

CITY OF MONTCLAIR



COMMUNITY & ECONOMIC DEVELOPMENT 2018 INVENTORY OF AVAILABLE PROPERTY



www.cityofmontclair.org



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MONTCLAIR DOWNTOWN URBAN HOUSING



WELCOME TO MONTCLAIR

Welcome to Montclair, California, 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.

QUICK FACTS



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 at the Montclair Transcenter

Freight Rail Services

- Union Pacific
- Burlington Northern

Airports

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



EDUCATION

Colleges within 2 to 25 miles from Montclair:

The Claremont Colleges: Claremont McKenna, Harvey Mudd, Pomona College, Pitzer, and Scripps

Claremont Graduate University and Keck Graduate Institute of Applied Life Sciences

California State Polytechnic University, Pomona

University of California, Riverside

California State University, Fullerton

Chaffey Community College



HOUSING & TRANSIT

Young, health-conscious residents looking for urban housing and specialty and sustainable shopping choices

Youthful population: over 60 percent of households range from 9-44 (5-mile radius) in age

Homeowners and renters ready to spend with an average Household Income of \$79,940 (5-mile radius)

Parents looking for a family-oriented community with many amenities

Montclair is centrally located within a 3-to-10 mile marketplace of 208,300 to nearly 1 million people, and due to its highly populated trade area is a popular destination

CITY OF MONTCLAIR DATA

NUMBER OF CITY HOUSEHOLDS



10,013

CITY POPULATION (ESTIMATED)



39,326

TOTAL CITY SALES TAX (FY 16-17)



\$13,376,998

RETAIL SALES PER CAPITA



\$27,500

2017 DEMOGRAPHICS TRADE AREA*

	3 MILE	5 MILE	10 MILE
POPULATION	187,570	475,979	985,607
HOUSEHOLDS	56,121	137,538	294,834
FAMILIES	41,188	105,065	229,100
AVERAGE HOUSEHOLD INCOME	\$76,383	\$79,940	\$95,654
MEDIAN HOUSEHOLD INCOME	\$56,005	\$57,556	\$72,239
PER CAPITA INCOME	\$23,556	\$23,692	\$29,192
MEDIAN NET WORTH	\$57,329	\$65,579	\$130,569
AVERAGE NET WORTH	\$419,647	\$521,497	\$719,767
AVERAGE HOUSEHOLD SIZE	3.23	3.39	3.26
MEDIAN AGE	32.6	32.9	34.9
HOUSEHOLD > \$75,000	36.8%	38.5%	48.6%
AVERAGE DISPOSABLE INCOME	\$48,112	\$49,592	\$57,148
MEDIAN DISPOSABLE INCOME	\$59,501	\$61,508	\$71,681
OWNER OCCUPIED HOUSING UNITS	48.3%	52.2%	60.6%
RENTER OCCUPIED HOUSING UNITS	46.3%	42.7%	35.4%

MONTCLAIR MARKET DATA*

2017 RACE & ETHNICITY

(BY TRADE AREA)	POPULATION	WHITE	BLACK	PACIFIC ISLANDER & ASIAN	HISPANIC ORIGIN (ANY RACE)	OTHER
3 MILE	187,571	55.1%	6.3%	8.2%	60.3%	30.3%
5 MILE	475,979	54.1%	5.5%	7.8%	63.0%	32.5%
10 MILE	985,608	54.1%	6.0%	13.6%	51.6%	26.2%

2017 EDUCATION

(BY TRADE AREA)	3 MILE	5 MILE	10 MILE
POPULATION TOTAL AGE 25+	116,766	298,264	644,325
SOME COLLEGE AGE 25+	22.6%	21.7%	23.4%
WITH DEGREE AGE 25+	30.4%	29.4%	37.2%

2017 WORKFORCE

	3 MILE	5 MILE	10 MILE
EMPLOYED POP. TOTAL AGE 16+	83,842	214,417	467,510
WHITE COLLAR AGE 16+	53.1%	52.4%	61.0%
BLUE COLLAR AGE 16+	25.7%	27.7%	21.8%
SERVICES AGE 16+	21.2%	19.9%	17.3%

2017 RETAIL GAP ANALYSIS/ 3 MILE RADIUS

SECTOR	RETAIL DEMAND	RETAIL GAP	LEAKAGE FACTOR
GROCERY/ SPECIALTY STORES	\$293,500,654	-\$171,621,496	-33.4
FULL SERVICE RESTAURANT	\$196,056,469	-\$98,573,487	-20.8
BUILDING MATERIALS, GARDEN, & SUPPLIES	\$103,430,738	-\$95,496,710	-48.4
RETAIL SUMMARY (TOTAL)	\$1,980,126,359	-\$858,851,006	-2.0

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.

