

CIM

montclair place

Creating a New Lifestyle of
Work, Live and Play





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#1 Shopping Center Within a Five-Mile Radius

Market Characteristics

- Dense suburban population with a projected growth of 3.1% in the trade area in the next five years, equaling over 30,000 new residents
- High daytime population with 716 office buildings within a 15-minute drive
- More than 8,600 businesses within a 3-mile radius
- 29% of the trade area population has an annual household income greater than \$100,000
- 50.6% Female; 49.4% Male

Montclair Place in Numbers

- #1 Shopping Center Within a Five-Mile Radius
- 6.4 Million Annual Visits
- 56.7% are Returning Customers
- \$50.8 Million Annual Food and Beverage Sales
- Food Spending Growth of 18% in the Next Five Years
- \$28.9 Million Annual Apparel and Entertainment Expenditure
- Average Stay of 84 Minutes
- Daily Traffic Count of 274,000 on Interstate 10

Source: Placer.ai/CoStar

Demographics	3 Miles	5 Miles	10 Miles	True Trade Area
2021 Population	188,776	478,451	1,007,361	317,882
2021 Family Households	56,895	139,393	303,630	264,774
2021 Median Household Income	\$67,784	\$70,828	\$85,746	\$71,338
2021 Median Age	31	33	33	35
Bachelor's Degree and Higher	23%	21%	28%	24%
Workplace Stats	3 Miles	5 Miles	10 Miles	
2021 Total Businesses	8,963	17,540	40,845	
2021 Total Employees	70,571	142,434	375,391	
Annual Consumer Spending	3 Miles	5 Miles	10 Miles	
2021 Consumer Spending	1.9B	5B	12B	
2026 Projected Consumer Spending	2,174,230	5,584,526	13,408,088	

