

# Montclair January 2023 For Sale Properties

## 1 4115 State St

Montclair, CA 91763

Sale Price: **\$1,400,000**  
Price/SF: **\$225.81**  
Cap Rate: -

RBA: **6,200 SF**  
% Leased: **100.0%**  
Land Area: **0.45 AC**

Building Type: **Warehouse**  
Sale Status: **Active**  
Days on Market: **26**  
Zoning: **M-1**  
Sale Conditions: -  
Sale Type: **Owner User**

Year Built: **1935**  
Ceiling Height: -  
Drive Ins: **2 tot./10'0"w x 14'0"h**  
Loading Docks: **None**



Sales Contacts: **KW Commercial / Rene Ramos, Jr. (909) 980-6868 X109 / Robert Bagley (909) 980-6868 X110 / Daniel W. Richards (909) 980-6868**

### Investment Notes:

Freestanding Industrial Building  
1 Ground Level Door  
Fenced/Secured Yard  
Permitted Spray Booth  
Close Proximity to the I-10 & 60 Freeways



## Montclair January 2023 For Sale Properties

### 2 5391-5467 Moreno St - Montclair East Shopping Center, Montclair East Shopping Center

|   |  |                                |
|---|--|--------------------------------|
| <b>Montclair, CA 91763</b>  | Sale Price: <b>\$30,995,000</b>                              | Center Size: <b>135,180 SF</b> |
| <b>Montclair East Shopping Center, Montclair East Shopping Center</b> | Price/SF: <b>\$229.29</b>                                    | % Leased: <b>100.0%</b>        |
|   | Cap Rate: <b>5.23%</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>43</b>                                    | Zoning: <b>C3</b>              |
|   | Sale Conditions: <b>1031 Exchange, Investment Triple Net</b> |                                |
|   | Sale Type: <b>Investment</b>                                 |                                |



Sales Contacts: **Alliance Investment Real Estate Group / Ruben Khorsandi (949) 250-0400 / Daniel Khorsandi (949) 250-0450**

#### Investment Notes:

**\*\*ASSUMABLE LOAN AT 5.12% INTEREST ONLY (ABOUT 2% BELOW MARKET) FIXED UNTIL 2028 WHICH MAKES THIS ONE OF THE BEST OPPORTUNITIES ON THE MARKET!!\*\***

ALLIANCE INVESTMENT REAL ESTATE GROUP is pleased to present for sale, the Montclair East Shopping Center; a 100% leased professionally managed Southern California shopping plaza with 85%+ of its square footage leased to national credit brand tenants (i.e., Ross, DD's, Dollar Tree, Best Buy, Five Below, and Hibbett Sports to name just a few) that are all paying rent. Most of these national credit tenants have long term historical occupancy. This center is located at 5391-5467 Moreno St. Montclair, CA 91763. This 9.56 acre property is made up of a healthy tenant mix that is well positioned for the local demographics. This center has great Freeway frontage & visibility right off the 10 Freeway and is located right next to Montclair Place, a recently modernized & updated indoor mall. Montclair East Shopping Center features freeway visible monument signage, ample parking, high foot traffic and excellent ingress/egress access with freeway on ramps & off ramps at Central Ave. This center can be easily accessed from both Los Angeles and the Inland Empire. This thriving center has significant rental upside and not to mention can be purchased way below replacement cost. This is the perfect investment opportunity for an investor as a 1031 exchange upleg property or to purchase with fresh money and add to your portfolio as a safe, secure, and highly stabilized, high foot traffic investment with low management, risk, and headaches!

Once again, one of the best attributes about this investment is that a buyer has an opportunity to purchase this property by assuming the current loan with an interest rate that's almost 2% below market with an interest only rate of 5.12% that's fixed until mid-2028 for great cash flow starting from day one!

All information is deemed to be reliable, however, buyer to verify all information & to conduct their own due diligence.

**NO OFFERS WILL BE CONSIDERED OR ACCEPTED BEFORE CALLING US FIRST TO DISCUSS AT: 949-250-0400.**

### 3 10588 Monte Vista Ave

|                            |                                     |   |
|----------------------------|-------------------------------------|---|
| <b>Montclair, CA 91763</b> | Sale Price: <b>For Sale</b>         | RBA: <b>54,864 SF</b>                     |
|                            | Price/SF: <b>-</b>                  | % Leased: <b>100.0%</b>                   |
|                            | Cap Rate: <b>-</b>                  | Land Area: <b>2.38 AC</b>                 |
|                            | Building Type: <b>Manufacturing</b> | Year Built: <b>2019</b>                   |
|                            | Sale Status: <b>Active</b>          | Ceiling Height: <b>30'0"</b>              |
|                            | Days on Market: <b>75</b>           | Drive Ins: <b>1 (total)</b>               |
|                            | Zoning: <b>SP</b>                   | Loading Docks: <b>6 ext (bldg. total)</b> |
|                            | Sale Conditions: <b>-</b>           |   |
|                            | Sale Type: <b>Owner User</b>        |   |



Sales Contacts: **Newmark / Randy Lockhart (909) 974-4067**

#### Investment Notes:

A 54,864 sf free standing industrial building in Montclair CA. This property has 30' clear height 6 dock high doors one roll up door and 4,922 sf office. A fully fenced and secured yard.