FOOTHILL GOLD LINE BREAKS GROUND FROM GLENDORA TO MONTCLAIR



Photos from the Dec. 2017 Foothill Gold Line Groundbreaking Ceremony.

The California State Transportation Agency (CalSTA) announced statewide funding for 28 recipients of more than \$2.6 billion dollars in Transit and Intercity Rail Capital Program (TIRCP) grants for transformative transit and rail projects. Approximately \$300 million dollars was approved to complete the Foothill Gold Line from Glendora to Montclair from the Transit and Intercity Rail Capital Program (TCRP). The funding should fulfill the estimated funding gap for the project, based on the Construction Authority's latest project estimates. The funding is focused on critical LA Metro projects including funding for the light rail extension to Montclair.

The Foothill Gold Line from Glendora to Montclair (Phase 2B) is a 12.6-mile extension of the Metro Gold Line light rail system that will run from Los Angeles to stations along the Foothills of the San Gabriel Valley. The extension will add new Gold Line stations in Glendora, San Dimas, La Verne, Pomona, Claremont, and Montclair. Once completed, a trip from Montclair to Pasadena will take approximately 38 minutes and approximately 67 minutes to downtown Los Angeles.

The highly anticipated groundbreaking for Phase 2B of the Gold Line Extension from Glendora to Montclair stations broke ground in December 2017 and is anticipated to take nine years to complete. The portion of the project in Los Angeles County (Glendora to Claremont) is being funded by Metro's Measure M half-cent sales tax and Measure R funds and funds from the TCRP. San Bernardino County is funding the extension from Claremont to Montclair through Measure I and TCRP funds.

Some communities along the Foothill Gold Line are considering developing transit districts, Montclair has been at the forefront of this effort by years of promoting the extension of Gold Line light rail service to the Inland Empire and focusing on development of high density, mixed-use projects in North Montclair. The North Montclair Downtown Specific Plan is attempting to provide the housing products, public transit, and, eventually, the mixed use development to support a community desirable to a younger demographic.



FAST FACTS:

Estimated Cost: \$1.5 billion **Distance:** 12.3 miles **Capacity:** 200 passengers per light rail car: two- and- three car train
Speed: 55 mph (maximum) **Daily Train Traffic:** More than 200 Gold Line trains

MONTCLAIR PLACE: NEW AMC RETAIL COMING



CIM Group, owners of Montclair Place, (formally known as Montclair Plaza) will be opening an AMC dine-in theater multiplex at the Montclair Place shopping mall by 2019. The state-of-the-art theater will include 12 separate screens/auditoriums, a MacGuffins Bar and Lounge, and dine-in eating. The theatre will occupy approximately 64,000 SF of space envisioned for new restaurants and entertainment concepts and create a new, grand entrance to the mall. Adjacent to the exterior of the new building, completion of a recent substantial facade improvement program was achieved.

"AMC's project reflects CIM Group's effort to reposition the mall and to expand the entertainment options, and embrace our visitor experience at Montclair Place," stated Shaul Kuba, co-founder and principal of CIM Group.

The new contemporary design includes clean lines and vertical architectural details in a warm color palette featuring natural woods, brick and stucco wrapping around the existing JC Penney store and Barnes & Noble buildings on the mall's south side, facing the I-10 Freeway corridor. Improvements to the north facade of Montclair Place were also completed last year in an earlier phase of the redevelopment. This phase included the entrance to a new food hall, Moreno Market, which offers an expanding array of dining options. Being one of the largest, most visible and accessible malls in the Inland Empire, CIM Group continues to focus improvements through the ongoing multi-phased redevelopment of Montclair Place.



