
Montclair December 2021 For Lease Properties

12/2/2021

PREPARED BY:



City of Montclair

5111 Benito St
Montclair, CA 91763

Thailin Martin

Economic Services and Housing Manager
(909) 625-9417 (phone)
(909) 621-1584 (fax)
tmartin@cityofmontclair.org

4650 Arrow Hwy - Bldg B - Montclair Business Center

Montclair, CA 91763
San Bernardino County

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

Space Avail: **2,834 SF**
Max Contig: **2,834 SF**
Smallest Space: **2,834 SF**
Rent/SF/mo: **Withheld**
% Leased: **81.8%**



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

4650 Arrow Hwy - Bldg C - Montclair Business Center

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Flex/R&D**
Building Status: **Built 1980**
Building Size: **11,534 SF**
Land Area: **0.71 AC**
Stories: **1**
Expenses: **2020 Tax @ \$13.58/sf, 2011 Est Tax @ \$6.96/sf; 2011 Est Ops @ \$1.36/sf**
For Sale: **Not For Sale**

Space Avail: **1,616 SF**
Max Contig: **1,616 SF**
Smallest Space: **1,616 SF**
Rent/SF/mo: **Withheld**
% Leased: **86.0%**



Landlord Rep: **Delmar Commercial R.E. Services / Dave McErlean (909) 660-3548 / Mark McErlean (909) 945-4595 -- 1,616 SF /480 ofc (1,616 SF)**

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

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Restaurant**
Building Status: **Built 1978**
Building Size: **18,106 SF**
Land Area: **2.30 AC**
Stories: **1**
Expenses: **2020 Tax @ \$4.24/sf; 2012 Ops @ \$4.06/sf**
Parking: **50 free Surface Spaces are available; Ratio of 2.73/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **10,296 SF**
Max Contig: **10,296 SF**
Smallest Space: **10,296 SF**
Rent/SF/mo: **\$1.58/nnn**
% Leased: **43.1%**



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

5280 Arrow Hwy - Central Plaza

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Freestanding (Community Ctr)**
Building Status: **Built 1986**
Building Size: **92,000 SF**
Land Area: **5.80 AC**
Stories: **1**
Expenses: **2020 Tax @ \$1.06/sf; 2012 Ops @ \$2.13/sf**
Parking: **480 free Surface Spaces are available; Ratio of 5.22/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **82,000 SF**
Max Contig: **41,000 SF**
Smallest Space: **41,000 SF**
Rent/SF/mo: **\$1.00**
% Leased: **10.9%**

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



5436 Arrow Hwy - Sears Service Center

Montclair, CA 91763
San Bernardino County

Building Type: **Retail**
Building Status: **Built 1987**
Building Size: **16,982 SF**
Land Area: **1.49 AC**
Stories: **1**
Expenses: **2020 Tax @ \$0.91/sf, 2011 Est Tax @ \$0.84/sf; 2011 Est Ops @ \$1.45/sf**
Parking: **71 Surface Spaces are available; Ratio of 4.18/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **4,694 SF**
Max Contig: **2,398 SF**
Smallest Space: **2,296 SF**
Rent/SF/mo: **Withheld**
% Leased: **72.4%**

Landlord Rep: **MGR Real Estate / Jerry Tomeo (909) 996-8877**
Leasing Company: **Realty Advisory Group, Inc. / Nick Thorpe (213) 892-8881 -- 4,694 SF (2,296-2,398 SF)**



8880 Benson Ave - Arrow Centre

Montclair, CA 91763
San Bernardino County

Building Type: **Class C Flex**
Building Status: **Built 1984**
Building Size: **23,879 SF**
Land Area: **2.04 AC**
Stories: **1**
Expenses: **2020 Tax @ \$0.63/sf**
Parking: **110 Surface Spaces are available; Ratio of 4.61/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **999 SF**
Max Contig: **999 SF**
Smallest Space: **999 SF**
Rent/SF/mo: **Withheld**
% Leased: **100%**

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



8900 Benson Ave - Benson Commerce Center

Montclair, CA 91763
San Bernardino County

Building Type: **Class C Flex/Light Distribution**
Building Status: **Built 1975**
Building Size: **15,894 SF**
Land Area: -
Stories: **1**
Expenses: **2020 Tax @ \$8.22/sf; 2008 Est Ops @ \$1.38/sf**
Parking: **50 free Surface Spaces are available; Ratio of 3.40/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **2,400 SF**
Max Contig: **2,400 SF**
Smallest Space: **2,400 SF**
Rent/SF/mo: **\$1.10/mg**
% Leased: **84.9%**



