

---

# Montclair March 2021 Properties For Lease

---

3/1/2021

PREPARED BY:



**City of Montclair**

5111 Benito St  
Montclair, CA 91763

**Thailin Martin**

Housing Associate/Economic  
Development Coordinator  
(909) 625-9417 (phone)  
(909) 621-1584 (fax)  
tmartin@cityofmontclair.org

**4650 Arrow Hwy - Bldg B - Montclair Business Center**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Class B Flex/R&D**  
Building Status: **Built 1980**  
Building Size: **15,552 SF**  
Land Area: **1.19 AC**  
Stories: **1**  
Expenses: **2020 Tax @ \$10.07/sf, 2011 Est Tax @ \$5.16/sf; 2011 Est Ops @ \$1.38/sf**  
Parking: **50 free Surface Spaces are available; Ratio of 3.35/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **5,782 SF**  
Max Contig: **2,948 SF**  
Smallest Space: **2,834 SF**  
Rent/SF/mo: **Withheld**  
% Leased: **81.0%**



Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 / Dave McErlean (909) 660-3548 -- 5,782 SF /500 ofc (2,834-2,948 SF)**

**4650 Arrow Hwy - Bldg D - Montclair Business Center**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Class B Flex/R&D**  
Building Status: **Built 1980**  
Building Size: **11,521 SF**  
Land Area: **0.63 AC**  
Stories: **1**  
Expenses: **2020 Tax @ \$13.60/sf, 2011 Est Tax @ \$6.97/sf; 2011 Est Ops @ \$1.36/sf**  
Parking: **22 free Surface Spaces are available; Ratio of 2.02/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **1,662 SF**  
Max Contig: **1,662 SF**  
Smallest Space: **1,662 SF**  
Rent/SF/mo: **Withheld**  
% Leased: **85.6%**



Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 / Dave McErlean (909) 660-3548 -- 1,662 SF /400 ofc (1,662 SF)**

**4650 Arrow Hwy - Bldg G - Montclair Business Center**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Class B Flex/Light Distribution**  
Building Status: **Built 1980**  
Building Size: **20,970 SF**  
Land Area: **0.97 AC**  
Stories: **1**  
Expenses: **2020 Tax @ \$7.47/sf, 2011 Est Tax @ \$3.83/sf; 2011 Est Ops @ \$1.44/sf**  
For Sale: **Not For Sale**

Space Avail: **1,646 SF**  
Max Contig: **1,646 SF**  
Smallest Space: **1,646 SF**  
Rent/SF/mo: **Withheld**  
% Leased: **92.2%**



Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 / Dave McErlean (909) 660-3548 -- 1,646 SF /400 ofc (1,646 SF)**

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

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/Restaurant**

Building Status: **Built 1978**

Building Size: **18,106 SF**

Land Area: **2.30 AC**

Stories: **1**

Expenses: **2020 Tax @ \$4.24/sf; 2012 Ops @ \$4.06/sf**

Parking: **50 free Surface Spaces are available; Ratio of 2.73/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **10,296 SF**

Max Contig: **10,296 SF**

Smallest Space: **10,296 SF**

Rent/SF/mo: **\$1.58/nnn**

% Leased: **43.1%**



Landlord Rep: **KoTai Realty / David Lin (626) 252-4248 -- 10,296 SF (10,296 SF)**

**5280 Arrow Hwy - Central Plaza**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/Freestanding (Community Ctr)**

Building Status: **Built 1986**

Building Size: **92,000 SF**

Land Area: **5.80 AC**

Stories: **1**

Expenses: **2020 Tax @ \$1.06/sf; 2012 Ops @ \$2.13/sf**

Parking: **480 free Surface Spaces are available; Ratio of 5.22/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **82,000 SF**

Max Contig: **41,000 SF**

Smallest Space: **41,000 SF**

Rent/SF/mo: **\$1.00**

% Leased: **10.9%**



Landlord Rep: **CBRE / Barclay Harty (949) 725-8639 / Walter Pagel (949) 725-8500 -- 82,000 SF (41,000 SF)**

**5541 Arrow Hwy - Bldg A - N Montclair Business Park**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class B Showroom**

Building Status: **Built 2005**

Building Size: **11,000 SF**

Land Area: **0.50 AC**

Stories: **1**

Expenses: **2020 Tax @ \$2.77/sf**

Parking: **40 Surface Spaces are available; Ratio of 3.64/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **3,000 SF**

Max Contig: **3,000 SF**

Smallest Space: **3,000 SF**

Rent/SF/mo: **Withheld**

% Leased: **72.7%**



Landlord Rep: **CBRE / Erik Wanland (909) 418-2168 -- 3,000 SF (3,000 SF)**

**8880 Benson Ave - Arrow Centre**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class C Flex**

Building Status: **Built 1984**

Building Size: **23,879 SF**

Land Area: **2.04 AC**

Stories: **1**

Expenses: **2020 Tax @ \$0.63/sf**

Parking: **110 Surface Spaces are available; Ratio of 4.61/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **999 SF**

Max Contig: **999 SF**

Smallest Space: **999 SF**

Rent/SF/mo: **Withheld**

% Leased: **100%**



Landlord Rep: **Renken Consulting Group / John Renken (909) 482-1060 -- 999 SF (999 SF)**

**8900 Benson Ave - Benson Commerce Center**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class C Flex/Light Distribution**

Building Status: **Built 1975**

Building Size: **15,894 SF**

Land Area: **0.95 AC**

Stories: **1**

Expenses: **2020 Tax @ \$8.22/sf; 2008 Est Ops @ \$1.38/sf**

Parking: **50 free Surface Spaces are available; Ratio of 3.40/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **2,400 SF**

Max Contig: **2,400 SF**

Smallest Space: **2,400 SF**

Rent/SF/mo: **\$1.10/mg**

% Leased: **84.9%**



Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 / Dave McErlean (909) 660-3548 -- 2,400 SF /1,800 ofc (2,400 SF)**

**8926 Benson Ave - Benson Commerce Center**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class C Warehouse**

Building Status: **Built 1975**

Building Size: **16,953 SF**

Land Area: **1.01 AC**

Stories: **1**

Expenses: **2020 Tax @ \$7.70/sf; 2008 Est Ops @ \$1.41/sf**

Parking: **20 free Surface Spaces are available; Ratio of 3.40/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **1,680 SF**

Max Contig: **1,680 SF**

Smallest Space: **1,680 SF**

Rent/SF/mo: **\$0.98/mg**

% Leased: **90.1%**



Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 / Dave McErlean (909) 660-3548 -- 1,680 SF /320 ofc (1,680 SF)**

**8966 Benson Ave - Benson Commerce Center**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class C Warehouse**

Building Status: **Built 1975**

Building Size: **15,781 SF**

Land Area: **0.94 AC**

Stories: **1**

Expenses: **2020 Tax @ \$8.28/sf**

Parking: **20 free Surface Spaces are available; Ratio of 3.40/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **1,440 SF**

Max Contig: **1,440 SF**

Smallest Space: **1,440 SF**

Rent/SF/mo: **\$0.98/mg**

% Leased: **100%**



Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 / Dave McErlean (909) 660-3548 -- 1,440 SF /320 ofc (1,440 SF)**