# Montclair January 2023 For Sale Properties

## 4 4950 San Bernardino St - Montclair I, Montclair Office Medical Bldg, Unit 216

Montclair, CA 91763  
 Montclair I, Montclair Office  
 Medical Bldg

|  |                                  |
|--|----------------------------------|
| Condo Sale Price: <b>\$602,290</b>         | Sale Status: <b>Active</b>       |
| Unit SF: <b>1,469 SF</b>                   | Days On Market: <b>75</b>        |
| Price/SF: <b>\$410.00</b>                  | Floor #: <b>1</b>                |
| Cap Rate: <b>-</b>                         | Unit #: <b>216</b>               |
| Sale Conditions: <b>-</b>                  |                                  |
| Sale Type: <b>Investment Or Owner User</b> |                                  |
| Building Type: <b>Medical</b>              | Year Built: <b>1973</b>          |
| RBA: <b>27,385 SF</b>                      | Typ Floor Size: <b>26,378 SF</b> |
| % Leased: <b>93.5%</b>                     | Stories: <b>2</b>                |
| Land Area: <b>2.31 AC</b>                  |                                  |



Sales Contacts: **AL Capital / Gordon Lau (949) 885-8073 X701**

### Investment Notes:

RARE OPPORTUNITY.  
 Medical condominium for sale.  
 Build equity by owning.  
 Utilize the depreciation savings.

## 5 4776 Brooks St

Montclair, CA 91763

|                                  |                                    |
|----------------------------------|------------------------------------|
| Sale Price: <b>For Sale</b>      | Parcel Size (AC): <b>0.88 AC</b>   |
| Price/AC: <b>-</b>               | Parcel Size (SF): <b>38,315 SF</b> |
| Property Type: <b>Industrial</b> | Zoning: <b>SP/I</b>                |
| Sale Status: <b>Active</b>       | Proposed Use: <b>-</b>             |
| Days on Market: <b>119</b>       |                                    |
| Sale Conditions: <b>-</b>        |                                    |



Sales Contacts: **NAI Capital / Arvin Poblete (949) 607-8402**

### Investment Notes:

+/-38,315 SF available with +/-2,400 SF metal building.

## 6 10720 Ada Ave

Montclair, CA 91763

|  |                                   |
|--|-----------------------------------|
| Sale Price: <b>For Sale</b>                | RBA: <b>8,649 SF</b>              |
| Price/SF: <b>-</b>                         | % Leased: <b>0.0%</b>             |
| Cap Rate: <b>6.00%</b>                     | Land Area: <b>0.57 AC</b>         |
| Building Type: <b>Warehouse</b>            | Year Built: <b>1983</b>           |
| Sale Status: <b>Active</b>                 | Ceiling Height: <b>18'0"</b>      |
| Days on Market: <b>135</b>                 | Drive Ins: <b>2 tot./8'0" w x</b> |
| Zoning: <b>M2, Montclair</b>               | <b>12'0" h</b>                    |
| Sale Conditions: <b>-</b>                  | Loading Docks: <b>None</b>        |
| Sale Type: <b>Investment Or Owner User</b> |                                   |



Sales Contacts: **Harvest Realty Development / Baynet Jiao (949) 281-9159**

### Investment Notes:

A Free Stand Building with NO Common Area. M2 Light Manufacturing or warehouse uses. Lower Office Area, only 432sf  
 Large Fenced Secure Private Big Yard. Ontario International Airport 10 Min, 4.7 Mi. Access to the 10, 60, 83 Freeway.  
 Amps:400 Volts:120/208V Phase:3 Wire: 4. Abundant (14)parking spaces.



## Montclair January 2023 For Sale Properties

### 7 5064 Holt Blvd - Dmd Enterprises

**Montclair, CA 91763**  
**Dmd Enterprises**

|                                |                           |
|--------------------------------|---------------------------|
| Sale Price: <b>\$3,300,000</b> | GBA: <b>3,200 SF</b>      |
| Price/SF: <b>\$1,031.25</b>    | RBA: <b>3,200 SF</b>      |
| Cap Rate: -                    | Land Area: <b>0.77 AC</b> |

  

|   |                                 |
|---|---------------------------------|
| Building Type: <b>Car Wash</b>                  | Year Built: <b>1972</b>         |
| Sale Status: <b>Active</b>                      | Typ Floor Size: <b>3,200 SF</b> |
| Days on Market: <b>142</b>                      |                                 |
| Sale Conditions: <b>Business Value Included</b> |                                 |
| Sale Type: <b>Investment Or Owner User</b>      |                                 |



Sales Contacts: **KW Commercial / Bashir Tariq (951) 269-3000**

#### Investment Notes:

- Build your own Express Car Wash
- Existing Car Wash, located on a major Boulevard, densely populated area, over 1 million population within 10 miles radius
- Convert existing car wash into an Express Car Wash or Build a New Express Car Wash
- City supports building new Express Car Wash or convert an existing Car Wash into an Express Car Wash
- Seller reports after meeting with City officials
- See flyer for details

