

# Montclair March 2021 Properties For Sale

## 1 3894 Mission Blvd

**Montclair, CA 91763**  
 Sale Price: **\$2,500,000**  
 Price/SF: **\$1,144.16**  
 Cap Rate: -  
 Center Size: **2,185 SF**  
 % Leased: **100.0%**  
 Land Area: **1.02 AC**  
 Center Type: **Auto Dealership**  
 Year Built: **1950**  
 Sale Status: **Active**  
 Zoning: -  
 Days on Market: **4**  
 Stories: **1**  
 Sale Conditions: -  
 Sale Type: **Owner User**



Sales Contacts: **Re/Max Chino Hills Masters / Jorge L. Yamzon (626) 786-5869 / Derek Ing (626) 272-0948**

### Investment Notes:

The property is located in Montclair's Green Zone. Permitted for storefront & non-storefront retail, microbusiness, testing laboratory, cultivation, manufacturing, and distribution.

## 2 4950 San Bernardino St - Montclair I, Montclair Office Medical Bldg, Unit 215

**Montclair, CA 91763**  
**Montclair I, Montclair Office**  
**Medical Bldg**  
 Condo Sale Price: **\$333,450**  
 Unit SF: **1,026 SF**  
 Price/SF: **\$325.00**  
 Cap Rate: -  
 Sale Conditions: -  
 Sale Type: **Owner User**  
 Building Type: **Medical**  
 RBA: **27,385 SF**  
 % Leased: **89.5%**  
 Land Area: **2.88 AC**  
 Sale Status: **Active**  
 Days On Market: **10**  
 Floor #: **1**  
 Unit #: **215**  
 Year Built: **1973**  
 Typ Floor Size: **11,803 SF**  
 Stories: **2**



Sales Contacts: **AL Capital / Gordon Lau (949) 885-8073 X701**

## 3 2.34 Acres

**Land Portfolio** Portfolio of 2 Land parcels in Montclair, CA, having a land area of 2.34 AC, and for sale at \$1,800,000 (\$769,230.77/AC)

Sale Price: **\$1,800,000**  
 Price/AC: **\$769,230.77**  
 Sale Status: **Under Contract**  
 Sale Conditions: -  
 Total Land Area: **2.34 AC**  
 Days On Market: **21**



Sales Contacts: **DAUM Commercial Real Estate Services / Lee Spence (909) 980-1234**

Portfolio Properties: **Central Ave @ Richton Street (not for sale individually)**  
**Central Ave @ Richton St. (not for sale individually)**

### Investment Notes:

Zone Will Allow High Density Residential  
 1.9 Miles to Claremont Colleges  
 List Price: \$1,800,000  
 Zoning North Montclair Downtown Specific Plan-Town Center (TC) Overlay

# Montclair March 2021 Properties For Sale

## 4 10374 Marion Ave

Montclair, CA 91763

Sale Price: **\$940,000**  
 Price/Unit: **\$470,000.00**  
 Cap Rate: **3.82%**

Building Size: **3,200 SF**  
 Avg Unit Size: **1,600 SF**  
 # of Units: **2**

Building Type: **Apartments**  
 Sale Status: **Active**  
 Days on Market: **38**  
 GRM: **18.22**  
 Sale Conditions: -

Year Built: **2017**  
 Avg Vacancy: **0.0%**  
 Land Area: **0.18 AC**



Unit Mix: **2 3 bed/3 bath units**

Sales Contacts: **Marcus & Millichap / Sevak Keshishian (818) 212-2694 / Emin Khachatoorian (818) 212-2736 / Shara Parseghian (818) 212-2692**

### Investment Notes:

The SK Group of Marcus & Millichap is pleased to present the opportunity to acquire 10374 Marion Ave. 10374 Marion Ave was built in 2017 and consists of two (2) attached 3Bedroom/3Bathroom townhouse style units. With approximately 3,200 +/- square feet of living space on 8,050 square feet of land, each unit includes its own two-car garage & private patio. There is a fairly wide, shared driveway for additional potential parking. The front unit can potentially be delivered vacant and allow for an owner/user to occupy.

located within a short drive of the newly redeveloped Montclair Place mall which boasts a total of 1.2million +/- sq. ft. of retail and dining, 150 shops, and will soon include a new, 17,000 +/- sq. ft. concert venue called The Canyon. The properties are situated between two medical centers including the Montclair Hospital Medical Center and the Kaiser Permanente Ontario Vineyard Medical Center and are only about 6 miles from the Ontario International Airport. this deal may qualify for residential financing and

with below market rents and no rent control restrictions, the properties would allow a potential investor to immediately add value by bringing those rents closer to market rates.

## 5 4583 Holt St, Unit A-100

Montclair, CA 91763

Condo Sale Price: **For Sale**  
 Unit SF: **2,339 SF**  
 Price/SF: -  
 Cap Rate: -  
 Sale Conditions: -  
 Sale Type: **Investment Or Owner User**

Sale Status: **Active**  
 Days On Market: **41**  
 Floor #: **1**  
 Unit #: **A-100**

Building Type: **Warehouse**  
 RBA: **27,378 SF**  
 % Leased: **25.4%**  
 Land Area: **0.34 AC**  
 Zoning: -

Year Built: **2021**  
 Ceiling Height: -  
 Drive Ins: **None**  
 Loading Docks: **None**



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

## 6 4583 Holt St, Unit B-101

Montclair, CA 91763

Condo Sale Price: **For Sale**  
 Unit SF: **2,280 SF**  
 Price/SF: -  
 Cap Rate: -  
 Sale Conditions: -  
 Sale Type: **Investment**