**4586 Brooks**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class B Distribution**

Building Status: **Under Construction, delivers Aug 2021**

Building Size: **27,378 SF**

Land Area: **0.63 AC**

Stories: **1**

Expenses: **2020 Tax @ \$0.41/sf**

For Sale: **For Sale - Active**

Space Avail: **27,378 SF**

Max Contig: **27,378 SF**

Smallest Space: **13,869 SF**

Rent/SF/mo: **Withheld**

% Leased: **0%**



Sales Company: **Lee & Associates: Patrick Bogan (562) 568-2010, Steve Coulter (562) 568-2032, Jonathan Wong (562) 568-2043, Carlos Leyva (562) 699-7500**

Landlord Rep: **Lee & Associates / Patrick Bogan (562) 568-2010 / Steve Coulter (562) 568-2032 / Jonathan Wong (562) 568-2043 / Carlos Leyva (562) 699-7500 -- 27,378 SF /4,040 ofc (13,869-27,378 SF)**

**4532 Brooks St**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class B Warehouse**

Building Status: **Under Construction, delivers Aug 2021**

Building Size: **29,628 SF**

Land Area: **0.92 AC**

Stories: **1**

For Sale: **For Sale - Active**

Space Avail: **29,628 SF**

Max Contig: **29,628 SF**

Smallest Space: **29,628 SF**

Rent/SF/mo: **Withheld**

% Leased: **0%**



Sales Company: **Lee & Associates: Patrick Bogan (562) 568-2010, Steve Coulter (562) 568-2032, Jonathan Wong (562) 568-2043, Carlos Leyva (562) 699-7500**

Landlord Rep: **Lee & Associates / Patrick Bogan (562) 568-2010 / Steve Coulter (562) 568-2032 / Jonathan Wong (562) 568-2043 / Carlos Leyva (562) 699-7500 -- 29,628 SF /3,000 ofc (29,628 SF)**

**4605 Brooks St - Brooks Commerce Center**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Class C Warehouse**      Space Avail: **2,000 SF**  
Building Status: **Built 1973**      Max Contig: **2,000 SF**  
Building Size: **10,000 SF**      Smallest Space: **2,000 SF**  
Land Area: **2.93 AC**      Rent/SF/mo: **\$0.95/ig**  
Stories: **1**      % Leased: **80.0%**  
Expenses: **2020 Tax @ \$4.13/sf**  
Parking: **25 free Surface Spaces are available; Ratio of 2.53/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Lee & Associates Commercial Real Estate Services / Todd Launchbaugh (909) 373-2911 / Justin Leewood (909) 373-2989 -- 2,000 SF (2,000 SF)**

**4651 Brooks St**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Class B Industrial**      Space Avail: **56,000 SF**  
Building Status: **Under Construction, delivers Sep 2021**      Max Contig: **56,000 SF**  
Building Size: **56,000 SF**      Smallest Space: **56,000 SF**  
Land Area: **2.55 AC**      Rent/SF/mo: **Withheld**  
Stories: **1**      % Leased: **0%**  
Expenses: **2020 Tax @ \$0.65/sf**  
Parking: **52 Surface Spaces are available; Ratio of 0.92/1,000 SF**  
For Sale: **For Sale - Escrow**



Sales Company: **Newmark Knight Frank: Randy Lockhart (909) 974-4067**  
**Newmark Knight Frank: Rick Shekter (562) 364-2015**  
Landlord Rep: **Newmark Knight Frank / Randy Lockhart (909) 974-4067 -- 56,000 SF /6,000 ofc (56,000 SF)**

**4700-4718 Brooks St**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Class B Flex**      Space Avail: **666 SF**  
Building Status: **Built 1960**      Max Contig: **666 SF**  
Building Size: **7,900 SF**      Smallest Space: **666 SF**  
Land Area: **-**      Rent/SF/mo: **Withheld**  
Stories: **1**      % Leased: **91.6%**  
Expenses: **2011 Tax @ \$2.33/sf; 2011 Ops @ \$0.36/sf**  
Parking: **25 free Surface Spaces are available; Ratio of 1.59/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **All Nations Realty and Investments / Samantha Gallardo (909) 285-4812 -- 666 SF (666 SF)**

**5139 Brooks St**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Class B Manufacturing**      Space Avail: **3,875 SF**  
Building Status: **Built 1986**                      Max Contig: **3,875 SF**  
Building Size: **15,027 SF**                          Smallest Space: **3,875 SF**  
Land Area: **1.07 AC**                              Rent/SF/mo: **\$0.97/mg**  
Stories: **1**                                              % Leased: **100%**  
Expenses: **2020 Tax @ \$1.46/sf**  
Parking: **25 free Surface Spaces are available; Ratio of 1.66/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Lee & Associates Commercial Real Estate Services / Todd Launchbaugh (909) 373-2911 / Justin Leewood (909) 373-2989 -- 3,875 SF (3,875 SF)**

**5179 Brooks St - Montclair Business Park**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Class B Warehouse**              Space Avail: **3,780 SF**  
Building Status: **Built 1987**                      Max Contig: **3,780 SF**  
Building Size: **15,905 SF**                          Smallest Space: **3,780 SF**  
Land Area: **1.03 AC**                              Rent/SF/mo: **\$1.15/mg**  
Stories: **1**                                              % Leased: **76.2%**  
Expenses: **2020 Tax @ \$0.43/sf, 2010 Est Tax @ \$0.36/sf; 2010 Ops @ \$0.36/sf**  
Parking: **40 Surface Spaces are available; Ratio of 2.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **MGR Real Estate / Warren Tsang (909) 981-4466 X375 / Michelle Tsang (909) 981-4466 -- 3,780 SF (3,780 SF)**

**5549 Brooks St - Lot 8 - Brooks Business Center**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Class B Warehouse**              Space Avail: **3,383 SF**  
Building Status: **Built 2001**                      Max Contig: **3,383 SF**  
Building Size: **19,564 SF**                          Smallest Space: **3,383 SF**  
Land Area: **1.24 AC**                              Rent/SF/mo: **Withheld**  
Stories: **1**                                              % Leased: **82.7%**  
Expenses: **2020 Tax @ \$1.25/sf**  
Parking: **26 Surface Spaces are available; Ratio of 1.33/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **NAI Capital, Inc. / Nicholas Chang (909) 945-2339**  
Leasing Company: **NAI Capital Commercial / Richard Lee (909) 945-2339 Nicholas Chang (909) 945-2339 Benjamin Chau (909) 243-7621 -- 3,383 SF (3,383 SF)**

**8790 Central Ave - Central & Richton**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/Fast Food**  
Building Status: **Built 1998**  
Building Size: **2,783 SF**  
Land Area: **0.63 AC**  
Stories: **1**  
Expenses: **2020 Tax @ \$8.53/sf**  
Parking: **30 free Surface Spaces are available; Ratio of 10.00/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **2,783 SF**  
Max Contig: **2,783 SF**  
Smallest Space: **2,783 SF**  
Rent/SF/mo: **\$3.50/nnn**  
% Leased: **0%**



