



CITY OF MONTCLAIR

Community and Economic Development
Inventory of Available Property 2017
cityofmontclair.org



BUILD THE *GOLD LINE* TO MONTCLAIR



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**M O N T C L A I R
D O W N T O W N U R B A N H O U S I N G**



WELCOME TO MONTCLAIR

Welcome to Montclair, California. It is a thriving community that has long been supported by a healthy business environment. With a history of small independent businesses and many national retailers long rooted in the community, Montclair takes pride as a well-established City. Stable family neighborhoods and dynamic new developments help pave the way for new urban, mixed-use opportunities in North Montclair. Montclair is located at the westernmost edge of Southern California's Inland Empire. With easy access to Los Angeles, Orange, and San Bernardino Counties, it lies within a major transportation corridor with direct access to the City's Metrolink Station. Residents and others in the surrounding area have quick access to transit services at the multi-modal transportation system located at the Montclair Transcenter.

MARKET AREA DEMOGRAPHICS

Montclair has long been a popular retail destination with its well-established regional mall, surrounding retail, and dining establishments. It's dynamic demographics has contributed to a desirable retail environment of prominent retailers due to the purchasing power and disposable incomes of households within this highly populated trade area.

Montclair's 10-mile trade area population of nearly 1 million is composed of a diverse, youthful population with one of the most densely populated areas in the region.

2016 DEMOGRAPHIC TRADE AREA *	3 Mile	5 Mile	10 Mile
Population	185,625	478,184	974,983
Households	54,098	133,139	285,700
Families	39,645	101,644	221,946
AVG. Household Income	\$71,375	\$75,778	\$91,227
Median Households Income	\$53,626	\$55,552	\$69,687
PER CAPITA Income	\$21,911	\$22,307	\$27,822
Median Net Worth	\$56,423	\$63,645	\$119,851
AVG. Net Worth	\$455,305	\$507,475	\$728,549
AVG. Household Size	3.21	3.37	3.25
Median Age	32.1	32.3	34.3
Household > \$75,000	33%	34.2%	45.1%
AVG. Disposable Income	\$56,563	\$58,551	\$67,974
Median Disposable Income	\$44,001	\$45,583	\$69,193
Owner Occupied HSG. Units	47.5% 57,083	51.5% 141,601	60% 299,997
Renter Occupied HSG. Units	46.1%	42.5%	35.3%

2016 WORKFORCE *	3 MILE	5 MILE	10 MILE
Some College 25+ Population	52.4% 109,152	49.8% 280,894	59.5% 607,164
With Degrees 25+	29%	27.5%	35.4%
Employment Totals 16+	77,153	196,161	433,734
White Collar 16+	52.9%	52.9%	60.7%
Blue Collar 16+	26.1%	27.6%	21.6%
Services 16+	20.9%	19.9%	17.7%

MONTCLAIR MARKET DATA *

City Population - Estimated	39,122
Number of Households	10,029
City Sales Tax Generation	\$11,340,793
Retail Sales PER CAPITA	\$27,500

RACE & ETHNICITY

	3 MILE	5 MILE	10 MILE
Pop. By Race/Ethnicity	177,851	460,026	498,154
White	55.8%	54.7%	54.9%
Black	6.4%	5.6%	6.0%
Asian & Pacific Islander	8.0%	7.6%	13.1%
Hispanic Origin (Any Race)	59.3%	62.2%	50.8%
Other	28.9%	31.1%	25.5%

GAP ANALYSIS / 3 MILE RADIUS 2016

Radius	Retail Gap	Leakage Factor
Grocery/Specialty Stores	-\$17,558,800	-43.5
Health & Personal Care	-\$40,077,287	-15.0
Full Service Restaurant	-\$64,340,696	-30.4
Building Materials/ Garden	-\$15,865,596	-15.3

Gap Analysis Data Note: Supply (retail sales) estimates sales to consumers by establishments. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. The leakage/surplus factor presents a snapshot or retail opportunity. This is a measure of the relationship between supply and demand that ranges from -100 (total leakage) to +100 (total surplus). A positive value represents leakage of retail opportunity outside the trade area.

To request a full report, please email Thailin Martin at: tmartin@cityofmontclair.org

* Source: ESRI 2016 Forecast Site Reports

URBAN HOUSING AND TRANSIT



MONTCLAIR

CALIFORNIA

Montclair's transit district is now becoming an up-and-coming urban location for new mixed-use developments close to transit

Many residents have found the ideal home in the majestic mountain backdrop of Montclair and there are plenty of reasons why. Healthy, safe, walkable and transit-close urban neighborhoods are a drawing force for attracting a young, professional population.