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

4697-4715 Brooks St - Montclair Business Park South

AKA 4701-4761 Holt
Montclair, CA 91763
San Bernardino County

Building Type: **Class C Service**
Building Status: **Built 1969, Renov 1980**
Building Size: **9,900 SF**
Land Area: **8.90 AC**
Stories: **1**
Expenses: **2020 Tax @ \$6.26/sf**
Parking: **20 Surface Spaces are available; Ratio of 2.13/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,000 SF**
Max Contig: **1,000 SF**
Smallest Space: **1,000 SF**
Rent/SF/mo: **\$1.20/mg**
% Leased: **89.9%**



Landlord Rep: **All Nations Realty and Investments / Samantha Gallardo (909) 285-4812 / Amanda McCoy (909) 980-5000 -- 1,000 SF (1,000 SF)**

8801-8851 Central Ave - Montclair Village Plaza

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

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

Space Avail: **3,756 SF**
Max Contig: **3,756 SF**
Smallest Space: **1,290 SF**
Rent/SF/mo: **\$1.75/nnn**
% Leased: **91.0%**



Landlord Rep: **Sperry Commercial / David Chen (310) 350-3810 -- 3,756 SF (1,290-3,756 SF)**

9041-9061 Central Ave - Montclair Promenade

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



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

9095 Central Ave - Montclair Promenade

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



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

9197 Central Ave - Montclair Plaza West - Monclair Plaza West

AKA 9137-9197 Central Ave Building Type: **Retail/(Neighborhood Ctr)** Space Avail: **6,233 SF**
NEC Central Ave & I-10 Fwy Building Status: **Built 1990** Max Contig: **3,981 SF**
Montclair, CA 91763 Building Size: **28,003 SF** Smallest Space: **2,252 SF**
San Bernardino County Land Area: **4.36 AC** Rent/SF/mo: **\$1.75 - \$2.00/nnn**
Stories: **1** % Leased: **77.7%**
Expenses: **2020 Tax @ \$1.05/sf; 2012 Ops @ \$3.36/sf**
Parking: **149 free Surface Spaces are available; Ratio of 5.32/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **CBRE / Dan Samulski (949) 608-2064**
Leasing Company: **CBRE / Ryan Gast (909) 418-2129 Masih Waliyar (909) 418-2141 -- 6,233 SF (2,252-3,981 SF)**

9303-9407 Central Ave - Montclair Shoppes

Montclair, CA 91763
San Bernardino County

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

Space Avail: **1,500 SF**
Max Contig: **1,500 SF**
Smallest Space: **1,500 SF**
Rent/SF/mo: **Withheld**
% Leased: **87.9%**



Landlord Rep: **Commercial West Brokerage / Doug Wombacher (949) 723-7300 X12 -- 1,500 SF (1,500 SF)**

9680-9686 Central Ave - Circle Center

Montclair, CA 91763
San Bernardino County

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

Space Avail: **1,488 SF**
Max Contig: **1,000 SF**
Smallest Space: **488 SF**
Rent/SF/mo: **\$1.15 - \$1.50/nnn**
% Leased: **94.8%**



Landlord Rep: **KB Real Estate / Kavita Bhatia (909) 233-8003 -- 1,488 SF (488-1,000 SF)**

9710-9890 Central Ave - Montclair Town Center

AKA 5220-5230 Benito St
SWC Central Ave & San Bernardino St
Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Storefront**
(Neighborhood Ctr)
Building Status: **Built 1980**
Building Size: **83,600 SF**
Land Area: **7.62 AC**
Stories: **1**
Expenses: **2020 Tax @ \$1.95/sf; 2012 Ops @ \$4.21/sf**
Parking: **361 free Surface Spaces are available; Ratio of 5.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **48,942 SF**
Max Contig: **20,389 SF**
Smallest Space: **905 SF**
Rent/SF/mo: **Withheld**
% Leased: **45.2%**



Landlord Rep: **SRS Real Estate Partners / C.Terrison C. Quinn (949) 698-1107 / Adam Handfield (949) 698-1109 / Tony Vuona (949) 270-8211 -- 48,942 SF (905-20,389 SF)**