Landlord Rep: **Lee & Associates Commercial Real Estate Services / Barret Woods (909) 373-2921 X303 -- 2,783 SF (2,783 SF)**

**8801-8851 Central Ave - Montclair Village Plaza**

**AKA 8801-8891 Central Ave**  
**NEC Arrow Hwy & Central Ave**  
**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/(Neighborhood Ctr)**  
Building Status: **Built 1984**  
Building Size: **41,791 SF**  
Land Area: **3.38 AC**  
Stories: **1**  
Expenses: **2020 Tax @ \$2.27/sf, 2011 Est Tax @ \$1.87/sf; 2011 Est Ops @ \$1.67/sf**  
Parking: **216 free Surface Spaces are available; Ratio of 5.00/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **7,790 SF**  
Max Contig: **2,654 SF**  
Smallest Space: **1,200 SF**  
Rent/SF/mo: **\$1.50/nnn**  
% Leased: **81.4%**



Landlord Rep: **Sperry Commercial / David Chen (310) 350-3810 -- 7,790 SF (1,200-2,654 SF)**

**9015 Central Ave - Montclair Promenade**

**SEC Central Ave & Olive St.**  
**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/Freestanding**  
Building Status: **Built 1983**  
Building Size: **4,939 SF**  
Land Area: **0.59 AC**  
Stories: **1**  
Expenses: **2020 Tax @ \$5.89/sf**  
Parking: **50 free Surface Spaces are available; Ratio of 4.29/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **1,170 SF**  
Max Contig: **1,170 SF**  
Smallest Space: **1,170 SF**  
Rent/SF/mo: **\$2.75/nnn**  
% Leased: **76.3%**



Landlord Rep: **City Commercial Management, Inc. / Mike Fortunato (909) 948-1662 / Monica Dalbianco-West (909) 948-1662 -- 1,170 SF (1,170 SF)**



**9041-9061 Central Ave - Montclair Promenade**

**AKA 9015-9061 Central Ave**      Building Type: **Retail/Freestanding (Neighborhood Ctr)**      Space Avail: **30,000 SF**  
**NEC Central & Moreno**      Building Status: **Built 1983**      Max Contig: **30,000 SF**  
**Montclair, CA 91763**      Building Size: **101,284 SF**      Smallest Space: **9,000 SF**  
**San Bernardino County**      Land Area: **6.92 AC**      Rent/SF/mo: **Withheld**  
      Stories: **1**      % Leased: **70.4%**  
      Expenses: **2020 Tax @ \$0.35/sf; 2012 Ops @ \$2.16/sf**  
      Parking: **453 Surface Spaces are available; Ratio of 4.29/1,000 SF**  
      For Sale: **Not For Sale**



Landlord Rep: **Epsteen & Associates / Victor Montalbo (310) 451-8171 X230 -- 30,000 SF (9,000-30,000 SF)**

**9095 Central Ave - Montclair Promenade**

**NEC Central & Moreno**      Building Type: **Retail/Freestanding**      Space Avail: **5,370 SF**  
**Montclair, CA 91763**      Building Status: **Built 1988**      Max Contig: **5,370 SF**  
**San Bernardino County**      Building Size: **5,370 SF**      Smallest Space: **5,370 SF**  
      Land Area: **0.52 AC**      Rent/SF/mo: **\$3.00/nnn**  
      Stories: **1**      % Leased: **0%**  
      Expenses: **2020 Tax @ \$1.53/sf; 2010 Ops @ \$4.80/sf**  
      Parking: **26 free Surface Spaces are available; Ratio of 4.84/1,000 SF**  
      For Sale: **Not For Sale**



Landlord Rep: **Epsteen & Associates / Victor Montalbo (310) 451-8171 X230 -- 5,370 SF (5,370 SF)**

**9197 Central Ave - Montclair Plaza East - Montclair East Shopping Center**

**AKA 9137-9197 Central Ave**      Building Type: **Retail/(Community Ctr)**      Space Avail: **11,233 SF**  
**NEC Central Ave & I-10 Fwy**      Building Status: **Built 1990**      Max Contig: **5,000 SF**  
**Montclair, CA 91763**      Building Size: **28,003 SF**      Smallest Space: **2,252 SF**  
**San Bernardino County**      Land Area: **4.36 AC**      Rent/SF/mo: **\$1.75 - \$2.00**  
      Stories: **1**      % Leased: **59.9%**  
      Expenses: **2020 Tax @ \$1.05/sf; 2012 Ops @ \$3.36/sf**  
      Parking: **149 free Surface Spaces are available; Ratio of 5.32/1,000 SF**  
      For Sale: **Not For Sale**



Landlord Rep: **CBRE / Dan Samulski (949) 608-2064**  
Leasing Company: **CBRE / Ryan Gast (909) 418-2129 Masih Waliyar (909) 418-2141 -- 11,233 SF (2,252-5,000 SF)**

**9303-9407 Central Ave - Montclair Shoppes**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail**  
Building Status: **Built 2016**  
Building Size: **12,400 SF**  
Land Area: **1.09 AC**  
Stories: **1**  
Expenses: **2012 Tax @ \$0.33/sf**  
Parking: **Ratio of 4.70/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **3,400 SF**  
Max Contig: **2,200 SF**  
Smallest Space: **1,200 SF**  
Rent/SF/mo: **Withheld**  
% Leased: **72.6%**



Landlord Rep: **Commercial West Brokerage / Doug Wombacher (949) 723-7300 X12 -- 3,400 SF (1,200-2,200 SF)**

**9507 Central Ave - Montclair Shopping Center**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/Storefront**  
Building Status: **Built 1990**  
Building Size: **3,095 SF**  
Land Area: **0.36 AC**  
Stories: **1**  
Expenses: **2020 Tax @ \$4.52/sf**  
Parking: **14 free Surface Spaces are available; Ratio of 4.52/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **838 SF**  
Max Contig: **838 SF**  
Smallest Space: **838 SF**  
Rent/SF/mo: **Withheld**  
% Leased: **72.9%**



Landlord Rep: **Cushman & Wakefield / Jay Nichols (909) 942-4685 / Chase Harvey (909) 942-4686 -- 838 SF (838 SF)**

**9680-9686 Central Ave - Circle Center**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/Storefront**  
**Retail/Office**  
Building Status: **Built 1980**  
Building Size: **19,031 SF**  
Land Area: **1.55 AC**  
Stories: **1**  
Expenses: **2020 Tax @ \$1.25/sf, 2012 Est Tax @ \$0.19/sf; 2014 Ops @ \$4.44/sf, 2012 Est Ops @ \$1.81/sf**  
Parking: **53 free Surface Spaces are available; Ratio of 3.00/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **488 SF**  
Max Contig: **488 SF**  
Smallest Space: **488 SF**  
Rent/SF/mo: **\$1.50/nnn**  
% Leased: **100%**



Landlord Rep: **KB Real Estate / Kavita Bhatia (909) 233-8003 -- 488 SF (488 SF)**