North Montclair has begun a transformation into a distinctly urban community of homes and retail. In North Montclair, the City has replaced vacant or underutilized buildings within the boundaries of the City's Transit-Oriented District (TOD) with denser housing and mixed-use developments. New luxury apartments were recently completed and new housing projects are under construction or planned for development in the TOD area. The area will be further transformed through an extensive streetscape plan that includes landscaping, walking and biking paths along the TOD. Creating a walkable community of shops, restaurants, parks, and attractive homes and apartments near transit is an important goal driven by establishment of a TOD. A planned Gold Line Station at the Montclair Transcenter will further enhance existing transportation options including Metrolink and regional bus service.

WHO LIVES AND SHOPS IN MONTCLAIR?

- Young, health-conscious residents looking for alternatives and natural shopping choices
- Youthful population with households ranging over 60% from ages 9-44 (5 mile radius)
- Homeowners and renters ready to spend with an average household income of over \$75,775 (5 mile radius)
- Parents looking for a family-oriented community with unique shopping and dining options
- A population desiring entertainment venues and activities with an average disposable income of \$58,551 (5 mile radius)

TRANSPORTATION

Accessible Freeways

Interstate 10 (San Bernardino)
State Route 60 (Pomona)
State Route 210 (Foothill)

Bus Service

Omnitrans, Foothill Transit,
Riverside Transit

Commuter Rail Service

Metrolink, Montclair
Transcenter - Richton Street

Freight Rail Services

Union Pacific and Burlington Northern

Airports

Ontario International Airport (ONT) 6 miles
Los Angeles International Airport (LAX) 50 miles
John Wayne International Airport (SNA) 38 miles

HIGHER EDUCATION

Within 2-25 miles of the City

California State Polytechnic
University, Pomona
University of California, Riverside
California State University, Fullerton
5 Undergraduate and 2 Graduate
Colleges at Claremont: Pomona,
Claremont, McKenna, Harvey Mudd,
Pitzer, and Scripps
Chaffey College
Claremont Graduate University
and Keck Graduate Institute of
Applied Life Sciences

QUICK FACTS

- **INCOME:** Purchasing power and disposable incomes of households within a highly populated trade area
- **SUPERIOR TRADE AREA:** Montclair is centrally located within a 3-to-10-mile marketplace of 461,000 to nearly 1 million people, and continues to be a destination within a highly populated trade area
- **NORTH MONTCLAIR DOWNTOWN SPECIFIC PLAN:** Transit-Oriented District with new urban, pedestrian-friendly, mixed-use opportunities close to transit in North Montclair
- **MONTCLAIR PLACE:** 1.25 million-square-foot mall is a major regional shopping destination in the Inland Empire that offers retail, dining, and entertainment options
- **TRANSPORTATION:** Accessible to Interstate 10, State Route 60, and State Route 210
- **MONTCLAIR TRANSCENTER:** Metrolink, regional bus service, and a future Gold Line station
- **CITY SERVICES:** Full-service City with Police and Fire Departments

PRO BUSINESS SUPPORT AND LENDING RESOURCES

The pro-business, pro-community philosophy of Montclair is reflective of its longtime goal of maintaining a safe city with a solid infrastructure network, improved city streets, public parks, and exceptional public safety services, including its own Police and Fire Departments. As a small city, Montclair is able to offer a wide range of supportive community services to its residents, including new Senior and Youth Centers, and recreational and educational programs.

Working with the San Bernardino County Workforce Development Department, Montclair strives to set the stage for businesses to relocate, expand, or construct a project by offering the following business service needs:

1. Workforce - San Bernardino County Workforce Development Department

- Assist businesses with employee training, job screening, recruitment, and on-the-job training incentives offered by the County to provide a pool of skilled labor and motivated workforce to assist businesses with operations

2. Community and Economic Development Process

- Information on available land and commercial buildings
- Expedited permitting or Fast Track processing
- Department staff will assist businesses through the project process
- Offer latest Economic and Demographic customized research
- City demographic profile, economic data based on latest market conditions, and customized trade-area demographic reports for decision-support
- Labor market information, market analysis, and economic report updates

3. Provide Current Business Site Selection

- Conduct single or multiple site searches on available properties for lease or sale in any zone
- Custom site reports based on client needs
- Provide broker contact information

4. Business Training

- Coordinate with the Inland Empire Small Business Development Center on assisting small business owners with training and workshops
- Work with other agency resources such as State, Federal, non-profit and for-profit business agencies that offer competitive lending, training and other business related services for small businesses or start-ups.