Montclair Place- Perspective - Before



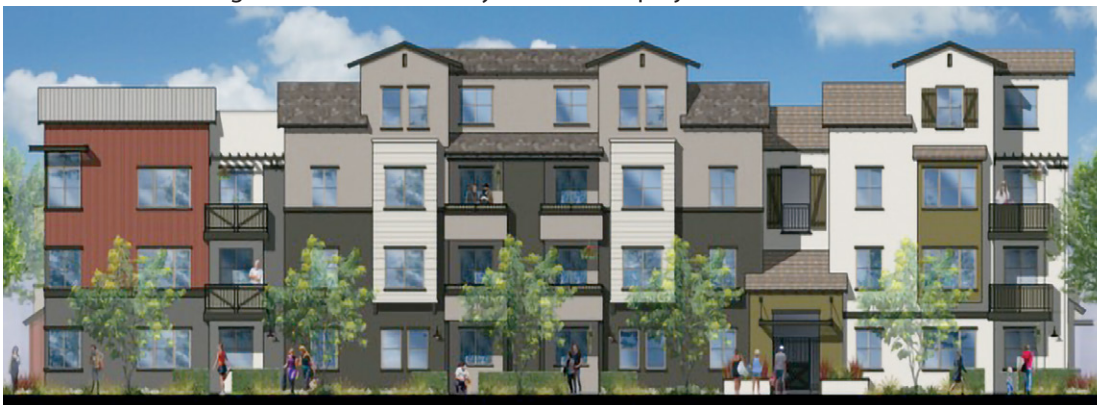
Montclair Place- Perspective - After

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 Montclair's multi-modal transit station. The plan's designation as an urban-style transit district marks it as the first of its kind among Inland communities found along the Los Angeles to San Bernardino Metrolink line. Because of continued interest by developers, the City expanded the boundaries of the original NMDSP, by adding additional acreage for residential and mixed-use including 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, the paseos 385 unit and Arrow Station 129 unit, and two others are currently entitled. The City also anticipates major roadway and streetscape improvements to promote pedestrian and bicycle activity within the NMDSP.

The most recently entitled residential project, is the Alexan Montclair apartment community, which will begin construction Summer 2018. The "modern agrarian" architectural style residential project is to be located on a 6.27-acre site minutes away from the Metrolink Station. The 211-unit Alexan Montclair apartments will be developed by Trammel Crow Residential. Nearly all of the units will be 1 and 2 bedroom configurations ranging from 760 to 1,200 square feet in size. This development marks the fourth residential development within the NMDSP.



Alexan Residential development.

3.0 - Illustrative Concepts

The Plan envisions a vibrant town center in North Montclair, oriented around two distinct places (see Figure 3-1). The first is a mixed-use neighborhood surrounding the Transcenter; the second is a pedestrian- and bicycle-friendly Fremont Avenue connecting the Montclair Place shopping center to the Transcenter. All around these two places is a collection of residential and mixed-use buildings supporting a variety of housing options appropriate to Town Center lifestyles.

Based upon current ownership and land-use patterns, the Plan is anticipated to build out in four basic project clusters. Because of land availability, it is probable that these clusters will also correspond to phases of development over the next 10 to 20 years. However, the Plan does not dictate the sequence of construction, but merely anticipates the likely behavior of the market.

1 : Town Center Residential

The goals of a mixed-use, transit-oriented Town Center demand a significant residential population within an immediate five- to ten-minute walking distance. This population is not only necessary to animate streets with pedestrians, but to also provide a market for local retail. In North Montclair, where there are currently relatively few residences, the creation of resident population is critical to the success of the Town Center.

Most of the area bordered by the Metrolink tracks, Montclair Place, Monte Vista Avenue and Fremont Avenue - especially between Arrow Highway and Moreno Street - is ideally suited for residential use. Abutting the existing subdivision of ranch homes governed by Specific Plan 81-2, this area is also centrally located between Montclair Place to the south and the Station District transit-oriented development to the north. A range of multi-family housing types in this location - rowhouses, courtyard apartments, lofts, and stacked flats - should appeal to potential residents interested in living near the amenities of North Montclair.

