

CITY OF MONTCLAIR *California*

MONTCLAIR *California* YOUR NEXT BUSINESS DESTINATION

TO FIND OUT MORE, CONTACT COMMUNITY AND ECONOMIC STAFF:

Michael Diaz
Director of Community
Development
909-625-9432
mdiaz@cityofmontclair.org

Mikey Fuentes
Director of Economic
Development
909-625-9497
mfuentes@cityofmontclair.org

Thailin Martin
Economic Services & Housing
Manager
909-625-9417
tmartin@cityofmontclair.org

Silvia Gutierrez
Associate Planner
909-625-9435
sgutierrez@cityofmontclair.org



<https://www.cityofmontclair.org/>



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COMMUNITY & ECONOMIC
DEVELOPMENT 2021 INVENTORY OF
AVAILABLE PROPERTY





Welcome to **Montclair,** California.



Montclair, California, a thriving community with a total population of 40,287, has long been supported by a healthy business environment. With a history of small independent businesses and many national retailers long-rooted in the community, Montclair takes pride in its reputation as a well-managed City. Stable family neighborhoods and dynamic new developments are integral to the emerging new urban, mixed-use opportunities in North Montclair.

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

Montclair is located at the westernmost edge of Southern California's Inland Empire. With easy access to Los Angeles, Orange, and San Bernardino Counties, it lies within a major transportation corridor with direct access to a multi-modal transportation system located at the Montclair Transcenter. The Montclair Transcenter connects with bus services in Los Angeles, Riverside, and San Bernadino Counties, and Metrolink trains run directly to Union Station from this location. Furthermore, the Montclair Transcenter will be the future eastern terminus for Gold Line light rail service. Bus services are provided by Omnitrans, Foothill Transit, Riverside Transit, and Greyhound, and freight rail services are provided by Union Pacific and Burlington Northern.

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

Montclair is centrally located within a 3-to-10-mile marketplace of nearly 188,000 to 1,000,000 people, and due to its highly-populated trade area, is a popular commerce destination.

2021 3 MILE RADIUS RETAIL GAP ANALYSIS

2021 Demographics & Market Area Data

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



Sector	Retail Demand	Retail Gap	Leakage Factor
Grocery/ Specialty Store	\$271,697,674	-\$174,300,244	-33.4
Full Service Restaurant	\$195,905,046	-\$98,725,352	-20.1
Building Materials, Garden, & Supplies	\$103,254,558	-\$47,848,518	-18.8
Retail Summary (Total)	\$1,782,637,987	-\$771,656,424	-17.8

Gap Analysis Data Note: Supply (retail sales) estimates sales to consumers by establishments. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. The leakage/surplus factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from -100 (total leakage) to 100 (total surplus). A positive value represents leakage of retail opportunity outside the trade area.

3 MILE RADIUS TRADE AREA



Income

\$26,549
Per Capita Income
\$67,932
Median Household Income
\$94,915
Median Network



Education

22.7%
High School Diploma
31%
Some College
26%
Bachelor's Grad/Prof Degree



Business

8,343
Total Businesses
70,807
Total Employees



Key Facts

187,023
Population
33.3
Median Age
56,653
Households
\$55,634
Median Disposable Income



Commutes

19%
Spend 7+ Hours Commuting
to and from Work Per Week
75.3%
Drive Alone to Work



Employment

60%
White Collar
27%
Blue Collar
16.6%
Services

5 MILE RADIUS TRADE AREA



Income

\$26,644
Per Capita Income
\$70,725
Median Household Income
\$108,177
Median Network



Education

23.2%
High School Diploma
30%
Some College
25%
Bachelor's Grad/Prof Degree



Business

15,978
Total Businesses
144,142
Total Employees



Key Facts

471,392
Population
33.6
Median Age
137,425
Households
\$56,891
Median Disposable Income



Commutes

19%
Spend 7+ Hours Commuting
to and from Work Per Week
76.3%
Drive Alone to Work



Employment

58%
White Collar
29%
Blue Collar
13%
Services

10 MILE RADIUS TRADE AREA



Income

\$32,027
Per Capita Income
\$84,098
Median Household Income
\$176,339
Median Network



Education

21.4%
High School Diploma
31%
Some College
32%
Bachelor's Grad/Prof Degree



Business

39,553
Total Businesses
391,124
Total Employees



Key Facts

998,747
Population
33.5
Median Age
301,903
Households
\$56,634
Median Disposable Income



Commutes

19%
Spend 7+ Hours Commuting
to and from Work Per Week
78.4%
Drive Alone to Work



Employment

66%
White Collar
23%
Blue Collar
11%
Services

Happenings at Montclair Place



April 2019, The Canyon opened for business to a sold-out audience at its new venue at Montclair Place. The live concert venue is approximately 17,000 sq. ft. in area and can accommodate up to 1,300 guests in a mix of seating arrangements, with two full bars, and a VIP section.