9876 Central Ave - Montclair Town Center

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Freestanding**
Building Status: **Built 1980**
Building Size: **3,000 SF**
Land Area: **0.73 AC**
Stories: **1**
Expenses: **2020 Tax @ \$3.53/sf; 2011 Ops @ \$5.56/sf**
Parking: **24 free Surface Spaces are available; Ratio of 8.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **3,000 SF**
Max Contig: **3,000 SF**
Smallest Space: **3,000 SF**
Rent/SF/mo: **Withheld**
% Leased: **0%**



Landlord Rep: **SRS Real Estate Partners / C.Terrison C. Quinn (949) 698-1107 / Adam Handfield (949) 698-1109 / Tony Vuona (949) 270-8211 -- 3,000 SF (3,000 SF)**

10144-10152 Central Ave

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Freestanding**
Building Status: **Built 1975**
Building Size: **22,000 SF**
Land Area: **2.53 AC**
Stories: **1**
Expenses: **2020 Tax @ \$0.74/sf; 2011 Ops @ \$0.86/sf**
Parking: **24 free Surface Spaces are available; Ratio of 1.09/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **8,900 SF**
Max Contig: **8,900 SF**
Smallest Space: **8,900 SF**
Rent/SF/mo: **\$1.25/mg**
% Leased: **100%**



Landlord Rep: **SRS Real Estate Partners / Adam Handfield (949) 698-1109 / Tony Vuona (949) 270-8211 -- 8,900 SF (8,900 SF)**

10340-10360 Central Ave

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Storefront Retail/Office**
Building Status: **Built 1964**
Building Size: **6,184 SF**
Land Area: **0.65 AC**
Stories: **1**
Expenses: **2020 Tax @ \$2.28/sf; 2014 Ops @ \$1.21/sf**
Parking: **25 free Surface Spaces are available; Ratio of 4.85/1,000 SF**
For Sale: **For Sale at \$1,800,000 (\$291.07/SF) - Active**

Space Avail: **3,879 SF**
Max Contig: **1,975 SF**
Smallest Space: **1,904 SF**
Rent/SF/mo: **\$1.35**
% Leased: **68.1%**



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

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

Leasing Company: **CBD Investment, Inc. / Kelvin Chang (626) 372-2609 Chennei Viengkhou (626) 309-1900 -- 1,904 SF (1,904 SF)**

4416-4420 Holt Blvd

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding** Space Avail: **4,996 SF**
Building Status: **Built 1952** Max Contig: **4,996 SF**
Building Size: **4,996 SF** Smallest Space: **784 SF**
Land Area: **0.45 AC** Rent/SF/mo: **\$1.50**
Stories: **1** % Leased: **84.3%**
Expenses: **2021 Tax @ \$2.35/sf; 2021 Ops @ \$1.93/sf**
Parking: **17 Surface Spaces are available; Ratio of 3.40/1,000 SF**
For Sale: **For Sale at \$965,000 (\$193.16/SF) - Active**



Sales Company: **Marcus & Millichap: Corey Hopkins (949) 419-3303**
Landlord Rep: **NewStar Realty & Investment / Kevin Lee (714) 865-8989 -- 784 SF (784 SF)**
Leasing Company: **Marcus & Millichap / Corey Hopkins (949) 419-3303 -- 4,996 SF (4,996 SF)**

4432 Holt Blvd - Bldg B - Orchard Plaza

NWC Holt Blvd & Ramona Ave

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding** Space Avail: **5,400 SF**
Building Status: **Built Aug 2016** Max Contig: **1,080 SF**
Building Size: **10,872 SF** Smallest Space: **1,080 SF**
Land Area: **4.28 AC** Rent/SF/mo: **Withheld**
Stories: **1** % Leased: **50.3%**
Expenses: **2020 Tax @ \$9.05/sf**
Parking: **78 Surface Spaces are available; Ratio of 1.69/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Newmark Knight Frank / Pablo Rodriguez (213) 340-5682**
Leasing Company: **Newmark / Pablo Rodriguez (213) 340-5682 Enrique Solis (909) 974-4055 -- 5,400 SF (1,080 SF)**

4433-4477 Holt Blvd - Bldg I - Crown Center

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/(Strip Ctr)** Space Avail: **1,280 SF**
Building Status: **Built 1990** Max Contig: **1,280 SF**
Building Size: **32,769 SF** Smallest Space: **1,280 SF**
Land Area: **5.38 AC** Rent/SF/mo: **\$1.75/mg**
Stories: **1** % Leased: **96.1%**
Expenses: **2020 Tax @ \$1.94/sf**
Parking: **130 Surface Spaces are available; Ratio of 2.00/1,000 SF**
For Sale: **Not For Sale**