For more information on business programs and services, please contact:

Thailin Martin
Administrative Aide
909-625-9417
tmartin@cityofmontclair.org

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NORTH MONTCLAIR DOWNTOWN SPECIFIC PLAN

The North Montclair Downtown Specific Plan (NMDSP), adopted by the City Council in March 2006, created a framework for new development opportunities close to multi modal form of transit. The plan created livable neighborhoods including mixed-density uses in North Montclair. It's designation as an urban-style transit district marks it as the first of its kind among the suburban communities found along the Los Angeles to San Bernardino Metrolink line.



Montclair Place, new Food Hall and Entry Signage

Because of continued interest by developers, the City recently expanded the boundaries of the original NMDSP. The Plan Amendment was approved in March 2017, adding additional acreage for residential and office space, and a transition plan for properties on the NMDSP area's eastern edge.

Within the confines of the NMDSP area, Montclair has already seen development of two major high-profile housing projects, and two others are currently under review or approved. The City also anticipates major roadway street scape improvements to promote pedestrian and bicycle activity within the NMDSP.

MONTCLAIR PLACE

CIM Group, owner of Montclair Place, also anticipates a number of "reshaping" activities that will reposition Montclair Place to address migrating trends in the retail and entertainment industry. CIM Group has nearly completed construction of a new Food Hall. A pedestrian tunnel has been constructed on the upper lever center court and will open soon. The Food Hall will have nine food tenants that include two restaurants having outdoor patio dining at the northern end. New bi-directional escalators will be added to the center of the Food Hall, providing access to the mall level below. A Buffalo Wild Wings will also be opening soon.

The City of Montclair's strategic location, between the I-10 and SR-60, offers continuous visibility along a major retail core of the City with annual traffic counts of 88 million on the I-10. Montclair Place, the regional shopping center fronting the I-10, is home to many popular retailers that include Nordstrom, Macy's, JC Penney, Sears, Barnes & Noble, and many others. Other prominent retailers such as Costco, Target, Ashley Furniture, Gold's Gym, and LA Fitness also benefit from strong freeway exposure. Facing the I-10 are thriving auto malls including Honda, Acura, Nissan, and Infinity.

Montclair has access to major transportation centers that serve commuters and business markets. Conducting business in Montclair also brings proximity to active freight railways, the Los Angeles/Long Beach ports, local and regional airports, including the nearby Ontario International Airport that provide convenient logistic support for businesses considering distribution or warehousing.

Served by nearby major universities and colleges, Montclair's residents take advantage of nearby academic institutions. The growing workforce is 52 percent white collar and over 29 percent have a college degree. Montclair continues to build a sound environment for business success and a strong workforce.



At North Montclair, top two images, future Alexan Residential development, third and fourth images, Paseos, and fifth image, future Vista Court. Below, Arrow Station.



FUTURE GOLD LINE STATION - TRANSIT-ORIENTED DISTRICT



Top, Metro Gold Line Station, Pasadena

After five years of design and construction, the Gold Line Project Phase 2A Project completed all light-rail track work for the 11.5-mile Pasadena to Azusa line, connecting the Cities of Pasadena, Arcadia, Monrovia, Duarte, Irwindale, and Azusa. The Gold Line now has 28 miles of completed track and will begin construction of Phase 2B from Glendora to Montclair starting in October 2017. Phase 2B Gold Line Extension is a nearly \$2 billion, 12-station extension of the Gold Line system.

The Foothill Gold Line Construction Authority has announced a groundbreaking for Phase 2B of the Gold Line Extension from Glendora to Montclair is scheduled for October 2017. The \$2 billion, Phase 2B 12.7 mile extension will have stations in Glendora, La Verne, San Dimas, Pomona, Claremont, and Montclair.

Montclair's transit district is now becoming an up-and-coming urban location in the Inland Empire with the successful development or approval of four upscale high-density residential developments close to the transit core of the City. Other plans include funding of a City-funded streetscape infrastructure plan that includes attractive sustainable landscaping, pedestrian walkways, and new bike trails along a majority of the NMDSP boundaries.

As some communities along the Gold Line light rail line are considering developing transit districts, Montclair has been at the forefront of this effort by promoting extension of Gold Line light rail service to the Inland Empire and focusing on development of high density, mixed-use projects in North Montclair. With both Metrolink and the future Gold Line serving Montclair, the City promotes expanded access to an array of cultural, social, health, educational and entertainment opportunities for public transit riders and the transportation-dependent public.