June 2019, Kid's Empire opened for play, fun, and adventure. The indoor playground is approximately 11,000 sq. ft. in area and can accommodate up to 378 guests. Kid's Empire includes two main playgrounds to encourage active play for kids.



December 2019, CIM Group, owners of Montclair Place, unveiled a 95 ft. high state-of-the-art digital freeway sign on the I-10 corridor, along with three additional freestanding secondary tenant identification signs for mall tenants as part of the overall remodel of the mall.

December 2020, Lazy Dog Restaurant & Bar opened for business. Lazy Dog's casual full-service dining restaurant is 8,425 sq. ft. and includes a 1,500 sq. ft. outdoor dining patio where patrons can bring their dog to enjoy a meal.

March 2021, the AMC 12-screen dine-in theater opened for business at the former Broadway/Macy's site. The AMC Theater, located on the top floor, features a full-service lounge bar with open balcony views to the south and west.



Read more about
Montclair Place
<https://www.cityofmontclair.org/montclair-place/>

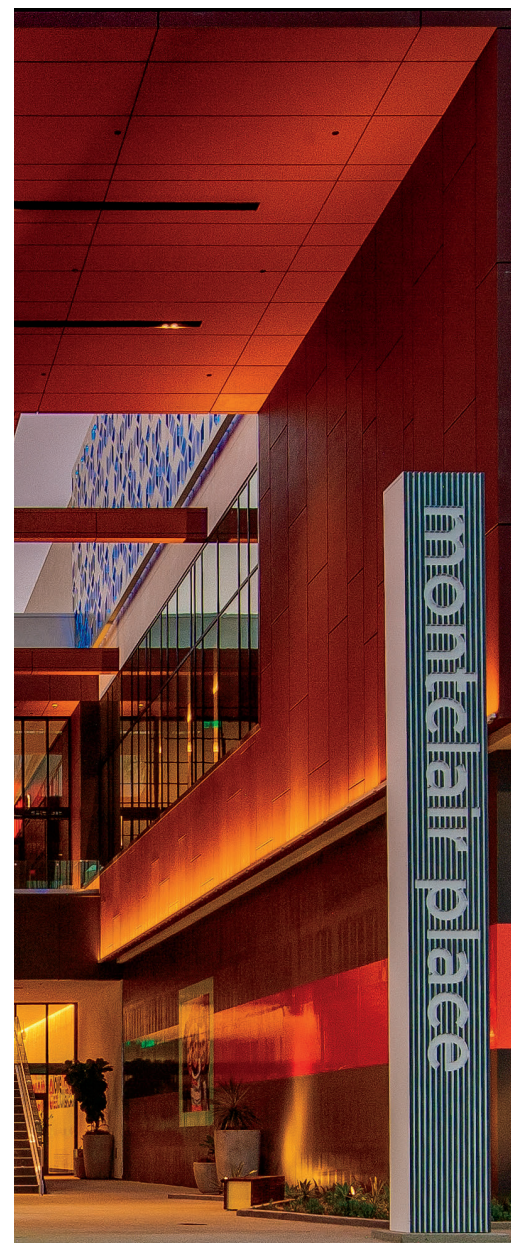
Montclair Place District Specific Plan

The Montclair Place District Specific Plan (MPDSP) represents the future vision for approximately 104 acres of land that includes the existing Montclair Place mall and surrounding commercial properties. The MPDSP assigns and creates new land use zones for parcels within the Plan Area and provides development standards and architectural guidelines to guide development through 2040.

A key feature of the MPDSP provides for the demolition of all or a portion of the existing mall, some or all appurtenant free-standing outbuildings, and portions of the existing surface parking lots and parking structure to construct a pedestrian-oriented, mixed-use downtown district with structured parking facilities through a series of planned phases that includes high-density residential units.