Sale Status: **Active**  
 Days On Market: **41**  
 Floor #: **1**  
 Unit #: **B-101**

Building Type: **Warehouse**  
 RBA: **27,378 SF**  
 % Leased: **25.4%**  
 Land Area: **0.34 AC**  
 Zoning: -

Year Built: **2021**  
 Ceiling Height: -  
 Drive Ins: **None**  
 Loading Docks: **None**



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

## Montclair March 2021 Properties For Sale

### 7 4583 Holt St, Unit C-102

Montclair, CA 91763      Condo Sale Price: **For Sale**      Sale Status: **Active**  
 Unit SF: **2,199 SF**      Days On Market: **41**  
 Price/SF: -      Floor #: **1**  
 Cap Rate: -      Unit #: **C-102**  
 Sale Conditions: -  
 Sale Type: **Investment Or Owner User**

Building Type: **Warehouse**  
 RBA: **27,378 SF**      Year Built: **2021**  
 % Leased: **25.4%**      Ceiling Height: -  
 Land Area: **0.34 AC**      Drive Ins: **None**  
 Zoning: -      Loading Docks: **None**

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



### 8 4583 Holt St, Unit D-103

Montclair, CA 91763      Condo Sale Price: **For Sale**      Sale Status: **Active**  
 Unit SF: **2,237 SF**      Days On Market: **41**  
 Price/SF: -      Floor #: **1**  
 Cap Rate: -      Unit #: **D-103**  
 Sale Conditions: -  
 Sale Type: **Investment Or Owner User**

Building Type: **Warehouse**  
 RBA: **27,378 SF**      Year Built: **2021**  
 % Leased: **25.4%**      Ceiling Height: -  
 Land Area: **0.34 AC**      Drive Ins: **None**  
 Zoning: -      Loading Docks: **None**

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



### 9 4583 Holt St, Unit E-104

Montclair, CA 91763      Condo Sale Price: **For Sale**      Sale Status: **Active**  
 Unit SF: **2,298 SF**      Days On Market: **41**  
 Price/SF: -      Floor #: **1**  
 Cap Rate: -      Unit #: **E-104**  
 Sale Conditions: -  
 Sale Type: **Investment Or Owner User**

Building Type: **Warehouse**  
 RBA: **27,378 SF**      Year Built: **2021**  
 % Leased: **25.4%**      Ceiling Height: -  
 Land Area: **0.34 AC**      Drive Ins: **None**  
 Zoning: -      Loading Docks: **None**

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



### 10 4586 Brooks

Montclair, CA 91763      Sale Price: **For Sale**      RBA: **27,378 SF**  
 Price/SF: -      % Leased: **0.0%**  
 Cap Rate: -      Land Area: **0.63 AC**

Building Type: **Distribution**      Year Built: **2021**  
 Sale Status: **Active**      Ceiling Height: -  
 Days on Market: **45**      Drive Ins: **None**  
 Zoning: -      Loading Docks: **5 ext (bldg. total)**  
 Sale Conditions: -  
 Sale Type: **Investment Or Owner User**

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



## Montclair March 2021 Properties For Sale

### 11 4532 Brooks St

Montclair, CA 91763

Sale Price: <b>For Sale</b>	RBA: <b>29,628 SF</b>
Price/SF: -	% Leased: <b>0.0%</b>
Cap Rate: -	Land Area: <b>0.92 AC</b>
Building Type: <b>Warehouse</b>	Year Built: <b>2021</b>
Sale Status: <b>Active</b>	Ceiling Height: <b>30'0"</b>
Days on Market: <b>45</b>	Drive Ins: <b>3 (total)</b>
Zoning: -	Loading Docks: <b>3 ext (bldg. total)</b>
Sale Conditions: -	
Sale Type: <b>Investment Or Owner User</b>	



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

#### Investment Notes:

Realogisticbusinesscenter.com  
 Under Construction \* Q3-Q4 2021 Completion  
 Three (3) Docks & 3,000 SF Office  
 ESFR Sprinkler / 30' Clearance / Gated Yard

### 12 8710 N Central Ave

Montclair, CA 91763

Sale Price: <b>\$5,750,000</b>	Center Size: <b>22,974 SF</b>
Price/SF: <b>\$250.28</b>	% Leased: <b>0.0%</b>
Cap Rate: -	Land Area: <b>2.30 AC</b>
Center Type: <b>Freestanding</b>	Year Built: <b>1995</b>
Sale Status: <b>Active</b>	Zoning: <b>SP, Montclair</b>
Days on Market: <b>101</b>	Stories: <b>1</b>
Sale Conditions: -	
Sale Type: <b>Owner User</b>	



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

## Montclair March 2021 Properties For Sale

### 13 4830 Canoga St

Montclair, CA 91763

Sale Price: **\$3,150,000**  
Price/Unit: **\$225,000.00**  
Cap Rate: **4.52%**

Building Size: **11,510 SF**  
Avg Unit Size: **828 SF**  
# of Units: **14**

Building Type: **Apartments**  
Sale Status: **Active**  
Days on Market: **115**  
GRM: **13.62**  
Sale Conditions: -

Year Built: **1960**  
Avg Vacancy: **0.0%**  
Land Area: **0.39 AC**



Unit Mix: **8 1 bed/1 bath units, 6 2 bed/1 bath units**

Sales Contacts: **Marcus & Millichap / Douglas McCauley (909) 456-3493 / David Covarrubias (909) 456-7035**

#### Investment Notes:

Marcus & Millichap is proud to exclusively present the opportunity to acquire 4830 Canoga Street, a 14-unit investment opportunity located in the desirable city of Montclair, California. Built in 1960, the property sits on a 16,800 square foot lot and has a combined building size of approximately 11,510 square feet. The buildings consist of eight-one bedroom/one bathroom units and six-two bedroom/one bathroom units. The property features gated access, a swimming pool, BBQ area and an on-site laundry room. Parking consists of seven double car garages accessible. Select units have been renovated to include new kitchen and bath cabinets, granite countertops, mirrored wardrobe doors and flooring. All of the units are individually metered for gas and electricity and are serviced by a new central water heater.