2 : Station District

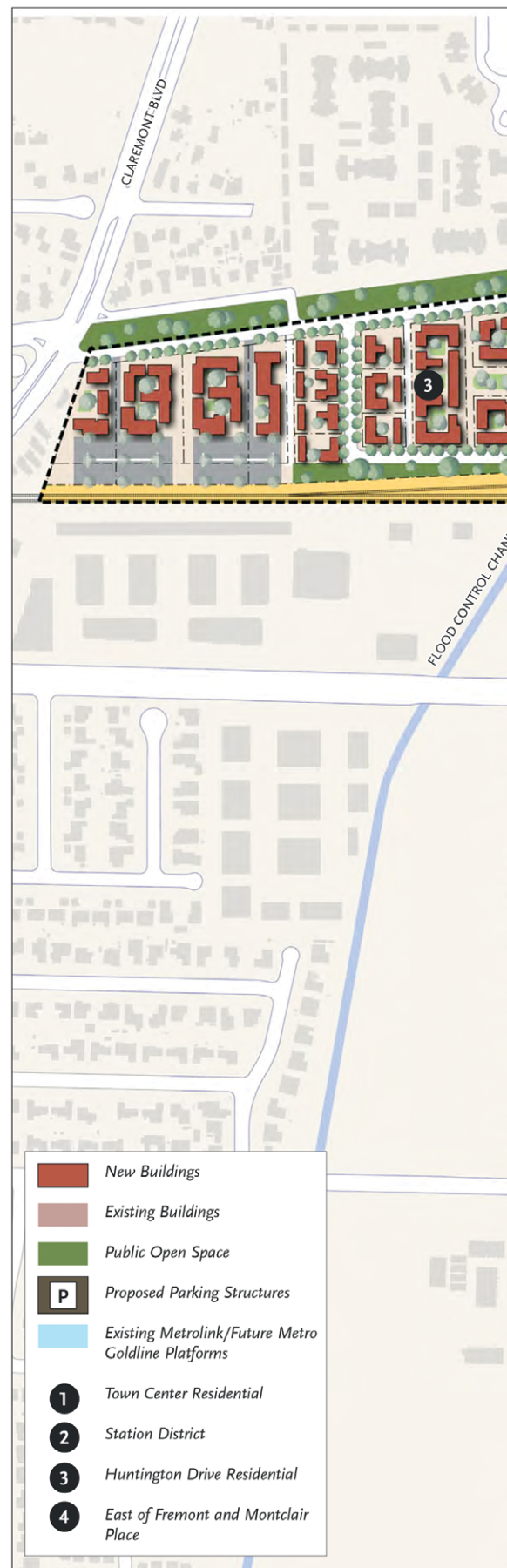
The Station District is the social and commercial heart of North Montclair. It will be anchored by the Metrolink/Gold Line train station to the north, and contain a compact, walkable mixture of housing and community-oriented retail. Parking will be located in the Station District in garages concealed by topography and "liner" buildings.

3 : Huntington Drive Residential

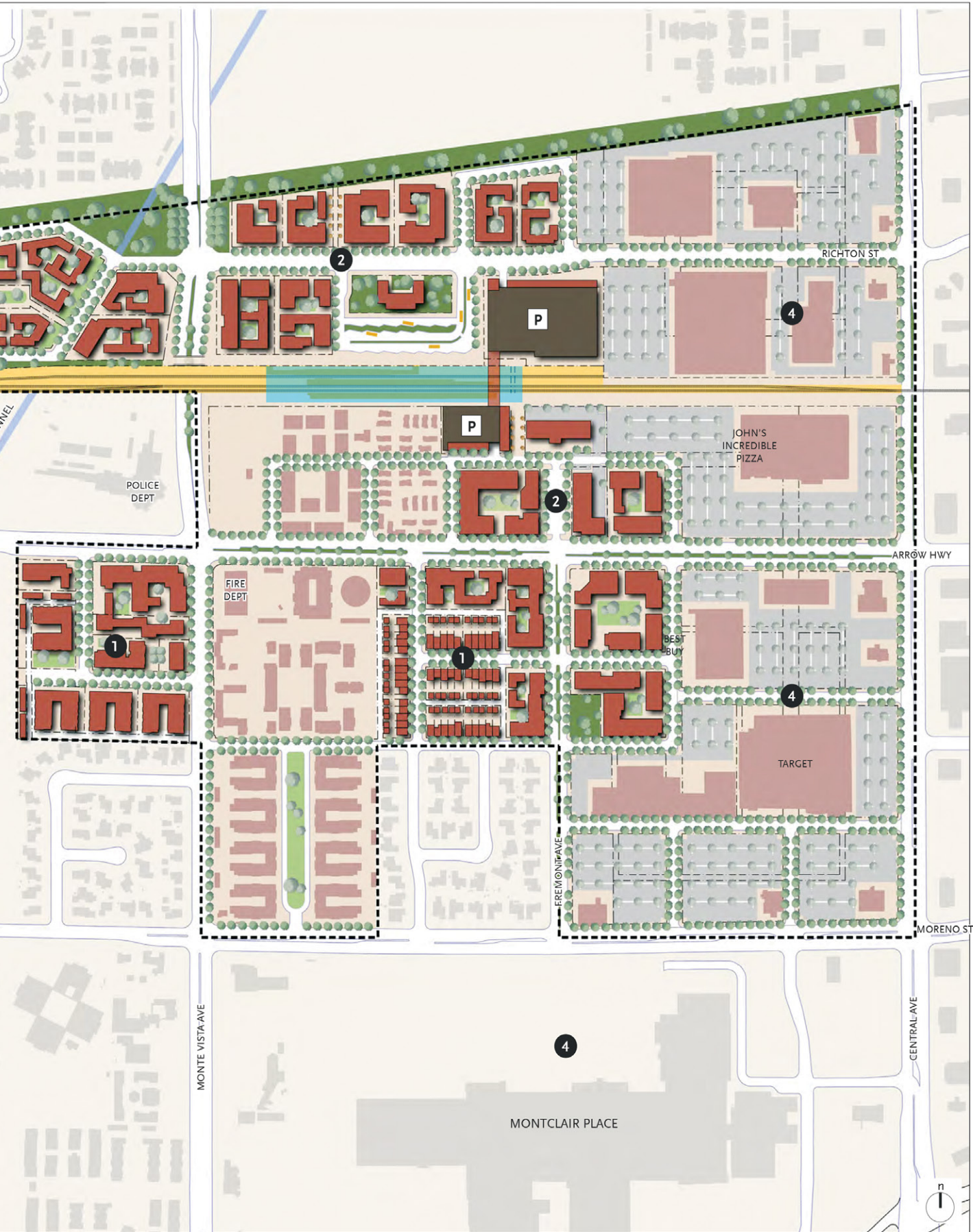
As the North Montclair Downtown Specific Plan area matures, properties north of the Metrolink right-of-way and west of Monte Vista Avenue will become desirable as a new residential location. Residences of this area will be within a short walk or bike ride of Claremont Village and the Colleges and within a five- to ten-minute walk of Montclair Place, the existing Montclair Transcenter, and regional destinations via existing Metrolink and future Gold Line transit service. And, because this site is a small mesa relative to the surrounding properties, housing properties here will enjoy spectacular views of the San Gabriel Mountains and ranges to the south. Although today this location is an empty parking lot and a former asphalt batch plant, the Plan foresees attractive residential development between Claremont and North Montclair, connected to both with shaded walking/bike paths and beautiful streets.

