces



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	Asking Rent	\$1.60 SF/Month
Smallest Space	1,500 SF	Service Type	Modified Gross
Max Contiguous	1,600 SF	CAM	\$0.07/SF
Total Available	3,100 SF	Retail Available	1,500 SF
Vacant	3,100 SF	Flex Available	1,600 SF
% Leased	82.5%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	5637-F	Flex	Direct	1,600/1,000 Office	1,600	1,600	\$1.60 MG	Vacant	Negotiable
P 1	5637-G	Retail	Direct	1,500	1,500	1,500	\$1.60 MG	Vacant	Negotiable

Transportation

Parking Details	3.40/1,000 SF; 26 Surface Spaces		
Traffic Volume	9,680 on Vernon Ave (2026); 17,413 on W 8th St (2026); 19,207 on Benson Avenue (2026); 16,734 on W 7th St (2026); 19,190 on W 7th St (2026); 12,649 on Montrose Ave (2026); 5,068 on S Sierra Pl (2026); 14,557 on W 7th St (2026); 15,868 on Vernon Ave (2026); 11,758 on S Spencer Ave (2026)		
Commuter Rail	Montclair Metrolink Station		20 min walk
	Claremont Metrolink Station		5 min drive
Airport	Ontario International		10 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	40 - Fairly friendly		





5637 Arrow Hwy - Benson Commerce Center

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



Light Distribution

Transportation (Continued)

Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

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
Primary Leasing	Delmar Commercial R.E. Services	Rancho Cucamonga, CA 91730	(909) 989-8988
Contacts	Mark McErlean (909) 214-9125		



8926 Benson Ave - Benson Commerce Center

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



Warehouse

Property Summary

RBA (% Leased)	16,953 SF (77.5%)
Built	1975
Tenancy	Multiple
Available	1,440 - 3,816 SF
Max Contiguous	2,376 SF
Asking Rent	\$1.45 - 1.48 SF/Month/MG
Clear Height	16'
Drive Ins	10 total/12' w x 12' h
Docks	None
Levelers	None
Parking Spaces	3.40/1,000 SF; 20 Surface Spaces



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	2	Asking Rent	\$1.45 - 1.48 SF/Month
Smallest Space	1,440 SF	Service Type	Modified Gross
Max Contiguous	2,376 SF	CAM	\$0.07/SF
Vacant	3,816 SF	Industrial Available	3,816 SF
% Leased	77.5%		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
8926--A	Industrial	Direct	2,376/1,600 Office	2,376	\$1.45 MG	Vacant	Negotiable	-	1
8926--H	Industrial	Direct	1,440/300 Office	1,440	\$1.48 MG	Vacant	Negotiable	-	1

Transportation

Parking Details	3.40/1,000 SF; 20 Surface Spaces	
Traffic Volume	9,680 on Vernon Ave (2026); 16,734 on W 7th St (2026); 17,413 on W 8th St (2026); 19,190 on W 7th St (2026); 19,207 on Benson Avenue (2026); 14,557 on W 7th St (2026); 12,649 on Montrose Ave (2026); 15,868 on Vernon Ave (2026); 5,068 on S Sierra Pl (2026); 11,758 on S Spencer Ave (2026)	
Commuter Rail	Montclair Metrolink Station	3 min drive
	Claremont Metrolink Station	5 min drive
Airport	Ontario International	10 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	50 - Fairly friendly	





8926 Benson Ave - Benson Commerce Center

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



Warehouse

Transportation (Continued)

Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

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
Primary Leasing	Delmar Commercial R.E. Services	Rancho Cucamonga, CA 91730	(909) 989-8988
Contacts	Mark McErlean (909) 214-9125		



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	2.00/1,000 SF; 22 Surface Spaces



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	\$0.10/SF
Vacant	0 SF	Industrial Available	6,129 SF
% Leased	100%		

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	-	-

Amenities

- Bus Line
- Skylights

Transportation

Parking Details	2.00/1,000 SF; 22 Surface Spaces	
Traffic Volume	1,040 on Ramona Ave (2026); 9,283 on State St (2026); 15,352 on Bandera St (2026); 26,115 on Amherst Ave (2026); 1,904 on Ramona Ave (2026); 2,578 on Ramona Ave (2026); 24,622 on Adobe Ct (2026); 4,904 on Evert St (2026); 12,670 on Mission Blvd (2026); 2,311 on Helena Ave (2026)	
Commuter Rail	Montclair Metrolink Station	6 min drive
	Claremont Metrolink Station	6 min drive
Airport	Ontario International	12 min drive
	John Wayne/Orange County	43 min drive





4460 Brooks St - Crown Center

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



Warehouse

Transportation (Continued)

Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	30 - Somewhat friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	40 - Fairly friendly

Contacts

Type	Name	Location	Phone
Recorded Owner	Trico-tch Ltd	-	-
True Owner	Trico Realty	Costa Mesa, CA 92626	(714) 751-4420
Primary Leasing	Lee & Associates	City Of Industry, CA 91746	(562) 699-7500
Contacts	Stephen Shatafian (714) 322-1072		



4601 Brooks St - Brooks Commerce Center

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



Warehouse

Property Summary

RBA (% Leased)	9,996 SF (90.0%)
Built	1973
Tenancy	Multiple
Available	1,000 SF
Max Contiguous	1,000 SF
Asking Rent	\$1.45 SF/Month/MG
Clear Height	14'
Drive Ins	6 total
Docks	None
Levelers	None
Parking Spaces	2.50/1,000 SF; 30 Surface Spaces



Property Details

Land Area	2.88 AC (125,409 SF)	Power	100a/ 3p
Building FAR	0.08	Zoning	N/Av, Montclair
Crane	None	Parcel	1012-082-02

For Lease Summary

Number of Spaces	1	% Leased	90.0%
Smallest Space	1,000 SF	Asking Rent	\$1.45 SF/Month
Max Contiguous	1,000 SF	Service Type	Modified Gross
Vacant	1,000 SF	Industrial Available	1,000 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
2	Industrial	Direct	1,000/120 Office	1,000	\$1.45 MG	Vacant	Negotiable	-	1

Transportation

Parking Details	2.50/1,000 SF; 30 Surface Spaces	
Traffic Volume	1,904 on Ramona Ave (2026); 2,578 on Ramona Ave (2026); 9,283 on State St (2026); 24,622 on Adobe Ct (2026); 1,040 on Ramona Ave (2026); 15,352 on Bandera St (2026); 12,670 on Mission Blvd (2026); 2,311 on Helena Ave (2026); 32,022 on West Mission Boulevard (2026); 21,755 on Carriage Ave (2026)	
Commuter Rail	Montclair Metrolink Station	6 min drive
	Claremont Metrolink Station	7 min drive
Airport	Ontario International	12 min drive
	John Wayne/Orange County	44 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	30 - Somewhat friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	





4601 Brooks St - Brooks Commerce Center

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



Warehouse

Contacts

Type	Name	Location	Phone
Recorded Owner	DAHSCO Properties Rancho Commercial, LLC	La Verne, CA 91750	(909) 596-8955
True Owner	Dan Hanson	La Verne, CA 91750	(909) 596-3263
Contacts	Daniel Hanson (951) 377-6706		
Primary Leasing	Lee & Associates Commercial Real Estate Services	Ontario, CA 91764	(909) 989-7771
Contacts	Justin Leewood (951) 545-5142		



4700-4718 Brooks St

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



Light Distribution

Property Summary

RBA (% Leased)	7,900 SF (72.2%)
Built	1960
Tenancy	Multiple
Available	1,000 - 2,200 SF
Max Contiguous	1,200 SF
Asking Rent	Withheld
Drive Ins	2 total
Docks	1 exterior
Levelers	None
Parking Spaces	1.59/1,000 SF; Covered Spaces Available; 25 Surface Spaces



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	2	% Leased	72.2%
Smallest Space	1,000 SF	Asking Rent	Withheld
Max Contiguous	1,200 SF	CAM	\$0.15/SF
Total Available	2,200 SF	Retail Available	1,200 SF
Vacant	2,200 SF	Industrial Available	1,000 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	4711	Retail	Direct	1,200	1,200	1,200	\$1.00 MG	Vacant	3 Years
P 1	4733 Brooks	Industrial	Direct	1,000	1,000	1,000	\$1.35 MG	Vacant	3 - 5 Years