**9710-9890 Central Ave - Montclair Town Center**

**AKA 5220-5230 Benito St**      Building Type: **Retail/Storefront (Neighborhood Ctr)**      Space Avail: **46,684 SF**  
**SWC Central Ave & San Bernardino St**      Building Status: **Built 1980**      Max Contig: **20,389 SF**  
**Montclair, CA 91763**      Building Size: **83,600 SF**      Smallest Space: **1,200 SF**  
**San Bernardino County**      Land Area: **7.62 AC**      Rent/SF/mo: **Withheld**  
Stories: **1**      % Leased: **44.2%**  
Expenses: **2020 Tax @ \$1.95/sf; 2012 Ops @ \$4.21/sf**  
Parking: **361 free Surface Spaces are available; Ratio of 5.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **CBRE / Barclay Harty (949) 725-8639 / Motti Farag (949) 725-8530 / Andrew Buie (949) 725-8500 -- 46,684 SF (1,200-20,389 SF)**

**9876 Central Ave - Montclair Town Center**

**Montclair, CA 91763**      Building Type: **Retail/Freestanding**      Space Avail: **3,000 SF**  
**San Bernardino County**      Building Status: **Built 1980**      Max Contig: **3,000 SF**  
Building Size: **3,000 SF**      Smallest Space: **3,000 SF**  
Land Area: **0.73 AC**      Rent/SF/mo: **Withheld**  
Stories: **1**      % Leased: **0%**  
Expenses: **2020 Tax @ \$3.53/sf; 2011 Ops @ \$5.56/sf**  
Parking: **24 free Surface Spaces are available; Ratio of 8.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **CBRE / Barclay Harty (949) 725-8639 / Motti Farag (949) 725-8530 / Andrew Buie (949) 725-8500 -- 3,000 SF (3,000 SF)**

**10340-10360 Central Ave**

**Montclair, CA 91763**      Building Type: **Retail/Freestanding**      Space Avail: **1,975 SF**  
**San Bernardino County**      Building Status: **Built 1964**      Max Contig: **1,975 SF**  
Building Size: **6,184 SF**      Smallest Space: **1,975 SF**  
Land Area: **0.65 AC**      Rent/SF/mo: **\$1.35/nnn**  
Stories: **1**      % Leased: **68.1%**  
Expenses: **2020 Tax @ \$2.28/sf; 2014 Ops @ \$1.21/sf**  
Parking: **25 free Surface Spaces are available; Ratio of 4.85/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Pride Property Services / Pete Melodia (714) 530-7100 / Ross Melodia (714) 530-7100 -- 1,975 SF (1,975 SF)**

**8710 N Central Ave**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/Freestanding**

Building Status: **Built 1995**

Building Size: **22,974 SF**

Land Area: **2.30 AC**

Stories: **1**

Expenses: **2020 Tax @ \$1.36/sf**

Parking: **110 free Surface Spaces are available; Ratio of 4.79/1,000 SF**

For Sale: **For Sale at \$5,750,000 (\$250.28/SF) - Active**

Space Avail: **22,974 SF**

Max Contig: **22,974 SF**

Smallest Space: **22,974 SF**

Rent/SF/mo: **\$1.05/nnn**

% Leased: **0%**



Sales Company: **DAUM Commercial Real Estate Services: Kerry L. Cole (909) 980-1234**

Landlord Rep: **DAUM Commercial Real Estate Services / L.Kerry L. Cole (909) 980-1234 -- 22,974 SF (22,974 SF)**

**4432 Holt Blvd - Bldg B - Orchard Plaza**

**NWC Holt Blvd & Ramona Ave**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/Freestanding**

Building Status: **Built Aug 2016**

Building Size: **10,872 SF**

Land Area: **4.28 AC**

Stories: **1**

Expenses: **2020 Tax @ \$9.05/sf**

Parking: **78 Surface Spaces are available; Ratio of 1.69/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **5,400 SF**

Max Contig: **1,080 SF**

Smallest Space: **1,080 SF**

Rent/SF/mo: **Withheld**

% Leased: **50.3%**



Landlord Rep: **Newmark Knight Frank / Pablo Rodriguez (909) 605-1100 -- 5,400 SF (1,080 SF)**

**4433-4477 Holt Blvd - Bldg I - Crown Center**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/(Strip Ctr)**

Building Status: **Built 1990**

Building Size: **32,769 SF**

Land Area: **5.38 AC**

Stories: **1**

Expenses: **2020 Tax @ \$1.94/sf**

Parking: **130 free Surface Spaces are available; Ratio of 2.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **2,560 SF**

Max Contig: **2,560 SF**

Smallest Space: **1,280 SF**

Rent/SF/mo: **\$1.75/mg**

% Leased: **92.2%**



Landlord Rep: **Lee & Associates / Stephen Shatafian (562) 568-2017 -- 2,560 SF (1,280 SF)**

**4747 Holt Blvd - Montclair Retail Center**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/Freestanding**  
Building Status: **Built 1948**  
Building Size: **7,500 SF**  
Land Area: **0.74 AC**  
Stories: **2**  
Expenses: **2020 Tax @ \$2.59/sf, 2012 Est Tax @ \$0.77/sf; 2012 Ops @ \$0.41/sf, 2009 Est Ops @ \$0.36/sf**  
Parking: **20 free Surface Spaces are available; Ratio of 3.93/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **2,500 SF**  
Max Contig: **2,500 SF**  
Smallest Space: **2,500 SF**  
Rent/SF/mo: **\$0.60/mg**  
% Leased: **66.7%**



Landlord Rep: **All Nations Realty and Investments / Samantha Gallardo (909) 285-4812 / Amanda McCoy (909) 980-5000 -- 2,500 SF (2,500 SF)**

**5158 Holt Blvd**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/Storefront**  
Building Status: **Built 1952**  
Building Size: **10,000 SF**  
Land Area: **0.74 AC**  
Stories: **1**  
Expenses: **2020 Tax @ \$1.51/sf**  
Parking: **21 Surface Spaces are available; Ratio of 10.00/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **10,000 SF**  
Max Contig: **10,000 SF**  
Smallest Space: **10,000 SF**  
Rent/SF/mo: **Withheld**  
% Leased: **0%**



Landlord Rep: **Allied Commercial Real Estate / M.Tony M. Guglielmo (909) 786-4300 X1001**  
Leasing Company: **Adhi Real Estate Corporation / Jonathan Sandoval (626) 827-2078 Jason Watanabe (323) 530-3276 -- 10,000 SF (10,000 SF)**

**5275 Holt Blvd - Central Avenue & Holt Center**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail**  
Building Status: **Built Jun 2020**  
Building Size: **14,900 SF**  
Land Area: **9.17 AC**  
Stories: **1**  
Expenses: **2019 Tax @ \$2.76/sf**  
For Sale: **Not For Sale**

Space Avail: **9,124 SF**  
Max Contig: **1,480 SF**  
Smallest Space: **1,068 SF**  
Rent/SF/mo: **Withheld**  
% Leased: **38.8%**



Landlord Rep: **Newmark / Dan Samulski (949) 608-2064 / Kevin Hansen (949) 608-2194 -- 9,124 SF (1,068-1,480 SF)**

**5291 Holt Blvd - Central Avenue & Holt Center**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail**  
Building Status: **Built Jun 2020**  
Building Size: **4,000 SF**  
Land Area: **9.17 AC**  
Stories: **1**  
Expenses: **2019 Tax @ \$10.28/sf**  
For Sale: **Not For Sale**