Read more about
Montclair Place District Specific Plan
<https://www.cityofmontclair.org/documents/montclair-place-district-specific-plan/>



North Montclair Downtown Specific Plan



NMDSP

The North Montclair Downtown Specific Plan (NMDSP), adopted by the City Council in March 2006, created a framework for new development opportunities close to the Montclair Transcenter, a multi-modal transit station. The plan's designation as an urban-style transit district marks it as the first of its kind among Inland communities found along the Los Angeles to San Bernardino Metrolink line. The City expanded the boundaries of the original NMDSP because of continued interest by developers. The Plan Amendment was approved in March 2017, adding additional acreage for residential and office space, and a transition plan for properties on the NMDSP area's eastern edge. Within the confines of the NMDSP area, Montclair has already seen development of four major high-profile housing projects. The City also anticipates major roadway and streetscape improvements to promote pedestrian and bicycle activity within the NMDSP.



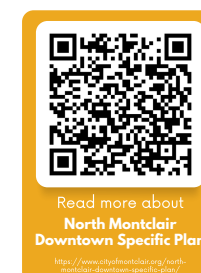
The NMDSP provides for the development of a transit-oriented district (TOD) in and around the Montclair Transcenter. Furthermore, the Montclair Transcenter will be the site for the eastern terminus of the much-anticipated Foothill Gold Line light rail project, a focal point to the NMDSP.

Alexan Kendry Montclair

The Alexan Kendry Montclair apartment community is the most recently completed residential project. The "modern agrarian" architectural style project is located on a 6.27-acre site, minutes away from the Metrolink Transcenter. The 211-unit apartment community was developed by Trammel Crow Residential. The 1-and 2-bedroom unit configurations range from 760 to 1,200 SF. This development marks the fourth residential development within the NMDSP, which includes The Paseos, a 385-unit upscale apartment complex developed in 2015, Arrow Station, a 129-unit development, and Vista Court, a 23-unit development.

The Village at Montclair

The Village at Montclair, a 360-unit mixed-use development situated around a centrally located public park, will begin construction in 2022, and four additional high-density residential and mixed-used developments are in design.



Read more about
North Montclair
Downtown Specific Plan

<https://www.cityofmontclair.org/north-montclair-downtown-specific-plan/>

2021 Inventory of Available Property

City of Montclair staff, in cooperation with area brokers, can assist businesses interested in locating commercial, industrial, office, and vacant sites with online custom site searches within the City. Additionally, the City provides monthly reports, generated by CoStar Group, containing contact information for properties currently available for lease and purchase. Customized property reports (please include property address) can be requested by email to econdev@cityofmontclair.org.



Read more about
Montclair's Inventory of Available Property

<https://www.cityofmontclair.org/economic-development-publication/>

RETAIL - COMMERCIAL FOR SALE

5091 Brooks St.- For Sale



Contact: Bob Woods, Senior Vice President
(909) 910-3056/bob.woods@kidder.com

Opportunity to purchase a 8,400 SF commercial building on a .40 AC lot for \$1,800,000. Property is located in close proximity to I-10 and 60 Freeways.

4950 San Bernardino St. - For Sale



Contact: Mickey Cai, Broker
(949) 899-8888/ mickey.cai@mcsenrealty.com

Opportunity to purchase a 27,385 SF office medical condo for \$930,000. The property is zoned A-P and located in close proximity to I-10 Freeway.

10805 Ramona Ave.- For Sale



Contact: Doug Jannett, DRJ Consulting
(541) 660-3108/ drjannett .com

Business Sale and Lease options available. Currently operating as a TOMMY'S EXPRESS franchise. The franchise is available for transfer to new ownership. Freestanding 4,000 SF building situated on 0.88 AC property. The sale price is \$8,900,000.

4948-4962 Holt Ave.-For Sale



Contact: Steve Shih, Broker
(626) 237-2187/forestshih@gmail.com

Opportunity to purchase a 8,200 SF commercial strip center on a .71 AC lot for \$2,880,000. Property is located in close proximity to I-10 and 60 Freeways.

4620 Holt Blvd. - For Sale



Contact: Jeff Lin, Vice President
(626) 257-8500/jeff.lin@colliers.com

Opportunity to purchase 2.11 AC vacant land for \$1,760,000. The property is currently zoned Commercial and is located in close proximity to I-10 and 60 Freeways.

4416-4420 Holt Blvd. - For Sale



Contact: Corey Hopkins, Investment Associate
(714) 928-6171/ corey.hopkins@marcusmillichap.com

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

4144 Holt Blvd. - For Sale



Contact: Rene Ramos Jr., President
(909) 980-6868 x109/rene.ramos@kwcommercial.com

Opportunity to purchase an undeveloped 31,010 SF lot for \$475,000. The property is located in close proximity to I-10 and 60 Freeways.