### 8 5455 Arrow Hwy

**Montclair, CA 91763**

|                                 |                                    |
|---------------------------------|------------------------------------|
| Sale Price: <b>\$880,000</b>    | Parcel Size (AC): <b>0.46 AC</b>   |
| Price/AC: <b>\$1,916,793.73</b> | Parcel Size (SF): <b>19,998 SF</b> |

  

|                                  |   |
|----------------------------------|---|
| Property Type: <b>Industrial</b> | Zoning: <b>MIP, Montclair</b>               |
| Sale Status: <b>Active</b>       | Proposed Use: <b>Commercial, Industrial</b> |
| Days on Market: <b>154</b>       |   |
| Sale Conditions: -               |   |



Sales Contacts: **KW Commercial, Glendale / Heros Minassian (818) 425-1160**

#### Investment Notes:

Approximately 17,850 SF of vacant land with no improvements. Owner financing is available. The plans and entitlements for an industrial building are available for a builder-user, investor, or developer.



# Montclair January 2023 For Sale Properties

## 9 10986 Central Ave

Montclair, CA 91763

Sale Price: **\$1,075,000** Parcel Size (AC): **0.86 AC**  
 Price/AC: **\$1,256,428.24** Parcel Size (SF): **37,270 SF**

Property Type: **Commercial** Zoning: **C2**  
 Sale Status: **Active** Proposed Use: **-**  
 Days on Market: **155**

Sale Conditions: **-**

Sales Contacts: **KB Real Estate / Kavita Bhatia (909) 233-8003**



### Investment Notes:

PRICE DROP ALERT! PRIME RETAIL PAD Rare opportunity to own and develop ±37,269 square feet retail pad located adjacent to the Farmer Boys Restaurant & Arco / am/pm service station with Express car wash. The lot is situated in the C2 commercial zone in the city of Montclair. Drive-thru is possible with a CUP. Located at the signalized southwest corner of two main arterials, Central Avenue & Mission Boulevard with a daily vehicle count of over ±55,000, this is a high-traffic location. Central Ave. travels north/south and connects to Chino to the South and Upland to the north. Mission Boulevard travels east/west connecting Pomona to the west and Ontario to the east. The property is close to the I-10 Fwy. & CA-60 Fwy. and minutes to the Ontario International Airport. Montclair is a growing community with a diverse population representing the ethnic and cultural diversity of Southern California with an estimated population of nearly 500,000 in a 5 miles radius. The property is surrounded by over 138,261 households in a five (5) miles radius with a strong average annual household income of over \$88,681. SUBMIT OFFER TODAY

## 10 5621 State St

Montclair, CA 91763

Sale Price: **\$10,759,320** RBA: **19,800 SF**  
 Price/SF: **\$543.40** % Leased: **100.0%**  
 Cap Rate: **-** Land Area: **2.61 AC**

Building Type: **Manufacturing** Year Built: **1983**  
 Sale Status: **Active** Ceiling Height: **19'0"**  
 Days on Market: **162** Drive Ins: **4 (total)**  
 Zoning: **M-2** Loading Docks: **None**  
 Sale Conditions: **-**  
 Sale Type: **Owner User**



Sales Contacts: **Lee & Associates Commercial Real Estate Services / Barret Woods (714) 515-2057**

### Investment Notes:

Offering consists of 19,800 square feet of building (two buildings) on a 2.6-acre lot zoned M2. Contractor's yard trucking yard with buildings. Potential redevelopment.



## Montclair January 2023 For Sale Properties

### 11 10805 Ramona Ave - Tommy's Express Car Wash

|   |                                |                                 |
|---|--------------------------------|---------------------------------|
| <b>Montclair, CA 91763</b>                      | Sale Price: <b>\$8,750,000</b> | GBA: <b>4,000 SF</b>            |
| <b>Tommy's Express Car Wash</b>                 | Price/SF: <b>\$2,187.50</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>483</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 and Land options are available.  
 Express Car Wash, constructed in 2019. High-volume traffic area with excellent street visibility.  
 Tommy Express Franchise.  
 Franchise available for transfer to new ownership.  
 Low energy use. Newly constructed, state of the art express car wash facility operating since Nov. 2019.  
 Located on Ramona Avenue Montclair, CA.

### 12 9671 Central Ave

|  |                              |                            |
|--|------------------------------|----------------------------|
| <b>Montclair, CA 91763</b>                 | Sale Price: <b>\$699,000</b> | Center Size: <b>900 SF</b> |
|  | Price/SF: <b>\$776.67</b>    | % Leased: <b>100.0%</b>    |
|  | Cap Rate: -                  | Land Area: <b>0.20 AC</b>  |
| Center Type: <b>Freestanding</b>           |                              | Year Built: <b>1952</b>    |
| Sale Status: <b>Active</b>                 |                              | Zoning: <b>C-2</b>         |
| Days on Market: <b>1,028</b>               |                              | Stories: <b>1</b>          |
| Sale Conditions: -                         |                              |                            |
| Sale Type: <b>Investment Or Owner User</b> |                              |                            |



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.