Source: Sitewise/Costar

Diverse Shoppers at Montclair Place



11% Asian 32% White
 51% Hispanic 6% African American

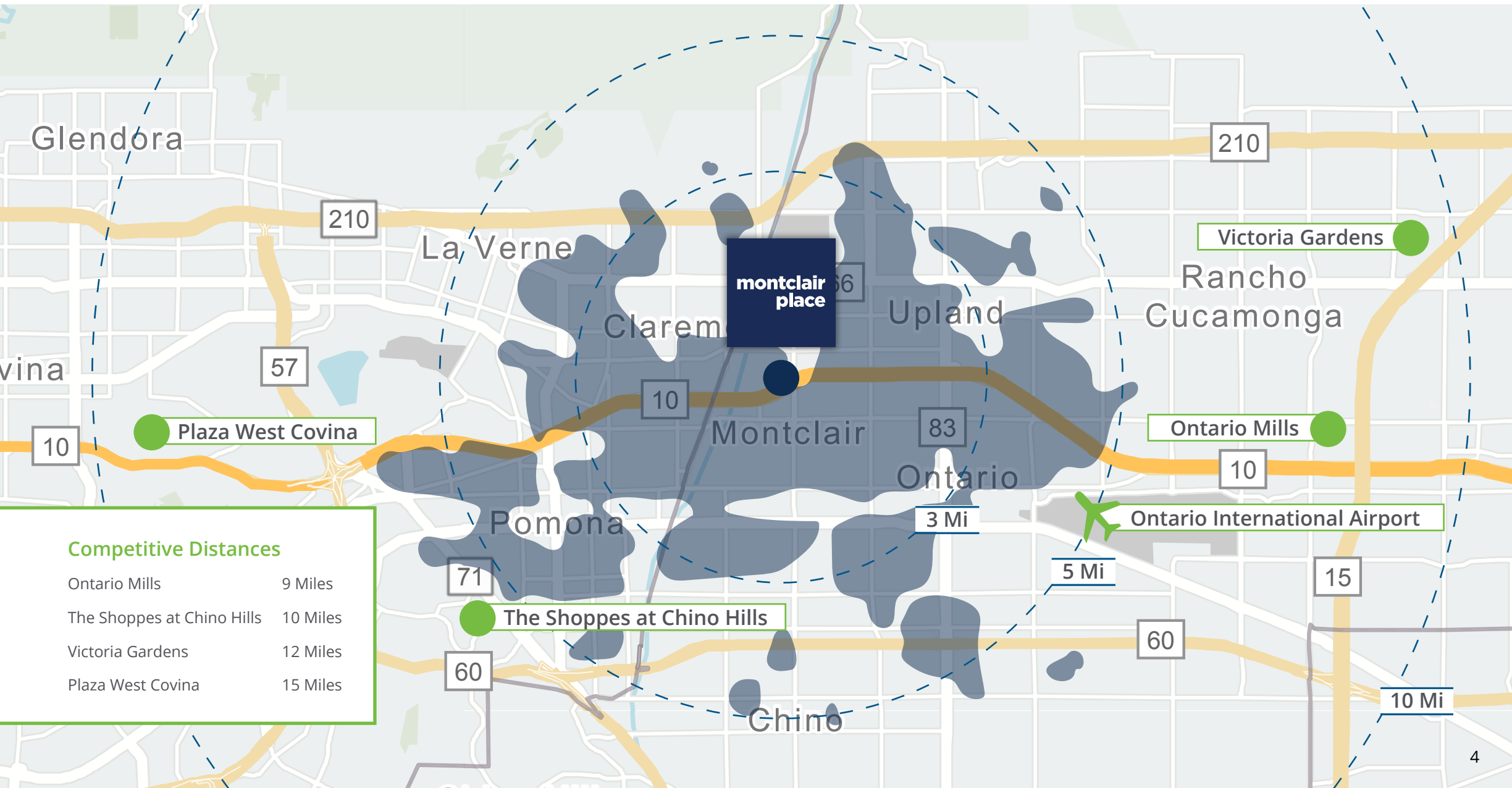


A Look at the True Trade Area

True Trade Area (TTA) uses mobile phone location data to determine a property's precise trade area by weighing actual contribution of visitors to the property. By calculating the volume of traffic coming to the property, TTA provides a more accurate analysis of your target audience. The current map depicts a traffic volume of 50% which is equivalent to a 5-mile radius

● True Trade Area

Source: Placer Ai



Competitive Distances

Ontario Mills	9 Miles
The Shoppes at Chino Hills	10 Miles
Victoria Gardens	12 Miles
Plaza West Covina	15 Miles



A nine-unit Food Hall along Moreno Street featuring a blend of cuisines

New Features

- The upper level features a 55,000-square-foot AMC Dine-in Theatre and IMAX 3D Theatre featuring 12 viewing auditoriums and serving handcrafted food, specialty drinks, and premium seating.
- A 11,000-square-foot Kids Empire indoor playground is designed for kids to explore.
- The Canyon is a 17,500-square-foot live music and family entertainment venue with a full-service restaurant.
- A nine-unit Food Hall along Moreno Street featuring a vibrant blend of American, Chinese, Mediterranean, Hawaiian and Mexican cuisines. Offerings include Boba World, Noodle World, Oli's Tacos, Pokeway, WinWings and Don Fuegos Chicken.
- The 8,425-square-foot Lazy Dog Restaurant & Bar is a highly-visible free-standing restaurant along Central Avenue.
- New pylon signage along Interstate 10.
- A ground floor glass box retail space in the entertainment wing offers spectacular visibility.
- New escalators and contemporary furniture for a modern appeal.