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

5200 Holt Blvd

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Auto Dealership** Space Avail: **7,700 SF**
Building Status: **Built 1971** Max Contig: **7,700 SF**
Building Size: **22,363 SF** Smallest Space: **7,700 SF**
Land Area: **2.54 AC** Rent/SF/mo: **\$1.49/mg**
Stories: **1** % Leased: **100%**
Expenses: **2020 Tax @ \$1.13/sf**
Parking: **150 Surface Spaces are available; Ratio of 1.59/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Allied Commercial Real Estate / D.Steven D. Roppel (909) 297-0881 / Tony M. Guglielmo (909) 786-4300 -- 7,700 SF (7,700 SF)**

5275 Holt Blvd - Building 4 - Central Avenue & Holt Center

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Retail Building** Space Avail: **8,491 SF**
Building Status: **Built Jun 2020** Max Contig: **1,289 SF**
Building Size: **14,900 SF** Smallest Space: **1,065 SF**
Land Area: **9.17 AC** Rent/SF/mo: **Withheld**
Stories: **1** % Leased: **43.0%**
Expenses: **2019 Tax @ \$2.76/sf**
For Sale: **Not For Sale**



Landlord Rep: **Newmark / Dan Samulski (949) 608-2064 / Kevin Hansen (949) 608-2194 -- 8,491 SF (1,065-1,289 SF)**

5280 Holt Blvd

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Freestanding** Space Avail: **5,314 SF**
Building Status: **Built 1986** Max Contig: **5,314 SF**
Building Size: **7,293 SF** Smallest Space: **5,314 SF**
Land Area: **0.54 AC** Rent/SF/mo: **Withheld**
Stories: **1** % Leased: **27.1%**
Expenses: **2020 Tax @ \$2.90/sf**
Parking: **18 free Surface Spaces are available; Ratio of 3.39/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Progressive Real Estate Partners / Paul Su (626) 417-4539 -- 5,314 SF (5,314 SF)**

5291 Holt Blvd - Building 3 - Central Avenue & Holt Center

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Retail Building** Space Avail: **1,225 SF**
Building Status: **Built Jun 2020** Max Contig: **1,225 SF**
Building Size: **4,000 SF** Smallest Space: **1,225 SF**
Land Area: **9.17 AC** Rent/SF/mo: **Withheld**
Stories: **1** % Leased: **69.4%**
Expenses: **2019 Tax @ \$10.28/sf**
For Sale: **Not For Sale**



Landlord Rep: **Newmark / Dan Samulski (949) 608-2064 / Kevin Hansen (949) 608-2194 -- 1,225 SF (1,225 SF)**

5319-5327 Holt Blvd - Central Holt Plaza

SEC Holt & Central
Montclair, CA 91763
San Bernardino County

Building Type: **Retail/(Strip Ctr)** Space Avail: **7,978 SF**
Building Status: **Built 1978** Max Contig: **5,578 SF**
Building Size: **20,268 SF** Smallest Space: **1,200 SF**
Land Area: **1.68 AC** Rent/SF/mo: **\$1.75 - \$2.50/nnn**
Stories: **1** % Leased: **88.2%**
Expenses: **2020 Tax @ \$2.15/sf**
Parking: **30 free Surface Spaces are available; Ratio of 2.37/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **STC Management / Susan Hsu (562) 695-1513 X106 / Melody Yang (562) 695-1513 -- 7,978 SF (1,200-5,578 SF)**

5533 Holt Blvd

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Auto Repair (Strip Ctr)** Space Avail: **3,828 SF**
Building Status: **Built 1989** Max Contig: **3,828 SF**
Building Size: **3,828 SF** Smallest Space: **3,828 SF**
Land Area: **0.96 AC** Rent/SF/mo: **Withheld**
Stories: **1** % Leased: **0%**
Expenses: **2020 Tax @ \$1.56/sf, 2011 Est Tax @ \$1.21/sf; 2012 Ops @ \$1.52/sf, 2011 Est Ops @ \$3.97/sf**
Parking: **16 free Surface Spaces are available; Ratio of 5.10/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Jerry & Rosalie Wong Family LP / Jerry Wong (714) 281-1775**
Leasing Company: **Newcastle & Associates / Zack Alan (310) 858-3333 -- 3,828 SF (3,828 SF)**