Space Avail: **1,300 SF**  
Max Contig: **1,300 SF**  
Smallest Space: **1,300 SF**  
Rent/SF/mo: **Withheld**  
% Leased: **67.5%**



Landlord Rep: **Newmark / Dan Samulski (949) 608-2064 / Kevin Hansen (949) 608-2194 -- 1,300 SF (1,300 SF)**

**5319-5327 Holt Blvd - Central Holt Plaza**

**SEC Holt & Central**  
**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/(Strip Ctr)**  
Building Status: **Built 1978**  
Building Size: **20,268 SF**  
Land Area: **1.68 AC**  
Stories: **1**  
Expenses: **2020 Tax @ \$2.15/sf**  
Parking: **30 free Surface Spaces are available; Ratio of 2.37/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **1,187 SF**  
Max Contig: **1,187 SF**  
Smallest Space: **1,187 SF**  
Rent/SF/mo: **\$1.50/nnn**  
% Leased: **94.1%**



Landlord Rep: **STC Management / Susan Hsu (562) 695-1513 X106 / Melody Yang (562) 695-1513 -- 1,187 SF (1,187 SF)**

**5461 Holt Blvd**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/Freestanding (Strip Ctr)**  
Building Status: **Built 1988**  
Building Size: **25,786 SF**  
Land Area: **1.96 AC**  
Stories: **1**  
Expenses: **2020 Tax @ \$1.41/sf**  
Parking: **35 Surface Spaces are available; Ratio of 1.36/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **2,320 SF**  
Max Contig: **1,160 SF**  
Smallest Space: **1,160 SF**  
Rent/SF/mo: **\$0.75/nnn**  
% Leased: **91.0%**



Landlord Rep: **Investors Property Services / Patricia Sheehan (949) 900-6165 -- 2,320 SF (1,160 SF)**

**5533 Holt Blvd - Montclair Auto Center**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/Auto Repair**

Building Status: **Built 1989**

Building Size: **3,828 SF**

Land Area: **0.96 AC**

Stories: **1**

Expenses: **2020 Tax @ \$1.56/sf, 2011 Est Tax @ \$1.21/sf; 2012 Ops @ \$1.52/sf, 2011 Est Ops @ \$3.97/sf**

Parking: **16 free Surface Spaces are available; Ratio of 5.10/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **3,828 SF**

Max Contig: **3,828 SF**

Smallest Space: **3,828 SF**

Rent/SF/mo: **Withheld**

% Leased: **0%**



Landlord Rep: **Jerry & Rosalie Wong Family LP / Jerry Wong (714) 281-1775**

Leasing Company: **Newcastle & Associates / Zack Alan (310) 858-3333 -- 3,828 SF (3,828 SF)**

**4583 Holt St**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class B Warehouse**

Building Status: **Under Construction, delivers Aug 2021**

Building Size: **27,378 SF**

Land Area: **0.34 AC**

Stories: **2**

For Sale: **Not For Sale**

Space Avail: **20,426 SF**

Max Contig: **2,339 SF**

Smallest Space: **2,199 SF**

Rent/SF/mo: **Withheld**

% Leased: **25.4%**



Seller Rep (Condo): **Company information unavailable at this time**

**4651 E Holt Blvd - Holt Plaza - Holt Blvd. Center**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/Freestanding (Strip Ctr)**

Building Status: **Built 1984**

Building Size: **15,352 SF**

Land Area: **1.26 AC**

Stories: **1**

Expenses: **2020 Tax @ \$1.10/sf, 2012 Est Tax @ \$1.44/sf; 2012 Ops @ \$2.40/sf**

Parking: **30 free Surface Spaces are available; Ratio of 2.27/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **8,103 SF**

Max Contig: **4,412 SF**

Smallest Space: **1,683 SF**

Rent/SF/mo: **\$0.80 - \$1.25/nnn**

% Leased: **47.2%**



Landlord Rep: **CBRE / Vicky Espinosa (909) 418-2120 -- 8,103 SF (1,683-4,412 SF)**

**4545 Mission Blvd - Brighton Plaza**

**SEC Mission & Ramona**  
**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail**  
Building Status: **Built Feb 2006**  
Building Size: **6,808 SF**  
Land Area: **0.60 AC**  
Stories: **1**  
Expenses: **2020 Tax @ \$3.65/sf; 2012 Ops @ \$3.12/sf**  
Parking: **50 Surface Spaces are available; Ratio of 7.34/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **3,005 SF**  
Max Contig: **1,273 SF**  
Smallest Space: **866 SF**  
Rent/SF/mo: **Withheld**  
% Leased: **74.6%**



Landlord Rep: **Renken Consulting Group / John Renken (909) 482-1060 -- 3,005 SF (866-1,273 SF)**

**4855-4875 Mission Blvd**

**SWC of Mission & Monte Vista**  
**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/Freestanding**  
Building Status: **Built Feb 2009**  
Building Size: **18,186 SF**  
Land Area: **1.56 AC**  
Stories: **1**  
Expenses: **2020 Tax @ \$3.00/sf, 2011 Est Tax @ \$5.08/sf; 2015 Ops @ \$1.82/sf, 2011 Est Ops @ \$0.36/sf**  
Parking: **80 Surface Spaces are available; Ratio of 4.50/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **5,172 SF**  
Max Contig: **3,500 SF**  
Smallest Space: **836 SF**  
Rent/SF/mo: **\$1.25 - \$1.75/nnn**  
% Leased: **90.8%**



Landlord Rep: **Century 21 CARE / Johnny Martinez (909) 861-2800 -- 5,172 SF (836-3,500 SF)**

**4465-4467 E Mission Blvd**

**AKA 4467 Mission Blvd**  
**SWC Mission Blvd & Ramona Ave**  
**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/Freestanding**  
Building Status: **Built 2007**  
Building Size: **5,881 SF**  
Land Area: **0.70 AC**  
Stories: **1**  
Expenses: **2020 Tax @ \$7.70/sf; 2008 Combined Est Tax/Ops @ \$11.50/sf**  
Parking: **33 Surface Spaces are available; Ratio of 5.64/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **884 SF**  
Max Contig: **884 SF**  
Smallest Space: **884 SF**  
Rent/SF/mo: **\$2.30/nnn**  
% Leased: **85.0%**



Landlord Rep: **168 Realty / Scott Chang (626) 965-7788 -- 884 SF (884 SF)**



**4780 W Mission Blvd**

**Montclair, CA 91762** Building Type: **Class B Office/Office/Residential** Space Avail: **1,178 SF**  
**San Bernardino County** Building Status: **Built 1954, Renov 2007** Max Contig: **589 SF**  
Building Size: **17,000 SF** Typical Floor Size: **8,500 SF** Rent/SF/mo: **\$1.19 - \$1.36/fs**  
Stories: **2** % Leased: **93.1%**  
Expenses: **2020 Tax @ \$0.79/sf; 2014 Ops @ \$2.27/sf**  
Parking: **65 free Surface Spaces are available; Ratio of 2.10/1,000 SF**  
For Sale: **For Sale at \$3,999,900 as part of a portfolio of 2 properties - Active**