The city of Montclair is located approximately 35 miles east of Los Angeles in southwestern San Bernardino County and as of the 2010 Census Montclair had a population of 36,664. The city's educational facilities are within the Ontario – Montclair School District which is a K-8 district that includes 25 elementary schools and 6 middle schools. The district currently serves 25,000 students and feeds into the Chaffey Joint Union High School District, one of the largest high school districts in the state.

The property is ideally situated with easy access to Route 10, 210, 57 and 60 freeways. The property is also within three miles of the Montclair Transit Center. The Center is Montclair's main transportation hub that is served by Metrolink trains and the Omnitrans and Foothill Transit bus services. The Foothill Gold light rail expansion from Glendora to Montclair will run through the Center and is expected to be completed in 2026. It is estimated that during construction alone, the Foothill Gold line will create as many as 16,000 jobs and up to \$2.6 billion in economic output for the region, as well as up to \$1 billion in labor income (according to an economic study by Beacon Economics). Once completed to Montclair, the line is estimated to add more than 18,300 riders to the Metro system providing many alternative ways of traveling to work, entertainment, dining, shopping, and home.

## Montclair March 2021 Properties For Sale

### 14 9241 Monte Vista Ave - Applebees Restaurant, Montclair Place

<b>Montclair, CA 91763</b> <b>Applebees Restaurant,</b> <b>Montclair Place</b>	Sale Price: <b>\$4,433,000</b>	Center Size: <b>5,863 SF</b>
	Price/SF: <b>\$756.10</b>	% Leased: <b>100.0%</b>
	Cap Rate: <b>6.00%</b>	Land Area: <b>0.50 AC</b>
	Center Type: <b>Restaurant (Super Regional Mall)</b>	
	Sale Status: <b>Active</b>	Year Built: <b>1997</b>
Days on Market: <b>119</b>	Zoning: <b>CG</b>	
Sale Conditions: <b>Investment Triple Net</b>		
Sale Type: <b>Investment</b>		



Sales Contacts: **Cushman & Wakefield / Joseph Lising (949) 372-4896 / Rainier Nanquil (949) 930-2472**

#### Investment Notes:

Cushman & Wakefield is pleased to present the opportunity to purchase the Applebee's located at 9241 Monte Vista Ave, Montclair, California off the I-10 Freeway and shadow anchor to Montclair Place Mall. The property was built in 1997 and consists of approximately 5,863 rentable square feet on approximately 0.50 acres of land. The subject property has an absolute triple-net (NNN) lease in place with Applebee's that recently exercised their option to extend during the Covid-19 Pandemic with little to no concessions. The tenant currently pays \$265,980 in rent that is scheduled to increase by 10% every five years throughout the remaining (3) 5-year tenant renewal option periods.

### 15 9090 Central Ave - US Bank

<b>Montclair, CA 91763</b> <b>US Bank</b>	Sale Price: <b>\$6,215,000</b>	Center Size: <b>4,171 SF</b>
	Price/SF: <b>\$1,490.05</b>	% Leased: <b>100.0%</b>
	Cap Rate: <b>4.43%</b>	Land Area: <b>0.78 AC</b>
	Center Type: <b>Bank</b>	Year Built: <b>1975</b>
	Sale Status: <b>Active</b>	Zoning: <b>-</b>
Days on Market: <b>130</b>	Stories: <b>1</b>	
Sale Conditions: <b>Investment Triple Net</b>		
Sale Type: <b>Investment</b>		



Sales Contacts: **Pegasus Investments / Kyle Gulock (310) 691-1350 X125 / Tony Veiller (310) 691-1350 X113 / Michael Asarch (310) 691-1350 X126 / Matt Kramer (310) 691-1350 X133 / Dylan Cohen (310) 691-1350 X129**

#### Investment Notes:

Pegasus Investments Real Estate Advisory Inc., as exclusive sale advisor to Seller, is pleased to offer a single-tenant triple net leased US Bank in the Greater Los Angeles Area, California. The Property is located across from Montclair Place, one of the most dynamic and exciting shopping destinations within a 30-minute drive of downtown Los Angeles, and is easily accessible from the high-traffic Interstate 10. This rare acquisition provides investors the opportunity to own a trophy-quality asset with 45 years of historical occupancy within the second-largest metropolitan area in the US.

The Property is situated on a prime 0.8-acre outparcel at the hard corner, signalized entrance to a Target-anchored shopping center. It is directly across the street from Montclair Place – a 1.2 million SF, two-level enclosed regional shopping center that is nearing its scheduled 2020 completion on a 5-year multi-phased redevelopment by CIM Group. The US Bank building was developed in 1975 and has operated as a bank branch for the last 45 years. The tenant has repeatedly extended its lease term without incentive from the landlord, and only has one 5-year option remaining.