4 : East of Fremont Avenue and Montclair Place

Between Fremont Avenue and Central Avenue, the Plan anticipates the transformation and maturation, once market conditions are ripe, of Montclair's current regional retail power center into a pedestrian-oriented shopping district. This will consist of the selected and strategic reconstruction of the existing big box retail Power Center, filling in the surface parking lots with commercial or mixed-use buildings, or a combination of the two. As infill occurs, the required parking can be accommodated in a park-once garage. Introducing an inviting pedestrian entrance to Montclair Place at the southern terminus of Fremont Avenue would help complete the integration of the regional retail with the transit-oriented areas to the north.



North Montclair Downtown Specific Plan Amended March 2017



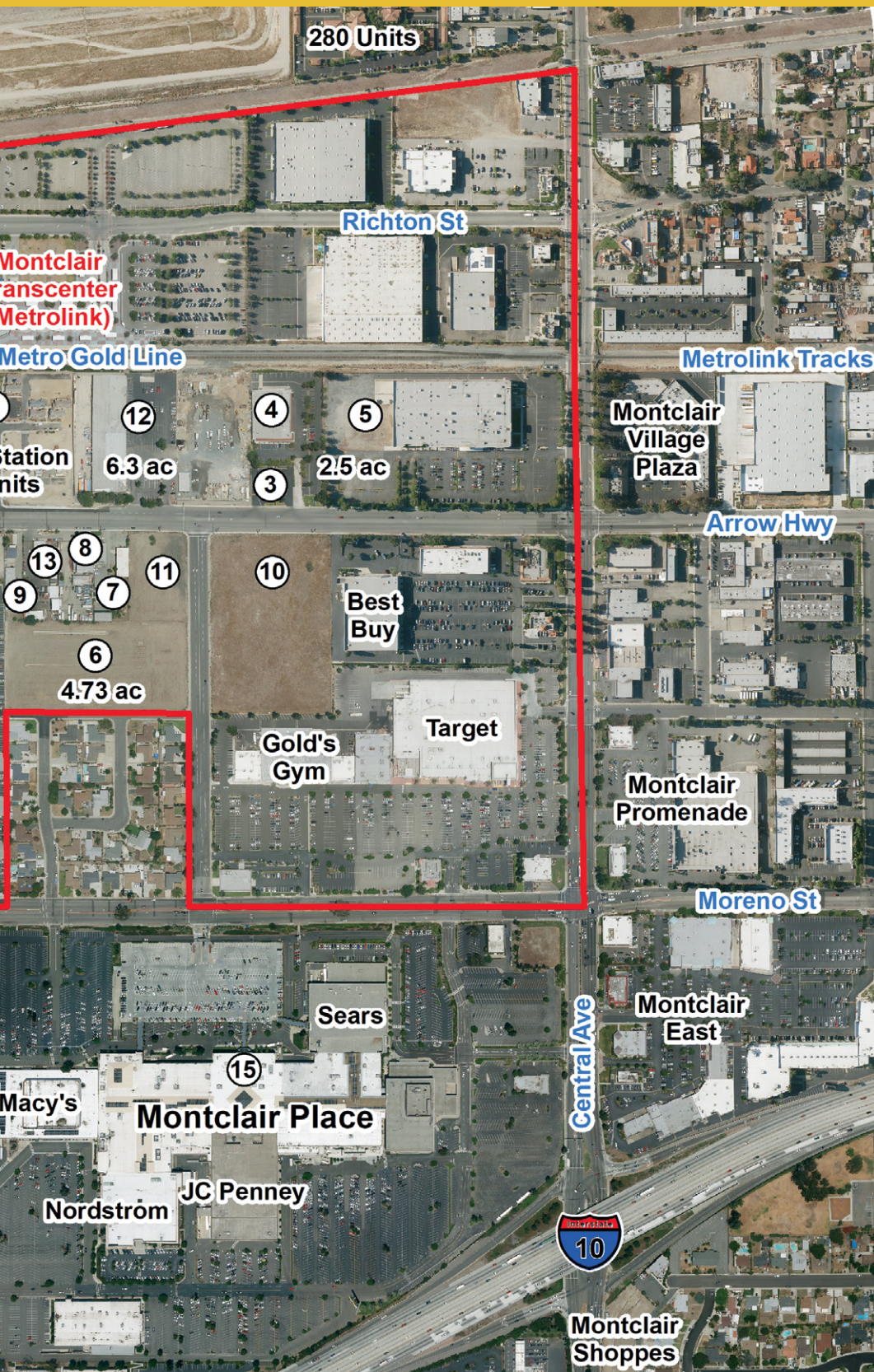
NORTH MONTCLAIR DOWNTOWN URBAN LIVING

PROPERTY OWNER CONTACTS

1. GHP Management
(213) 213-0190
2. 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



MONTCLAIR 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.
Mike Linton
lintonm@vmcmail.com
15. CIM Group
Montclair Place
David Thomas
(323) 860-4817
dthomas@cimgroup.com
16. Vista Court
(626) 571-6850
17. Trammell Crow
Residential (TRC)
Jason Ballow
(760) 444-5204



RETAIL BUILDINGS/CENTERS FOR SALE

4804 Brooks St - For Sale

5494 Arrow Highway - For Sale



Contact: Andrew K. Clark, Executive Vice President
(310) 351-9939/andrew.clark@daumcommercia

Freestanding building 10,088 SF sprinklered building two (2) oversized loading doors situated on 0.54 AC, property is gated. The warehouse is for sale at \$1,849,000. Ideal for manufacturing or distribution.



Contact: Brian D. Melkesian, Senior Vice President/Principal
(626) 827-8434/ bmelkesian@lee-assoc.com

7,058 SF free-standing building ideal for retail/auto repair use. Easy access to the I-10 Freeway.

Zoning: MIP

4950 San Bernardino Street - For Sale

5153 Holt Blvd - Holt Medical Center - For Sale



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

Remodeled in 2017, the building complex is 27,385 SF, with office condos ranging in size from approximately 1,000 SF to 1,672 SF. Nearby access to I-10 Freeway.



Contact: Fred Mandegari, Agent
(949) 300-4195/ FMandegari@gmail.com

Opportunity to purchase a 25,000 SF medical building with busy family practice, pediatrics, internal medicine, OB/GYN, physiotherapy. Has spaces available for orthopedic/general surgery, or other specialties. Close access to I-10 and 60 Freeways.

4948 - 4962 Holt Blvd, Holt Plaza - For Sale

5065 Mission Blvd- For Sale



Contact: Steve Shih, Broker
(626) 487-4396/shihbroker11@gmail.com

Opportunity to purchase a 8,200 SF retail storefront building on Holt Boulevard for \$2,180,000. The building is on a 0.71 AC lot. With 45 parking spaces. Property is located in close proximity to I-10, SR-15, SR-210, SR-71 and SR-57 Freeways and is a short drive to Ontario International Airport.



Contact: David Romero
(909) 910-2867/maricelamromero@yahoo.com

Opportunity to purchase a 2,038 SF building for \$750,000 on a 1.08 AC lot. The property is located on a flag-lot with the rear of the property zoned residential. The property is vacant with 10 parking spaces available.