1) <https://www.mikelincre.com/commercial-real-estate-in-montclair-california/>

Location Highlights

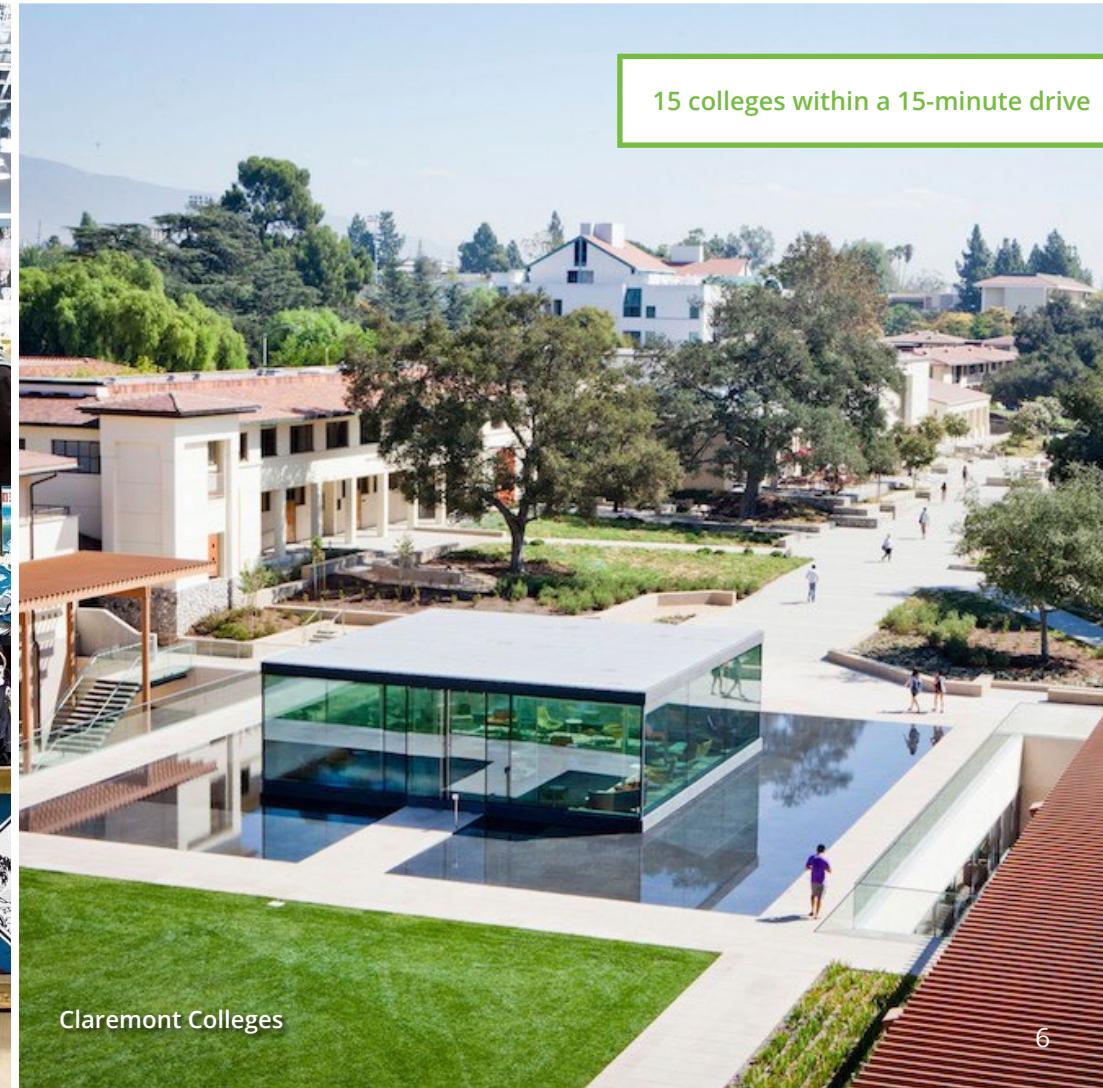
- Situated at the heart of Montclair, California, and minutes away from Claremont, Ontario and Pomona
- High-profile location on Moreno Street between Monte Vista Avenue and Central Avenue
- Prime location on Interstate 10 with clear visibility to over 274,000 drivers per day
- Convenient access to Interstate 10, Interstate 210 and Interstate 15
- Adjacent to major retail anchors such as Target, Costco, Walmart, Best Buy and Home Depot
- Walking distance to the Metrolink Station and upcoming Gold Line Station
- A block away from Gold's Gym and LA Fitness
- 15 colleges within a 15-minute drive including: (110,000 combined student enrollment)
 - Claremont Colleges
 - Harvey Mudd College
 - Pomona College
 - Claremont Graduate University
 - California State Polytechnic University
 - University of Laverne

1) <http://iebusinessdaily.com/montclair-place-to-add-music-venue/>



“A location in a strong market with a good demographic”¹

– Business Daily



Claremont Colleges

Montclair Place features popular freestanding restaurants including:

- Buffalo Wild Wings
- Red Lobster
- Lazy Dog Restaurant & Bar
- Chili's
- Applebee's
- Black Angus
- Olive Garden

New 95' tall digital pylon sign located along I-10 and three tenant identification signs

Montclair Place is easily accessible via on/off ramps from the I-10 with clear visibility to over 274,000 drivers per day



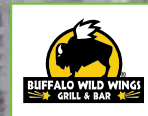
Serrano Middle



Stagecoach Dr



Monte Vista



montclair place



New Digital Sign



FUTURE ENTERTAINMENT RESTAURANTS



MacArthur Park

San Jose St

La Denev St



Rose Ave

Exeter Ave

Columbine Ave



Carrillo Ave

Over 43,700 Cars Per Day

Over 274,000 Cars Per Day

← 30 Miles to Los Angeles
73 Miles to Palm Springs →





“Out with the old and in with the new – that is what’s happening at [Montclair Place] in the Inland Empire.”¹

– abc7 News

New Digital Marketing Opportunities

New 95' Tall Digital Pylon

Montclair Place’s new highly-visible, double-sided digital pylon is located adjacent to the I-10 Freeway, one of the busiest interstates on the West Coast, and viewed by more than 274,000 drivers per day.

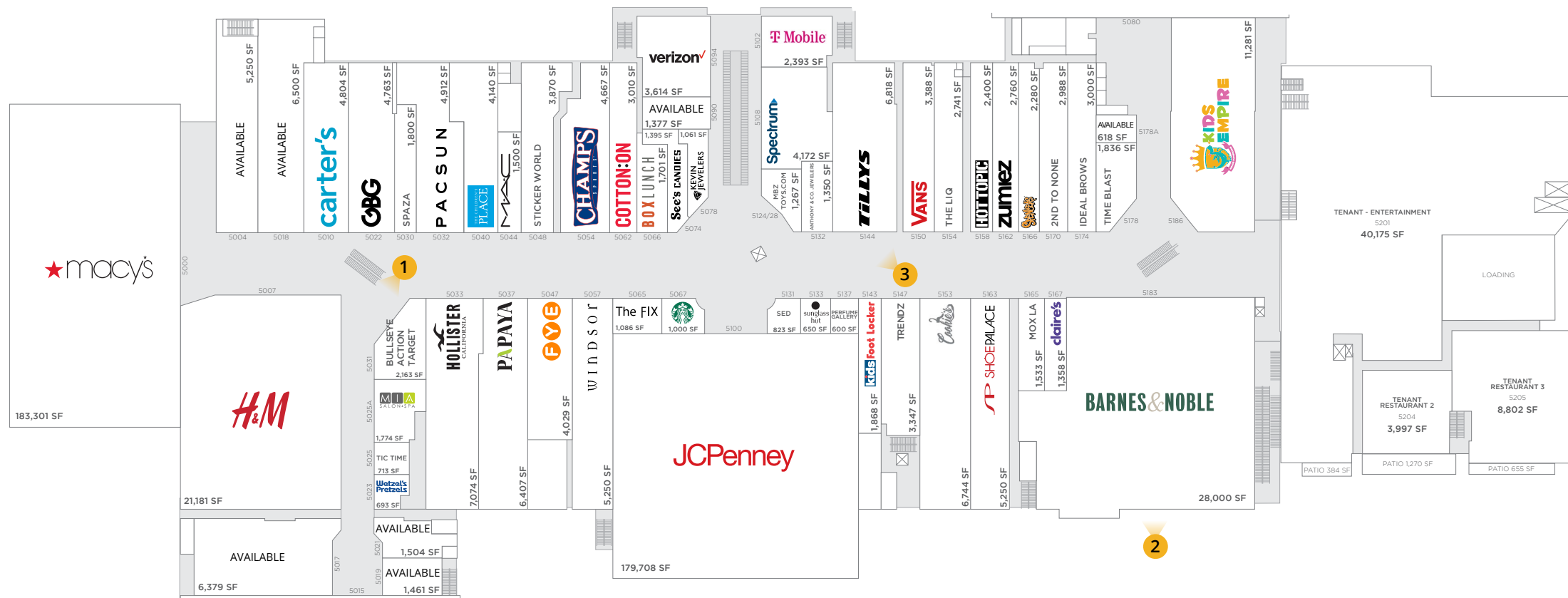
Mall Digital Directories & Advertising Panels

Montclair Place added interactive digital directories in high-traffic areas of the center to assist guests with locating businesses. The opposite side of each directory features a full-video capable advertising panel to engage guests and communicate messaging about different stores and new products.