The area immediately surrounding the Property has continued to flourish due to its central location within the Greater Los Angeles Area and tremendous access via Interstate 10. Occupying the entire frontage along I-10 between the Central Ave and Monte Vista Ave on/off ramps, Montclair Place is highly visible and well-known by most Southern California residents. High traffic counts of 218,000 VPD along I-10 provide access to the 470,000 population within a 5-mile radius of the Subject Property. The deposits at the subject branch and significant investment into the Montclair Place redevelopment are also attributable to impressive local demographics, with 3- and 5-mile average household incomes of \$84,000 per year and \$88,000 per year, respectively.

## Montclair March 2021 Properties For Sale

### 16 8950 Central Ave - Don Jose's, Shops To Target & Best Buy

<b>Montclair, CA 91763</b>	Sale Price: <b>\$4,260,000</b>	Center Size: <b>8,507 SF</b>
<b>Don Jose's, Shops To Target &amp; Best Buy</b>	Price/SF: <b>\$500.76</b>	% Leased: <b>100.0%</b>
	Cap Rate: <b>5.70%</b>	Land Area: <b>0.80 AC</b>
	Center Type: <b>Restaurant (Neighborhood Center)</b>	
	Sale Status: <b>Active</b>	Year Built: <b>1977</b>
	Days on Market: <b>145</b>	Zoning: <b>C3</b>
	Sale Conditions: <b>Investment Triple Net</b>	
	Sale Type: <b>Investment</b>	



Sales Contacts: **CBRE / Jimmy Slusher (949) 725-8507 / Eric Shain (949) 809-3758**

#### Investment Notes:

#### INVESTMENT HIGHLIGHTS

Absolute NNN leased – 100% leased to established restaurant chain, Rodrigo's Mexican Grill

» Rodrigo's Mexican Grill is a full-service, family-oriented restaurant with 12 locations in Southern California

\* Long-Term Occupancy – Rodrigo's Mexican Grill has operated at this location for 42 years (formerly under the trade name Don Jose), proving the tenant's commitment to the location and further establishes the viability for this restaurant location

» Rodrigo's has 9 years remaining on its current lease term expiring August 2029 and one 10-year option to extend

\* Low Tenant Occupancy Costs – Strong and consistent Rodrigo's sales provide for continued tenant stability (contact broker for more details), increasing renewal probability and the prospects for long-term tenant occupancy

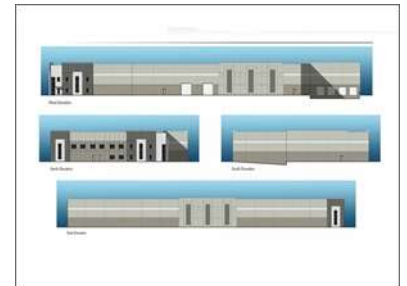
\* Dominant Retail Shopping Center – Out-parcel to the dominant Montclair Plaza North, anchored by Target and Best Buy – two retailers best suited to serve the local college student and new homeowner alike

\* High Traffic Location – Strong traffic counts exceeding ±47,800 CPD at the intersection of Arrow Highway and Central Avenue

\* Excellent Upleg – Available for a quick close to accommodate 1031 Exchange timelines

### 17 4651 Brooks St

<b>Montclair, CA 91763</b>	Sale Price: <b>For Sale</b>	RBA: <b>56,000 SF</b>
	Price/SF: <b>-</b>	% Leased: <b>0.0%</b>
	Cap Rate: <b>-</b>	Land Area: <b>2.55 AC</b>
	Building Type: <b>Industrial</b>	Year Built: <b>2021</b>
	Sale Status: <b>Escrow</b>	Ceiling Height: <b>30'0"</b>
	Days on Market: <b>168</b>	Drive Ins: <b>2 (total)</b>
	Zoning: <b>M2</b>	Loading Docks: <b>4 ext (bldg. total)</b>
	Sale Conditions: <b>-</b>	
	Sale Type: <b>Investment Or Owner User</b>	



Sales Contacts: **Newmark Knight Frank / Randy Lockhart (909) 974-4067**

#### Investment Notes:

Brand New +/-56,000 SF Industrial Building  
 +/- 6,000 SF Two Story Office Space  
 4 Dock High Doors & 2 Ground Level Door  
 ESFR Sprinklers w/ K25 Heads / Secured Fenced Yard  
 30' Ceiling Clearance / M2 Zoned

## Montclair March 2021 Properties For Sale

### 18 5640 Holt Blvd - Retail building with two apts

Montclair, CA 91763  
Retail building with two apts

Sale Price: **For Sale**  
Price/SF: -  
Cap Rate: -

Center Size: **3,200 SF**  
% Leased: **100.0%**  
Land Area: **0.43 AC**

Center Type: **Freestanding**  
Sale Status: **Active**  
Days on Market: **181**  
Sale Conditions: -  
Sale Type: **Investment Or Owner User**

Year Built: **1952**  
Zoning: **C-2, Montclair**  
Stories: **1**

Sales Contacts: **Cushman & Wakefield / Emily R. Brun (909) 942-4659 / Jay Nichols (909) 942-4685**



#### Investment Notes:

Retail/Residential Mixed Use investment comprised of ±3,200 SF multi-tenant retail and two freestanding apartment units ±850 SF and ±550 SF

- Ideal Owner/User or redevelopment opportunity

Attractive Small Business Administration (SBA) financing available with down payments as low as 10-15%

Primary location for auto related uses; nearby auto dealers include DriveTime, STG Auto Group, and Enterprise Car Sales

Proximity to Montclair Place; currently undergoing a redevelopment planned for pedestrian oriented, mixed-use experience

