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# Montclair December 2021 For Sale Properties

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12/2/2021

PREPARED BY:



City of Montclair

5111 Benito St  
Montclair, CA 91763

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# Montclair December 2021 For Sale Properties

## 1 5391-5467 Moreno St - Montclair East Shopping Center, Montclair East Shopping Center

<b>Montclair, CA 91763</b>	Sale Price: <b>\$25,000,000</b>	Center Size: <b>135,987 SF</b>
<b>Montclair East Shopping Center, Montclair East Shopping Center</b>	Price/SF: <b>\$183.84</b>	% Leased: <b>98.2%</b>
	Cap Rate: <b>-</b>	Land Area: <b>9.56 AC</b>
	Center Type: <b>Storefront (Community Center)</b>	
	Sale Status: <b>Active</b>	Year Built: <b>1993</b>
	Days on Market: <b>24</b>	Zoning: <b>C3</b>
	Sale Conditions: <b>Investment Triple Net</b>	
	Sale Type: <b>Investment</b>	



Sales Contacts: **Ashwill Associates Commercial Real Estate / William Hugron (714) 704-4558 / Justin Hugron CCIM (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.

## 2 5091 Brooks St

<b>Montclair, CA 91763</b>	Sale Price: <b>\$1,800,000</b>	RBA: <b>8,400 SF</b>
	Price/SF: <b>\$214.29</b>	% Leased: <b>100.0%</b>
	Cap Rate: <b>4.33%</b>	Land Area: <b>0.40 AC</b>
	Building Type: <b>Warehouse</b>	Year Built: <b>1980</b>
	Sale Status: <b>Active</b>	Ceiling Height: <b>14'0"</b>
	Days on Market: <b>45</b>	Drive Ins: <b>1 tot./10'0"w x 10'0"h</b>
	Zoning: <b>SP</b>	Loading Docks: <b>1 ext (bldg. total)</b>
	Sale Conditions: <b>-</b>	
	Sale Type: <b>Investment</b>	



Sales Contacts: **Kidder Mathews / Bob Woods (909) 764-6503**

### Investment Notes:

Building Highlights  
 ±8,400 SF total building  
 948 SF first floor office  
 0.41 acre parcel  
 ONE (1) ground level door  
 ONE (1) bobtail door  
 14' clearance  
 SPRINKLERED no  
 200 AMPS of power  
 14 parking stalls  
 M2 GENERAL MANUFACTURING zoning  
 LOCATED at Brooks & Monte Vista

## Montclair December 2021 For Sale Properties

### 3 5017 Holt Blvd

**Montclair, CA 91763**  
 Sale Price: **\$1,599,888**  
 Price/Unit: **\$76,185.14**  
 Cap Rate: **4.68%**  
 Building Size: **31,320 SF**  
 Avg Unit Size: **1,491 SF**  
 # of Units: **21**  
 Building Type: **Manufactured**  
 Sale Status: **Residing/Mobile**  
 Days on Market: **Home Park**  
 GRM: **8.36**  
 Sale Conditions: -  
 Year Built: **1937**  
 Avg Vacancy: **0.0%**  
 Land Area: **2.39 AC**



Unit Mix: **19 0 bed/0 bath units, 2 1 bed/1 bath units**

Sales Contacts: **Century 21 Citrus Realty / Irma Maturino (909) 592-8500**

#### Investment Notes:

Trailer Home Park with 19 RV Spaces, 53 Storage Spaces and a Duplex (1 Bed/1 Bath each). The property consists of 3 parcels totaling 2.39 acres. This is a very well maintained Park with stable tenancy. Laundry facility on site. Two Restrooms with Showers for RV tenants. Current onsite Manager. Close to Shopping, Restaurants, Schools and Freeways. This is a great investment opportunity! Drive by only, please do not disturb tenants.

### 4 10380 Kimberly Ave

**Montclair, CA 91763**  
 Sale Price: **\$1,350,000**  
 Price/Unit: **\$270,000.00**  
 Cap Rate: **3.65%**  
 Building Size: **5,000 SF**  
 Avg Unit Size: **1,000 SF**  
 # of Units: **5**  
 Building Type: **Apartments**  
 Sale Status: **Active**  
 Days on Market: **65**  
 GRM: **15.64**  
 Sale Conditions: -  
 Year Built: **1962**  
 Avg Vacancy: **0.0%**  
 Land Area: **0.19 AC**



Unit Mix: **4 2 bed/2 bath units, 1 3 bed/2 bath units**

Sales Contacts: **Colliers / Patrick Swanson (949) 724-5564 / Liam Skelly (949) 724-5534**

### 5 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: **2,458 SF**  
 Price/SF: **\$378.36**  
 Cap Rate: -  
 Sale Conditions: -  
 Sale Type: **Investment**  
 Building Type: **Medical**  
 RBA: **27,385 SF**  
 % Leased: **97.0%**  
 Land Area: -  
 Sale Status: **Active**  
 Days On Market: **69**  
 Floor #: **1**  
 Unit #: **106&108**  
 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 are available.