Transportation

Parking Details	1.59/1,000 SF; Covered Spaces Available; 25 Surface Spaces	
Traffic Volume	1,904 on Ramona Ave (2026); 24,622 on Adobe Ct (2026); 2,578 on Ramona Ave (2026); 10,788 on State St (2026); 15,688 on Manzanita St (2026); 1,936 on Helena Ave (2026); 2,311 on Helena Ave (2026); 9,283 on State St (2026); 1,962 on Canoga St (2026); 11,334 on State St (2026)	
Commuter Rail	Montclair Metrolink Station	6 min drive
	Claremont Metrolink Station	7 min drive
Airport	Ontario International	12 min drive
	John Wayne/Orange County	44 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	30 - Somewhat friendly	
Car Friendly	100 - Exceptionally friendly	





4700-4718 Brooks St

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



Light Distribution

Transportation (Continued)

Transit Friendly	40 - Fairly friendly
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Contacts

Type	Name	Location	Phone
Recorded Owner	4747 Holt Investments Llc	Sun Valley, CA 91352	-
Primary Leasing	All Nations Realty & Investments	Rancho Cucamonga, CA 91739	(909) 980-5000
Contacts	Samantha Gallardo (909) 230-8800		
Primary Leasing	All Nations Realty & Investments	Ontario, CA 91762	(909) 391-1511
Contacts	Samantha Gallardo (909) 230-8800		



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	2.06/1,000 SF; 16 Surface Spaces



Property Details

Land Area	0.41 AC (17,860 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	3 - 5 Years	-	2

Transportation

Parking Details	2.06/1,000 SF; 16 Surface Spaces
Traffic Volume	695 on Vernon Ave (2026); 20,790 on Central Ave (2026); 24,942 on Central Avenue (2026); 4,968 on Vernon Ave (2026); 22,926 on Vernon Ave (2026); 28,244 on Central Avenue (2026); 47,550 on State St (2025); 5,200 on Vernon Ave (2026); 1,273 on Vernon Ave (2026); 421 on State St (2026)
Commuter Rail	Ontario Amtrak  4 min drive Montclair Metrolink Station 6 min drive
Airport	Ontario International 10 min drive John Wayne/Orange County 46 min drive
Pedestrian Friendly	40 - Fairly friendly
Cycling Friendly	30 - Somewhat friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly





5420 Brooks St

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



Warehouse

Contacts

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

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	41,791 SF (89.6%)
Built	1984
Tenancy	Multiple
Available	1,688 - 4,352 SF
Max Contiguous	2,664 SF
Asking Rent	\$2.50 - 2.65 SF/Month/NNN
Frontage	340' on Arrow
Frontage	483' on Central Ave
Parking Spaces	5.00/1,000 SF; 216 Surface Spaces



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	2	% Leased	89.6%
Smallest Space	1,688 SF	Asking Rent	\$2.50 - 2.65 SF/Month
Max Contiguous	2,664 SF	Service Type	Triple Net
Vacant	4,352 SF	Retail Available	4,352 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

Transportation

Parking Details	5.00/1,000 SF; 216 Surface Spaces								
Traffic Volume	28,939 on Arrow Hwy (2024); 26,121 on Central Avenue (2026); 18,493 on Central Avenue (2026); 4,800 on N Vista Pl (2026); 31,091 on Olive St (2026); 4,498 on N Vista Pl (2026); 24,997 on Richton St (2026); 13,835 on Vernon Ave (2026); 24,666 on Central Avenue (2026); 3,875 on Richton Rd (2026)								
Frontage	340' on Arrow; 483' on Central Ave								
Commuter Rail	Montclair Metrolink Station								11 min walk
	Claremont Metrolink Station								4 min drive
Airport	Ontario International								11 min drive
Pedestrian Friendly	50 - Fairly friendly								
Cycling Friendly	50 - Fairly friendly								
Car Friendly	100 - Exceptionally friendly								
Transit Friendly	60 - Moderately friendly								



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
Contacts	Jimmy Lee (626) 298-5211		
Primary Leasing	Progressive Real Estate Partners	Rancho Cucamonga, CA 91730	(909) 230-4500
Contacts	Paul Su (626) 417-4539		



9509 Central Ave - Central & Palo Verde Plaza

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



Retail

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	6,582 SF (61.8%)
Built	1980
Tenancy	Multiple
Available	1,213 - 2,516 SF
Max Contiguous	1,303 SF
Asking Rent	\$0.17 SF/Month/NNN
Frontage	153' on Central Ave
Parking Spaces	6.05/1,000 SF; 40 Surface Spaces



Property Details

Land Area	0.57 AC (24,829 SF)	Zoning	C2, Montclair
Building FAR	0.27	Parcel	1008-601-65

For Lease Summary

Number of Spaces	2	Asking Rent	\$0.17 SF/Month
Smallest Space	1,213 SF	Service Type	Triple Net
Max Contiguous	1,303 SF	CAM	\$0.06/SF
Vacant	2,516 SF	Office/Retail Available	2,516 SF
% Leased	61.8%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	A	Office/Retail	Direct	1,303	1,303	1,303	\$0.17 NNN	Vacant	Negotiable
P 1	C	Office/Retail	Direct	1,213	1,213	1,213	\$0.17 NNN	Vacant	Negotiable

Amenities

- Tenant Controlled HVAC

Transportation

Parking Details	6.05/1,000 SF; 40 Surface Spaces		
Traffic Volume	7,606 on Rose Ave (2026); 26,637 on Central Avenue (2026); 42,012 on Palo Verde St (2026); 8,603 on Carrillo Ave (2026); 40,491 on San Bernardino St (2026); 5,572 on Vernon Ave (2026); 43,830 on I 10 Fwy E (2026); 7,824 on Central Ave (2025); 8,887 on Marion Ave (2026); 226,545 on San Bernardino Freeway (2026)		
Frontage	153' on Central Ave		
Commuter Rail	Montclair Metrolink Station		3 min drive
	Claremont Metrolink Station		6 min drive
Airport	Ontario International		10 min drive
	John Wayne/Orange County		47 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	30 - Somewhat friendly		





9509 Central Ave - Central & Palo Verde Plaza

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



Retail

Transportation (Continued)

Car Friendly	90 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

Contacts

Type	Name	Location	Phone
Recorded Owner	Young Jin Son	Fullerton, CA 92833	-
Recorded Owner	Son Family Trust	-	-
True Owner	Young Jin Son	Fullerton, CA 92833	-
Primary Leasing	MGR Real Estate	Ontario, CA 91764	(909) 981-4466
Contacts	Ramesh Fernando (909) 914-9519, Raul Alejos (909) 556-3293, Michael Rademaker (909) 230-0009		



10325 Central Ave

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



Retail

Property Summary

GLA (% Leased)	15,498 SF (100%)
Built	1985
Tenancy	Multiple
Available	15,498 SF
Max Contiguous	15,498 SF
Asking Rent	\$3.54 SF/Month/NNN
Frontage	Central
Parking Spaces	3.23/1,000 SF; 50 Surface Spaces



Property Details

Land Area	2.12 AC (92,347 SF)	Zoning	C3
Building FAR	0.17	Parcel	1010-601-10 (+1 more)

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	15,498 SF	Asking Rent	\$3.54 SF/Month
Max Contiguous	15,498 SF	Service Type	Triple Net
Vacant	0 SF	Retail Available	15,498 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	-	Retail	Direct	15,498	15,498	15,498	\$3.54 NNN	30 Days	Negotiable

Amenities

- Signage
- Signalized Intersection

Transportation

Parking Details	3.23/1,000 SF; 50 Surface Spaces
Traffic Volume	24,666 on Central Avenue (2026); 34,099 on Bandera St (2026); 26,448 on Central Avenue (2026); 33,976 on Kingsley St (2026); 20,790 on Central Ave (2026); 4,235 on Bel Air Ave (2026); 16,423 on Central Ave (2026); 5,431 on Marion Ave (2026); 3,847 on Rose Ave (2026); 22,926 on Vernon Ave (2026)
Commuter Rail	Montclair Metrolink Station 5 min drive Ontario Amtrak  4 min drive
Airport	Ontario International 10 min drive John Wayne/Orange County 45 min drive
Pedestrian Friendly	60 - Moderately friendly
Cycling Friendly	30 - Somewhat friendly
Car Friendly	80 - Very friendly
Transit Friendly	30 - Somewhat friendly