Brand new 211 unit residential development located at SWC Arrow Hwy and Monte Vista Ave

### 19 4416-4420 Holt Blvd

Montclair, CA 91763

Sale Price: **\$1,070,000**  
Price/SF: **\$216.73**  
Cap Rate: -  
Center Type: **Freestanding (Strip Center)**

Center Size: **4,937 SF**  
% Leased: **100.0%**  
Land Area: **0.45 AC**

Sale Status: **Active**  
Days on Market: **207**  
Sale Conditions: -  
Sale Type: **Investment**

Year Built: **1952**  
Zoning: -

Sales Contacts: **NewStar Realty & Investment / Kevin Lee (714) 865-8989**

#### Investment Notes:

Good investment for 3 units commercial property for sale in Montclair!  
Building size 4,937 sf and large lot 19,500 sf, Built in year 1952,30 surface parking spaces  
Tenants:Scuba shop,Computer repair and Alteration shop



### 20 4144 Holt Blvd

Montclair, CA 91763

Sale Price: **\$475,000** Parcel Size (AC): **0.71 AC**  
Price/AC: **\$667,228.54** Parcel Size (SF): **31,010 SF**

Property Type: **Commercial** Zoning: **C-3**  
Sale Status: **Active** Proposed Use: -  
Days on Market: **235**

Sale Conditions: -

Sales Contacts: **KW Commercial / Rene Ramos, Jr. (909) 980-6868**

#### Investment Notes:

Of and On-Site Improvements (Including Curb & Gutter, Utilities, and Paved Lot)  
Rare Holt Blvd. Undeveloped Lot  
Holt Blvd. Street Frontage  
Great Access to I-10 Freeway





## Montclair March 2021 Properties For Sale

### 21 8976 Vernon Ave

Montclair, CA 91763

Sale Price: **\$1,275,000**

Price/SF: **\$265.63**

Cap Rate: -

RBA: **4,800 SF**

% Leased: **100.0%**

Land Area: **0.25 AC**

Building Type: **Warehouse**  
 Sale Status: **Active**  
 Days on Market: **286**  
 Zoning: **MIP, Montclair**  
 Sale Conditions: -  
 Sale Type: **Owner User**

Year Built: **1981**  
 Ceiling Height: **16'0"**  
 Drive Ins: **1 tot./12'0"w x 14'0"h**  
 Loading Docks: **None**



Sales Contacts: **Delmar Commercial R.E. Services / Don Barmakian (909) 223-0025**

#### Investment Notes:

Rare small freestanding Industrial building with private yard.  
 No Association Fees or reciprocal driveways/parking  
 Located in Proposed Cannabis Zone  
 400 AMPS of 120/208 Volt Power (verify)  
 approximately 1000 SF improved office area

### 22 5281 Mission Blvd

Montclair, CA 91763

Sale Price: **\$1,000,000** Parcel Size (AC): **0.86 AC**

Price/AC: **\$1,162,790.70** Parcel Size (SF): **37,462 SF**

Property Type: **Commercial** Zoning: -  
 Sale Status: **Active** Proposed Use: **Commercial, Retail, Fast Food**  
 Days on Market: **313**  
 Sale Conditions: -



Sales Contacts: **NAI Capital, Inc. / Lidia Talavera (909) 243-7604**

#### Investment Notes:

NAI Capital Inc., Lidia Talavera, is pleased to announce the offering of approximately 37,262SF (.86ac) Commercial Land Pad. The pad is located off the signalized corner of SWC Mission Blvd & Central Ave., Montclair, CA 91763. Adjacent to Arco and Farmer Boys. Mission Blvd & Central Ave., are heavily traveled streets with high vehicle traffic and in area with strong demographics. Easy access to the I-10 Freeway and 60 Freeway. The pad could be a great development for Medical, Office and Retail uses. Monument Signage Available.  
 Please contact the listing agent for any additional questions on this opportunity

## Montclair March 2021 Properties For Sale

### 23 5483 Moreno St

Montclair, CA 91763

Sale Price: **\$4,900,000**  
 Price/SF: **\$175.00**  
 Cap Rate: -

Center Size: **28,000 SF**  
 % Leased: **0.0%**  
 Land Area: **1.54 AC**

Center Type: **Freestanding**  
 Sale Status: **Active**  
 Days on Market: **321**  
 Sale Conditions: -  
 Sale Type: **Investment Or Owner User**

Year Built: **1968**  
 Zoning: **M1, Montclair**  
 Stories: **1**

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



#### Investment Notes:

- \* ±28,000 SF Retail Building For Sale on ± 1.54 Acres
- \* Priceless exposure and visibility from the ± 252,000 CPD on the I-10
- \* The property is centrally located within a few miles of other interstates including the 210, 57, and 15 freeways
- \* Huge customer pool with 606,000 people within a 15 minute drive time
- \* Amazing signage opportunities with freeway signage available with visibility on both I-10E & I-10W. Dedicated monument signage also available on Moreno St.

### 24 9671 Central Ave

Montclair, CA 91763

Sale Price: **\$588,000**  
 Price/SF: **\$653.33**  
 Cap Rate: -

Center Size: **900 SF**  
 % Leased: **100.0%**  
 Land Area: **0.20 AC**

Center Type: **Freestanding**  
 Sale Status: **Active**  
 Days on Market: **354**  
 Sale Conditions: -  
 Sale Type: **Investment Or Owner User**

Year Built: **1952**  
 Zoning: **C-2**  
 Stories: **1**

Sales Contacts: **MARQUIS Signature Properties / Adrian Martinez (800) 593-2781**



#### Investment Notes:

Amazing real estate investment opportunity for an owner occupant, first-time or experienced real estate investor. (Possibly Great Dentist Opportunity) This prime Real Estate is situated in one of the most desirable rental submarkets in southwestern San Bernardino County, with consistently high occupancy rates. Investor's value-add opportunity with an Entitlement and Development opportunity for highest and best use. Rendering Photo, only to provide a conceptual idea, Buyer to verify as the City is open to a Re-development of the site.