## Montclair December 2021 For Sale Properties

### 6 10805 Ramona Ave - Tommy's Express Car Wash

<b>Montclair, CA 91763</b>	Sale Price: <b>\$8,900,000</b>	GBA: <b>4,000 SF</b>
<b>Tommy's Express Car Wash</b>	Price/SF: <b>\$2,225.00</b>	RBA: <b>4,000 SF</b>
	Cap Rate: -	Land Area: <b>0.88 AC</b>
Building Type: <b>Car Wash</b>		Year Built: <b>2019</b>
Sale Status: <b>Active</b>		Typ Floor Size: <b>2,000 SF</b>
Days on Market: <b>85</b>		
Sale Conditions: <b>Business Value Included</b>		
Sale Type: <b>Investment</b>		



Sales Contacts: **DRJ Consulting / Doug Jannett (541) 660-3108**

#### Investment Notes:

Business sale and Land Lease options are available as well as sale of the Real Estate. Located on the asset is Tommy's Express Car Wash, constructed in 2019. This is a high volume traffic area with excellent street visibility. This is currently operating as a TOMMY's Express Franchise. The franchise is available for transfer to new ownership. The franchise is marketed as providing everything you need to keep your vehicle clean inside and out. In addition to the world class automated exterior car wash with membership services, detail kits and accessories are provided. Low energy use and reclaimed water make it good for the planet. The site of a newly constructed state of the art car wash facility, in operation since 2019, the asset is located on Ramona Avenue in the Montclair, CA business district. Site does have space for lane #2. Mission Avenue is directly to the south. Montclair is a city in the Pomona Valley, one of several communities between Los Angeles and Riverside, in southwestern San Bernardino County, California. Montclair has a population of 39,155 in the 2020 census. Living in Montclair offers residents a suburban feel and most residents own their home, with commute options to either Los Angeles or Riverside and San Bernardino. Pomona, Ontario and Upland are adjacent communities.

### 7 10340-10360 Central Ave

<b>Montclair, CA 91763</b>	Sale Price: <b>\$1,800,000</b>	Center Size: <b>6,184 SF</b>
	Price/SF: <b>\$291.07</b>	% Leased: <b>68.1%</b>
	Cap Rate: -	Land Area: <b>0.65 AC</b>
Center Type: <b>Storefront Retail/Office (Strip Center)</b>		
Sale Status: <b>Active</b>		Year Built: <b>1964</b>
Days on Market: <b>121</b>		Zoning: <b>C2</b>
Sale Conditions: <b>Building in Shell Condition</b>		
Sale Type: <b>Investment Or Owner User</b>		



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!

## Montclair December 2021 For Sale Properties

### 8 5512 Arrow Hwy, Unit A

Montclair, CA 91763

Condo Sale Price: **For Sale**  
 Unit SF: **5,624 SF**  
 Price/SF: -  
 Cap Rate: -  
 Sale Conditions: -  
 Sale Type: **Owner User**

Sale Status: **Active**  
 Days On Market: **136**  
 Floor #: **1**  
 Unit #: **A**

Building Type: **Service**  
 RBA: **15,679 SF**  
 % Leased: **100.0%**  
 Land Area: **2.20 AC**  
 Zoning: **M1P**

Year Built: **2008**  
 Ceiling Height: **16'0"**  
 Drive Ins: **15 tot./14'0" w x 14'0" h**  
 Loading Docks: **None**



Sales Contacts: **Stratton International, Inc. / Robert Stratton (661) 702-9700 X5100 / Ben Spring (661) 803-7477**

#### Investment Notes:

Stratton International is pleased to present 5512 Arrow Hwy Unit A, Montclair, CA 91763. 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 with large signage. The property is a newer 2008 construction and features generous 4/1000 sq.ft. parking. The condo is owner/user occupied by an automotive repair business, looking to sell the property and all business assets together. Please contact Robert Stratton for more details regarding this opportunity. Do not disturb tenants, please contact listing broker to see property.