10325 Central Ave

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



Retail

Contacts

Type	Name	Location	Phone
Recorded Owner	Tamer M Bacily	Montclair, CA 91763	(909) 398-1750
Recorded Owner	Tamer M Bacily	Montclair, CA 91763	-
True Owner	Tamer M Bacily	Montclair, CA 91763	(909) 398-1750

**Property Summary**

RBA (% Leased)	25,827 SF (89.8%)
Built	1963
Tenancy	Multiple
Available	2,640 SF
Max Contiguous	2,640 SF
Asking Rent	\$1.19 SF/Month/TBD
Clear Height	14'
Drive Ins	13 total/8' w x 10' h
Docks	None
Levelers	None
Parking Spaces	3.19/1,000 SF; 10 Surface Spaces

**Property Details**

Land Area	0.92 AC (39,864 SF)
Building FAR	0.65
Crane	None

Power	200a/
Zoning	HDR-45
Parcel	1011-291-07

For Lease Summary

Number of Spaces	1
Smallest Space	2,640 SF
Max Contiguous	2,640 SF
Vacant	2,640 SF
% Leased	89.8%

Asking Rent	\$1.19 SF/Month
Service Type	TBD
CAM	\$0.15/SF
Industrial Available	2,640 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
10807	Industrial	Direct	2,640	2,640	\$1.19 TBD	Vacant	Negotiable	-	-

Transportation

Parking Details	3.19/1,000 SF; 10 Surface Spaces
Traffic Volume	4,476 on Fremont Ave (2026); 1,615 on Grove St (2026); 32,022 on West Mission Boulevard (2026); 34,897 on West Mission Boulevard (2026); 1,309 on Central Ave (2026); 27,312 on Monte Vista Ave (2026); 41,684 on Grove St (2026); 1,400 on Central Ave (2026); 29,793 on Central Avenue (2026); 10,969 on Mission Blvd (2026)
Commuter Rail	Montclair Metrolink Station 6 min drive Ontario Amtrak 6 min drive
Airport	Ontario International 11 min drive John Wayne/Orange County 44 min drive
Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	90 - Exceptionally friendly



10805-10835 Fremont Ave

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



Warehouse

Transportation (Continued)

Transit Friendly 20 - Somewhat friendly

Contacts

Type	Name	Location	Phone
Recorded Owner	Grupo Glemka Llc	-	-



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
Frontage	Holt
Frontage	123' on Holt Blvd
Parking Spaces	10.00/1,000 SF; 153 Surface Spaces



Property Details

Land Area	1.04 AC (45,302 SF)	Zoning	SP
Building FAR	0.12	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

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

Amenities

- Corner Lot
- Drive Thru
- Signage
- Signalized Intersection

Transportation

Parking Details	10.00/1,000 SF; 153 Surface Spaces		
Traffic Volume	15,352 on Bandera St (2026); 1,040 on Ramona Ave (2026); 24,622 on Adobe Ct (2026); 1,904 on Ramona Ave (2026); 9,283 on State St (2026); 26,115 on Amherst Ave (2026); 4,904 on Evart St (2026); 2,311 on Helena Ave (2026); 2,578 on Ramona Ave (2026); 5,511 on Felipe Ave (2026)		
Frontage	123' on Holt Blvd		
Commuter Rail	Montclair Metrolink Station		5 min drive
	Claremont Metrolink Station		6 min drive
Airport	Ontario International		12 min drive
	John Wayne/Orange County		44 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	30 - Somewhat friendly		





4480 Holt Blvd - Orchard Plaza

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



Retail

Transportation (Continued)

Car Friendly	100 - Exceptionally friendly
Transit Friendly	40 - Fairly friendly

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
Contacts	Chris Esparza (951) 640-5216		
Primary Leasing	Progressive Real Estate Partners	Rancho Cucamonga, CA 91730	(909) 230-4500
Contacts	Monica Dal Bianco- West (714) 483-4682		



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	\$1.00 SF/Month/MG
Frontage	201' on Holt Blvd
Parking Spaces	Surface Spaces Available



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	\$1.00 SF/Month
Smallest Space	1,200 SF	Service Type	Modified Gross
Max Contiguous	1,200 SF	CAM	\$0.15/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	\$1.00 MG	Vacant	3 - 5 Years

Transportation

Parking Details	Surface Spaces Available	
Traffic Volume	24,622 on Adobe Ct (2026); 1,904 on Ramona Ave (2026); 2,578 on Ramona Ave (2026); 2,311 on Helena Ave (2026); 1,936 on Helena Ave (2026); 15,688 on Manzanita St (2026); 10,788 on State St (2026); 1,962 on Canoga St (2026); 9,283 on State St (2026); 15,352 on Bandera St (2026)	
Frontage	201' on Holt Blvd	
Commuter Rail	Montclair Metrolink Station	5 min drive
	Claremont Metrolink Station	6 min drive
Airport	Ontario International	11 min drive
	John Wayne/Orange County	44 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	30 - Somewhat friendly	
Car Friendly	100 - Exceptionally friendly	





4701-4737 Holt Blvd - Montclair Retail Center

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



Retail

Transportation (Continued)

Transit Friendly 40 - Fairly friendly

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
Contacts	Rodney Gleicher (818) 771-0072 X101		
Primary Leasing	All Nations Realty & Investments	Rancho Cucamonga, CA 91739	(909) 980-5000
Contacts	Samantha Gallardo (909) 230-8800		
Primary Leasing	All Nations Realty & Investments	Ontario, CA 91762	(909) 391-1511
Contacts	Samantha Gallardo (909) 230-8800		



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
Frontage	255' on Central
Frontage	179' on Holt
Parking Spaces	4.01/1,000 SF; 30 Surface Spaces



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	4.01/1,000 SF; 30 Surface Spaces
Traffic Volume	24,942 on Central Avenue (2026); 20,790 on Central Ave (2026); 28,244 on Central Avenue (2026); 47,550 on State St (2025); 16,423 on Central Ave (2026); 695 on Vernon Ave (2026); 34,099 on Bandera St (2026); 41,684 on Grove St (2026); 4,968 on Vernon Ave (2026); 1,400 on Central Ave (2026)
Frontage	255' on Central; 179' on Holt
Commuter Rail	Ontario Amtrak  4 min drive Montclair Metrolink Station 5 min drive
Airport	Ontario International 10 min drive John Wayne/Orange County 45 min drive
Pedestrian Friendly	40 - Fairly friendly
Cycling Friendly	40 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	40 - Fairly friendly





5301-5311 Holt Blvd

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



Retail

Contacts

Type	Name	Location	Phone
Recorded Owner	Southeast Statesboro Llc	Statesboro, GA 30458	-
Primary Leasing	STC Management	Whittier, CA 90601	(562) 695-1513
Contacts	Melody Yang (626) 823-5125		



4066 Mission Blvd - Crown Business Park

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



Warehouse

Property Summary

RBA (% Leased)	5,673 SF (0.0%)
Built	1990
Tenancy	Single
Available	5,673 SF
Max Contiguous	5,673 SF
Asking Rent	\$1.42 SF/Month/IG
Clear Height	16'
Drive Ins	1 total
Docks	None
Levelers	None
Parking Spaces	2.12/1,000 SF; 5 Surface Spaces



Property Details

Land Area	0.33 AC (14,375 SF)	Power	400a/120 - 208v 3p 3w
Building FAR	0.39	Zoning	MI, Montclair
Crane	None	Parcel	1012-191-10

For Lease Summary

Number of Spaces	1	Asking Rent	\$1.42 SF/Month
Smallest Space	5,673 SF	Service Type	Industrial Gross
Max Contiguous	5,673 SF	CAM	\$0.10/SF
Vacant	5,673 SF	Industrial Available	5,673 SF
% Leased	0.0%		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	5,673	5,673	\$1.42 IG	10/2026	Negotiable	-	1