With a lot size of 0.20 acres consisting of two APN parcels; it is located on the busy Central Avenue, which is a heavily traveled north-south thoroughfare with approximately 40,000 vehicles per day. The Property is within walking distance of trendy restaurants and retail shopping centers such as Montclair Plaza and is in close proximity to freeways, public transportation, and major employers. Drive by ONLY, do not disturb tenant.

## Montclair March 2021 Properties For Sale

### 25 5065 Mission Blvd

Montclair, CA 91763

Sale Price: **\$999,000** Parcel Size (AC): **1.08 AC**  
 Price/AC: **\$925,000.00** Parcel Size (SF): **47,045 SF**

Property Type: **Residential** Zoning: -  
 Sale Status: **Active** Proposed Use: **Commercial, Office, MultiFamily, Single Family Development**  
 Days on Market: **377**

Sale Conditions: **Redevelopment Project**

Sales Contacts: **Ivy Realty / Sung Paik (213) 386-8888**



#### Investment Notes:

This excellent location fronting Mission Blvd. in the City of Montclair has outstanding potential for the Developer looking to develop a multi-family or single-family project. It is in an area undergoing transition to multi-family/ single-family. The property is located near the commercial center of Montclair and in close proximity to the new Crestwood Communities Development which consists of 24 single-family home priced in the mid \$400's. The development sold out quickly and the area has become popular for residential redevelopment. The property is close to the signalized intersection of Mission Blvd. and Fremont Ave. Land assemblage with this parcel presents a great opportunity for a multi-family or single-family project.

### 26 4871 E State St

Montclair, CA 91762

Sale Price: **For Sale** Parcel Size (AC): **1.38 AC**  
 Price/AC: - Parcel Size (SF): **60,113 SF**

Property Type: **Commercial** Zoning: **M1**  
 Sale Status: **Active** Proposed Use: -  
 Days on Market: **417**

Sale Conditions: -

Sales Contacts: **Newmark Knight Frank / Randy Lockhart (909) 974-4067**



#### Investment Notes:

Cannibas Approval Pending  
 1.38 Acres of flat Industrial Land  
 Zoned M-1 Limited Manufacturing  
 In-fill site

### 27 5455 Arrow Hwy

Montclair, CA 91763

Sale Price: **\$595,000** Parcel Size (AC): **0.46 AC**  
 Price/AC: **\$1,292,354.47** Parcel Size (SF): **20,055 SF**

Property Type: **Industrial** Zoning: **MIP, Montclair**  
 Sale Status: **Active** Proposed Use: **Commercial, Industrial**  
 Days on Market: **445**

Sale Conditions: -

Sales Contacts: **Lee & Associates Commercial Real Estate Services / Trent Howland (909) 989-7771 / Todd Launchbaugh (909) 373-2911**



#### Investment Notes:

Approved Plans For a ±5,800 SF Building will be Delivered with Property. Close Proximity to I-10 and CA-210 Freeways.

## Montclair March 2021 Properties For Sale

### 28 4790 Brooks St

Montclair, CA 91763

Sale Price: **\$410,775** Parcel Size (AC): **0.38 AC**  
 Price/AC: **\$1,089,877.95** Parcel Size (SF): **16,418 SF**

Property Type: **Commercial** Zoning: **SP-BP**  
 Sale Status: **Active** Proposed Use: **Commercial**  
 Days on Market: **448**

Sale Conditions: -

Sales Contacts: **Lee & Associates Commercial Real Estate Services / Trent Howland (909) 989-7771 / Todd Launchbaugh (909) 373-2911**



#### Investment Notes:

Great Development Opportunity  
 Contractor's Yard  
 Fenced Lot  
 Close Proximity to I-10 and CA-60 Freeways  
 Preliminary Building Drawings Available

### 29 5560 Brooks St

Montclair, CA 91763

Sale Price: **\$4,098,850** RBA: **23,422 SF**  
 Price/SF: **\$175.00** % Leased: **0.0%**  
 Cap Rate: - Land Area: **1 AC**

Building Type: **Warehouse** Year Built: **1981**  
 Sale Status: **Active** Ceiling Height: **18'0"**  
 Days on Market: **523** Drive Ins: **3 (total)**  
 Zoning: **M1, Montclair** Loading Docks: **None**  
 Sale Conditions: -  
 Sale Type: **Investment Or Owner User**

Sales Contacts: **DAUM Commercial Real Estate Services / Gary Womack (909) 980-1234 / Juan Covarrubias (909) 652-9055**



#### Investment Notes:

Heavy Power. Secured Yard. Easy Access to I-10 and 60 Freeways. ±Two (2) miles from I-10 freeway and less than three (3) miles from 60 freeway. Approximately six (6) miles from Ontario International Airport. Property to be delivered vacant. Business Friendly City of Montclair.