10340-10360 Central Ave. - For Sale



Contact: Kelvin Chang, President/Broker
(626) 372-2609 lvinkchang@gmail.com

Opportunity to purchase a retail strip center located on Central Avenue for \$1,800,000. The 6,184 SF building is on a .65 AC lot. Property is located in close proximity to I-10 and 60 Freeways.

5512 Arrow Hwy, 1st Floor-A - For Sale



Contact: Robert Stratton, President
(661) 212-5699/robert@strattoninternational.com

Opportunity to purchase a 15,679 SF condo for \$1,925,000. This industrial condo has six ground-level loading doors, minimal office build-out, 400 AMPS of power and tall 17' clear height. Unit A is an end-cap unit positioned at the front of the property and within close proximity to I-10 and 210 Freeways.

5391-5467 Moreno St.- For Sale



Contact: Sung Paik, Commercial Real Estate Broker
(714) 642-7690/justin@ashwillassociates.com

Listed for purchase at \$25 million, Montclair East Shopping Center is a fully leased Southern California shopping plaza with 87 percent of its square footage leased to national brand tenants. The 9.56 AC property is made up of a healthy tenant mix and has Freeway frontage off the I-10 Freeway.

RETAIL - COMMERCIAL FOR LEASE

8801-8891 Central Ave. - Montclair Village Plaza



Contact: Paul Su, Retail Sales and Leasing Specialist
(909) 230-4500 x31/ paul.su@progressiverep.com

Center has 1,100 SF to 12,723 SF (divisible) spaces available for lease. Located at the signalized intersection of Central Avenue and Arrow Highway with ample parking and easy ingress/egress near major retail hubs within surrounding areas including: Montclair Place, Target, Best Buy. Close proximity to I-10 and 210 Freeways and Claremont Colleges.

9710-9880 Central Ave. - Montclair Town Center



Contact: Terrison Quinn
(949) 698-1107/ terrison.quinn@srsre.com

Up to nine spaces totaling 20,996 SF (divisible) are available for lease. Surrounded by densely populated residential area within close proximity to major retail. Located on heavily traveled Central Avenue with over 54,000 cars per day. Parking exceeds 5 spaces per 1,000 SF of building and is located within a 1/2 mile south of Costco and Montclair Place regional mall.

9876 Central Ave.- Montclair Town Center



Contact: Terrison Quinn
(949) 698-1107/ terrison.quinn@srsre.com

Freestanding 3,000 SF space for lease located along Central Avenue, near City Hall. Immediate access to the I-10 Freeway. Many large anchors nearby such as the Montclair Place, Target, and Costco.

9095 Central Ave.- Montclair Promenade



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

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

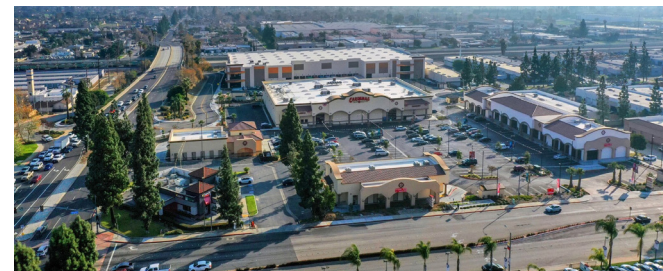
9197 Central Ave. - Montclair Plaza East



Contact: Dan Samuiski, Senior Managing Director
(949) 584-5121/ dan.samilski@ngkf.com

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

5275 Holt Blvd.- Building 4



Contact: Dan Samuiski, Senior Managing Director
(949) 584-5121/ dan.samilski@ngkf.com

Center has 1,5000 SF available for lease. Located in between the I-10 and 60 Freeways.

5280 Arrow Highway-Central Plaza



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

Existing 41,000 SF co-anchor space available for lease. Space is adjacent to anchor tenant – John's Incredible Pizza. Excellent ingress/egress access and visibility from two signalized intersections. Located one mile north of I-10 Freeway.

4855 -4875 Missions Blvd.



Contact: Johnny Martinez, Associate
(626) 890-6517/ johnnt@centurycre.com

Freestanding, 18,186 retail strip center. Spaces available for lease 836-5,172 SF. Located on the corner of Moreno Street and Vernon Avenue. Within close proximity to the I-10 and 60 Freeways via Central Avenue.