Amenities

- Air Conditioning
- Smoke Detector
- Fenced Lot
- Wheelchair Accessible
- Reception
- Skylights

Transportation

Parking Details	2.12/1,000 SF; 5 Surface Spaces		
Traffic Volume	2,821 on Silicon Ave (2026); 32,022 on West Mission Boulevard (2026); 20,398 on Pipeline Ave (2026); 1,068 on Silicon Ave (2026); 20,776 on Silicon Ave (2026); 2,961 on Mission Blvd (2026); 19,770 on East Mission Boulevard (2026); 3,213 on E 9th St (2026); 32,022 on West Mission Boulevard (2026); 1,356 on E 9th St (2026)		
Commuter Rail	Downtown Pomona Metrolink Station		5 min drive
	Pomona Amtrak 		6 min drive





4066 Mission Blvd - Crown Business Park

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



Warehouse

Transportation (Continued)

Airport	Ontario International	13 min drive
	John Wayne/Orange County	44 min drive
	Long Beach (Daugherty Field)	54 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	20 - Somewhat friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	20 - Somewhat friendly	

Contacts

Type	Name	Location	Phone
Recorded Owner	Global Group Investments Llc	Montclair, CA 91763	-
True Owner	West-tech Mechanical Inc	Montclair, CA 91763	(909) 635-1170
Contacts	Ghassan Wahid (909) 635-1170		



4748 Mission Blvd - Mission Industrial Park

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



Light Manufacturing

Property Summary

RBA (% Leased)	10,045 SF (55.7%)
Built	1949
Tenancy	Multiple
Available	1,000 - 5,450 SF
Max Contiguous	3,000 SF
Asking Rent	\$1.20 SF/Month/MG
Drive Ins	2 total/12' w x 12' h
Docks	2 exterior
Levelers	None
Parking Spaces	2.02/1,000 SF; 30 Surface Spaces



Property Details

Land Area	5.55 AC (241,758 SF)	Power	200a/ 3p
Building FAR	0.04	Zoning	CM
Crane	None	Parcel	1012-121-21

For Lease Summary

Number of Spaces	3	Asking Rent	\$1.20 SF/Month
Smallest Space	1,000 SF	Service Type	Modified Gross
Max Contiguous	3,000 SF	CAM	\$0.13/SF
Total Available	5,450 SF	Industrial Available	2,450 SF
Vacant	4,450 SF	Flex Available	3,000 SF
% Leased	55.7%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	4752 A	Flex	Direct	3,000/200 Office	3,000	3,000	\$1.20 MG	Vacant	3 - 5 Years
P 1	4747 A&B State	Industrial	Direct	1,450/850 Office	1,450	1,450	\$1.18 MG	Vacant	3 - 5 Years
P 1	4749 F State	Industrial	Direct	1,000/100 Of-fice	1,000	1,000	\$1.30 MG	09/2026	3 - 5 Years

Amenities

- Signage



4748 Mission Blvd - Mission Industrial Park

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



Light Manufacturing

Transportation

Parking Details	2.02/1,000 SF; 30 Surface Spaces		
Traffic Volume	21,755 on Carriage Ave (2026); 32,022 on West Mission Boulevard (2026); 10,969 on Mission Blvd (2026); 12,670 on Mission Blvd (2026); 2,578 on Ramona Ave (2026); 11,334 on State St (2026); 27,312 on Monte Vista Ave (2026); 1,628 on Stagecoach Ave (2026); 199 on Monte Vista Ave (2026); 8,738 on Howard St (2026)		
Commuter Rail	Montclair Metrolink Station		6 min drive
	Claremont Metrolink Station		7 min drive
Airport	Ontario International		12 min drive
	John Wayne/Orange County		43 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	20 - Somewhat friendly		

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
Contacts	Rodney Gleicher (818) 771-0072 X101		
Primary Leasing	All Nations Realty & Investments	Ontario, CA 91762	(909) 391-1511
Contacts	Samantha Gallardo (909) 230-8800		



9635 Monte Vista Ave

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



Office

Property Summary

RBA (% Leased)	9,856 SF (55.8%)
Built	1976
Stories	1
Typical Floor	9,856 SF
Tenancy	Multiple
Available	760 - 4,360 SF
Max Contiguous	2,000 SF
Asking Rent	\$2.10 - 2.20 SF/Month/MG
Parking Spaces	14.61/1,000 SF; 144 Surface Spaces



For Sale Summary

Asking Price	\$3,780,000 (\$383.52/SF)	Built	1976
Status	Active	On Market	138 Days
Sale Type	Investment	Last Update	June 18, 2026
RBA (% Leased)	9,856 SF (55.8%)	Sale Conditions	1031 Exchange
Land	0.78 AC		

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	3	Asking Rent	\$2.10 - 2.20 SF/Month
Smallest Space	760 SF	Service Type	Modified Gross
Max Contiguous	2,000 SF	CAM	\$0.25/SF
Total Available	4,360 SF	Office/Medical Available	2,360 SF
Vacant	4,360 SF	Medical Available	2,000 SF
% Leased	55.8%		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	207	Medical	Direct	1,000 - 2,000	2,000	2,000	\$2.20 FS	Vacant	Negotiable
P 1	202	Office/Medical	Direct	1,600	1,600	1,600	\$2.20 MG	Vacant	1 - 5 Years
P 1	203	Office/Medical	Direct	760	760	760	\$2.10 MG	Vacant	1 - 5 Years





9635 Monte Vista Ave

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



Office

Amenities

- Natural Light

Transportation

Parking Details	14.61/1,000 SF; 144 Surface Spaces		
Traffic Volume	7,939 on Marion Ave (2026); 212,269 on I-10 Metro ExpressLanes (2026); 27,491 on Monte Vista Ave (2026); 8,226 on Fremont Ave (2026); 217,195 on Monte Vista Ave (2026); 17,170 on San Bernardino St (2026); 9,175 on Sun Valley Dr (2026); 266,982 on Monte Vista Ave (2026); 31,551 on San Jose St (2026); 8,084 on Helena Ave (2026)		
Commuter Rail	Montclair Metrolink Station		3 min drive
	Claremont Metrolink Station		5 min drive
Airport	Ontario International		11 min drive
	John Wayne/Orange County		46 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	30 - Somewhat friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	40 - Fairly friendly		

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
Contacts	Yee Shum Severson (626) 571-2988		
Primary Leasing	Milton & Mllton Preferred Properties Inc.,	Pasadena, CA 91104	(626) 233-9303
Contacts	YuTu Milton (626) 233-9303		
Sales	Milton & Mllton Preferred Properties Inc.,	Pasadena, CA 91104	(626) 233-9303
Contacts	YuTu Milton (626) 233-9303		



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	6.70/1,000 SF; 100 Surface Spaces



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	Office/Medical Available	2,247 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	B	Office/Medical	Direct	866	866	866	\$1.75 MG	30 Days	Negotiable
P 1	E	Office/Medical	Direct	865	865	865	\$1.75 MG	30 Days	Negotiable
P 1	B2	Office/Medical	Direct	516	516	516	\$1.75 MG	30 Days	Negotiable

Amenities

- Air Conditioning
- Drop Ceiling
- Hardwood Floors
- Signage

Transportation

Parking Details	6.70/1,000 SF; 100 Surface Spaces	
Traffic Volume	27,491 on Monte Vista Ave (2026); 17,170 on San Bernardino St (2026); 8,226 on Fremont Ave (2026); 7,939 on Marion Ave (2026); 212,269 on I-10 Metro ExpressLanes (2026); 217,195 on Monte Vista Ave (2026); 9,175 on Sun Valley Dr (2026); 8,084 on Helena Ave (2026); 18,009 on Benito St (2026); 223,715 on San Bernardino Freeway (2026)	
Commuter Rail	Montclair Metrolink Station	3 min drive
	Claremont Metrolink Station	5 min drive
Airport	Ontario International	11 min drive
	John Wayne/Orange County	46 min drive