Sales Company: **GSE Realty: Steven Landis (951) 231-7206**  
Landlord Rep: **GSE Realty / Steven Landis (951) 231-7206 -- 1,178 SF (589 SF)**

**4780 W Mission Blvd**

**Montclair, CA 91762** Building Type: **Class B Industrial** Space Avail: **6,000 SF**  
**San Bernardino County** Building Status: **Built 2019** Max Contig: **6,000 SF**  
Building Size: **14,000 SF** Smallest Space: **6,000 SF**  
Land Area: **1 AC** Rent/SF/mo: **\$0.90/ig**  
Stories: **1** % Leased: **57.1%**  
Expenses: **2020 Tax @ \$0.96/sf**  
For Sale: **For Sale at \$3,999,900 as part of a portfolio of 2 properties - Active**



Sales Company: **GSE Realty: Steven Landis (951) 231-7206**  
Landlord Rep: **GSE Realty / Steven Landis (951) 231-7206 -- 6,000 SF /1 ofc (6,000 SF)**

**5060 Montclair Plaza Ln - Montclair Place**

**AKA 5060 E Montclair Plaza Ln** Building Type: **Retail/(Super Regional Mall)** Space Avail: **57,936 SF**  
**I-10 & Central Ave & Monte Vista Ave** Building Status: **Built 1968, Renov 1997** Max Contig: **10,302 SF**  
Building Size: **849,752 SF** Smallest Space: **618 SF**  
Land Area: **78 AC** Rent/SF/mo: **\$3.00 - \$5.42/nnn**  
Stories: **2** % Leased: **95.9%**  
Expenses: **2020 Tax @ \$2.03/sf**  
Parking: **6,249 free Surface Spaces are available; Ratio of 5.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **CIM Group, LP / Jeff Bhathal (310) 693-4400 X138 / Laci Jackson Ravina (323) 860-4900 -- 57,936 SF (618-6,744 SF)**

**5080 E Montclair Plaza Ln - Sears - Montclair Place**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/Department Store**    Space Avail: **83,551 SF**  
Building Status: **Built 1985**    Max Contig: **83,551 SF**  
Building Size: **179,250 SF**    Smallest Space: **24,078 SF**  
Land Area: **3.23 AC**    Rent/SF/mo: **Withheld**  
Stories: **3**    % Leased: **53.4%**  
Expenses: **2020 Tax @ \$0.83/sf**  
For Sale: **Not For Sale**



Landlord Rep: **JLL / Shauna Mattis (310) 694-3190 / Scott Burns (310) 694-3188 -- 83,551 SF (24,078-30,896 SF)**

**4949 S Montclair Plaza Ln - Montclair Place**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/Restaurant**    Space Avail: **7,500 SF**  
Building Status: **Built 2004**    Max Contig: **7,500 SF**  
Building Size: **7,500 SF**    Smallest Space: **7,500 SF**  
Land Area: **9.74 AC**    Rent/SF/mo: **Withheld**  
Stories: **1**    % Leased: **0%**  
Expenses: **2020 Tax @ \$11.56/sf**  
Parking: **60 free Surface Spaces are available; Ratio of 8.22/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Newmark / Peter Spragg (213) 298-3594**  
Leasing Company: **Newmark / Dan Samulski (949) 608-2064 -- 7,500 SF (7,500 SF)**

**5065 S Montclair Plaza Ln - Montclair Place**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/Freestanding**    Space Avail: **48,500 SF**  
Building Status: **Built 2004**    Max Contig: **48,500 SF**  
Building Size: **48,500 SF**    Smallest Space: **12,000 SF**  
Land Area: **9.74 AC**    Rent/SF/mo: **Withheld**  
Stories: **1**    % Leased: **0%**  
Expenses: **2020 Tax @ \$1.79/sf**  
Parking: **80 free Surface Spaces are available; Ratio of 1.65/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Newmark / Peter Spragg (213) 298-3594**  
Leasing Company: **Newmark / Dan Samulski (949) 608-2064 -- 48,500 SF (12,000-36,500 SF)**

**5200 S Montclair Plaza Ln - Montclair Place AMC - Montclair Place**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail**  
Building Status: **Built Nov 2020**  
Building Size: **110,690 SF**  
Land Area: -  
Stories: **2**  
Expenses: **2017 Tax @ \$1.11/sf**  
For Sale: **Not For Sale**

Space Avail: **55,594 SF**  
Max Contig: **32,394 SF**  
Smallest Space: **3,997 SF**  
Rent/SF/mo: **\$2.67 - \$4.00**  
% Leased: **49.8%**



Landlord Rep: **CIM Group, LP / Laci Jackson Ravina (323) 860-4900 -- 42,795 SF (5,151-32,394 SF)**  
Leasing Company: **Newmark / Dan Samulski (949) 608-2064 -- 12,799 SF (3,997-8,802 SF)**

**9525 Monte Vista Ave - Montclair Prof Bldg**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Class C Office/Medical**  
Building Status: **Built 1982**  
Building Size: **57,272 SF**  
Typical Floor Size: **28,636 SF**  
Stories: **2**  
Expenses: **2020 Tax @ \$0.63/sf**  
Parking: **103 free Surface Spaces are available; 57 free Covered Spaces are available; Ratio of 4.00/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **6,099 SF**  
Max Contig: **1,753 SF**  
Smallest Space: **1,026 SF**  
Rent/SF/mo: **\$0.19/mg**  
% Leased: **100%**



Landlord Rep: **Lee & Associates / Chris Johnson (626) 240-2786 -- 6,099 SF (1,026-1,753 SF)**

**9635 Monte Vista Ave**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Class B Office/Medical**  
Building Status: **Built 1976**  
Building Size: **9,856 SF**  
Typical Floor Size: **9,856 SF**  
Stories: **1**  
Expenses: **2019 Tax @ \$2.14/sf**  
Parking: **35 free Surface Spaces are available; Ratio of 3.55/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **2,476 SF**  
Max Contig: **1,313 SF**  
Smallest Space: **1,163 SF**  
Rent/SF/mo: **\$2.00/nnn**  
% Leased: **74.9%**



Landlord Rep: **Han Investment Group / Stella Lau (626) 991-1622 -- 2,476 SF (1,163-1,313 SF)**

**5136-5200 Moreno St**

**AKA 5130-5200 N Montclair Plaza Ln**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/Storefront Retail/Office**

Building Status: **Built 1969**

Building Size: **75,103 SF**

Land Area: **7.93 AC**

Stories: **1**

Expenses: **2020 Tax @ \$2.79/sf**

Parking: **150 free Surface Spaces are available; Ratio of 2.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **15,500 SF**

Max Contig: **9,000 SF**

Smallest Space: **3,250 SF**

Rent/SF/mo: **\$1.75 - \$2.00/nnn**

% Leased: **83.7%**



Landlord Rep: **GM Properties, Inc. / Tyler Portman (562) 762-3152 / Ben B. Greer (562) 762-3104 / Dustin Wheelan (562) 762-3120 -- 15,500 SF (3,250-9,000 SF)**

**5391-5467 Moreno St - Montclair East Shopping Center**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/Storefront**

