

Montclair May 2021 Properties For Sale

1 4761 Mission - 4711 & 4761 Mission Boulevard, Montclair

Montclair, CA 91763
4711 & 4761 Mission
Boulevard, Montclair

Sale Price: **\$1,800,000** Parcel Size (AC): **2.48 AC**
Price/AC: **\$725,806.45** Parcel Size (SF): **108,029 SF**

Property Type: **Residential** Zoning: **R1**
Sale Status: **Active** Proposed Use: **Single Family
Development, Single
Family Residence**
Days on Market: **1**
Sale Conditions: -

Sales Contacts: **Berkshire Hathaway California Properties / Jonathan Chi (909) 980-3100 X2051**



2 4409 Mission Blvd

Montclair, CA 91763

Sale Price: **\$1,375,000** Center Size: **2,456 SF**
Price/SF: **\$559.85** % Leased: **100.0%**
Cap Rate: - Land Area: **0.72 AC**

Center Type: **Freestanding** Year Built: -
Sale Status: **Active** Zoning: **C-3**
Days on Market: **7** Stories: **1**
Sale Conditions: -
Sale Type: **Investment Or Owner User**

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

Investment Notes:

Mission Blvd. frontage (100'). Property is improved with a 616 SF residence, with 616 SF basement, 308 SF Garage, 1120 SF Shop, and a 1,716 SF Canopy, located on 31,500 SF of land (100'x315')



3 4620 Holt Blvd

Montclair, CA 91763

Sale Price: **\$1,760,000** Parcel Size (AC): **2.11 AC**
Price/AC: **\$834,123.22** Parcel Size (SF): **91,912 SF**

Property Type: **Commercial** Zoning: **Commercial**
Sale Status: **Active** Proposed Use: **Commercial**
Days on Market: **23**
Sale Conditions: -

Sales Contacts: **Colliers International / Jeff Lin (213) 532-3267 / Mick Moody (213) 532-3257 / Richard Wang (213) 861-3350**

Investment Notes:

Located near the border of where Montclair meets Pomona, 4620 Holt Blvd benefits from its frontage along the Holt Blvd corridor. 4620 Holt Blvd also benefits from its location within the Holt Blvd Specific Plan which is set to be altered this Summer by the Montclair Planning Commission. Often described as a "blank canvas" for development, 4620 Holt Blvd provides an interested buyer the opportunity to create something special and purposeful in an area within Montclair that is up and coming.



Montclair May 2021 Properties For Sale

4 5353 Arrow Hwy

Montclair, CA 91763	Sale Price: \$1,250,000	Center Size: 3,235 SF
	Price/SF: \$386.40	% Leased: 100.0%
	Cap Rate: -	Land Area: 0.31 AC
	Center Type: Auto Repair	Year Built: 2005
	Sale Status: Under Contract	Zoning: C3
	Days on Market: 23	Stories: 1
	Sale Conditions: -	
	Sale Type: Owner User	



Sales Contacts: **CBRE / Jared Himes (949) 344-1200**

Investment Notes:

Previously occupied by Auto Repair Use with three (3) new roll-up doors.? 3325 SF Freestanding Property in Montclair C3 Zone, with additional bonus ~1400 SF 2nd story storage included.? Customer and Employee Restrooms.? Property is well-maintained, built in 2005, and recently cleaned up ready for sale.? On Arrow Hwy in Montclair, just off Central & the 10 Freeway.? Equipment & Furniture Shown Not Included

5 4948-4962 Holt Ave - Holt Plaza

Montclair, CA 91763 Holt Plaza	Sale Price: \$2,880,000	Center Size: 8,200 SF
	Price/SF: \$351.22	% Leased: 100.0%
	Cap Rate: -	Land Area: 0.71 AC
	Center Type: Storefront (Strip Center)	
	Sale Status: Active	Year Built: 1980
	Days on Market: 35	Zoning: C, Montclair
	Sale Conditions: -	
	Sale Type: Investment	



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

Investment Notes:

For sale: Holt Plaza in Montclair, CA

6 4187 State St

Montclair, CA 91763	Sale Price: \$5,400,000	RBA: 23,860 SF
	Price/SF: \$226.32	% Leased: 100.0%
	Cap Rate: -	Land Area: 2.83 AC
	Building Type: Warehouse	Year Built: 1950
	Sale Status: Active	Ceiling Height: 16'0"-22'0"
	Days on Market: 36	Drive Ins: 4 tot./16'0" w x
	Zoning: M1	16'0" h
	Sale Conditions: -	Loading Docks: None
	Sale Type: Owner User	



Sales Contacts: **Ashwill Associates / Cory Lewis (626) 854-3700 X126**

Investment Notes:

The site includes 3 metal buildings totaling approximately 21,344 square feet that are situated on 123,275 sq feet (2.83 acres) of land. Site includes two separate parcels that have frontage/access from two streets (State Street and 3rd Street) offering drive through access. The buildings have excessive power 800-1200 amps of 240-480V which is separately metered making the property easily divisible. The two larger buildings have bridge cranes, and 20'+ high ceilings. Abundant yard area that is fenced and shielded from the street. The site is mostly paved and ideal for a contractor or service type of business that require secure outside parking/storage.