9675 Monte Vista Ave - Montclair Medical Plaza

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



Office

Transportation (Continued)

Pedestrian Friendly	60 - Moderately friendly
Cycling Friendly	40 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly

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
Contacts	Javier Rios (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	\$1.55 SF/Month/NNN
Frontage	336' on Vernon Ave
Frontage	297' on Moreno St
Parking Spaces	2.70/1,000 SF; 60 Surface Spaces



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	\$1.55 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	79.1%		

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	\$1.55 NNN	Vacant	3 - 5 Years

Amenities

- Signage

Transportation

Parking Details	2.70/1,000 SF; 60 Surface Spaces
Traffic Volume	15,868 on Vernon Ave (2026); 37,419 on Moreno St (2024); 26,261 on Central Avenue (2026); 24,666 on Central Avenue (2026); 31,091 on Olive St (2026); 268,255 on Central Ave (2026); 44,631 on E Montclair Plz Ln (2025); 13,835 on Vernon Ave (2026); 18,493 on Central Avenue (2026); 24,782 on Central Avenue (2026)
Frontage	297' on Moreno St; 336' on Vernon Ave
Commuter Rail	Montclair Metrolink Station 19 min walk Claremont Metrolink Station 5 min drive
Airport	Ontario International 11 min drive
Pedestrian Friendly	60 - Moderately friendly
Cycling Friendly	50 - Fairly friendly





5404 Moreno St - Montclair Towers

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



Retail

Transportation (Continued)

Car Friendly	90 - Exceptionally friendly
Transit Friendly	40 - Fairly friendly

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
Contacts	Solomon Sakurada (626) 831-4890		
Primary Leasing	Foxland Inc	San Marino, CA 91108	(626) 269-9996
Contacts	Howard Ran (626) 524-2787		



4959 Palo Verde St - Bldg C

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



Office

Property Summary

RBA (% Leased)	48,314 SF (97.8%)
Built	1980
Stories	2
Typical Floor	24,157 SF
Tenancy	Multiple
Available	429 - 1,044 SF
Max Contiguous	615 SF
Asking Rent	\$1.75 SF/Month/MG
Parking Spaces	3.81/1,000 SF; 184 Surface Spaces



Property Details

Land Area	2.78 AC (121,097 SF)	Owner Occupied	No
Building FAR	0.40	Zoning	AP
Slab to Slab	10'	Parcel	1008-651-16

For Lease Summary

Number of Spaces	2	% Leased	97.8%
Smallest Space	429 SF	Asking Rent	\$1.75 SF/Month
Max Contiguous	615 SF	Service Type	Modified Gross
Total Available	1,044 SF	Office Available	429 SF
Vacant	1,044 SF	Office/Retail Available	615 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	204C-3	Office/Retail	Direct	615	615	615	\$1.75 MG	Vacant	1 Year
P 2	206C-4	Office	Direct	429	429	429	\$1.75 MG	Vacant	1 Year

Amenities

- Property Manager on Site

Transportation

Parking Details	3.81/1,000 SF; 184 Surface Spaces		
Traffic Volume	7,939 on Marion Ave (2026); 217,195 on Monte Vista Ave (2026); 212,269 on I-10 Metro ExpressLanes (2026); 266,982 on Monte Vista Ave (2026); 31,551 on San Jose St (2026); 8,226 on Fremont Ave (2026); 27,491 on Monte Vista Ave (2026); 253,884 on Palo Verde St (2026); 17,170 on San Bernardino St (2026); 9,175 on Sun Valley Dr (2026)		
Commuter Rail	Montclair Metrolink Station		3 min drive
	Claremont Metrolink Station		5 min drive
Airport	Ontario International		11 min drive
	John Wayne/Orange County		46 min drive





4959 Palo Verde St - Bldg C

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



Office

Transportation (Continued)

Pedestrian Friendly	60 - Moderately friendly
Cycling Friendly	30 - Somewhat friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	40 - Fairly friendly

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
Contacts	Pao-lin Chang (951) 833-8566		
Primary Leasing	Macromaster	Montclair, CA 91763	(909) 802-6688
Contacts	Jonathan Hwang (909) 802-6688		



4959 Palo Verde St - Bldg B

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



Office

Property Summary

RBA (% Leased)	15,000 SF (84.5%)
Built	1980
Stories	2
Elevators	2 passenger
Typical Floor	7,500 SF
Tenancy	Multiple
Available	755 - 2,329 SF
Max Contiguous	1,574 SF
Asking Rent	\$1.75 SF/Month/MG
Parking Spaces	2.00/1,000 SF; 50 Surface Spaces



Property Details

Land Area	2.78 AC (121,097 SF)	Owner Occupied	No
Building FAR	0.12	Zoning	AP
Slab to Slab	10'	Parcel	1008-651-16

For Lease Summary

Number of Spaces	2	% Leased	84.5%
Smallest Space	755 SF	Asking Rent	\$1.75 SF/Month
Max Contiguous	1,574 SF	Service Type	Modified Gross
Vacant	2,329 SF	Office Available	2,329 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	200B	Office	Direct	1,574	1,574	1,574	\$1.75 MG	Vacant	1 Year
P 2	203B	Office	Direct	755	755	755	\$1.75 MG	Vacant	1 Year

Amenities

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

Transportation

Parking Details	2.00/1,000 SF; 50 Surface Spaces	
Traffic Volume	7,939 on Marion Ave (2026); 212,269 on I-10 Metro ExpressLanes (2026); 217,195 on Monte Vista Ave (2026); 266,982 on Monte Vista Ave (2026); 8,226 on Fremont Ave (2026); 31,551 on San Jose St (2026); 27,491 on Monte Vista Ave (2026); 17,170 on San Bernardino St (2026); 253,884 on Palo Verde St (2026); 9,175 on Sun Valley Dr (2026)	
Commuter Rail	Montclair Metrolink Station	3 min drive
	Claremont Metrolink Station	5 min drive
Airport	Ontario International	11 min drive
	John Wayne/Orange County	46 min drive
Pedestrian Friendly	60 - Moderately friendly	





4959 Palo Verde St - Bldg B

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



Office

Transportation (Continued)

Cycling Friendly	30 - Somewhat friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	40 - Fairly friendly

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
Contacts	Pao-lin Chang (951) 833-8566		
Primary Leasing	Macromaster	Montclair, CA 91763	(909) 802-6688
Contacts	Jonathan Hwang (909) 802-6688		



4959 Palo Verde St - Bldg A

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



Office

Property Summary

RBA (% Leased)	13,785 SF (90.8%)
Built	1980
Stories	2
Elevators	1 passenger
Typical Floor	6,892 SF
Tenancy	Multiple
Available	1,275 SF
Max Contiguous	1,275 SF
Asking Rent	\$1.80 SF/Month/MG
Parking Spaces	3.99/1,000 SF; Covered Spaces Available; 80 Surface Spaces



Property Details

Land Area	2.78 AC (121,097 SF)	Owner Occupied	No
Building FAR	0.11	Zoning	AP
Core Factor	10%	Parcel	1008-651-16
Slab to Slab	11'		

For Lease Summary

Number of Spaces	1	% Leased	90.8%
Smallest Space	1,275 SF	Asking Rent	\$1.80 SF/Month
Max Contiguous	1,275 SF	Service Type	Modified Gross
Vacant	1,447 SF	Office Available	1,275 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 2	204A	Office	Direct	1,275	1,275	1,275	\$1.80 MG	Vacant	1 Year

Amenities

- Balcony
- Bus Line
- Courtyard
- Signage

Transportation

Parking Details	3.99/1,000 SF; Covered Spaces Available; 80 Surface Spaces	
Traffic Volume	212,269 on I-10 Metro ExpressLanes (2026); 217,195 on Monte Vista Ave (2026); 7,939 on Marion Ave (2026); 31,551 on San Jose St (2026); 266,982 on Monte Vista Ave (2026); 27,491 on Monte Vista Ave (2026); 8,226 on Fremont Ave (2026); 17,170 on San Bernardino St (2026); 253,884 on Palo Verde St (2026); 223,715 on San Bernardino Freeway (2026)	
Commuter Rail	Montclair Metrolink Station	3 min drive
	Claremont Metrolink Station	5 min drive
Airport	Ontario International	11 min drive
	John Wayne/Orange County	46 min drive
Pedestrian Friendly	60 - Moderately friendly	





