



CITY OF MONTCLAIR



COMMUNITY & ECONOMIC DEVELOPMENT 2019 INVENTORY OF AVAILABLE PROPERTY

www.cityofmontclair.org

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TABLE OF CONTENTS

Welcome.....	2
Market Area Demographics.....	3-4
Montclair Place	5
North Montclair Downtown Specific Plan.....	6
North Montclair Downtown Specific Plan Aerial Map.....	7-8
Available Retail, Office, Industrial Properties for Sale or Lease	9-14
City Contacts	Back Page



The Paseos at Montclair North

WELCOME TO MONTCLAIR



Montclair, California, a thriving community with a total population of 40,402, 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.

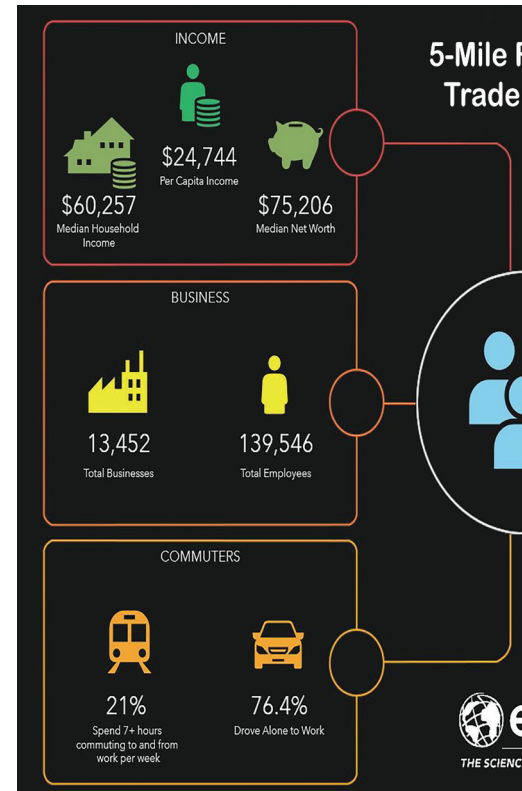
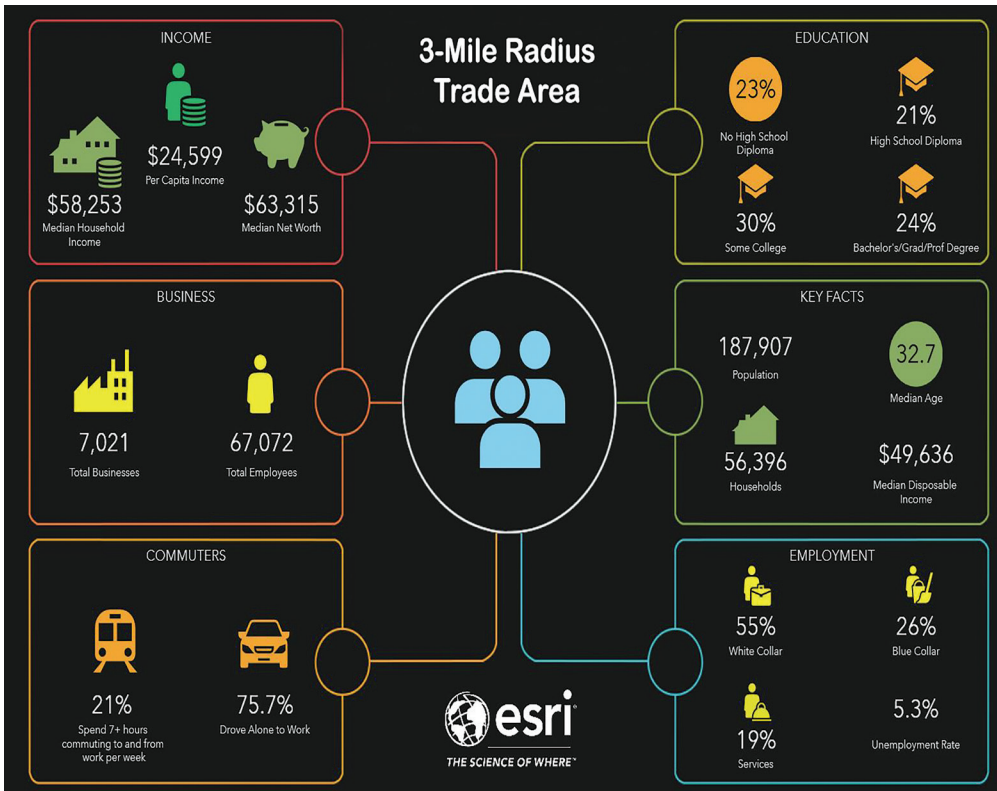
Colleges within two to 25 miles from Montclair include: The Claremont Colleges: Claremont McKenna, Harvey Mudd, Pomona College, Pitzer, and Scripps; Claremont Graduate University and Keck Graduate Institute of Applied Sciences; California State Polytechnic University, Pomona; University of California, Riverside; California State University, Fullerton; Mount San Antonio Community College; and Chaffey Community College.