Building Status: **Built 1993**

Building Size: **118,180 SF**

Land Area: **8.81 AC**

Stories: **1**

Expenses: **2020 Tax @ \$1.56/sf, 2016 Est Tax @ \$1.63/sf; 2010 Ops @ \$1.81/sf**

Parking: **515 free Surface Spaces are available; Ratio of 4.31/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **5,703 SF**

Max Contig: **4,100 SF**

Smallest Space: **1,603 SF**

Rent/SF/mo: **\$1.89/nnn**

% Leased: **95.2%**



Landlord Rep: **Sunset Equity / Benjamin Donel (310) 864-7600 -- 5,703 SF (1,603-4,100 SF)**

**5399 Moreno St - Montclair East Shopping Center**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/Freestanding**

Building Status: **Built 1996**

Building Size: **17,000 SF**

Land Area: **5 AC**

Stories: **1**

Expenses: **2020 Tax @ \$1.52/sf, 2016 Est Tax @ \$1.65/sf; 2010 Ops @ \$1.79/sf**

Parking: **320 free Surface Spaces are available; Ratio of 2.39/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **6,600 SF**

Max Contig: **6,600 SF**

Smallest Space: **6,600 SF**

Rent/SF/mo: **\$1.89/nnn**

% Leased: **61.2%**



Landlord Rep: **Sunset Equity / Benjamin Donel (310) 864-7600 -- 6,600 SF (6,600 SF)**

**5440 Moreno St - Montclair Towers**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/Freestanding**      Space Avail: **11,340 SF**  
Building Status: **Built 1991, Renov 2010**      Max Contig: **11,340 SF**  
Building Size: **11,340 SF**      Smallest Space: **11,340 SF**  
Land Area: **0.86 AC**      Rent/SF/mo: **\$1.10/nnn**  
Stories: **1**      % Leased: **0%**  
Expenses: **2020 Tax @ \$2.05/sf; 2011 Ops @ \$3.98/sf**  
Parking: **30 free Surface Spaces are available; Ratio of 2.65/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Progressive Real Estate Partners / Roxanne Klein (909) 576-4259 -- 11,340 SF (11,340 SF)**

**5454-5484 Moreno St - The Montclair Outlets**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail**      Space Avail: **9,630 SF**  
Building Status: **Built 1979**      Max Contig: **6,480 SF**  
Building Size: **27,592 SF**      Smallest Space: **3,150 SF**  
Land Area: **2.30 AC**      Rent/SF/mo: **\$1.50**  
Stories: **1**      % Leased: **65.1%**  
Expenses: **2020 Tax @ \$1.76/sf, 2011 Est Tax @ \$2.17/sf; 2011 Est Ops @ \$1.44/sf**  
Parking: **107 free Surface Spaces are available; Ratio of 3.88/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Progressive Real Estate Partners / Roxanne Klein (909) 576-4259 -- 9,630 SF (3,150-6,480 SF)**

**5483 Moreno St**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/Freestanding**      Space Avail: **28,000 SF**  
Building Status: **Built 1968**      Max Contig: **28,000 SF**  
Building Size: **28,000 SF**      Smallest Space: **28,000 SF**  
Land Area: **1.54 AC**      Rent/SF/mo: **\$1.00/nnn**  
Stories: **1**      % Leased: **0%**  
Expenses: **2020 Tax @ \$1.37/sf, 2011 Est Tax @ \$0.80/sf; 2011 Est Ops @ \$1.20/sf**  
Parking: **84 free Surface Spaces are available; Ratio of 3.00/1,000 SF**  
For Sale: **For Sale at \$4,900,000 (\$175.00/SF) - Active**



Sales Company: **Progressive Real Estate Partners: Mike Lin (949) 209-9696, Roxanne Klein (909) 576-4259**

Landlord Rep: **Progressive Real Estate Partners / Roxanne Klein (909) 576-4259 / Mike Lin (949) 209-9696 -- 28,000 SF (28,000 SF)**

**5505 Moreno St - Montclair Shopping Center**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Class B Flex**  
Building Status: **Built 1983**  
Building Size: **30,939 SF**  
Land Area: **2.04 AC**  
Stories: **1**  
Expenses: **2020 Tax @ \$1.16/sf**  
Parking: **85 free Surface Spaces are available; Ratio of 2.76/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **1,766 SF**  
Max Contig: **1,766 SF**  
Smallest Space: **1,766 SF**  
Rent/SF/mo: **Withheld**  
% Leased: **100%**



Landlord Rep: **Colliers International / Bradford Yates (909) 937-6315 / Stefan Pastor (909) 937-6341 -- 1,766 SF (1,766 SF)**

**5350 Olive St - Frazee Paint & Wallcovering**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail**  
Building Status: **Built 1972**  
Building Size: **5,000 SF**  
Land Area: **0.33 AC**  
Stories: **1**  
Expenses: **2020 Tax @ \$2.41/sf**  
Parking: **19 free Surface Spaces are available; Ratio of 3.80/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **5,000 SF**  
Max Contig: **5,000 SF**  
Smallest Space: **5,000 SF**  
Rent/SF/mo: **Withheld**  
% Leased: **0%**



Landlord Rep: **Jones Real Estate / Greg Jones (562) 697-3333 X21 -- 5,000 SF (5,000 SF)**

**4515 Orchard St**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Health Care**  
Building Status: **Built 1956**  
Building Size: **22,940 SF**  
Land Area: **1.66 AC**  
Stories: **1**  
Expenses: **2020 Tax @ \$0.50/sf**  
For Sale: **Not For Sale**

Space Avail: **22,940 SF**  
Max Contig: **22,940 SF**  
Smallest Space: **22,940 SF**  
Rent/SF/mo: **Withheld**  
% Leased: **0%**



Landlord Rep: **JCap Management Group / Justin Eakin (949) 622-6199 -- 22,940 SF (22,940 SF)**

**4959 Palo Verde St - Bldg B - Palo Verde Professional Building**

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Office**  
Building Status: **Built 1980**  
Building Size: **15,000 SF**  
Typical Floor Size: **7,500 SF**  
Stories: **2**  
Expenses: **2020 Tax @ \$5.13/sf**  
Parking: **50 free Surface Spaces are available; Ratio of 2.00/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **1,062 SF**  
Max Contig: **1,062 SF**  
Smallest Space: **1,062 SF**  
Rent/SF/mo: **\$1.65/mg**  
% Leased: **92.9%**



Landlord Rep: **Macromaster / Jonathan Hwang (909) 802-6688 / Wenny H. Chang (951) 833-8566 -- 1,062 SF (1,062 SF)**

**4959 Palo Verde St - Bldg C - Palo Verde Professional Building**

Montclair, CA 91763

San Bernardino County

Building Type: **Class C Office/Medical**  
Building Status: **Built 1980**  
Building Size: **48,314 SF**  
Typical Floor Size: **24,157 SF**  
Stories: **2**  
Expenses: **2020 Tax @ \$1.59/sf**  
Parking: **184 Surface Spaces are available; Ratio of 3.81/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **533 SF**  
Max Contig: **533 SF**  
Smallest Space: **533 SF**  
Rent/SF/mo: **\$1.65/mg**  
% Leased: **98.9%**