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

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Freestanding (Strip Ctr)**
Building Status: **Built 1984**
Building Size: **15,352 SF**
Land Area: **1.26 AC**
Stories: **1**
Expenses: **2020 Tax @ \$1.10/sf, 2012 Est Tax @ \$1.44/sf; 2012 Ops @ \$2.40/sf**
Parking: **30 free Surface Spaces are available; Ratio of 2.27/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **5,652 SF**
Max Contig: **2,008 SF**
Smallest Space: **1,683 SF**
Rent/SF/mo: **\$0.80 - \$1.25/nnn**
% Leased: **63.2%**



Landlord Rep: **CBRE / Vicky Espinosa (909) 418-2120 -- 5,652 SF (1,683-2,008 SF)**

5521 W Holt Blvd - Montclair Auto Center

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Auto Repair**
Building Status: **Built 1989**
Building Size: **15,840 SF**
Land Area: **1.49 AC**
Stories: **1**
Expenses: **2020 Tax @ \$0.54/sf, 2012 Est Tax @ \$0.68/sf; 2012 Est Ops @ \$1.59/sf**
Parking: **43 free Surface Spaces are available; Ratio of 2.19/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **15,027 SF**
Max Contig: **15,027 SF**
Smallest Space: **1,303 SF**
Rent/SF/mo: **\$1.92/nnn**
% Leased: **5.1%**



Landlord Rep: **Newcastle & Associates / Zack Alan (310) 858-3333 -- 15,027 SF (1,303-15,027 SF)**

4050 Mission Blvd - Bldg 3 - Crown Business Park

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Flex**
Building Status: **Built 1990**
Building Size: **6,428 SF**
Land Area: **0.31 AC**
Stories: **1**
Expenses: **2020 Tax @ \$1.00/sf**
Parking: **13 Surface Spaces are available; Ratio of 2.02/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,500 SF**
Max Contig: **1,500 SF**
Smallest Space: **1,500 SF**
Rent/SF/mo: **Withheld**
% Leased: **100%**



Landlord Rep: *Company information unavailable at this time*
Sublet Contact: **cal-topline group inc / Jane ji (909) 525-5108 -- 1,500 SF (1,500 SF)**

4855-4875 Mission Blvd

SWC of Mission & Monte Vista

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding**

Building Status: **Built 2009**

Building Size: **18,186 SF**

Land Area: **1.56 AC**

Stories: **1**

Space Avail: **4,336 SF**

Max Contig: **3,500 SF**

Smallest Space: **836 SF**

Rent/SF/mo: **\$1.25 - \$1.32/nnn**

% Leased: **95.4%**

Expenses: **2020 Tax @ \$3.00/sf, 2011 Est Tax @ \$5.08/sf; 2015 Ops @ \$1.82/sf, 2011 Est Ops @ \$0.36/sf**

Parking: **80 Surface Spaces are available; Ratio of 4.50/1,000 SF**

For Sale: **Not For Sale**



Landlord Rep: **Century 21 CARE / Johnny Martinez (909) 861-2800**

Leasing Company: **Century Commercial / Sam Yacoub (800) 803-3050 Johnny Martinez (909) 861-2800 -- 4,336 SF (836-3,500 SF)**

4465-4467 E Mission Blvd

AKA 4467 Mission Blvd

SWC Mission Blvd & Ramona Ave

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding**

Building Status: **Built 2007**

Building Size: **5,881 SF**

Land Area: **0.70 AC**

Stories: **1**

Space Avail: **884 SF**

Max Contig: **884 SF**

Smallest Space: **884 SF**

Rent/SF/mo: **\$2.30/nnn**

% Leased: **85.0%**

Expenses: **2020 Tax @ \$7.70/sf; 2008 Combined Est Tax/Ops @ \$11.50/sf**

Parking: **33 Surface Spaces are available; Ratio of 5.64/1,000 SF**

For Sale: **Not For Sale**



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

4780 W Mission Blvd

Montclair, CA 91762

San Bernardino County

Building Type: **Class B**

Office/Office/Residential

Building Status: **Built 1954, Renov 2007**

Building Size: **17,000 SF**

Typical Floor Size: **685 SF**

Stories: **2**

Space Avail: **3,425 SF**

Max Contig: **685 SF**

Smallest Space: **685 SF**

Rent/SF/mo: **\$1.31/fs**

% Leased: **79.9%**

Expenses: **2020 Tax @ \$0.79/sf; 2014 Ops @ \$2.27/sf**

Parking: **65 free Surface Spaces are available; Ratio of 2.10/1,000 SF**

For Sale: **Not For Sale**



Landlord Rep: **Montclair Business Park LLC / Adryan Lado (909) 720-2144 -- 3,425 SF (685 SF)**