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 a multi-modal transportation system located at the Montclair Transcenter. The Montclair Transcenter connects with bus services in Los Angeles, Riverside, and San Bernadino Counties and Metrolink trains run directly to Union Station from this location. Furthermore, the Montclair Transcenter will be the future eastern terminus for Gold Line light rail service. Bus services are provided by Omnitrans, Foothill Transit, and Riverside Transit and freight rail services are provided by Union Pacific and Burlington Northern.

Accessible freeways include Interstate 10 (San Bernardino), State Route 60 (Pomona), and State Route 210 (Foothill). Ontario International Airport (ONT) is six miles east, John Wayne International Airport (SNA) is 38 miles south, and Los Angeles International Airport (LAX) is 50 miles west.

Montclair is centrally located within a 3-to-10-mile marketplace of nearly 188,000 to one million people, and due to its highly-populated trade area is a popular commerce destination.

City of Montclair: 2018 Demographic

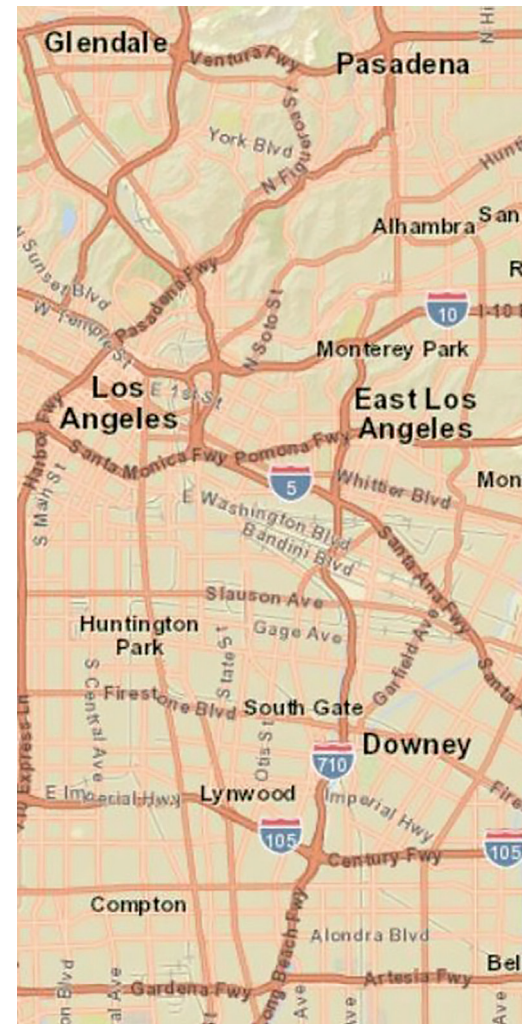


3-Mile Radius 2018 Retail Gap Analysis

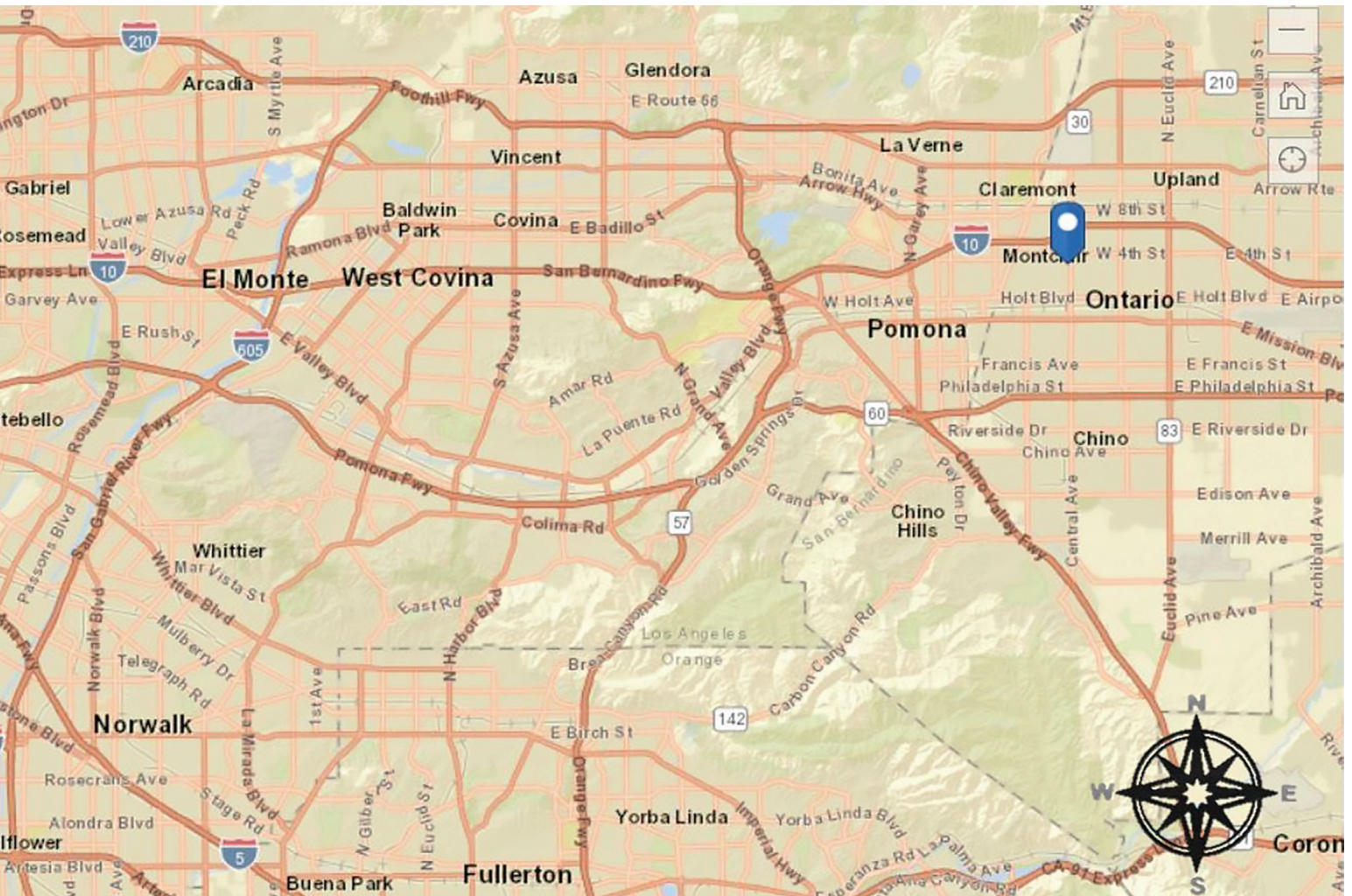
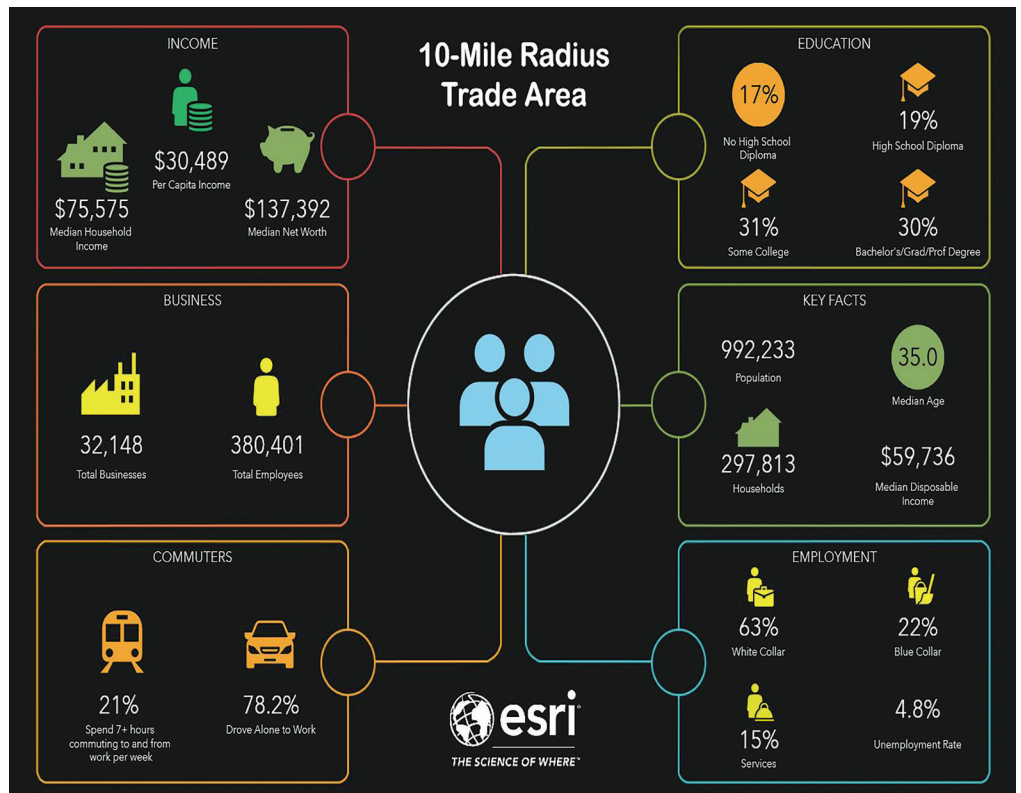
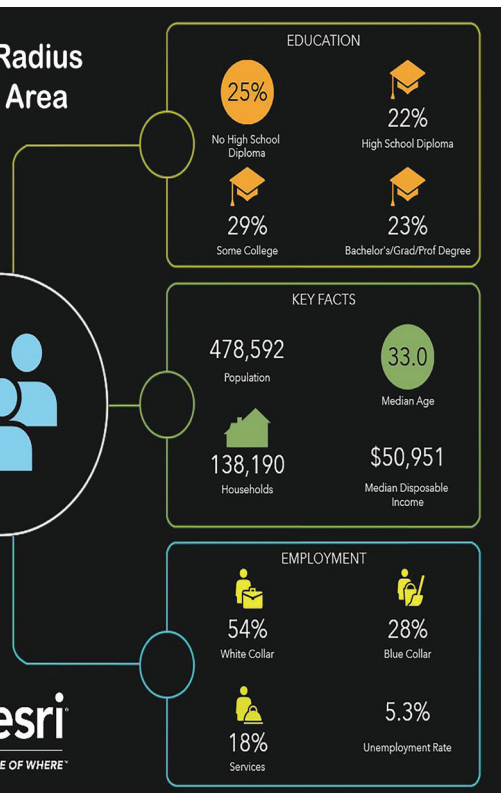
Sector	Retail Demand	Retail Gap	Leakage Factor
Grocery/ Specialty Store	\$270,793,732	-\$174,952,613	-34.4
Full Service Restaurant	\$195,239,996	-\$99,003,384	-20.2
Building Materials, Garden, & Supplies	\$102,847,228	-\$48,597,780	-49.1
Retail Summary (Total)	\$1,971,659,830	-\$879,366,907	-18.2

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.