Montclair May 2021 Properties For Sale

7 9645 Central Ave - Fu Lin Restaurant

Montclair, CA 91763	Sale Price: \$2,050,000	Center Size: 4,800 SF
Fu Lin Restaurant	Price/SF: \$427.08	% Leased: 100.0%
	Cap Rate: -	Land Area: 1.07 AC
	Center Type: Restaurant	Year Built: 1971
	Sale Status: Active	Zoning: C2, Montclair
Days on Market: 37		Stories: 1
Sale Conditions: -		
Sale Type: Investment Or Owner User		



Sales Contacts: **United Real Estate Group / Jeff Nauta (714) 612-0944**

Investment Notes:

Great owner user building. SBA loan available, 10% down, excellent visibility and location. Huge Parking lot, boasting a 12/1 parking ratio. Possible redevelopment project.

8 5391-5467 Moreno St - Montclair East Shopping Center, Montclair East Shopping Center

Montclair, CA 91763	Sale Price: For Sale	Center Size: 118,180 SF
Montclair East Shopping Center, Montclair East Shopping Center	Price/SF: -	% Leased: 98.6%
	Cap Rate: -	Land Area: 9.56 AC
	Center Type: Storefront (Community Center)	
	Sale Status: Active	Year Built: 1993
Days on Market: 44		Zoning: C3
Sale Conditions: Investment Triple Net		
Sale Type: Investment		



Sales Contacts: **Ashwill Associates Commercial Real Estate / William Hugron (714) 704-4558 / Justin Hugron (949) 216-0469**

Investment Notes:

Ashwill Associates is pleased to present, for sale, Montclair East Shopping Center; a fully leased Southern California shopping plaza with 87% of its square footage leased to national brand tenants. Located at 5391-5467 Moreno St. Montclair, CA 91763, the 9.56 Acre property is made up of a healthy tenant mix and is well positioned for the local demographics. Freeway frontage off the 10 Freeway and sitting next to Montclair Place, a recently modernized and updated indoor mall, Montclair East Shopping Center features freeway visible monument signage, ample parking, high foot traffic and excellent ingress/egress. With freeway on ramps and off ramps at Central Ave. The center can be easily accessed from both Los Angeles and the Inland Empire. Surprisingly, this thriving center can now be purchased for below replacement cost. It is the perfect 1031 upleg property for investors seeking an investment with low management. The two separate parcels can be sold together or independently. **SUBMIT ALL OFFERS!**

Montclair May 2021 Properties For Sale

9 8959 Rose Ave

Montclair, CA 91763

Sale Price: \$985,000	Center Size: 3,696 SF
Price/SF: \$266.50	% Leased: 0.0%
Cap Rate: -	Land Area: 0.37 AC
Center Type: Freestanding	Year Built: 1984
Sale Status: Active	Zoning: C-3, Montclair
Days on Market: 49	Stories: 1
Sale Conditions: -	
Sale Type: Investment Or Owner User	



Sales Contacts: **KW Commercial / Jeff Mordhorst (909) 935-0932 / Marshal Solis (909) 935-0931 / Rene Ramos, Jr. (909) 980-6868**

Investment Notes:

C-3 Zoning
Allows Automotive
Secured Yard

10 3894 Mission Blvd

Montclair, CA 91763

Sale Price: \$2,500,000	Center Size: 2,185 SF
Price/SF: \$1,144.16	% Leased: 0.0%
Cap Rate: -	Land Area: 1.02 AC
Center Type: Auto Dealership	Year Built: 1950
Sale Status: Active	Zoning: -
Days on Market: 69	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.

11 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	Sale Status: Active
Unit SF: 1,026 SF	Days On Market: 75
Price/SF: \$325.00	Floor #: 1
Cap Rate: -	Unit #: 215
Sale Conditions: -	
Sale Type: Owner User	
Building Type: Medical	Year Built: 1973
RBA: 27,385 SF	Typ Floor Size: 11,803 SF
% Leased: 89.5%	Stories: 2
Land Area: 2.88 AC	



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

Montclair May 2021 Properties For Sale

12 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	Total Land Area: 2.34 AC
Price/AC: \$769,230.77	Days On Market: 86
Sale Status: Under Contract	
Sale Conditions: -	



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

13 10374 Marion Ave

Montclair, CA 91763	Sale Price: \$940,000	Building Size: 3,200 SF
	Price/Unit: \$470,000.00	Avg Unit Size: 1,600 SF
	Cap Rate: 3.82%	# of Units: 2

Building Type: Apartments	Year Built: 2017
Sale Status: Active	Avg Vacancy: 0.0%
Days on Market: 103	Land Area: 0.18 AC
GRM: 18.22	
Sale Conditions: -	



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.