From top left, Metro Gold Line rail lines, new Monrovia Gold Line Station, new Arcadia Gold Line Station and new Azusa Gold Line Station, all part of the Gold Line 24-mile light rail transit system.

The Foothill Gold Line Construction Authority began its work in 1999, and has since completed extension of the Gold Line from Los Angeles Union Station to Pasadena and has completed a further extension of the Gold Line Phase 2A from Pasadena to Azusa. The Gold Line now has 28 miles of completed track and is on course to start construction from Azusa to Montclair starting in late 2017. The Gold Line Phase 2B is a nearly \$2 billion, 12-station extension of the Metro Gold Line light rail from Azusa to Montclair.

Following the completion of Phase 2A from Pasadena to Azusa, ridership on the line surged, exceeding expectations and imposing heavy demand for parking at each transit station. The Metropolitan Transit Authority (Metro) has observed that commuters residing east of Azusa and the Inland Empire are choosing to park at Gold Line transit stations to complete travels to Gold Line Stations. Preservation of Montclair's parking capacity (1,600 spaces) is central to the success of the Phase 2B extension.

Outside of Pasadena, the extension of the Gold Line to the Montclair Transcenter is integral to fulfilling the promise of the Gold Line. Without Montclair, the extension of the Gold Line to Ontario International Airport (ONT) would not occur. Montclair has been central to this effort by promoting extension of Gold Line light rail service to San Bernardino County and focusing on development of high density, mixed-use projects along the Gold Line route. Likewise, Montclair is on track to meet the demand for more urban housing close to the proposed Gold Line Station in Montclair. Gold Line Stations are in close proximity to dozens of colleges and universities, and offers a unique opportunity to serve thousands of students, faculty, staff, and visitors.

Below, Montclair station art for future Gold Line Station

Demand for housing near transit centers has spurred new urban housing development in Montclair's Transit District



NORTH MONTCLAIR DOWNTOWN URBAN LIVING NETWORK

PROPERTY OWNER CONTACTS

1. GHP Management
(213) 213-0190
2. Peter Vanek
Meritage Homes
(951) 547-8320
3. Kenny Young & Kwi
Soon Kim
(818) 640-4921
4. The Pep Boys
(800) 737-2697
5. Kamran Ardebichi
(310) 385-7685
6. Anne B. Cheng
(626) 836-0999
7. Ronald G. Clark
(909) 626-8104
8. Arrow Restaurant Supply
(909) 621-7428
9. Elezier C. & Norma A.
Gomez
(909) 621-5845



DOWNTOWN SPECIFIC PLAN NEAR TRANSIT



PROPERTY OWNER CONTACTS

- 10. William Lin
(818) 588-5026
- 11. Mu Wang Liu
(562) 865-0337
- 12. Kendall Trust
Larry Maass
(909) 921-7606
- 13. Arthur C. & Olive V. Moore
(909) 982-7790
- 14. Vulcan Materials Co.
(205) 298-3000
- 15. CIM Group
Montclair Place
(909) 626-2501
- 16. Vista Court
(626) 571-6850
- 17. Trammell Crow Residential (TRC)
Jason Ballow
(760) 444-5204

Contact: Community and
Economic Development
Department
(909) 625-9432



BUILD THE **GOLD LINE** TO MONTCLAIR

COMMERCIAL/OFFICE/INDUSTRIAL SPACES FOR SALE

4943 - 4949 Holt Boulevard - For Sale



Contact: CBI Partners Inc
Joel Katz / 818-315-0302

Property is attached to 10541 Monte Vista in Montclair but has 131' frontage on busy Holt Blvd. The property consists of 3.41 AC with a 10,000 SF warehouse/retail structure and large parking and storage area for boats, cars, trailers. The property has 20 free surface spaces and the building is fully leased. The property can also be developed in any of the uses specified in the Holt Boulevard Business Park Zoning in Montclair.

5011 Brooks Street - For Sale



Contact: Coldwell Banker Commercial Inland Empire
Rene Ramos / 909-906-3790

Opportunity to purchase a 59,417 SF Class C Warehouse building for \$7.5 million (\$130.43 SF). The property includes large fenced yard, three access gates, cold storage/refrigerated rooms, and could be converted to 100% dry warehouse space. Excellent access to 1-10, SR 60, and SR 71 and minutes from LA County. Warehouse originally occupied by Coors Beer Distribution Center. The property is offered "As Is" condition.