*Source: Infographics contain data provided by ESRI. The vintage of this data is 2018,2023. ESRI 2018 Forecast Report.



Geographics & Market Area Data



Montclair Place: The Canyon, AMC Theater, Lazy Dog Restaurant & Bar, and New Sign Program

The Canyon opened for business on April 5, 2019, to a sold-out audience at its new venue at Montclair Place. The concert venue is approximately 17,000 SF in area and can accommodate up to 1,300 guests in a mix of seating arrangements, with two full bars, and a VIP section. The Canyon hosts weekly concerts and Blues performers for its *Soulful Sunday Brunch*. The restaurant and bar are open for lunch daily; restaurant and bar are also open for dinner and karaoke on non-concert evenings.



Work is underway to construct the AMC 12-screen theater at the former Broadway/Macy's site. Construction plans for the building also include up to three new restaurants and an entertainment use on the ground floor. The AMC Theater, located on the top floor, will feature a full-service lounge bar, open to balcony views to the south and west. The AMC Theater is scheduled to open fall 2020.

CIM Group, owners of Montclair Place, recently received Planning Commission approval for a new sign program which includes installation of a state-of-the-art digital freeway sign on the I-10 corridor. The new sign program includes a 95 ft. high freeway sign with a digital screen, along with three additional freestanding secondary tenant identification signs for mall tenants. The signs are anticipated to be installed by fall 2019.



Lazy Dog Restaurant & Bar is currently under construction and slated to open fall 2019. The 8,425 SF restaurant will be located on an outer pad adjacent to Central Avenue. The restaurant will operate a full-service bar and will include a 1,500 SF outdoor patio located on the south side of the building. The Lazy Dog Restaurant & Bar will add to the vibrant redevelopment that Montclair Place is experiencing.



North Montclair Downtown Specific Plan (NMDSP)

The North Montclair Downtown Specific Plan (NMDSP), adopted by the City Council in March 2006, created a framework for new development opportunities close to the Montclair Transcenter a 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.

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 construction. 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. The "modern agrarian" architectural style residential project is located on a 6.27-acre site minutes away from the Metrolink Station. The 211-unit Alexan Montclair apartment community is being developed by Trammel Crow Residential. Nearly all of the units will be 1-and 2-bedroom configurations ranging from 760 to 1,200 SF. This development marks the fourth residential development within the NMDSP, including The Paseos, a 385-unit upscale apartment complex developed in 2015, Arrow Station, and Vista Court. The Bravo at North Montclair is the most recent 90-unit premium apartment development proposed for construction within the NMDSP area and includes a public park.

The NMDSP provides for development of a transit-oriented district (TOD) in and around the Montclair Transcenter. Furthermore, the Montclair Transcenter will be the site for the eastern terminus of the much-anticipated Foothill Gold Line light rail project, a focal point to the NMDSP.



Proposed Bravo Project public park northbound view from Fremont Ave.



Proposed Bravo Project southbound view from Fremont Ave.