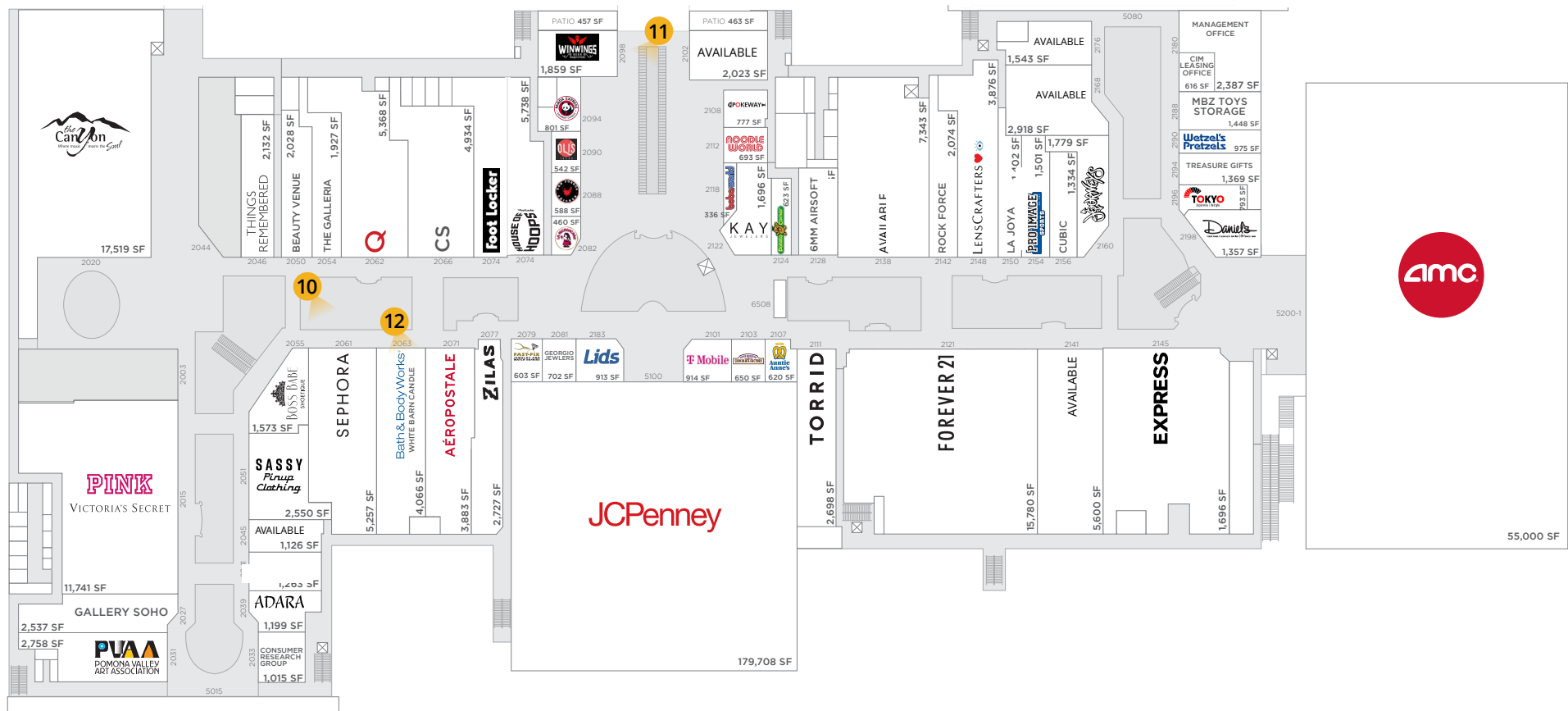


1) <https://abc7.com/inland-empire-shopping-center-montclair-place-plaza-concert-venue/4205363/>

LEVEL 1



LEVEL 2



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