8660 Central Avenue/Central Park Plaza - For Sale



Contact: Kavita Bhatia / 909-210-1570

Opportunity to purchase an 8,779 SF freestanding (strip center) commercial building for \$2.28 million (\$259.71 SF). Built in 2008, the center is in excellent condition and has 46 free parking spaces. The center is in close proximity to the SR-60, the SR-210, SR-71 and I-10. Located on busy Central Avenue, it is approximately 3/4 mile north of Montclair Place.

4234 Holt Boulevard/Arirang Plaza - For Sale



Contact: RE/MAX International, Inc.
Sang Lee / 909-348-0471

Opportunity to purchase an 9,352 SF freestanding (strip center) commercial building on a .60 AC lot for \$2,400,000 (\$256.63 SF). Built in 1979, it is 89.3% with a 1,000 SF vacant space. Center has 31 free parking spaces and is 130 feet fronting the busy Holt Boulevard. Close to other popular retail centers.

4948 - 4962 Holt Boulevard - For Sale



Contact: Marcus & Millichap
Steve Shih / 213-943-1831

Opportunity to purchase an 8,200 SF storefront (strip center) commercial building for \$2.2 million (\$274.39 SF) on .71 AC. The strip center was built in 1980 and a 4,189 SF suite is available for lease. The center offers 45 parking spaces at a ratio of 4.000/1,000 SF. It fronts the busy, high traffic volumes on Holt Boulevard.

5086 - 5110 Holt Boulevard - For Sale

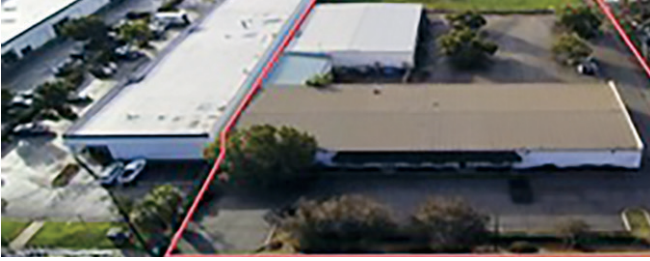


Contact: IRN Realty
Peter Fan / 626-447-5100

Opportunity to purchase a 17,461 SF neighborhood shopping center for \$2.59 million (\$148.33 SF). Prime location with easy access to freeways, shopping, and housing. Excellent multi-use for restaurants, retail with 45 free parking spaces. Building sits on 1.25 AC lot with future potential. High traffic volumes on Holt Boulevard. Auto repair subject to CUP approval.

COMMERCIAL/OFFICE/INDUSTRIAL SPACES FOR SALE

4651 Brooks Street - For Sale



**Contact: Newark Grubb Knight Frank
Randi Lockart / 909-974-4067**

A 23,424 SF Class C Warehouse building built in 1980 is for sale at \$3,250,000 (\$138,75 SF). The industrial building, on approximately 2.95 acres, is fenced with paved yard. Possible use for a contractor yard, outdoor equipment sales and storage yard, are subject to CUP approval. The warehouse is occupied by a single tenant. Up to 30 free surface parking spaces are available. Easy access to SR 60 via Central Avenue.

9625 Monte Vista Avenue - For Sale



**Contact: Coldwell Banker Commercial NRT
Ronald Chang / 626-318-6746**

Opportunity to purchase a Class B ground level office/medical building for \$7,820,000 as part of a portfolio of 4 properties. The building size is 8,848 SF and is 58% leased. 35 free surface parking spaces are available, ratio of 2.03/1,000 SF. Building fronts the busy Monte Vista Avenue with daily traffic counts of 33,457. Property is close to I-10, Montclair Place, and other major retail. Note: massage uses prohibited.

9074 Benson Avenue - For Sale



**Contact: Coldwell Banker Town & Country
Stephen Stephanie Crowell / 909-703-1477**

Beautifully remodeled office space fully ADA compliant. Exterior offers new paint, architectural stone veneer, decorative window & door trim, mahogany wood doors, dual pane windows, water conservative plants, parking lot with 18 spots (2 ADA handicap able), covered patio, LED parking lights, new trash enclosure w/ metal gates, and a monument sign. Interior features all new laminate floors, central alarm system, and HVAC, LED light fixtures.

5065 Mission Boulevard - For Sale



**Contact: DAUM Commercial Real Estate Services
Lee Spence / 909-980-1234 x 176**

Opportunity to purchase a 2,038 SF building for \$650,000 SF (318.89 SF). The building is located on 1.08 AC and could use updating and repairs. The property is located on a flag lot with the rear of the property is zoned residential. The building is vacant from a former restaurant. Ten (10) parking spaces are available.