Public park at The Paseos



Arrow Station by Meritage Homes



Alexan Montclair Apartments

NORTH MONTCLAIR DOWNTOWN URBAN LIVING

PROPERTY OWNER CONTACTS

1. GHP Management
(213) 213-0190
2. Jeff Nauta
(714) 612-0944
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. Elezior C. & Norma A.
Gomez
(909) 621-5845



Legend

- North Montclair
Downtown Specific
Plan Boundary

MONTTOWN 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
Jon Prystasz
(323) 860-4934
jprystasz@cimgroup.com
16. Eddy Wan
(626) 340-8338
17. Trammell Crow
Residential (TRC)
Jason Ballow
(760) 444-5204



RETAIL BUILDINGS/CENTERS FOR SALE

9090 Central Ave.- For Sale



Contact: Kyle Gulock, Executive Vice President
(310) 492-8416/ kgulock@kiddermathews.com

Exclusive investment offering for a single-tenant bank building located on an outparcel pad to Target anchored center. Freestanding 4,171 SF building situated on 0.78 AC property. The sale price is for \$5,920,000.

4660 Brooks St. - For Sale



Contact: Michael Rademaker
(909) 579-1340/ mrademaker@mgrrealstate.com

Investment or owner/user opportunity, to purchase a three-building, free standing portfolio. The Class B Industrial warehouse building is 13,489 SF in total size.

5158 Cliffwood Dr.- For Sale



Contact: Johnny Wong, Executive Vice President
(626) 625-2990/ jwrealstate2990@gmail.com

Owner/user opportunity, to purchase a free standing building for \$1,999,999. The 36,352 SF Class B Industrial building is on a large fenced yard and mezzanine. Within close proximity to the I-10 and 60 freeway.

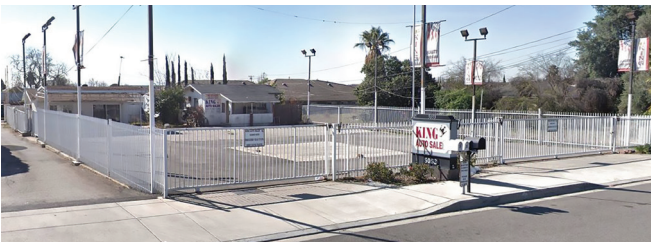
5153 Holt Blvd. - Holt Medical Center - For Sale



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.

5053 Mission Blvd. - For Sale



Contact: Donald Brown, President, Investment
(760) 684-4203/ dbrown@lee-associates.com

Investment or owner/user opportunity to purchase a 24,302 SF C-3 & R-1 zoned building on Mission Boulevard for \$595,000. The building is on a 0.56 AC lot. Property is located in close proximity to I-10 and 60 freeway.

10477 Central Ave. - For Sale



Contact: David W. Knowlton, Executive Vice President
(949) 468-2307/ dknowlton@naicapital.com

Opportunity to purchase a retail storefront building on the intersection of Holt Boulevard and Central Avenue for \$6,900,000. The building is on a 5.14 AC lot. Property is located in close proximity to I-10 and 60 freeway.

RETAIL BUILDINGS/CENTERS FOR SALE

5065 Mission Blvd. - For Sale



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

Investment or owner/user opportunity, to purchase a free standing building for \$649,000. 10 free surface parking spaces are available. Total land area is 1.08 AC. Within close proximity to I-10 and 60 freeway.

5407 Holt Blvd. - For Sale



Contact: Mark White, Associate
(909) 373-2727/ mwhite@lee-assoc.com

Investment or owner/user opportunity, to purchase a free standing building for \$4,150,000. 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.

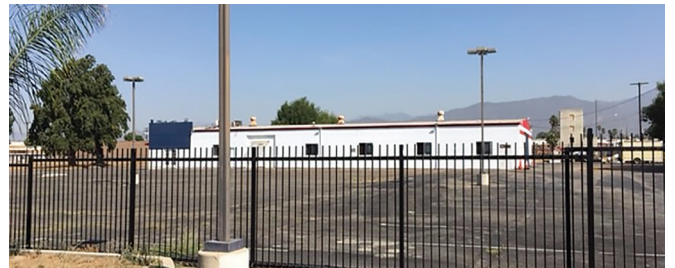
5483 Moreno St. - For Sale



Contact: Brian McDonald, First Vice President
(909) 418-2020/ brian.mcdonald@cbre.com

Opportunity to purchase a 28,000 SF retail freestanding building for \$4,900,000. 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 W. Mission Blvd. - For Sale



Contact: Chris Wen, Broker Associate
(626) 854-2889/ waltonrealtychris@hotmail.com

Opportunity to purchase a 8,400 SF Class B Industrial building for \$3,600,000. The property has 200 free surface spaces and is situated on a huge, flat 114,563 SF (approx. 2.63 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.