COMMERCIAL/OFFICE/INDUSTRIAL SPACES FOR SALE

9625 Monte Vista Ave - Monte Vista Medical - For Sale



Contact: Ronald Chang
(626) 318-6746/rchang@coldwellbanker.com

Opportunity to purchase Class B ground level office/medical buildings for \$8,800,000 as part of a portfolio of four free standing one- story medical/dental offices with pharmacy and long-term physician and dentist tenants. Total building size is 42,552 SF, and is adjacent to Montclair Hospital Medical Center. Very close to I-10 Freeway and Montclair Place.

5407 Holt Blvd - For Sale



Contact: Mark White, Associate
(626) 221-6262/MWhite@lee-assoc.com

Investment or owner/user opportunity, to purchase a free standing building for \$4,700,000. The 36,352 SF Class C Industrial building is on a large fenced and secure yard, roof and A/C units on building and portions of the building are also available for lease. Within close proximity to major retail. Zone: Holt Blvd. Specific Plan.

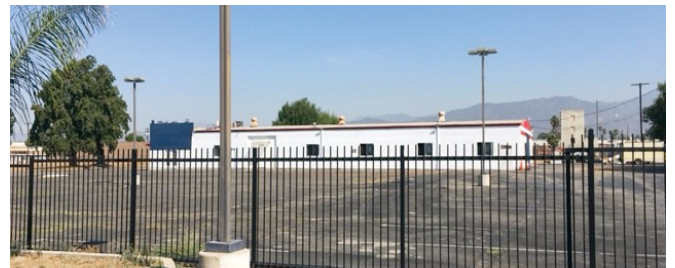
5483 Moreno St - For Sale



Contact: Joe Ingrin, Vice President
(909) 268-1017/jingrin@naicapital.com

Opportunity to purchase a 28,000 SF retail freestanding building for \$5,600,000. The building is also available for lease at 0.95 NNN. The freestanding building has a large showroom/warehouse - Ideal for Owner/Use or investment - various uses permitted. Outstanding I-10 Freeway Frontage/Signage

5010 Mission Blvd - For Sale



Contact: Helen Zhang, Commercial Associate
(909) 272-3357/helengfzhang@gmail

Opportunity to purchase a 8,400 SF Class B Industrial building for \$3,200,000. The property has 200 free surface spaces and is situated on a huge, flat 114,563 SF (approx. 2.64 AC) lot. Great opportunity for developers, investors, and/or owner users. Zoning C-3: for General Commercial and/or Service Commercial. Property to be sold as land value, plenty of parking spaces.

4110 Holt Blvd - For Sale



Contact: Kyle Desmet
(949) 706-8433//kyled@meadowsres.com

Free-Standing building zoned Business Park. Parking 3.25:1,000. Major renovation in 2012. Two 225-amp breakers (one three-phase and one single-phase), 100% air-conditioned, up to 18' interior clearance, 10' x 10' rear door and may accommodate large roll up doors. Zone: Holt Blvd. Specific Plan.

4480 Holt Blvd. - Orchard Plaza



Contact: John Redfield / (949) 698-1113
Christopher Tramontano/ (310) 922-6709

Strategically located on one of Montclair's busiest retail thoroughfares. Join Dollar Tree, Warehouse Shoe Sales (WSS), Starbucks with drive-thru, Wingstop, and more. The center was constructed in 2016, and is well-positioned within a developing trade area. Strong retail location and strong traffic counts - approx. 40,000+ cars per day.

RETAIL - COMMERCIAL FOR LEASE

8801-8891 Central Avenue- Montclair Village Plaza



Paul Su, (909) 636-417/4539/paulsu@progressiverep.com
Maggie Gonzalez, (909) 467-7216/maggie@progressiverep.com

Center has 1,100 SF to 12,723 SF (divisible) spaces available for lease. Located on the signalized intersection of Central Avenue & Arrow Highway with ample parking and easy ingress/egress near major retail hubs within surrounding areas including: Nordstrom, JCPenney, Sears, John's Incredible Pizza, Target, Best Buy & more. Close proximity to I-10 Freeway and Claremont Colleges.

9710-9886 Central Avenue - Montclair Town Center



Contact: Janine Peltier, (909)767-8036/
janine@progressiveREP.com

Up to nine spaces totaling 20,996 SF (divisible) are available for lease. Surrounded by densely populated residential area within close proximity to major retail. Located on heavily traveled Central Avenue with over 54,000 cars per day. Parking exceeds 5 spaces per 1,000 SF of building and is located within a 1/2 mile south of Costco and Montclair Place Regional Mall.