5065 S Montclair Plaza



Contact: Dan Samuiski, Senior Managing Director
(949) 584-5121/ dan.samilski@ngkf.com

Building has a 5,975 SF space for lease located within the Montclair Entertainment Center. The retail storefront/office building has I-10 Freeway visibility. The building lies adjacent to Montclair Place, a well established 1.2 million SF super regional mall, with major tenants such as Macy's, JCPenney, and other retailers.

5060 Montclair Plaza Lane - Montclair Place



Contact: Liz Weaver, Vice-President, General Manager
(909) 626-2501 ext. 234/ egriggs@cimgroup.com

The 1.25 million SF regional mall, owned and managed by CIM Group, is anchored by Macy's, JC Penney, Barnes & Noble, and features over 100 retailers. Mall recently completed a new food hall and AMC Theater. Interior suites are available for lease ranging from 623SF to 6,379 SF. Located off I-10 Freeway, one of the most heavily traveled thoroughfares in the United States.

9041-9061 Central Ave.



Contact: Victor Montalbo, President/Partner
(310) 863-7054

Opportunities to lease spaces from a 101,284 SF retail center. Smallest space available 9,000 SF. Largest space available 30,000 SF. Near major retail hubs including: Montclair Place., Costco, Target, Best Buy and more. Easy access to the I-10 and 60 Freeways.

9303-9407 Central Ave- Montclair Shoppes



Contact: Doug Wombacher, Broker
(949) 233-6187/ doug@commercialwest.com

Center has a 1,500 SF space for lease. Near major retail hubs including: Montclair Place., Costco, Target, Best Buy, and more. Easy access to the I-10 and 60 Freeways.

RETAIL - COMMERCIAL FOR LEASE

4432 Holt Blvd.-Orchard Plaza



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

This retail center has a 1,080 SF space available for lease. Within close proximity to I-10 and 60 Freeways.

5225-5247 Arrow Hwy.



Contact: David Lin
(626) 252-4248/davidlin99@gmail.com

10,296 SF Class B retail building is available for lease. Near major retail hubs within surrounding areas including: Montclair Place. Costco, Target, Best Buy, and more. Easy access to the I-10 and 210 Freeways.

5436 Arrow Hwy



Contact: Jerry Tomeo, Senior Commercial Associate
(909) 996-8877/jtomeo@mgrrealstate.com

Center has 3,500 SF available for lease. Located near I-10 and 210 Freeways and major retail hubs within surrounding areas including: Costco, Montclair Place, and Target.

5454-5484 Moreno St.



Contact: Monica Dal Bianco-West, Retail Leasing & Sales
(714) 483-4682/monica@progressiverep.com

Freestanding, single-story, multi-tenant, office/retail building located on the corner of Moreno Street and Vernon Avenue. Heavy street corner exposure on Moreno Street. Immediate access to the I-10 and 210 Freeways. Many large anchors nearby such as the Montclair Place, Target, and Costco.

9680-9686 Central Ave.- Circle Center



Contact: Kavita Bhatia, President
(909) 210-1570/kavita@kbrealstate.net

Opportunities to lease spaces at a freestanding 19,031 SF retail center. Smallest space available 488 SF. Largest space available 1,488 SF. Easy access to the I-10 and 60 Freeways.

4651 E Holt Blvd.- Holt Plaza



Contact: Vicky Espinosa, Senior Associate
(909) 224-6851/vicky.espinosa@cbre.com

Space available for lease 1,683 SF to 2,008 SF. 30 surface spaces are available. Close access to I-10 and 60 Freeways.

4650 Arrow Hwy. Building B- Montclair Business Center



Contact: Dave McErlean
(909) 660-3548/davem@delmar1.com

2,834 SF class B space available for lease. Close access to I-10 and 210 Freeways.

4650 Arrow Hwy. Building C- Montclair Business Center



Contact: Dave McErlean
(909) 660-3548/davem@delmar1.com

1,616 SF class B space available for lease. Close access to I-10 and 210 Freeways.

5533 Holt Blvd.



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

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

4751 State St.- Mission Industrial Park



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

Spaces available for lease range from 4,264 SF to 5,698 SF. Class C industrial building is in close proximity to I-10 and 60 Freeways.

8880 Benson Ave. - Arrow Central



Contact: John Renken, Owner
(909) 482-1060/john.renken.com

999 SF space available for lease. Close access to I-10 and 210 Freeways.

8900 Benson Ave.



Contact: Dave McErlean
(909) 660-3548/davem@delmar1.com

Center has a 960-2,400 SF industrial spaces and 1,200-2,700 retail space available for lease. Close proximity to I-10 and 210 Freeways.