5060 Montclair Plaza Ln - Montclair Place

AKA 5060 E Montclair Plaza Ln
I-10 & Central Ave & Monte Vista Ave
Montclair, CA 91763
San Bernardino County

Building Type: **Retail/(Super Regional Mall)**
Building Status: **Built 1968, Renov 1997**
Building Size: **849,752 SF**
Land Area: **78 AC**
Stories: **2**
Expenses: **2020 Tax @ \$2.03/sf**
Parking: **6,249 free Surface Spaces are available; Ratio of 5.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **76,762 SF**
Max Contig: **10,302 SF**
Smallest Space: **618 SF**
Rent/SF/mo: **\$3.00 - \$4.00/nnn**
% Leased: **93.5%**



Landlord Rep: **CIM Group, LP / Sade Holz (323) 860-7409 -- 76,762 SF (618-6,744 SF)**

4949 S Montclair Plaza Ln - Montclair Place

Montclair, CA 91763
San Bernardino County

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

Space Avail: **7,500 SF**
Max Contig: **7,500 SF**
Smallest Space: **7,500 SF**
Rent/SF/mo: **Withheld**
% Leased: **0%**



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

5065 S Montclair Plaza Ln - Montclair Place

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Freestanding**
Building Status: **Built 2004**
Building Size: **48,500 SF**
Land Area: **9.74 AC**
Stories: **1**
Expenses: **2020 Tax @ \$1.79/sf**
Parking: **80 free Surface Spaces are available; Ratio of 1.65/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **48,500 SF**
Max Contig: **48,500 SF**
Smallest Space: **12,000 SF**
Rent/SF/mo: **Withheld**
% Leased: **0%**



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

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

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Movie Theatre**
Building Status: **Built Nov 2020**
Building Size: **110,690 SF**
Land Area: **9.81 AC**
Stories: **2**
Expenses: **2017 Tax @ \$1.11/sf**
For Sale: **Not For Sale**

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



Landlord Rep: **CIM Group, LP / Sade Holz (323) 860-7409 -- 42,795 SF (5,151-32,394 SF)**
Leasing Company: **Newmark / Dan Samulski (949) 608-2064 -- 12,799 SF (3,997-8,802 SF)**

9525 Monte Vista Ave - Montclair Prof Bldg

Montclair, CA 91763
San Bernardino County

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

Space Avail: **6,099 SF**
Max Contig: **1,753 SF**
Smallest Space: **1,026 SF**
Rent/SF/mo: **\$0.19/mg**
% Leased: **89.4%**



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

9635 Monte Vista Ave

Montclair, CA 91763
San Bernardino County

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

Space Avail: **1,163 SF**
Max Contig: **1,163 SF**
Smallest Space: **1,163 SF**
Rent/SF/mo: **\$2.00/nnn**
% Leased: **88.2%**



Landlord Rep: **Han Investment Group / Stella Lau (626) 991-1622**
Leasing Company: **Han Investment Group. Inc. / Lana Han (626) 377-5536 Stella Lau (626) 991-1622 -- 1,163 SF (1,163 SF)**

9675 Monte Vista Ave - Montclair Medical Plaza

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Office/Medical** Space Avail: **1,760 SF**
Building Status: **Built 1980** Max Contig: **1,760 SF**
Building Size: **15,000 SF** Smallest Space: **1,760 SF**
Typical Floor Size: **15,000 SF** Rent/SF/mo: **\$2.00/mg**
Stories: **1** % Leased: **88.3%**
Expenses: **2020 Tax @ \$1.20/sf**
Parking: **100 free Surface Spaces are available; Ratio of 7.14/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Coldwell Banker Associated Brokers Realty / Richard Parzonko (951) 294-7177 / Patricia Pandey (909) 841-7676 -- 1,760 SF (1,760 SF)**

5136-5200 Moreno St

AKA 5130-5200 N Montclair Plaza Ln
Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Storefront** Space Avail: **12,250 SF**
Retail/Office Max Contig: **9,000 SF**
Building Status: **Built 1969** Smallest Space: **3,250 SF**
Building Size: **75,103 SF** Rent/SF/mo: **\$1.00/nnn**
Land Area: **7.93 AC** % Leased: **88.0%**
Stories: **1**
Expenses: **2020 Tax @ \$2.79/sf**
Parking: **150 free Surface Spaces are available; Ratio of 2.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **GM Properties, Inc. / Tyler Portman (562) 762-3152 / Ben B. Greer (562) 762-3104 / Dustin Wheelan (562) 762-3120 -- 12,250 SF (3,250-9,000 SF)**