### 30 4780 Mission

**Combination Portfolio**

Portfolio of 2 properties in Montclair, CA, having total size of 31,000 SF, and for sale at \$3,999,900 (\$129.03/SF)

Sale Price: **\$3,999,900** Total Size: **31,000 SF**  
 Cap Rate: **7.00%** Total Land Area: **1.80 AC**  
 Sale Status: **Active** Days On Market: **552**  
 Sale Conditions: -  
 Sale Type: **Investment**

Sales Contacts: **GSE Realty / Steven Landis (951) 231-7206**

Portfolio Properties: **4780 W Mission Blvd (not for sale individually)**  
**4780 W Mission Blvd (not for sale individually)**

#### Investment Notes:

14,000 SF industrial metal building with stucco facade added to parcel building dimensions are 280' x 50' with 15' clear height Two dock doors and two ground-level doors. Completion scheduled for September 2019. City will allow welding.  
 Existing 17,000 SF two story office building with 22 offices. Landlord has been holding leasing units until construction is complete roughly 11 offices are rented. The building also has parking income from the neighboring restaurant.



## Montclair March 2021 Properties For Sale

### 31 8975 Central Ave

Montclair, CA 91763

Sale Price: <b>\$2,500,000</b>	Center Size: <b>10,000 SF</b>
Price/SF: <b>\$250.00</b>	% Leased: <b>0.0%</b>
Cap Rate: <b>-</b>	Land Area: <b>0.36 AC</b>
Center Type: <b>Freestanding</b>	Year Built: <b>1967</b>
Sale Status: <b>Active</b>	Zoning: <b>C-3, Montclair</b>
Days on Market: <b>567</b>	Stories: <b>1</b>
Sale Conditions: <b>-</b>	
Sale Type: <b>Owner User</b>	

Sales Contacts: **Marcus & Millichap / Paul Bitonti (949) 419-3246**



### 32 4620 Holt Blvd

Montclair, CA 91763

Sale Price: <b>\$1,760,000</b>	Parcel Size (AC): <b>2.11 AC</b>
Price/AC: <b>\$834,123.22</b>	Parcel Size (SF): <b>91,912 SF</b>
Property Type: <b>Commercial</b>	Zoning: <b>Commercial</b>
Sale Status: <b>Active</b>	Proposed Use: <b>Commercial</b>
Days on Market: <b>576</b>	
Sale Conditions: <b>Build to Suit</b>	

Sales Contacts: **Faith Global Realty Group, Inc. / Tony Liu (626) 271-6921**

#### Investment Notes:

Build to suit. Land ideal for Day-Care, Assisted Living, chain-stores and/or restaurants. Buyer(s) to do your own due diligence. Any questions please contact Tony at t: (626)271-6921 and email: besupergood@yahoo.com



### 33 4948-4962 Holt Ave - Holt Plaza

Montclair, CA 91763  
Holt Plaza

Sale Price: <b>\$2,280,000</b>	Center Size: <b>8,200 SF</b>
Price/SF: <b>\$278.05</b>	% Leased: <b>100.0%</b>
Cap Rate: <b>-</b>	Land Area: <b>0.71 AC</b>
Center Type: <b>Storefront (Strip Center)</b>	
Sale Status: <b>Active</b>	Year Built: <b>1980</b>
Days on Market: <b>585</b>	Zoning: <b>C, Montclair</b>
Sale Conditions: <b>-</b>	
Sale Type: <b>Investment</b>	

Sales Contacts: **KoTai Realty / Steve Shih (626) 237-2187**

#### Investment Notes:

For sale: Holt Plaza in Montclair, CA



# Montclair March 2021 Properties For Sale

## 34 9143 Monte Vista Ave - Outparcel to Montclair Place

Montclair, CA 91763      Sale Price: **\$725,000**      Parcel Size (AC): **0.37 AC**  
 Outparcel to Montclair      Price/AC: **\$1,959,459.46**      Parcel Size (SF): **16,117 SF**  
 Place

Property Type: **Commercial**      Zoning: **C-3**  
 Sale Status: **Active**      Proposed Use: **-**  
 Days on Market: **704**

Sale Conditions: **-**



Sales Contacts: **Moore Real Estate Group / Matt Moore (909) 758-5660 X110**

### Investment Notes:

Build your office, clinic, or restaurant next to the newly renovated Montclair Place! CIM Group has started Phase Two of the redevelopment of Montclair Place that will bring entertainment, dining and more to the shopping center, including replacement of the former Broadway Department Store building with a new 2-level 134,000 square foot entertainment and dining wing featuring AMC on the Upper Level. AMC Dine-In Theatres will include 12 auditoriums. The Lower Level of the building will feature more than 54,000 square feet of restaurant and entertainment space. The Upper Level Northwestern side of the existing mall will be replaced by a new 17,500 square foot state-of-the-art, intimate, concert venue called The Canyon, opening Spring 2019. A new 11,000 square foot indoor playground specially designed for kids to play and explore called Kids Empire, will open in the Lower Level of the existing mall near Sears, opening Spring 2019.

## 35 4187 Mission Blvd

Montclair, CA 91763      Sale Price: **\$3,300,000**      Parcel Size (AC): **3.07 AC**  
                                          Price/AC: **\$1,074,918.57**      Parcel Size (SF): **133,729 SF**

Property Type: **Residential**      Zoning: **C3-R1**  
 Sale Status: **Active**      Proposed Use: **Commercial, Industrial, Retail, Office, Mixed Use, MultiFamily, Auto Dealership, Contractor Storage Yard, General Freestanding, Hold for Development, Hold for Investment, Manufacturing, Mobil Hm Bk, Master Planned Community, Motel, Parking Lot, Religious Facility, Retail Warehouse, Self-Storage, Single Family Development**  
 Days on Market: **819**

Sale Conditions: **-**



Sales Contacts: **Lee & Associates / Justin Chiang (562) 568-2012 / Tai Ngo (562) 568-2016**

### Investment Notes:

Lee & Associates is pleased to present an outstanding Owner-User and/ or Development opportunity. The property is currently operating as a permitted Auto Salvage Facility (Licensed). The offering is ideally configured with over 210'+ of frontage along Mission Blvd. The property is currently General Commercial Zoned - which allows for a variety of uses (download the marketing booklet and contact the city of Montclair for more info). Seller Carry Possible with 50% Down Payment. Contact listing agents for more info.