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14 8710 N Central Ave

Montclair, CA 91763

Sale Price: **\$5,750,000**
 Price/SF: **\$250.28**
 Cap Rate: -

Center Size: **22,974 SF**
 % Leased: **0.0%**
 Land Area: **2.30 AC**

Center Type: **Freestanding**
 Sale Status: **Active**
 Days on Market: **166**
 Sale Conditions: -
 Sale Type: **Owner User**

Year Built: **1995**
 Zoning: **SP, Montclair**
 Stories: **1**



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

15 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: **180**
 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.

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16 9241 Monte Vista Ave - Applebees Restaurant, Montclair Place

Montclair, CA 91763	Sale Price: \$4,433,000	Center Size: 5,863 SF
Applebees Restaurant,	Price/SF: \$756.10	% Leased: 100.0%
Montclair Place	Cap Rate: 6.00%	Land Area: 0.50 AC
	Center Type: Restaurant (Super Regional Mall)	
	Sale Status: Active	Year Built: 1997
	Days on Market: 184	Zoning: CG
	Sale Conditions: Investment Triple Net	
	Sale Type: Investment	



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.

17 5640 Holt Blvd - Retail building with two apts

Montclair, CA 91763	Sale Price: For Sale	Center Size: 3,200 SF
Retail building with two apts	Price/SF: -	% Leased: 100.0%
	Cap Rate: -	Land Area: 0.43 AC
	Center Type: Freestanding	Year Built: 1952
	Sale Status: Active	Zoning: C-2, Montclair
	Days on Market: 246	Stories: 1
	Sale Conditions: -	
	Sale Type: Investment Or Owner User	



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

Montclair May 2021 Properties For Sale

18 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: **300**

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

19 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: **378**

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

20 5483 Moreno St

Montclair, CA 91763 Sale Price: **\$4,900,000** Center Size: **28,000 SF**
 Price/SF: **\$175.00** % Leased: **0.0%**
 Cap Rate: **-** Land Area: **1.54 AC**

Center Type: **Freestanding** Year Built: **1968**
 Sale Status: **Active** Zoning: **M1, Montclair**
 Days on Market: **386** Stories: **1**
 Sale Conditions: **-**
 Sale Type: **Investment Or Owner User**



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.

Montclair May 2021 Properties For Sale

21 9671 Central Ave

Montclair, CA 91763

Sale Price: **\$650,000**
 Price/SF: **\$722.22**
 Cap Rate: -

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

Center Type: **Freestanding**
 Sale Status: **Active**
 Days on Market: **419**
 Sale Conditions: -
 Sale Type: **Investment Or Owner User**

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



Sales Contacts: **MARQUIS Signature Properties / Adrian Martinez (562) 686-4672**

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.

22 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**
 Sale Status: **Active**
 Days on Market: **442**
 Sale Conditions: **Redevelopment Project**

Zoning: -
 Proposed Use: **Commercial, Office, MultiFamily, Single Family Development**



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.

Montclair May 2021 Properties For Sale

23 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: **482**

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



24 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: **510**

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.



25 8975 Central Ave

Montclair, CA 91763

Sale Price: **\$2,500,000** Center Size: **10,000 SF**
 Price/SF: **\$250.00** % Leased: **0.0%**
 Cap Rate: - Land Area: **0.36 AC**

Center Type: **Freestanding** Year Built: **1967**
 Sale Status: **Active** Zoning: **C-3, Montclair**
 Days on Market: **632** Stories: **1**
 Sale Conditions: -
 Sale Type: **Owner User**

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



Montclair May 2021 Properties For Sale

26 9143 Monte Vista Ave - Outparcel to Montclair Place

Montclair, CA 91763
Outparcel to Montclair Place
 Sale Price: **\$725,000** Parcel Size (AC): **0.37 AC**
 Price/AC: **\$1,959,459.46** Parcel Size (SF): **16,117 SF**
 Property Type: **Commercial** Zoning: **C-3**
 Sale Status: **Active** Proposed Use: **-**
 Days on Market: **769**
 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.

27 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, Mobile Home Park, Master Planned Community, Motel, Parking Lot, Religious Facility, Retail Warehouse, Self-Storage, Single Family Development**
 Days on Market: **884**
 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 Developer 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.