5391-5467 Moreno St - Montclair East Shopping Center

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Storefront** Space Avail: **2,410 SF**
Building Status: **Built 1993** Max Contig: **2,410 SF**
Building Size: **135,987 SF** Smallest Space: **1,610 SF**
Land Area: **9.56 AC** Rent/SF/mo: **\$1.89/nnn**
Stories: **1** % Leased: **98.2%**
Expenses: **2020 Tax @ \$1.55/sf, 2016 Est Tax @ \$1.41/sf; 2010 Ops @ \$1.58/sf**
Parking: **515 Surface Spaces are available; Ratio of 3.79/1,000 SF**
For Sale: **For Sale at \$25,000,000 (\$183.84/SF) - Active**



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

Landlord Rep: **Ashwill Associates Commercial Real Estate / Justin Hugron CCIM (949) 216-0469 / William Hugron (714) 704-4558 -- 2,410 SF (1,610-2,410 SF)**

5454-5484 Moreno St - The Montclair Outlets

Montclair, CA 91763

San Bernardino County

Building Type: **Retail**
Building Status: **Built 1979**
Building Size: **27,592 SF**
Land Area: **2.30 AC**
Stories: **1**
Expenses: **2020 Tax @ \$1.76/sf, 2011 Est Tax @ \$2.17/sf; 2011 Est Ops @ \$1.44/sf**
Parking: **107 Surface Spaces are available; Ratio of 3.88/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **6,480 SF**
Max Contig: **6,480 SF**
Smallest Space: **6,480 SF**
Rent/SF/mo: **Withheld**
% Leased: **76.5%**



Landlord Rep: **Progressive Real Estate Partners / Monica Dal Bianco- West (909) 230-4500 -- 6,480 SF (6,480 SF)**

5483 Moreno St

Montclair, CA 91763

San Bernardino County

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

Space Avail: **28,000 SF**
Max Contig: **28,000 SF**
Smallest Space: **28,000 SF**
Rent/SF/mo: **\$1.00/nnn**
% Leased: **0%**



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

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

4515 Orchard St

Montclair, CA 91763

San Bernardino County

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

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



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

5050 Palo Verde St - Metro OfficePlex

Montclair, CA 91763
San Bernardino County

| | |
|--|---------------------------------|
| Building Type: Class B Office/Medical | Space Avail: 1,103 SF |
| Building Status: Built 1984, Renov 1994 | Max Contig: 1,103 SF |
| Building Size: 32,014 SF | Smallest Space: 1,103 SF |
| Typical Floor Size: 16,007 SF | Rent/SF/mo: \$1.75/mg |
| Stories: 2 | % Leased: 100% |
| Expenses: 2020 Tax @ \$1.50/sf | |
| Parking: 122 Surface Spaces are available; Ratio of 3.81/1,000 SF | |
| For Sale: Not For Sale | |



Landlord Rep: **Sunny Hills Management Company, Inc. / Rosalind Tan (909) 890-1226 -- 1,103 SF (1,103 SF)**

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

Montclair, CA 91763
San Bernardino County

| | |
|--|-------------------------------|
| Building Type: Class C Office/Medical | Space Avail: 820 SF |
| Building Status: Built 1973 | Max Contig: 820 SF |
| Building Size: 27,385 SF | Smallest Space: 820 SF |
| Typical Floor Size: 26,378 SF | Rent/SF/mo: Withheld |
| Stories: 2 | % Leased: 97.0% |
| Expenses: 2016 Tax @ \$0.85/sf | |
| Parking: 164 Surface Spaces are available; Ratio of 5.99/1,000 SF | |
| For Sale: Not For Sale | |



Seller Rep (Condo): **Company information unavailable at this time**
Leasing Company: **GLG Realty / Gordon Lau (626) 388-7352 -- 820 SF (820 SF)**