9197 Central Avenue- Montclair Plaza East



Contact: Dan Samuiski, (949) 608-2064

This center offers excellent freeway visibility and accessibility to I-10 Freeway and to Montclair Place. Spaces available for lease range from 11,921 SF to 14,171 SF.

5158 Holt Boulevard



Contact: Tony M. Guglielmo, CCIM/ 909-456-6133
tony@alliedcre.com

Free-Standing building zoned General Commercial. This center offers 10,000 SF for lease. Easy access to the I-10 freeway.

9335-9337 Monte Vista Avenue



Contact: Gretchen Lastra, (626) 862-1280/
gretchen@progressiveREP.com

Building has a 5,975 SF space for lease located within the Montclair Entertainment Center. The retail storefront/office building has I-10 Freeway visibility. The building lies adjacent to Montclair Place, a well established 1.2 million SF super regional mall, with major tenants such as Nordstrom, Macy's, JCPenney and other retailers.

5060 Montclair Plaza Lane - Montclair Place



Contact: David Thomas, (323) 860-4817
dthomas@cimgroup.com

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 recently completed a new food hall and will be adding a new AMC Theater. Many interior suites are available for lease ranging from 2,327 SF to 26,950 SF. Located off I-10 Freeway, one of the most heavily traveled thoroughfares in the United States.

RETAIL - COMMERCIAL FOR LEASE

5399 Moreno Street- Montclair East Shopping Center



**Contact: Benjamin Donel/ (323) 923-4101/(310) 626-9752
ben@sunsetequitygroup.com**

Center has a 6,616 SF space for lease that fronts Moreno Street. It offers excellent regional positioning with signage along I-10 Freeway with over 240,000 daily traffic counts. Situated across the street from Montclair Place with other major retailers. Center has high population counts with over 450,000 residents within a 5-mile radius and has healthy mix of national and regional credit retailers including Ross, Petco, Fallas, Dollar Tree & more.

9303-9407 Central Avenue- Montclair Shoppes



Contact: Gretch Lastra or Paul Galmanini, (909) 230-4500

Newly built center on Central Avenue lies directly across from I-10 Freeway and Costco. Busy retail region with popular new tenants bringing in solid foot traffic.

5280 Arrow Highway- Central Plaza



**Contact: Barclay Harty/ (949) 725-8639/
barclay.harty@cbre.com**

Existing 41,000 SF co-anchor space available for lease can be subdivided and has loading dock. Space is adjacent to anchor tenant – John's Incredible Pizza. Excellent ingress/egress access and visibility from two signalized intersections. Located north of the Montclair Place regional mall and one mile north of I-10 Freeway.

5454-5484 Moreno Street- The Montclair Outlets



**Contact: Pablo Velasco/ (951) 961-1883/
pablo@progressiveREP.com**

Freestanding, single-story, multi-tenant, office/retail building located on the corner of Moreno Street and Vernon Avenue. Heavy street corner exposure on Moreno Street. Immediate access to the I-10 Freeway via Central Avenue exit. Many large anchors nearby such as the Montclair Place.

5080 Montclair Plaza Lane- Sears



**Contact:
Erik Westedt/ (213) 545-4500/erik.westedt@am.jll.com
Shauna Mattis/ (310) 749-4790/shauna.mattis@am.jll.com**

Opportunities to lease spaces from Sears building include 28,000 SF ground level space; 30,000 SF second level space and 24,000 SF third level space. Located in Montclair Place (formerly Montclair Plaza) a 1.2 M SF regional mall fronting I-10 Freeway. Major anchors include Nordstrom, JCPenney, Macy's and Barnes & Noble. New retailers coming soon to mall.

8975 Central Avenue



Contact: Kathy Pham, (310) 544-0078

Center has a 10,000 SF space for lease. Center fronts Central Avenue with high daily traffic volumes of 28,306. A total of 33 parking spaces available with a ratio of 3.30/1,000 and 1 minute drive to the Montclair Metrolink Station and easy access to I-10 Freeway.

CITY OF MONTCLAIR



MAKE MONTCLAIR YOUR NEXT BUSINESS DESTINATION

To Find Out More Please Contact Community and Economic Department Staff Below or Visit:
www.cityofmontclair.org

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Deputy City Manager
909-625-9412
mstaats@cityofmontclair.org

Michael Diaz

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BUILD THE GOLD LINE TO MONTCLAIR