## 36 4100 E Mission Blvd

Montclair, CA 91763      Sale Price: **\$539,900**      Parcel Size (AC): **0.55 AC**  
                                          Price/AC: **\$979,677.01**      Parcel Size (SF): **24,006 SF**

Property Type: **Commercial**      Zoning: **-**  
 Sale Status: **Active**      Proposed Use: **Commercial**  
 Days on Market: **922**

Sale Conditions: **-**



Sales Contacts: **GSE Realty / Steven Landis (951) 231-7206**

## Montclair March 2021 Properties For Sale

### 37 4950 San Bernardino St - Montclair I, Montclair Office Medical Bldg, Unit 202

Montclair, CA 91763  
Montclair I, Montclair Office  
Medical Bldg

Condo Sale Price: **\$372,020**  
Unit SF: **979 SF**  
Price/SF: **\$380.00**  
Cap Rate: -  
Sale Conditions: -  
Sale Type: **Owner User**

Sale Status: **Active**  
Days On Market: **1,554**  
Floor #: **1**  
Unit #: **202**

Building Type: **Medical**  
RBA: **27,385 SF**  
% Leased: **89.5%**  
Land Area: **2.88 AC**

Year Built: **1973**  
Typ Floor Size: **11,803 SF**  
Stories: **2**



Sales Contacts: **AL Capital / Gordon Lau (949) 885-8073 X701**

### 38 4950 San Bernardino St - Montclair I, Montclair Office Medical Bldg, Unit 206

Montclair, CA 91763  
Montclair I, Montclair Office  
Medical Bldg

Condo Sale Price: **\$331,360**  
Unit SF: **872 SF**  
Price/SF: **\$380.00**  
Cap Rate: -  
Sale Conditions: -  
Sale Type: **Owner User**

Sale Status: **Active**  
Days On Market: **1,554**  
Floor #: **1**  
Unit #: **206**

Building Type: **Medical**  
RBA: **27,385 SF**  
% Leased: **89.5%**  
Land Area: **2.88 AC**

Year Built: **1973**  
Typ Floor Size: **11,803 SF**  
Stories: **2**



Sales Contacts: **AL Capital / Gordon Lau (949) 885-8073 X701**

### 39 4950 San Bernardino St - Montclair I, Montclair Office Medical Bldg, Unit 207

Montclair, CA 91763  
Montclair I, Montclair Office  
Medical Bldg

Condo Sale Price: **\$427,120**  
Unit SF: **1,124 SF**  
Price/SF: **\$380.00**  
Cap Rate: -  
Sale Conditions: -  
Sale Type: **Owner User**

Sale Status: **Active**  
Days On Market: **1,554**  
Floor #: **1**  
Unit #: **207**

Building Type: **Medical**  
RBA: **27,385 SF**  
% Leased: **89.5%**  
Land Area: **2.88 AC**

Year Built: **1973**  
Typ Floor Size: **11,803 SF**  
Stories: **2**



Sales Contacts: **AL Capital / Gordon Lau (949) 885-8073 X701**

### 40 4950 San Bernardino St - Montclair I, Montclair Office Medical Bldg, Unit 202A

Montclair, CA 91763  
Montclair I, Montclair Office  
Medical Bldg

Condo Sale Price: **\$1,130,500**  
Unit SF: **2,975 SF**  
Price/SF: **\$380.00**  
Cap Rate: -  
Sale Conditions: **Investment Triple Net**  
Sale Type: **Investment**

Sale Status: **Active**  
Days On Market: **1,554**  
Floor #: **1**  
Unit #: **202A**

Building Type: **Medical**  
RBA: **27,385 SF**  
% Leased: **89.5%**  
Land Area: **2.88 AC**

Year Built: **1973**  
Typ Floor Size: **11,803 SF**  
Stories: **2**



Sales Contacts: **AL Capital / Gordon Lau (949) 885-8073 X701**

#### Investment Notes:

Unit is under a NNN lease by medical tenant

## Montclair March 2021 Properties For Sale

### 41 10986 Central Ave

Montclair, CA 91763

Sale Price: **\$950,000** Parcel Size (AC): **0.86 AC**  
Price/AC: **\$1,110,331.93** Parcel Size (SF): **37,270 SF**

Property Type: **Commercial** Zoning: **C2**  
Sale Status: **Active** Proposed Use: **Commercial**  
Days on Market: **2,952**

Sale Conditions: **Ground Lease (Leased Fee)**

Sales Contacts: **CBRE / Joseph Miller (949) 725-8665**



#### Investment Notes:

#### PROPERTY FEATURES

- \* ±37,269 SF Parcel
- \* Huge Daytime Employment
- \* Over 32,000 CPD at intersection1
- \* Adjacent to Arco, AM/PM & Farmer Boys
- \* Over \$66,600 average HH income within 1 mile radius
- \* Zoning: General Commercial2 great for a variety of uses