4959 Palo Verde St - Bldg A

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



Office

Transportation (Continued)

Cycling Friendly	30 - Somewhat friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	40 - Fairly friendly

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
Contacts	Pao-lin Chang (951) 833-8566		
Primary Leasing	Macromaster	Montclair, CA 91763	(909) 802-6688
Contacts	Jonathan Hwang (909) 802-6688, Wenny Chang (951) 833-8566		



10550 Ramona Ave - Crown Center

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



Warehouse

Property Summary

RBA (% Leased)	16,599 SF (92.6%)
Built	1990
Tenancy	Multiple
Available	1,222 SF
Max Contiguous	1,222 SF
Asking Rent	\$1.50 SF/Month/MG
Clear Height	16'
Drive Ins	10 total/14' w x 14' h
Docks	None
Levelers	None
Parking Spaces	2.00/1,000 SF; 48 Surface Spaces



Property Details

Land Area	1.15 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	\$1.50 SF/Month
Smallest Space	1,222 SF	Service Type	Modified Gross
Max Contiguous	1,222 SF	CAM	\$0.10/SF
Vacant	1,222 SF	Industrial Available	1,222 SF
% Leased	92.6%		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
E	Industrial	Direct	1,222	1,222	\$1.50 MG	Vacant	Negotiable	-	-

Amenities

- Skylights

Transportation

Parking Details	2.00/1,000 SF; 48 Surface Spaces		
Traffic Volume	1,040 on Ramona Ave (2026); 9,283 on State St (2026); 15,352 on Bandera St (2026); 1,904 on Ramona Ave (2026); 2,578 on Ramona Ave (2026); 26,115 on Amherst Ave (2026); 24,622 on Adobe Ct (2026); 2,311 on Helena Ave (2026); 4,904 on Evert St (2026); 12,670 on Mission Blvd (2026)		
Commuter Rail	Montclair Metrolink Station		6 min drive
	Claremont Metrolink Station		6 min drive
Airport	Ontario International		12 min drive
	John Wayne/Orange County		43 min drive
Pedestrian Friendly	50 - Fairly friendly		





10550 Ramona Ave - Crown Center

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



Warehouse

Transportation (Continued)

Cycling Friendly	30 - Somewhat friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	40 - Fairly friendly

Contacts

Type	Name	Location	Phone
Recorded Owner	Trico-tch Ltd	-	-
True Owner	Trico Realty	Costa Mesa, CA 92626	(714) 751-4420
Primary Leasing	Lee & Associates	City Of Industry, CA 91746	(562) 699-7500
Contacts	Stephen Shatafian (714) 322-1072		



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
Frontage	395' on Arrow Hwy
Parking Spaces	2.73/1,000 SF; 50 Surface Spaces; Covered Spaces Available



Property Details

Land Area	2.30 AC (100,188 SF)	Zoning	C3
Building FAR	0.18	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	0 SF		

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

Amenities

- Signalized Intersection

Transportation

Parking Details	2.73/1,000 SF; 50 Surface Spaces; Covered Spaces Available	
Traffic Volume	18,493 on Central Avenue (2026); 26,121 on Central Avenue (2026); 31,091 on Olive St (2026); 13,834 on Fremont Ave (2026); 24,666 on Central Avenue (2026); 28,939 on Arrow Hwy (2024); 16,829 on Arrow Highway (2026); 17,519 on Arrow Highway (2026); 37,419 on Moreno St (2024); 2,980 on Olive St (2026)	
Frontage	395' on Arrow Hwy	
Commuter Rail	Montclair Metrolink Station	14 min walk
	Claremont Metrolink Station	4 min drive
Airport	Ontario International	11 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	





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

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



Retail

Transportation (Continued)

Transit Friendly 50 - Fairly friendly

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
Contacts	Neng-Yi Liao (508) 303-8809		
Primary Leasing	KoTai Realty	San Gabriel, CA 91776	(626) 285-8333
Contacts	David Lin (626) 252-4248		



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
Frontage	854' on Arrow Hwy
Frontage	458' on Central Ave
Parking Spaces	5.22/1,000 SF; 480 Surface Spaces



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		

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

Amenities

- Bus Line
- Signage
- Signalized Intersection

Transportation

Parking Details	5.22/1,000 SF; 480 Surface Spaces		
Traffic Volume	28,939 on Arrow Hwy (2024); 18,493 on Central Avenue (2026); 26,121 on Central Avenue (2026); 13,834 on Fremont Ave (2026); 3,875 on Richton Rd (2026); 16,829 on Arrow Highway (2026); 31,091 on Olive St (2026); 17,519 on Arrow Highway (2026); 4,800 on N Vista Pl (2026); 24,997 on Richton St (2026)		
Frontage	854' on Arrow Hwy; 458' on Central Ave		
Commuter Rail	Montclair Metrolink Station		13 min walk
	Claremont Metrolink Station		5 min drive
Airport	Ontario International		11 min drive
Pedestrian Friendly	50 - Fairly friendly		
Cycling Friendly	50 - Fairly friendly		





5290 Arrow Hwy - Central Plaza

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



Retail

Transportation (Continued)

Car Friendly	100 - Exceptionally friendly
Transit Friendly	60 - Moderately friendly

Contacts

Type	Name	Location	Phone
Recorded Owner	Ardebilchi Llc	Los Angeles, CA 90035	-
Recorded Owner	ARDEBILCHI VIDA & JOHN TRUST	Los Angeles, CA 90035	-
True Owner	Vida Nathan Ardebilchi	Beverly Hills, CA 90210	-
Contacts	Vida Ardebilchi (310) 274-7470		
Primary Leasing	CBRE	Ontario, CA 91764	(909) 418-2000
Contacts	Pablo Rodriguez (760) 610-3147		



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 (38.0%)
Built	1995
Tenancy	Multiple
Available	5,000 SF
Max Contiguous	5,000 SF
Asking Rent	Withheld
Frontage	150' on Central Ave
Parking Spaces	3.72/1,000 SF; 30 Surface Spaces



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	38.0%
Smallest Space	5,000 SF	Asking Rent	Withheld
Max Contiguous	5,000 SF	Retail Available	5,000 SF
Vacant	5,000 SF		

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	Vacant	Negotiable

Amenities

- Dedicated Turn Lane
- Freeway Visibility
- Pylon Sign

Transportation

Parking Details	3.72/1,000 SF; 30 Surface Spaces	
Traffic Volume	45,834 on Central Avenue (2026); 44,631 on E Montclair Plz Ln (2025); 24,666 on Central Avenue (2026); 24,782 on Central Avenue (2026); 37,419 on Moreno St (2024); 218,698 on San Bernardino Freeway (2026); 226,545 on San Bernardino Freeway (2026); 15,868 on Vernon Ave (2026); 268,255 on Central Ave (2026)	
Frontage	150' on Central Ave	
Commuter Rail	Montclair Metrolink Station	19 min walk
	Claremont Metrolink Station	4 min drive
Airport	Ontario International	11 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	





9177 Central Ave - Montclair Plaza East

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



Retail

Transportation (Continued)

Transit Friendly	50 - Fairly friendly
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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
Frontage	Central Ave
Parking Spaces	5.32/1,000 SF; 149 Surface Spaces



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	3,981 SF		

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

Amenities

- Freeway Visibility
- Signage

Transportation

Parking Details	5.32/1,000 SF; 149 Surface Spaces	
Traffic Volume	44,631 on E Montclair Plz Ln (2025); 45,834 on Central Avenue (2026); 24,782 on Central Avenue (2026); 218,698 on San Bernardino Freeway (2026); 24,666 on Central Avenue (2026); 268,255 on Central Ave (2026); 226,545 on San Bernardino Freeway (2026); 1,023 on Columbine Ave (2026); 37,419 on Moreno St (2024)	
Commuter Rail	Montclair Metrolink Station	20 min walk
	Claremont Metrolink Station	5 min drive
Airport	Ontario International	11 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	30 - Somewhat friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	40 - Fairly friendly	