4611 Holt Boulevard - For Sale



**Contact: iProperty Management and Investment
Inge Hobo-Scheinfarb / 310-559-4764**

Opportunity to purchase two retail/light industrial buildings (32,400 SF) on 2.2 AC for \$2,990,000. The front retail building is leased to a national tenant and the second rear building is light manufacturing warehouse spaces with 3 separate tenants: furniture and mattress maker, thrift shop workshop, and independent film studio with offices. Split zoning commercial facing Holt Blvd. and back half industrial.

10735 Kadota Avenue - For Sale



**Contact: CBRE
Eloy Covarrubias / 909-418-2000**

Located at the Southeast corner of State Street and Kadota Avenue, the 7.13 AC parcel has a 34,397 SF Class C light industrial building on the site. Property is offered for sale at \$8,000,000 or can be leased. Redevelopment potential.

COMMERCIAL/OFFICE/INDUSTRIAL SPACES FOR SALE

5407 Holt Boulevard - For Sale



**Contact: Lee & Assoc. Commercial Real Estate
Mark White / 909-373-2727**

The Class C 36,352 SF Industrial Warehouse is for sale at \$4,907,520 (\$123.30 SF). The single-tenant warehouse was built in 1981 and is 100% leased. Freestanding building has street frontage, is fenced and paved with a secure yard. The roof and A/C units are 5 years old. Parking lot has new slurry coat and striping. The building was recently painted, has 3 ground level doors with 800 amps of power. Offered as an investment or owner/user property.

5086-5010 Holt Boulevard - For Sale



**Contact: IRN Realty
Peter Fan / 626-447-5100**

The 17,461 SF neighborhood center is for sale at \$2,590,000 on a 1.25 AC parcel. Prime location on major street front easy access to freeways. Retail and restaurant use. Auto repair and churches subject to CUP approval prior to occupancy. Property backs to land with future development potential. Well maintained investment with open floor plan and separate meters. Prime Montclair and Chino business area with major street visibility within close proximity to major retail.

4950 San Bernardino Street - For Sale



**Contact: C.G.M. Development
Gordon Lau / 626-388-7352**

Opportunity to select from over 20 Class B medical condominiums ranging in price from the upper \$200,000 to the upper \$400,000. Built in 1971, the building complex is 27,385 And the condos range in size from approximately 1,000 SF to up to 1,672 SF. There are 100 free surface spaces available; ratio of 4.49/1,000 SF. Very close access to I-10.

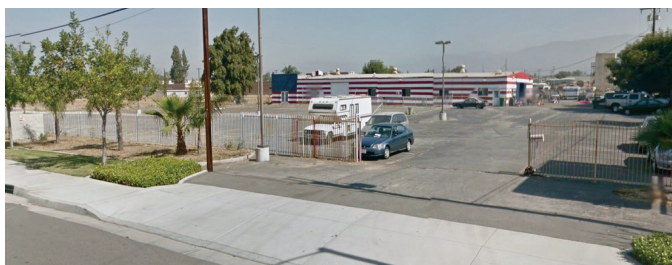
10805 - 10835 Fremont Avenue - For Sale



**Contact: DAUM Commercial Real Estate
Craig McKenzie / 909-653-9046**

Opportunity to purchase a 25,827 SF Class B Industrial warehouse building for \$2,400,000 (\$92.93 SF) on 1.38 AC. Building includes nine (9) Industrial Units (8 Tenants). Building is equipped with 200 amps per unit/varies, a gated lot/paved yard and is constructed of concrete block construction. Includes 1 Freestanding Metal Building (new roof) with ceiling Height: 12' - 14' and 13 (10'x10') GL Doors.

5010 Mission Boulevard - For Sale



**Contact: Century commercial
Sal Salinas / 323-385-0516**

Opportunity to purchase a 6,400 SF Industrial warehouse building on a 2.64 AC lot. The building has 200 free surface spaces available and has 277' of street frontage on busy Mission Blvd. Property has good development potential. Located in close proximity to I-10, SR-15, SR-210, SR-71 and SR-57 and is a short drive to Ontario International Airport.

9051 - 9052 Del Mar Avenue - For Sale



**Contact: Lee & Associates
Brian D. Meikesian / 909-373-2943**

A Class C Industrial warehouse building (9052) is for sale at \$2.062 million (\$161.10 SF). The 12,800 SF building is on a 0.70 AC lot. The lot has 30 free surface parking spaces. The second Class C warehouse industrial building (9051) is 13,200 SF with 1,300 SF of office space. The warehouse is for sale at \$1.87 million (\$142.00 SF) on a .50 AC lot with 12 free surface parking spaces. Both are ideal for manufacturing or distribution.