5135 Holt Blvd. - For Sale



Contact: Nancy Pun, Senior Broker Associate
(909) 608-2171/ npun@mgrservices.com

Investment or owner/user opportunity, to purchase a free standing building for \$2,995,000. The 20,000 SF Class C Industrial building is within close proximity to the I-10 and 60 freeway.

10798 Ramona Ave.-Mission Tiki Drive In



Contact: John Ewart
(909) 974-4064

Opportunity to purchase an investment property. The 27.37 AC lot is situated on the northwest corner of Mission Boulevard and Ramona Avenue. Within close proximity to the I-10 and 60 freeway.

RETAIL - COMMERCIAL FOR LEASE

8801-8891 Central Ave. - Montclair Village Plaza



Contact: Paul Su, Retail Sales and Leasing Specialist
(909) 230-4500 x31/ paul.su@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: Montclair Place, Target, Best Buy. Close proximity to I-10 freeway and Claremont Colleges.

9710-9880 Central Ave. - Montclair Town Center



Contact: Eric Treibatch, Owner
(818) 708-0888/ eric@ophirmgt.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 Ave. - Montclair Plaza East



Contact: Dan Samuiski, Senior Managing Director
(949) 608-2064/ dan.samuiski@ngkf.com

This center offers excellent freeway visibility and accessibility to I-10 freeway and to Montclair Place. Spaces available for lease range from 2,252 SF to 3,981 SF.

5541 Arrow Hwy-Building A



Contact: Erik Wanland, Senior Vice President
(909) 418-2168/ erik.wanland@cbre.com

Center has 1,500 SF available for lease. Located north of the I-10 freeway. Near major retail hubs within surrounding areas including: Nordstrom, JCPenney, Sears, John's Incredible Pizza, Target, Best Buy & more.

9335-9337 Monte Vista Ave.



Contact: Gretchen Lastra, Senior Retail Specialist
(909) 230-4500 x23/ 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: Gail Enderwood,
(323) 860-9562/ genderwood@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 623SF to 6,379 SF. Located off I-10 freeway, one of the most heavily traveled thoroughfares in the United States.

RETAIL - COMMERCIAL FOR LEASE

5399 Moreno St.



Contact: Terry Bortnick, President
(949) 874-3655 x2/ terry@argentre.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.

9095 Central Ave.- Montclair Promenade



Contact: Gretch Lastra, Senior Retail Specialist
(909) 230-4500 x23/ gretchen@progressiverep.com

Freestanding, single-story building located on the corner of Moreno Street and Central Avenue. Heavy street corner exposure on Moreno Street and Central Avenue. Immediate access to the I-10 freeway. Many large anchors nearby such as the Montclair Place, Target, and Costco.

5280 Arrow Highway-Central Plaza



Contact: Barclay Harty, Senior Vice President
(949) 725-8639/ barclay.harty@cbre.com

Existing 41,000 SF co-anchor space available for lease. 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 St.-The Montclair Outlets



Contact: Pablo Velasco, Senior Vice President
(951) 961-1883/ pablo@progressivereop.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: Shauna Mattis, Senior Vice President
(310) 694-3190/ 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 a 1.2 M SF regional mall fronting I-10 freeway. Major anchors include Nordstrom, JCPenney, Macy's and Barnes & Noble.

8975 Central Avenue



Contact: Kathy Pham, Two Tes Property Management
(310) 544-0078

Center has a 10,000 SF space for lease. 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.