9197 Central Ave - Montclair Plaza East

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



Retail

Contacts

Type	Name	Location	Phone
Recorded Owner	Blanche Chavin Family Ltd Ptns	Montclair, CA 91763	-
Primary Leasing	Colliers	Ontario, CA 91764	(909) 605-9400
Contacts	Ryan Gast (714) 458-3499		



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



Property Details

Land Area	2.02 AC (88,000 SF)	Zoning	C2
Building FAR	0.05	Parcel	1008-371-20

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		

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

Amenities

- Freeway Visibility

Transportation

Traffic Volume	43,830 on I 10 Fwy E (2026); 26,637 on Central Avenue (2026); 7,606 on Rose Ave (2026); 226,545 on San Bernardino Freeway (2026); 218,698 on San Bernardino Freeway (2026); 8,603 on Carrillo Ave (2026); 24,782 on Central Avenue (2026); 42,012 on Palo Verde St (2026); 1,023 on Columbine Ave (2026)								
Commuter Rail	Montclair Metrolink Station								3 min drive
	Claremont Metrolink Station								5 min drive
Airport	Ontario International								10 min drive
	John Wayne/Orange County								47 min drive
Pedestrian Friendly	50 - Fairly friendly								
Cycling Friendly	30 - Somewhat friendly								
Car Friendly	100 - Exceptionally friendly								
Transit Friendly	30 - Somewhat friendly								



9369-9389 Central Ave - Montclair Shoppes

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



Retail

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
Contacts	Ronald Gershman (310) 207-6562		
Primary Leasing	Commercial West Brokerage	Corona Del Mar, CA 92625	(949) 723-7300
Contacts	Doug Wombacher (949) 233-6187		



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 (571%)
Built	1980
Tenancy	Multiple
Available	1,200 - 35,835 SF
Max Contiguous	8,050 SF
Asking Rent	Withheld
Frontage	1,073' on Central Ave
Frontage	421' on Benito St
Parking Spaces	5.00/1,000 SF; 361 Surface Spaces



Property Details

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

For Lease Summary

Number of Spaces	12	% Leased	571%
Smallest Space	1,200 SF	Asking Rent	Withheld
Max Contiguous	8,050 SF	Retail Available	35,835 SF
Vacant	35,835 SF		

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

Amenities

- Signage

Transportation

Parking Details	5.00/1,000 SF; 361 Surface Spaces		
Traffic Volume	24,666 on Central Avenue (2026); 27,463 on Central Avenue (2026); 41,131 on Benito St (2026); 7,824 on Central Ave (2025); 4,393 on Rose Ave (2026); 7,192 on Fremont Ave (2026); 9,175 on Sun Valley Dr (2026); 33,826 on el Morado St (2025); 40,491 on San Bernardino St (2026); 6,336 on Columbine Ave (2026)		
Frontage	421' on Benito St; 1,073' on Central Ave		
Commuter Rail	Montclair Metrolink Station		4 min drive
	Claremont Metrolink Station		6 min drive
Airport	Ontario International		11 min drive
	John Wayne/Orange County		46 min drive
Pedestrian Friendly	60 - Moderately friendly		
Cycling Friendly	30 - Somewhat friendly		
Car Friendly	90 - Exceptionally friendly		
Transit Friendly	30 - Somewhat friendly		

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
Primary Leasing	Newmark	Irvine, CA 92612	(949) 608-2000
Contacts	Kevin Hansen (949) 612-5637		



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
Frontage	124' on Central Ave
Parking Spaces	8.00/1,000 SF; 24 Surface Spaces



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

Transportation

Parking Details	8.00/1,000 SF; 24 Surface Spaces	
Traffic Volume	41,131 on Benito St (2026); 26,826 on Central Avenue (2026); 24,666 on Central Avenue (2026); 4,393 on Rose Ave (2026); 33,826 on el Morado St (2025); 7,192 on Fremont Ave (2026); 7,824 on Central Ave (2025); 3,743 on Benito St (2026); 6,336 on Columbine Ave (2026); 3,847 on Rose Ave (2026)	
Frontage	124' on Central Ave	
Commuter Rail	Montclair Metrolink Station	4 min drive
	Claremont Metrolink Station	6 min drive
Airport	Ontario International	11 min drive
	John Wayne/Orange County	46 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	30 - Somewhat friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	



9876 Central Ave - Montclair Town Center

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



Retail

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
Primary Leasing	Newmark	Irvine, CA 92612	(949) 608-2000
Contacts	Kevin Hansen (949) 612-5637		



5015 E Montclair Plaza Ln - Montclair Place

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



Retail

Property Summary

Center Type	Super Regional Mall
GLA (% Leased)	134,511 SF (0.0%)
Built	1987
Tenancy	Multiple
Available	119,511 SF
Max Contiguous	119,511 SF
Asking Rent	Withheld
Parking Spaces	0.93/1,000 SF; 125 Surface Spaces



Property Details

Land Area	2.17 AC (94,525 SF)	Zoning	C-3
Building FAR	1.42	Parcel	1008-321-08

For Lease Summary

Number of Spaces	1	Vacant Not Available	120,394 SF
Smallest Space	119,511 SF	% Leased	0.0%
Max Contiguous	119,511 SF	Asking Rent	Withheld
Vacant	134,511 SF	Retail Available	119,511 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 1	-	Retail	Direct	119,511	119,511	119,511	Withheld	Vacant	2 - 15 Years

Transportation

Parking Details	0.93/1,000 SF; 125 Surface Spaces	
Traffic Volume	253,884 on Palo Verde St (2026); 266,982 on Monte Vista Ave (2026); 15,483 on Lindero Ave (2026); 23,708 on San Jose St (2026); 31,551 on San Jose St (2026); 226,545 on San Bernardino Freeway (2026); 2,980 on Olive St (2026); 24,782 on Central Avenue (2026); 218,698 on San Bernardino Freeway (2026)	
Commuter Rail	Montclair Metrolink Station	3 min drive
	Claremont Metrolink Station	5 min drive
Airport	Ontario International	12 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	0 - Not friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	



5015 E Montclair Plaza Ln - Montclair Place

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



Retail

Contacts

Type	Name	Location	Phone
Recorded Owner	5015 Montclair Plz Lane Owner	Los Angeles, CA 90010	-
True Owner	CIM Group, LP	Los Angeles, CA 90010	(323) 860-4900
Primary Leasing	CIM Group, LP	Los Angeles, CA 90010	(323) 860-4900
Contacts	Jennifer Meade (562) 760-9694		



5080 E Montclair Plaza Ln - Montclair Place

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



Retail

Property Summary

Center Type	Super Regional Mall
GLA (% Leased)	179,160 SF (0.0%)
Built	1985
Tenancy	Multiple
Available	48,208 - 179,160 SF
Max Contiguous	179,160 SF
Asking Rent	Withheld
Frontage	738' on Moreno Street



Property Details

Land Area	3.25 AC (141,686 SF)	Zoning	C3, Montclair
Building FAR	1.26	Parcel	1008-181-04

For Lease Summary

Number of Spaces	3	Vacant Not Available	83,551 SF
Smallest Space	48,208 SF	% Leased	0.0%
Max Contiguous	179,160 SF	Asking Rent	Withheld
Vacant	179,160 SF	Retail Available	179,160 SF

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 1	-	Retail	Direct	74,031	74,031	179,160	Withheld	Vacant	2 - 10 Years
E 2	-	Retail	Direct	56,921	56,921	179,160	Withheld	Vacant	2 - 10 Years
E 3	-	Retail	Direct	48,208	48,208	179,160	Withheld	Vacant	2 - 10 Years

Transportation

Traffic Volume	45,834 on Central Avenue (2026); 44,631 on E Montclair Plz Ln (2025); 24,666 on Central Avenue (2026); 2,980 on Olive St (2026); 37,419 on Moreno St (2024); 24,782 on Central Avenue (2026); 226,545 on San Bernardino Freeway (2026); 218,698 on San Bernardino Freeway (2026); 15,483 on Lindero Ave (2026)	
Frontage	738' on Moreno Street	
Commuter Rail	Montclair Metrolink Station	20 min walk
	Claremont Metrolink Station	5 min drive
Airport	Ontario International	10 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	60 - Moderately friendly	