Landlord Rep: **Macromaster / Jonathan Hwang (909) 802-6688 / Wenny H. Chang (951) 833-8566 -- 533 SF (533 SF)**

**5050 Palo Verde St - Metro OfficePlex**

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Office/Medical**  
Building Status: **Built 1984, Renov 1994**  
Building Size: **32,014 SF**  
Typical Floor Size: **16,007 SF**  
Stories: **2**  
Expenses: **2020 Tax @ \$1.50/sf**  
Parking: **122 free Surface Spaces are available; Ratio of 3.81/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **1,415 SF**  
Max Contig: **1,015 SF**  
Smallest Space: **400 SF**  
Rent/SF/mo: **\$1.50**  
% Leased: **100%**



Landlord Rep: **Sunny Hills Management Company, Inc. / Rosalind Tan (909) 890-1226 -- 1,415 SF (400-1,015 SF)**

**5161 Richton Rd**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class B Warehouse**      Space Avail: **56,177 SF**  
Building Status: **Built 1979**      Max Contig: **30,353 SF**  
Building Size: **147,724 SF**      Smallest Space: **25,824 SF**  
Land Area: **6.01 AC**      Rent/SF/mo: **\$0.69/nnn**  
Stories: **1**      % Leased: **82.5%**  
Expenses: **2020 Tax @ \$0.77/sf**  
Parking: **150 free Surface Spaces are available; Ratio of 1.02/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **CBRE / Jason Chao (909) 418-2131 -- 25,824 SF /4,100 ofc (25,824 SF)**  
Sublet Contact: **NAI Capital / Doug Wubbena (949) 468-2314 Brian Childs (949) 279-7200 -- 30,353 SF /4,100 ofc (30,353 SF)**

**4950 San Bernardino St - Montclair I - Montclair Office Medical Bldg**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class C Office/Medical**      Space Avail: **5,847 SF**  
Building Status: **Built 1973**      Max Contig: **1,124 SF**  
Building Size: **27,385 SF**      Smallest Space: **820 SF**  
Typical Floor Size: **11,803 SF**      Rent/SF/mo: **\$2.00**  
Stories: **2**      % Leased: **89.5%**  
Expenses: **2016 Tax @ \$0.85/sf**  
Parking: **164 Surface Spaces are available; Ratio of 5.99/1,000 SF**  
For Sale: **This property has 4 condos that are for sale. The size of the for sale condos range from 872 SF to 1,124 SF.**



Seller Rep (Condo): **AL Capital /Gordon Lau (949) 885-8073 X701(872-4,001 SF)**

**8975 Vernon Ave**

**Vernon Ave & Olive St**

**Montclair, CA 91763**

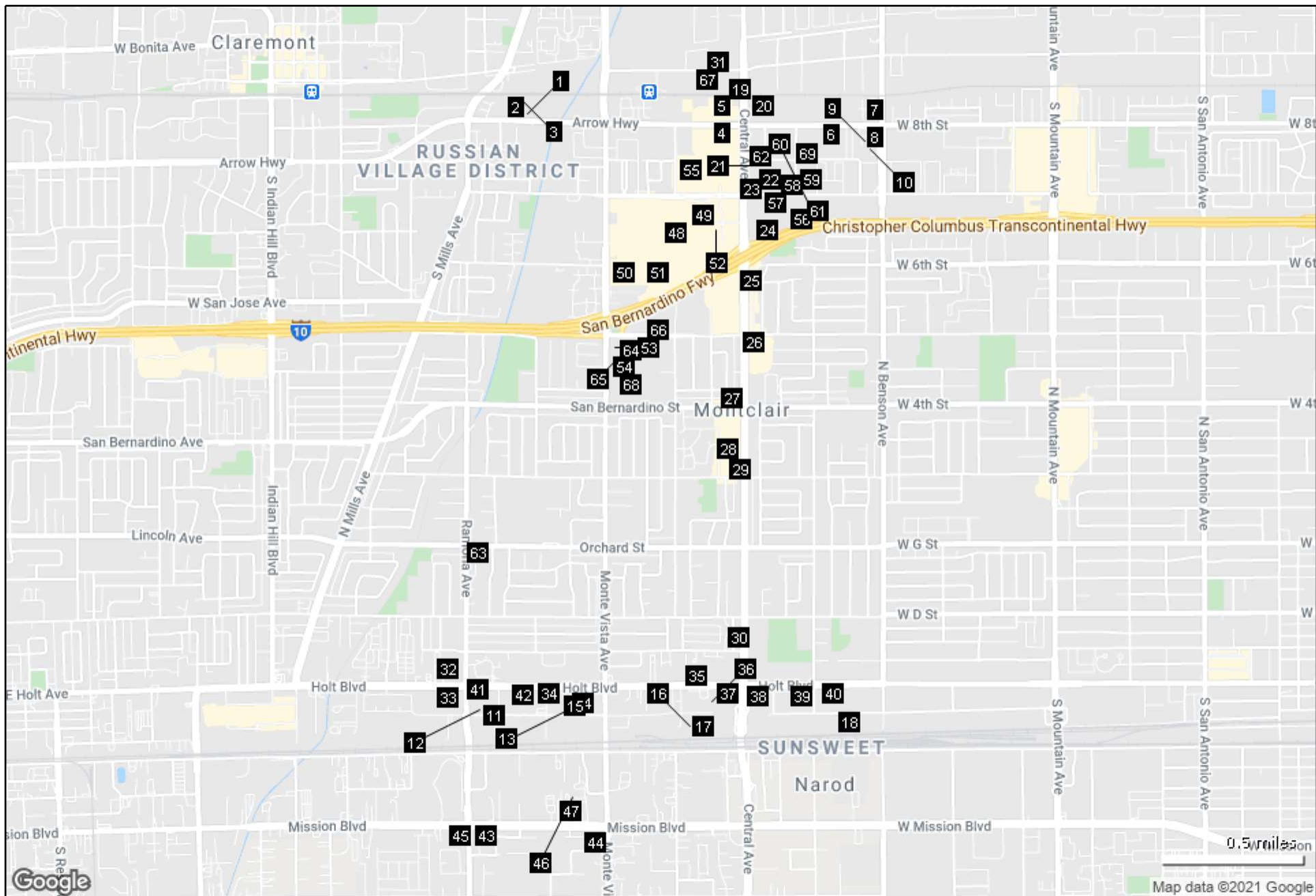
**San Bernardino County**

Building Type: **Class B Service**      Space Avail: **3,559 SF**  
Building Status: **Built 2008**      Max Contig: **3,559 SF**  
Building Size: **20,657 SF**      Smallest Space: **3,559 SF**  
Land Area: **1.27 AC**      Rent/SF/mo: **\$1.05/mg**  
Stories: **1**      % Leased: **100%**  
Expenses: **2020 Tax @ \$1.70/sf; 2012 Est Ops @ \$0.72/sf**  
Parking: **Ratio of 2.00/1,000 SF**  
For Sale: **Not For Sale**



Seller Rep (Condo): **Company information unavailable at this time**





Copyrighted report licensed to City of Montclair - 823270.

3/1/2021