RETAIL - COMMERCIAL FOR LEASE

5483 Moreno St.



Contact: Brian McDonald, First Vice President
(909) 418-2020/ brian.mcdonald@cbre.com

Freestanding, single-story, retail building. Immediate access to the I-10 freeway via Central Avenue. Many large anchors nearby such as the Montclair Place, Target, Best Buy, and Costco. Busy retail region with popular new tenants bringing in solid foot traffic.

5530 Brooks St.



Contact: Mark White, Associate
(909) 373-2727/ mwhite@lee-assoc.com

Freestanding 7,777 SF Class C industrial building is available for lease. The property offers 9 free surface spaces. Easy access to the I-10 and 60 freeway.

5461 Holt Blvd.



Contact: Dan Samuiski, Senior Managing Director
(949) 608-2064/ dan.samuiski@ngkf.com

Spaces available for lease range from 1,160 SF to 1,975 SF. 35 surface spaces are available. Close access to I-10 and 60 freeways.

4651 E Holt Blvd.- Holt Plaza



Contact: Erik Wanland, Senior Vice President
(909) 418-2168/ erik.wanland@cbre.com

Spaces available for lease range from 1,683 SF to 2,451 SF. 30 surface spaces are available. Close access to I-10 and 60 freeways.

5161 Richton Rd.



Contact: Jason Chao, Senior Vice President
(909) 418-2131/ jason.chao@cbre.com

Spaces available for lease range from 25,824 SF to 106,224 SF. 150 surface spaces are available; ratio 1.02/1,000 SF. Close access to I-10 and 60 freeways.

4751 State St.- Mission Industrial Park



Contact: Samantha Slater, Broker Associate
(909) 285-4812, therealtyduo@gmail.com

Spaces available for lease range from 2,000 SF to 4,876 SF. Class C industrial building is close access to I-10 and 60 freeways.

RETAIL - COMMERCIAL FOR LEASE



Contact: Terry Bortnick, President
(949) 874-3655 x2/ terry@argentre.com

Center has 3,500 SF available for lease. Located near I-10 freeway and major retail hubs within surrounding areas including: Costco, Montclair Place, and Target.



Contact: Damian Porreca, Manager-Marketing-Research
(714) 997-7956/ d.porreca@sbcglobal.net

Freestanding 3,008 SF Class C industrial building is available for lease. The property offers 30 free surface spaces. Easy access to the I-10 and 60 freeway.

4070 Mission Blvd.- Crown Business Park



Contact: Nicholas Chang, Senior Vice President
(909) 945-2339/ nchang@naicapital.com

Existing 5,673 SF space available for lease. 14 surface spaces are available. The building is zoned for industrial use. Easy access to the I-10 freeway.

4439 Mission Blvd.- Montclair Mission Plaza



Contact: Annie (Lihui) Zhang
(626) 205-0719/ azlahome4u@gmail.com

Spaces available for lease range from 1,492 SF to 2,495 SF. 75 surface spaces are available. Close access to I-10 and 60 freeways.

4603 Brooks St.



Contact: Todd Launchbaugh, Senior Vice President
(909) 989-7771 x148/ tlaunchbaugh@lee-assoc.com

Freestanding, single-story, industrial warehouse. Existing 1,000 SF space available for lease. 25 surface spaces are available; ratio of 2.66/1,000 SF. Close access to I-10 and 60 freeways.

9024 Benson Ave.



Contact: Manny Bukiet, Commercial Leasing Manager
(310) 639-5530/ manny.b@westlandreg.com

Center has a 9,478 SF industrial building available for lease. Close proximity 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:

Michael Diaz
City Planner/
Planning Manager
909-625-9432
mdiaz@cityofmontclair.org

Christine Caldwell
Assistant Director of Housing/
Planning Manager
909-625-9413
ccaldwell@cityofmontclair.org

Thailin Martin
Economic Development Coordinator/
Housing Associate
909-625-9417
tmartin@cityofmontclair.org



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