5080 E Montclair Plaza Ln - Montclair Place

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



Retail

Contacts

Type	Name	Location	Phone
Recorded Owner	5080 Montclair Plaza Lane Owner	Los Angeles, CA 90010	-
True Owner	CIM Group, LP	Los Angeles, CA 90010	(323) 860-4900
Primary Leasing	CIM Group, LP	Los Angeles, CA 90010	(323) 860-4900
Contacts	Jennifer Meade (562) 760-9694		



5275 Moreno St - Montclair Place

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



Retail

Property Summary

Center Type	Super Regional Mall
GLA (% Leased)	5,024 SF (0.0%)
Built	1988
Tenancy	Single
Available	5,024 SF
Max Contiguous	5,024 SF
Asking Rent	Withheld
Frontage	185' on Central
Frontage	199' on Moreno St
Parking Spaces	60 Surface Spaces



Property Details

Land Area	1.81 AC (78,844 SF)	Parcel	1008-181-08
Building FAR	0.06		

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	5,024 SF	Asking Rent	Withheld
Max Contiguous	5,024 SF	Retail Available	5,024 SF
Vacant	5,024 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
E 1	-	Retail	Direct	5,024	5,024	5,024	Withheld	Vacant	Negotiable

Amenities

- Dedicated Turn Lane
- Freeway Visibility
- Signalized Intersection

Transportation

Parking Details	60 Surface Spaces	
Traffic Volume	24,666 on Central Avenue (2026); 37,419 on Moreno St (2024); 45,834 on Central Avenue (2026); 44,631 on E Montclair Plz Ln (2025); 24,782 on Central Avenue (2026); 218,698 on San Bernardino Freeway (2026); 31,091 on Olive St (2026); 2,980 on Olive St (2026); 226,545 on San Bernardino Freeway (2026)	
Frontage	185' on Central; 199' on Moreno St	
Commuter Rail	Montclair Metrolink Station	17 min walk
	Claremont Metrolink Station	4 min drive
Airport	Ontario International	10 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	60 - Moderately friendly	





5275 Moreno St - Montclair Place

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



Retail

Contacts

Type	Name	Location	Phone
Recorded Owner	CIM Group, LP	Los Angeles, CA 90010	(323) 860-4900
True Owner	CIM Group, LP	Los Angeles, CA 90010	(323) 860-4900
Primary Leasing	CIM Group, LP	Los Angeles, CA 90010	(323) 860-4900
Contacts	Jennifer Meade (562) 760-9694		



5391-5467 Moreno St - The Shops at Moreno Plaza

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



Retail

Property Summary

Center Type	Community Center
GLA (% Leased)	135,980 SF (74.3%)
Built	1993
Tenancy	Multiple
Available	1,676 - 34,902 SF
Max Contiguous	24,000 SF
Asking Rent	Withheld
Frontage	668' on Moreno St
Parking Spaces	3.79/1,000 SF; 515 Surface Spaces



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	% Leased	74.3%
Smallest Space	1,676 SF	Asking Rent	Withheld
Max Contiguous	24,000 SF	CAM	\$0.40/SF
Vacant	34,902 SF	Retail Available	34,902 SF

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	Withheld	Vacant	Negotiable
P 1	5399A	Retail	Direct	2,500 - 6,816	6,816	6,816	Withheld	Vacant	Negotiable
P 1	-	Retail	Direct	2,410	2,410	2,410	Withheld	Vacant	Negotiable
P 1	5467-C	Retail	Direct	1,676	1,676	1,676	Withheld	Vacant	Negotiable

Amenities

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

Transportation

Parking Details	3.79/1,000 SF; 515 Surface Spaces
Traffic Volume	268,255 on Central Ave (2026); 15,868 on Vernon Ave (2026); 1,023 on Columbine Ave (2026); 45,834 on Central Avenue (2026); 44,631 on E Montclair Plz Ln (2025); 24,666 on Central Avenue (2026); 37,419 on Moreno St (2024); 24,782 on Central Avenue (2026); 218,698 on San Bernardino Freeway (2026); 226,545 on San Bernardino Freeway (2026)
Frontage	668' on Moreno St





5391-5467 Moreno St - The Shops at Moreno Plaza

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



Retail

Transportation (Continued)

Commuter Rail	Montclair Metrolink Station	3 min drive
	Claremont Metrolink Station	6 min drive
Airport	Ontario International	11 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	0 - Not friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

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
Primary Leasing	Strategic Retail Advisors	Newport Beach, CA 92660	(949) 640-6678
Contacts	Motti Farag (949) 302-6711, Matthew Spector (949) 933-5882		



4651 State St - WPT Topline Business Center

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



Warehouse

Property Summary

RBA (% Leased)	99,415 SF (100%)
Built	1998
Tenancy	Multiple
Available	49,797 SF
Max Contiguous	49,797 SF
Asking Rent	Withheld
Clear Height	29'
Drive Ins	2 total/10' w x 12' h
Docks	10 exterior
Levelers	10 exterior
Parking Spaces	1.23/1,000 SF; 15 Industrial Trailer Spaces; Covered Spaces Available; 122 Surface Spaces



Property Details

Land Area	6.04 AC (263,102 SF)	Power	800a/277 - 480v 3p 4w Heavy
Building FAR	0.38	Sprinklers	Wet
Slab Thickness	6"	Trailer Parking	15
Crane	None	Zoning	Tenant to Verify Zoning
Cross Docks	None	Parcel	1012-131-06

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	49,797 SF	Asking Rent	Withheld
Max Contiguous	49,797 SF	Industrial Available	49,797 SF
Vacant	49,797 SF		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Month	Occupancy	Term	Docks	Drive Ins
-	Industrial	Sublet	49,797/3,964 Office	49,797	Withheld	Vacant	Thru Mar 2028	5	1

Amenities

- Fenced Lot
- Signage

Transportation

Parking Details	1.23/1,000 SF; 15 Industrial Trailer Spaces; Covered Spaces Available; 122 Surface Spaces								
Traffic Volume	2,578 on Ramona Ave (2026); 21,755 on Carriage Ave (2026); 32,022 on West Mission Boulevard (2026); 12,670 on Mission Blvd (2026); 9,283 on State St (2026); 1,904 on Ramona Ave (2026); 11,334 on State St (2026); 10,969 on Mission Blvd (2026); 10,788 on State St (2026); 24,622 on Adobe Ct (2026)								
Commuter Rail	Montclair Metrolink Station								7 min drive
	Claremont Metrolink Station								8 min drive





4651 State St - WPT Topline Business Center

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



Warehouse

Transportation (Continued)

Airport	Ontario International	13 min drive
	John Wayne/Orange County	44 min drive
Pedestrian Friendly	30 - Somewhat friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	20 - Somewhat friendly	

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
Primary Leasing	Lee & Associates Commercial Real Estate Services	Ontario, CA 91764	(909) 989-7771
Contacts	Ben Palitz (949) 400-9758		



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	1.43/1,000 SF; 25 Surface Spaces



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		

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	-	-

Amenities

- Fenced Lot
- Storage Space
- Yard

Transportation

Parking Details	1.43/1,000 SF; 25 Surface Spaces
Traffic Volume	5,200 on Vernon Ave (2026); 4,968 on Vernon Ave (2026); 1,449 on State St (2026); 1,273 on Vernon Ave (2026); 695 on Vernon Ave (2026); 17,603 on Vernon Ave (2026); 4,659 on S Oaks Ave (2026); 34,897 on West Mission Boulevard (2026); 1,085 on W Mission Blvd (2026); 421 on State St (2026)
Commuter Rail	Ontario Amtrak  5 min drive Montclair Metrolink Station 7 min drive
Airport	Ontario International 10 min drive John Wayne/Orange County 45 min drive
Pedestrian Friendly	30 - Somewhat friendly
Cycling Friendly	30 - Somewhat friendly
Car Friendly	90 - Exceptionally friendly





5551 State St - 5551-5621 State Street

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



Service

Transportation (Continued)

Transit Friendly 10 - Not friendly

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