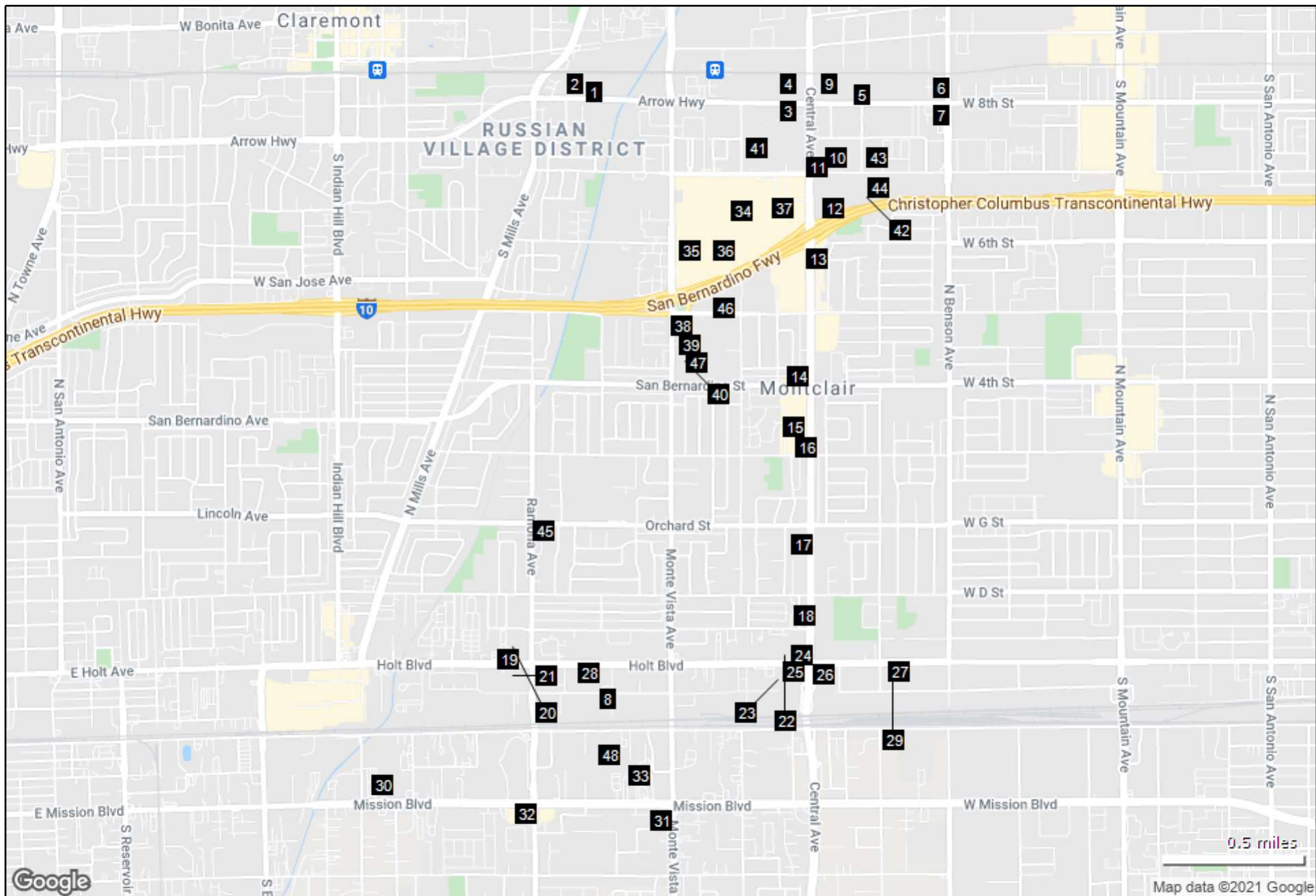
4751 State St - Mission Industrial Park

AKA 4747-4751 State St
Montclair, CA 91762
San Bernardino County

| | |
|---|---------------------------------------|
| Building Type: Class C Warehouse | Space Avail: 9,962 SF |
| Building Status: Built 1949 | Max Contig: 5,698 SF |
| Building Size: 15,338 SF | Smallest Space: 4,264 SF |
| Land Area: 0.97 AC | Rent/SF/mo: \$0.85 - \$1.00/mg |
| Stories: 1 | % Leased: 35.1% |
| Expenses: 2020 Tax @ \$5.40/sf | |
| Parking: Ratio of 0.00/1,000 SF | |
| For Sale: Not For Sale | |



Landlord Rep: **All Nations Realty and Investments / Samantha Gallardo (909) 285-4812 / Amanda McCoy (909) 980-5000 -- 9,962 SF (4,264-5,698 SF)**



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12/2/2021