### 9 4416-4420 Holt Blvd

Montclair, CA 91763

Sale Price: **\$965,000**  
 Price/SF: **\$193.15**  
 Cap Rate: **6.67%**  
 Center Type: **Freestanding (Strip Center)**

Center Size: **4,996 SF**  
 % Leased: **84.3%**  
 Land Area: **0.45 AC**

Sale Status: **Active**  
 Days on Market: **184**  
 Sale Conditions: **1031 Exchange**  
 Sale Type: **Investment Or Owner User**

Year Built: **1952**  
 Zoning: **-**



Sales Contacts: **Marcus & Millichap / Corey Hopkins (949) 419-3303**

#### Investment Notes:

#### RECENT PRICE REDUCTION!!!

Marcus & Millichap is pleased to present the opportunity to acquire a fee simple interest in a 3-unit retail property on one parcel of land with a total of two buildings on it, located at 4416-4420 Holt Blvd in the city of Montclair, CA. The subject property has a Gross Leasable Area of approximately ±4,996 SF and is situated on a ±19,500 SF lot (0.45 acres). There is one storefront building positioned along Holt Blvd which hosts three service-oriented retail tenants: a scuba diving school, a computer repair shop and a tailor. The building at the rear of the property is used exclusively by the scuba school. This property is unique in that it has an onsite pool, which the scuba school has exclusive rights to. The pool is maintained entirely by the tenant, which has operated successfully at this location for the past 60 years.

The property benefits from having established, internet-resistant tenants with rents averaging approximately 40% below market, a dense trade area, a large dedicated parking lot in the back and a heavily trafficked boulevard which sees approximately 28,000 vehicles per day. Tenants are on short-term modified gross leases which would allow a new owner to come in and occupy one or multiple units themselves or keep the tenants and extend out their lease term. All three tenants have expressed a desire to stay and extend their lease term.

This is an excellent opportunity for an owner/user or an investor to acquire a low-risk, low-maintenance property with upside where the anchor tenant, whose business benefits tremendously from having an onsite pool, would have an exceedingly difficult time relocating to another facility without paying significantly higher rents.



# Montclair December 2021 For Sale Properties

## 10 4409 Mission Blvd

Montclair, CA 91763

Sale Price: **\$1,375,000** Parcel Size (AC): **0.72 AC**  
 Price/AC: **\$1,909,987.50** Parcel Size (SF): **31,359 SF**

Property Type: **Commercial** Zoning: **C-3**  
 Sale Status: **Active** Proposed Use: **-**  
 Days on Market: **209**

Sale Conditions: **-**

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')



## 11 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: **1975**  
 Sale Status: **Active** Zoning: **C-3**  
 Days on Market: **218** 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')



## 12 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: **234**

Sale Conditions: **-**

Sales Contacts: **Colliers / 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 December 2021 For Sale Properties

### 13 4948-4962 Holt Ave - Holt Plaza

**Montclair, CA 91763**  
**Holt Plaza**  
 Sale Price: **\$2,880,000**  
 Price/SF: **\$351.22**  
 Cap Rate: -  
 Center Type: **Storefront (Strip Center)**  
 Center Size: **8,200 SF**  
 % Leased: **100.0%**  
 Land Area: **0.71 AC**  
 Sale Status: **Active**  
 Days on Market: **246**  
 Sale Conditions: -  
 Sale Type: **Investment**  
 Year Built: **1980**  
 Zoning: **C, Montclair**



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

#### Investment Notes:

For sale: Holt Plaza in Montclair, CA

### 14 3894 Mission Blvd

**Montclair, CA 91763**  
 Sale Price: **\$2,500,000**  
 Price/SF: **\$1,144.16**  
 Cap Rate: -  
 Center Type: **Auto Dealership**  
 Sale Status: **Active**  
 Days on Market: **280**  
 Sale Conditions: -  
 Sale Type: **Owner User**  
 Center Size: **2,185 SF**  
 % Leased: **0.0%**  
 Land Area: **1.02 AC**  
 Year Built: **1950**  
 Zoning: -  
 Stories: **1**



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.

### 15 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 \$1,600,000 (\$683,760.68/AC)

Sale Price: **\$1,600,000**  
 Price/AC: **\$683,760.68**  
 Sale Status: **Active**  
 Sale Conditions: -  
 Total Land Area: **2.34 AC**  
 Days On Market: **297**



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  
 seller is looking for a quick escrow. buyer to accept entitlement risk.

## Montclair December 2021 For Sale Properties

### 16 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: **597**  
 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.