28 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** Sale Status: **Active**
 Unit SF: **979 SF** Days On Market: **1,619**
 Price/SF: **\$380.00** Floor #: **1**
 Cap Rate: **-** Unit #: **202**
 Sale Conditions: **-**
 Sale Type: **Owner User**
 Building Type: **Medical** Year Built: **1973**
 RBA: **27,385 SF** Typ Floor Size: **11,803 SF**
 % Leased: **89.5%** Stories: **2**
 Land Area: **2.88 AC**



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

Montclair May 2021 Properties For Sale

29 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: **1,619**
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**

30 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: **1,619**
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**

31 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: **1,619**
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 May 2021 Properties For Sale

32 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: **3,017**

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

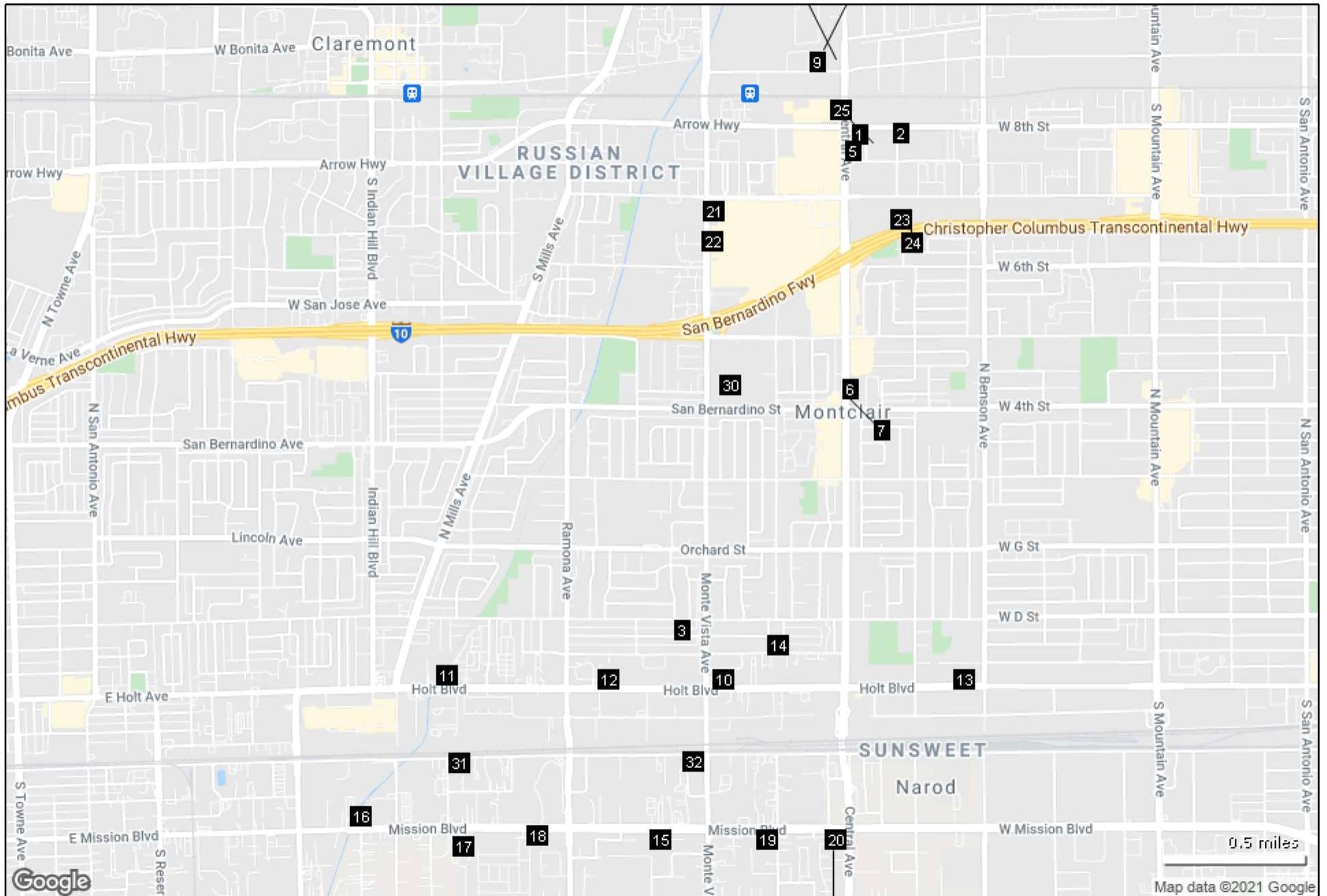
Sales Contacts: **CBRE / Joseph Miller (949) 725-8665**

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





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