COMMERCIAL/OFFICE/INDUSTRIAL SPACES FOR SALE OR LEASE

4416 - 4420 Holt Boulevard - For Sale



**Contact: RE/Max Time Realty
Nathan Bragg / 909-210-3175**

Opportunity to purchase a 4,937 SF retail strip center building for \$785,000 (\$151.00 SF). The property consists of 2 structures; an inline retail building with excellent frontage to Holt Blvd. and training center in the rear of building for the on site Scuba Dive Shop and Training Center. The property has 12 free surface parking spaces. There is also a pool on site. Close proximity to I-10, SR-15, SR-210, SR-71 and SR-57 Freeways.

9525 - 9655 Monte Vista Avenue - For Sale



**Contact: Colliers International
Corey Waite or Erin Silvertooth / 213-627-1214**

Opportunity to purchase a 10,000 SF, 2 story, Class C, professional office building for \$3,500,000 (\$175.00 SF). Built in 1981, the building has 40 free covered spaces and 103 free surface spaces available. The building is fully occupied and is located on the very busy intersection of Monte Vista Avenue and Palo Verde Street directly across from I-10.

5391 - 5467 Moreno Street - For Lease



**Contact: SRS Real Estate Partners
Terrison Quin / 949-698-1107**

Opportunity to lease a 41,200 SF retail co-anchor space, a 10,318 SF Jr. Retail anchor space, and retail spaces ranging from 1,367-6,615 SF. The Montclair East shopping center offers regional positioning with signage along I-10 which has an average daily traffic count of 240,000. Situated along a major arterial and located directly across from Montclair Place.

5225 - 5247 Arrow Highway - For Sale



**Contact: Pacific Commercial Investments
Contact: Chris Rodriguez / 949-734-0132**

This retail investment property is a seasoned multi-tenant retail property which benefits from excellent synergy from national credit co-tenants and is located along the main corridor of the trade area. Anchored by a high performing Best Buy, the subject property is a 18,106 square foot multi-tenant retail asset situated on over two acres of land. Property has two new long-term leases from strong operators, including the popular Gen Korean BBQ.

4855 - 4875 Mission Boulevard - For Lease



**Contact: Century Commercial
Mark El Tine / 909-992-3255**

The 18,186 SF freestanding strip center, built in 2009, has five spaces for lease: 1,000 SF, 700 SF, two 850 SF and a 3,500 SF space. Building is leased at 62 percent and current tenants include 7-Eleven, Tuti Futii, 99 Cent Store, Adeleke Mobile Service, and Jacky's Tacos plus several more. The center faces high traffic volume on Mission Boulevard.

4439 Mission Boulevard - For Lease



**Contact: Lee & Associates
Greg Martin / 909-373-2904**

Opportunity to purchase an 18,106 SF neighborhood retail center. The center was built in 1990. A 5,565 SF space is available for lease. Great location for visibility with high traffic counts on Mission Boulevard, estimated at 35,411 CPD. The building is located on a major throughfare connecting SR 60 and the I-10.

COMMERCIAL SPACES FOR LEASE

5458 - 5484 Moreno Street/Montclair Outlets - For Lease



**Contact: Progressive Real Estate Partners
Pablo Velasco / 951-961-1883**

Freestanding retail/office building offers available spaces ranging from 3,150 SF to 3,911 SF. Wall channel letter signage available. The center was renovated in 2014 and is surrounded by significant residential population of approximately 185,000 within a 3 mile radius and a median household income of \$53,626. Close to popular retailers and close to Montclair Place regional mall. High center visibility with easy access to I-10 via Central Avenue.

5280 Holt Boulevard - For Lease



**Contact: Centers Business Management
Jason Ehrenpreis / 310-575-1517 x213**

A 7,293 SF freestanding commercial building is divisible and available for lease. The building is located in a high traffic intersection with a 49,820 daily traffic count. Located in a well established trade area with high daytime population with 18 free surface parking spaces. Easy access to the SR-60 via Central Avenue. Many large national retailers nearby.

9710 - 9880 Central Avenue/Montclair Town Center - For Lease



**Contact: Ophir Management Services
Eric Treibatch / 818-708-0888 x23 eric@ophirmgt.com**

Prime 83,556 SF neighborhood shopping center sits on 9.67 AC and is surrounded by densely populated housing. The center fronts Central Avenue, a street with over 54,000 cars per day and is one mile south of I-10. Four units available for lease range from 1,200 to 8,050 SF. Backs to a large neighborhood community and is close to Costco and Montclair Place.