### 17 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: **630**  
 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 December 2021 For Sale Properties

### 18 5065 Mission Blvd

Montclair, CA 91763

Sale Price: **\$1,099,000** Parcel Size (AC): **1.08 AC**  
 Price/AC: **\$1,017,592.59** Parcel Size (SF): **47,045 SF**

Property Type: **Residential** Zoning: -  
 Sale Status: **Active** Proposed Use: **Commercial, Office, MultiFamily, Single Family Development**  
 Days on Market: **653**  
 Sale Conditions: **Redevelopment Project**

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



#### Investment Notes:

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

### 19 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: **721**  
 Sale Conditions: -

Sales Contacts: **Lee & Associates Commercial Real Estate Services / Trent Howland (909) 373-2716 / Todd Launchbaugh (909) 373-2911**



#### Investment Notes:

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

## Montclair December 2021 For Sale Properties

### 20 9143 Monte Vista Ave - Outparcel to Montclair Place

Montclair, CA 91763  
Outparcel to Montclair  
Place

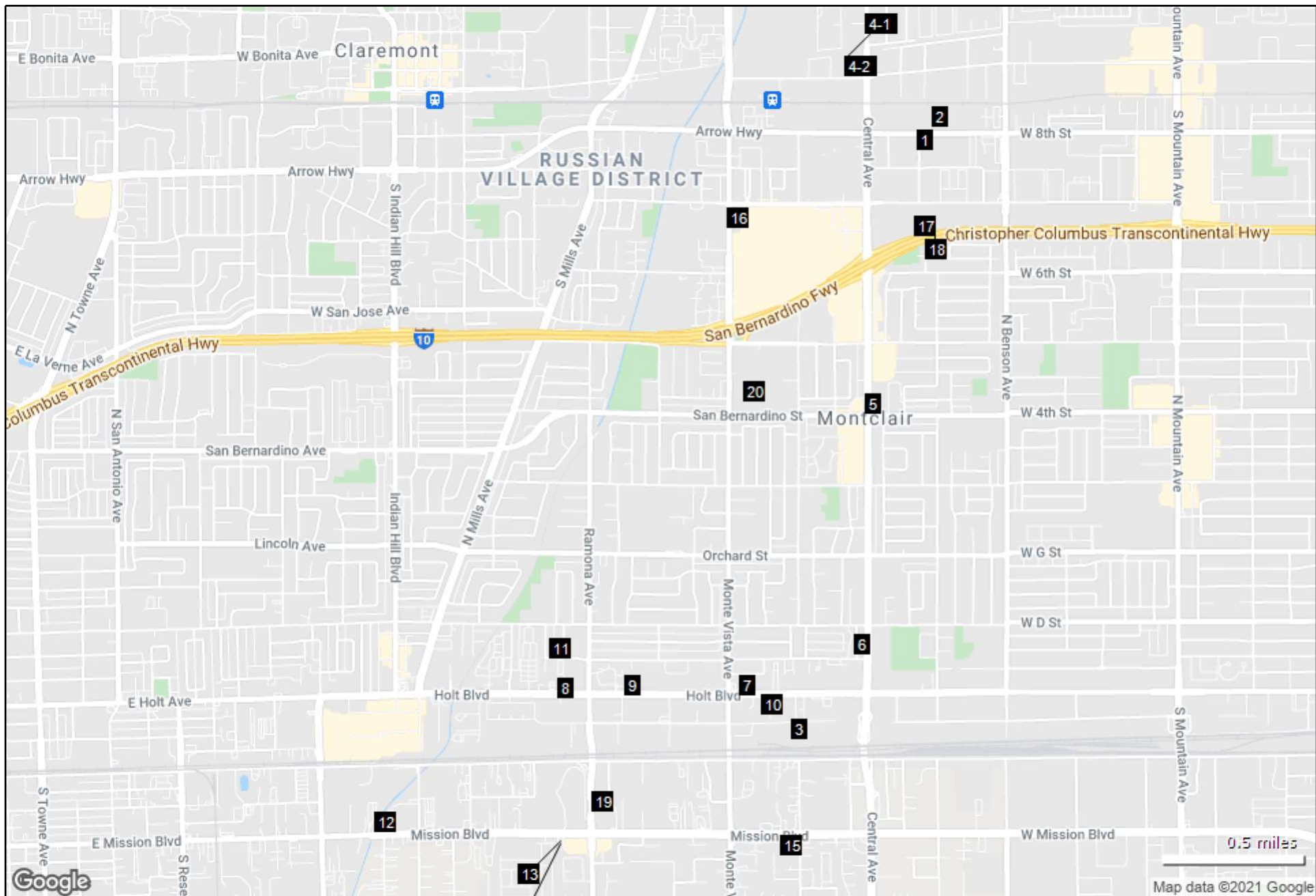
Sale Price: **\$725,000** Parcel Size (AC): **0.37 AC**  
Price/AC: **\$1,959,459.46** Parcel Size (SF): **16,117 SF**  
Property Type: **Commercial** Zoning: **C-3**  
Sale Status: **Escrow** Proposed Use: -  
Days on Market: **980**  
Sale Conditions: -

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.





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12/2/2021

