
Montclair September 2021 Properties For **Sale**

9/1/2021

PREPARED BY:



City of Montclair

5111 Benito St
Montclair, CA 91763

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Montclair- September 2021 Properties For Sale

1 4950 San Bernardino St - Montclair I, Montclair Office Medical Bldg, Unit 220

Montclair, CA 91763
Montclair I, Montclair Office
Medical Bldg

Condo Sale Price: **\$275,000**
Unit SF: **765 SF**
Price/SF: **\$359.48**
Cap Rate: -
Sale Conditions: -
Sale Type: **Investment**

Sale Status: **Active**
Days On Market: **1**
Floor #: **2**
Unit #: **220**

Building Type: **Medical**
RBA: **27,385 SF**
% Leased: **94.2%**
Land Area: **2.88 AC**
Year Built: **1973**
Typ Floor Size: **26,378 SF**
Stories: **2**



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

2 10340-10360 Central Ave

Montclair, CA 91763

Sale Price: **\$1,800,000**
Price/SF: **\$291.07**
Cap Rate: -
Center Type: **Storefront Retail/Office (Strip Center)**
Center Size: **6,184 SF**
% Leased: **68.1%**
Land Area: **0.65 AC**

Sale Status: **Active**
Days On Market: **29**
Sale Conditions: **Building in Shell Condition**
Sale Type: **Investment Or Owner User**
Year Built: **1964**
Zoning: **C2**



Sales Contacts: **CBD Investment, Inc. / Kelvin Chang (626) 372-2609 / Chennei Viengkhou (626) 309-1900**

Investment Notes:

Attention to all investors and developers!!! Excellent investment opportunity for the retail strip center located on Central Ave., Centrally located with high traffic and dense residential population in the immediate trade area. Right on 1-10 FWY ramp 5 minutes from Costco, fast food restaurants, gas station, park and others. Bring your Franchise or owner user developer for rehab or development. Please check with the city for the potential future development. Currently with four retail stores (approx. 4680 sqft) plus an individual building (approx. 1000 sqft) currently fenced. Lot size 28,160 sqft. (128 x 220) Long term tenants with low rent. Upside potential. Motivated seller looking for quick sale!!! Property is being Sold As It's Present Condition without any warranties from seller. Drive by only. Please do not disturb tenants!

3 4950 San Bernardino St - Montclair I, Montclair Office Medical Bldg, Unit 220

Montclair, CA 91763
Montclair I, Montclair Office
Medical Bldg

Condo Sale Price: **\$275,000**
Unit SF: **765 SF**
Price/SF: **\$359.48**
Cap Rate: **4.17%**
Sale Conditions: -
Sale Type: **Investment Or Owner User**

Sale Status: **Active**
Days On Market: **50**
Floor #: **1**
Unit #: **220**

Building Type: **Medical**
RBA: **27,385 SF**
% Leased: **94.2%**
Land Area: **2.88 AC**
Year Built: **1973**
Typ Floor Size: **26,378 SF**
Stories: **2**



Sales Contacts: **GLG Realty / Gordon Lau (626) 388-7352**

Investment Notes:

Hospital tenant in unit until 07/31/2021.

Montclair- September 2021 Properties For Sale

4 4950 San Bernardino St - Montclair I, Montclair Office Medical Bldg, Unit 106-108

Montclair, CA 91763
 Montclair I, Montclair Office
 Medical Bldg

Condo Sale Price: **\$930,000**
 Unit SF: **2,444 SF**
 Price/SF: **\$380.52**
 Cap Rate: -
 Sale Conditions: -
 Sale Type: **Investment**

Sale Status: **Active**
 Days On Market: **61**
 Floor #: **1**
 Unit #: **106-108**

Building Type: **Medical**
 RBA: **27,385 SF**
 % Leased: **94.2%**
 Land Area: **2.88 AC**
 Year Built: **1973**
 Typ Floor Size: **26,378 SF**
 Stories: **2**



Sales Contacts: **McSen Realty / Mickey Cai (949) 877-7777**

Investment Notes:

Combined units 106 & 108 available.

5 5461 Holt Blvd

Montclair, CA 91763

Sale Price: **\$4,400,000**
 Price/SF: **\$170.64**
 Cap Rate: **5.04%**
 Center Type: **Freestanding (Strip Center)**
 Center Size: **25,786 SF**
 % Leased: **100.0%**
 Land Area: **1.96 AC**

Sale Status: **Under Contract**
 Days on Market: **72**
 Sale Conditions: **Investment Triple Net**
 Sale Type: **Investment**
 Year Built: **1988**
 Zoning: **300, Montclair**



Sales Contacts: **American Realty Los Angeles / Jesse Lee (562) 219-4989**

Investment Notes:

NNN retail center on Holt Blvd, Montclair, California

6 4620 Holt Blvd

Montclair, CA 91763

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

Property Type: **Commercial**
 Sale Status: **Active**
 Days on Market: **142**
 Zoning: **Commercial**
 Proposed Use: **Commercial**

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- September 2021 Properties For Sale

7 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: 154	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

8 9645 Central Ave - Fu Lin Restaurant

Montclair, CA 91763 Fu Lin Restaurant	Sale Price: \$2,050,000	Center Size: 4,800 SF
	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: 156	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.

9 5391-5467 Moreno St - Montclair East Shopping Center, Montclair East Shopping Center

Montclair, CA 91763 Montclair East Shopping Center, Montclair East Shopping Center	Sale Price: For Sale	Center Size: 118,180 SF
	Price/SF: -	% Leased: 98.0%
	Cap Rate: -	Land Area: 9.56 AC
	Center Type: Storefront (Community Center)	
	Sale Status: Active	Year Built: 1993
	Days on Market: 163	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- September 2021 Properties For Sale

10 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: **505**
 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.

11 9671 Central Ave

Montclair, CA 91763

Sale Price: **\$599,000**
 Price/SF: **\$665.56**
 Cap Rate: -

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

Center Type: **Freestanding**
 Sale Status: **Active**
 Days on Market: **538**
 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.

Montclair- September 2021 Properties For Sale

12 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: **Escrow** Proposed Use: -
Days on Market: **888**
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.