8801 - 8891 Central Avenue/Montclair Village Plaza - For Lease



**Contact: Progressive Real Estate Partners
Paul Su / 909-230-4500**

Available retail spaces for lease range from 1,100 SF to 3,834 SF. The 15,595 SF neighborhood shopping center is anchored by Aaron Bros., Tokyo Kitchen, and the popular Dolce Cafe and Bakery. Established center fronts the high traffic volume Central Avenue and Arrow Highway and is north of Montclair Place regional mall and the nearby Montclair Transcenter. Located in major retail centers and with easy access to/from I-10

4601 Holt Boulevard - For Lease



**Contact: RE/MAX 200 Commercial
Carlos Skubacz / 626-964-8999**

Remax 2000 is offering two retail spaces at 3,000 SF each. Spaces at 3,000 SF can be built to suit or as ready shell space for a tenant. Smaller space less than 3,000 SF can be subdivided. This property can be built to suit or as ready shell space for a tenant. There will be a common area between the buildings that will have outdoor patio seating. Five year minimum lease term.

5128 - 5182 N. Montclair Plaza Lane - For Lease



**Contact: FM Enterprises, Inc.
Frank Mushmel, Jr. / 818-667-0875**

North Montclair Plaza is a popular shopping center occupied with national tenants such as Gold's Gym, Catherine's, and 99 Cents Only. The 75,103 SF multi-tenant strip center has a 3,250 SF space for lease. The center has 150 free surface parking spaces at a ratio of 2,000/1,000 and fronts the busy Moreno Street, which is directly across from Montclair Place. Very close proximity to I-10.

COMMERCIAL SPACES FOR LEASE

5060 Montclair Plaza Lane/Montclair Plaza - For Lease



Contact: CIM Group / BRC Advisors
Marcus O'Bryant / 213-226-8700

The 1.25 million SF regional mall, owned and managed by CIM Group, is anchored by Nordstrom, Macy's, JC Penney, Sears, and features over 150 retailers. Mall is adding new food hall and other renovations. Many suites are available for lease ranging from 2,327 SF to 26,950 SF (Jr. Anchor). Also seeking various restaurant types for new food hall addition.

5399 Moreno Street/Montclair East - For Lease



Contact: Sunset Equity
Benjamin Donel / 310-864-7600

Prime 6,615 SF space for lease. Center anchored by Ross Dress for Less, Petco, Harbor Freight Tools, Fallas plus more. Located along I-10 at Central Avenue, a strong retail hub for the trade area. Across from Montclair Place, a well established regional mall. Center is within a densely populated trade area with high traffic volumes on Central Avenue.

5319 - 5325 Holt Boulevard - For Lease



Contact: Progressive Real Estate Partners
Jessica Cabrera / 909-573-8279

The popular retail center has a 1,187 SF space available for lease. Located at the signalized SE corner of Central Avenue and Holt Boulevard with 32,000 CPD. The center is located 2 miles south of regional shopping center Montclair Place. The busy center's co-tenants include 7-Eleven and Subway.

5050 Palo Verde Street/Metro OfficePlex - For Lease



Contact: Sunny Hills Management Co.
Rosalind Tan / 909-890-1226

Excellent location to lease a two-story Class B, 19,946 SF office building with office suites ranging in size from 290 SF to 7,852 SF. Built in 1984 and renovated in 2014, the building is surrounded by popular retailers and is close to Montclair Place regional mall. Solid traffic volumes and high center visibility. Quick access to I-10. Many large national retailers nearby.

5404 - 5440 Moreno Street - For Lease



Contact: Pac West Management, Inc.
Joseph Ramani / 310-474-8844

A 22,217 SF strip center was recently renovated with a 7,444 SF (divisible) retail tenant space available for lease. The for-lease space fronts the high traffic volume Moreno Street and is located one block from I-10 and Montclair Place. The center has 60 free surface parking spaces at a ratio of 2.70/1,000 SF. Other tenants include Pier 1 Imports.

4480 - 4490 Holt Boulevard/Orchard Plaza - For Lease



Contact: Progressive Real Estate Partners
Janine Peltier / 909-230-4500 or 909-767-8036

A 50,000 SF recently built shopping center is located in a prime commercial site located in a strong Hispanic trade area. Spaces available for lease range from 1,053 SF to 2,106 SF. Strategically located on very busy thoroughfare. Strong retail location & traffic count - 40,000 CPD with a signalized intersection at Holt Boulevard & Ramona Avenue. In-line and end-cap space are available.



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