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

Demographics

<table>
<thead>
<tr>
<th></th>
<th>3 Miles</th>
<th>5 Miles</th>
<th>10 Miles</th>
<th>True Trade Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021 Population</td>
<td>188,776</td>
<td>478,451</td>
<td>1,007,361</td>
<td>317,882</td>
</tr>
<tr>
<td>2021 Family Households</td>
<td>56,895</td>
<td>139,393</td>
<td>303,630</td>
<td>264,774</td>
</tr>
<tr>
<td>2021 Median Household Income</td>
<td>$67,784</td>
<td>$70,828</td>
<td>$85,746</td>
<td>$71,338</td>
</tr>
<tr>
<td>2021 Median Age</td>
<td>31</td>
<td>33</td>
<td>33</td>
<td>35</td>
</tr>
<tr>
<td>Bachelor's Degree and Higher</td>
<td>23%</td>
<td>21%</td>
<td>28%</td>
<td>24%</td>
</tr>
</tbody>
</table>

Workplace Stats

<table>
<thead>
<tr>
<th></th>
<th>3 Miles</th>
<th>5 Miles</th>
<th>10 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021 Total Businesses</td>
<td>8,963</td>
<td>17,540</td>
<td>40,845</td>
</tr>
<tr>
<td>2021 Total Employees</td>
<td>70,571</td>
<td>142,434</td>
<td>375,391</td>
</tr>
</tbody>
</table>

Annual Consumer Spending

<table>
<thead>
<tr>
<th></th>
<th>3 Miles</th>
<th>5 Miles</th>
<th>10 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021 Consumer Spending</td>
<td>1.9B</td>
<td>5B</td>
<td>12B</td>
</tr>
<tr>
<td>2026 Projected Consumer Spending</td>
<td>2,174,230</td>
<td>5,584,526</td>
<td>13,408,088</td>
</tr>
</tbody>
</table>

Source: Placer.ai/CoStar

Source: Sitewise/Costar

Diverse Shoppers at Montclair Place

- 51% Hispanic
- 11% Asian
- 32% White
- 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.

**Competitive Distances**
- Ontario Mills: 9 Miles
- The Shoppes at Chino Hills: 10 Miles
- Victoria Gardens: 12 Miles
- Plaza West Covina: 15 Miles

Source: Placer AI
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.

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 Collage
  - Claremont Graduate University
  - California State Polytechnic University
  - University of Laverne

1) http://iebusinessdaily.com/montclair-place-to-add-music-venue/
Montclair Place features popular freestanding restaurants including:

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

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

– 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.

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