

CITY OF  
**MONTCLAIR**  
*California*



2022 GROWTH OPPORTUNITIES &  
RETAIL SITE SELECTION



# CITY OF MONTCLAIR

## YOUR NEXT BUSINESS DESTINATION

TO FIND OUT MORE, CONTACT COMMUNITY AND ECONOMIC DEVELOPMENT STAFF:

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CITY OF MONTCLAIR  
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# Welcome to **Montclair,** California.

Montclair, California, a thriving community with a total population of 40,287, has long been supported by a healthy business environment. With a history of small independent businesses and many national retailers long-rooted in the community, Montclair takes pride in its reputation as a well-managed City. Stable family neighborhoods and dynamic new developments are integral to the emerging new urban, mixed-use opportunities in North Montclair.

Montclair is located at the westernmost edge of Southern California's Inland Empire. With easy access to Los Angeles, Orange, Riverside, and San Bernardino Counties, it lies within a major transportation corridor with direct access to a multi-modal transportation system located at the Montclair Transcenter. The Montclair Transcenter connects with bus services to surrounding counties, and Metrolink trains run directly to Union Station in Downtown Los Angeles from this location. Furthermore, the Montclair Transcenter will be the future eastern terminus for the Gold Line light rail service. Bus services are provided by Omnitrans, Foothill Transit, Riverside Transit, FlixBus, and Greyhound, and freight rail services are provided by Union Pacific and Burlington Northern.

Accessible freeways include Interstate 10 (San Bernardino), State Route 60 (Pomona), and State Route 210 (Foothill). Ontario International Airport (ONT) is six miles east, John Wayne International Airport (SNA) is 38 miles south, and Los Angeles International Airport (LAX) is 49 miles west.

Colleges within 25 miles from Montclair include The Claremont Colleges: Claremont McKenna, Harvey Mudd, Pomona, Pitzer, and Scripps; Claremont Graduate University and Keck Graduate Institute of Applied Sciences; California State Polytechnic University, Pomona; University of California, Riverside; California State University, Fullerton; University of LaVerne; Azusa Pacific University; Western University of Health Sciences; Mount San Antonio Community College; Chaffey Community College; and Citrus College.

Montclair is centrally located within a 3-5-10-mile marketplace of roughly 185,000 to 1,000,000 people, and due to its highly-populated trade area, is a popular commerce destination.





# North Montclair Downtown Specific Plan

## Downtown Specific Plan

The North Montclair Downtown Specific Plan (NMDSP), adopted by the City Council in March 2006, created a framework for new development opportunities close to the Montclair Transcenter, a multi-modal transit station. The plan's designation as an urban-style transit district marks it as the first of its kind among Inland communities found along the Los Angeles-to-San Bernardino Metrolink line. Ongoing interest from developers encouraged the City to expand the boundaries of the original NMDSP. The Plan Amendment was approved in March 2017, adding additional acreage for residential and office space and a transition plan for properties on the NMDSP area's eastern edge. Within the confines of the NMDSP area, Montclair has already seen the development and groundbreaking of four major high-profile housing projects: The Paseos, a 385-unit upscale apartment complex developed in 2015, Arrow Station, a 129-unit condominium and townhome development, the Alexan Kendry, a 211-unit community, and most recently, the Village at Montclair, a 360-unit multifamily residential mixed-use community.

The City also anticipates major roadway and streetscape improvements to promote pedestrian and bicycle activity within the NMDSP. The NMDSP provides for the development of a transit-oriented district (TOD) in and around the Montclair Transcenter. Furthermore, the Montclair Transcenter will be the site for the eastern terminus of the much-anticipated Foothill Gold Line light rail project, a focal point to the NMDSP.



The Paseos



Arrow Station





SCAN TO READ MORE

Village at Montclair

## Village at Montclair

The Village at Montclair is an approximately six-acre mixed-use neighborhood development in the heart of the NMDSP TOD. The 360-unit multifamily mixed-use residential community is conveniently located adjacent to the Montclair Transcenter/Future Gold Line Station (Station) on Arrow Highway, Montclair Place, and other prominent retailers. Most significantly, the development integrates access to the Station via an on-site pathway. Village at Montclair envisions creating a robust transit-oriented community complete with convenience and a superb quality of life environment. The up-and-coming glamorous development is one small part of an exciting redesign and development process to establish a downtown area oriented towards walkability, sustainability, and community.



Village at Montclair



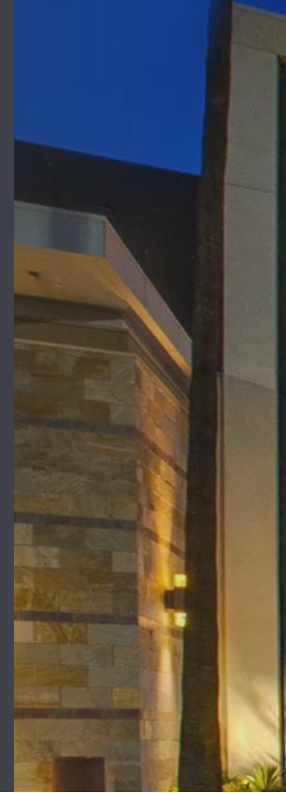
Alexan Kendry

## Alexan Kendry

The Alexan Kendry Montclair apartment community is the most recently completed residential project in the NMDSP area. The “modern agrarian” architectural style project is located on a 6.27-acre site, minutes away from the Montclair Transcenter, Montclair Place, and other popular retailers. The amenitized 211-unit apartment community was developed by Trammel Crow Residential and was awarded the 2021 Golden Nugget Multifamily Community of the Year, Four Stories and Above. The 1-and 2-bedroom unit configurations range from 760 to 1,200 SF. This development marks the fourth residential development within the boundaries of the NMDSP.



# Happenings at Montclair Place



The Canyon



Lazy Dog



Pier 88

## Montclair Place Over the Years

**April 2019**, The Canyon opened for business to a sold-out audience in its new venue at Montclair Place. The live concert venue is approximately 17,000 sq. ft. in area and can accommodate up to 1,300 guests in a mix of seating arrangements, with two full bars, and a VIP section.

**June 2019**, Kid's Empire opened for play, fun, and adventure. The indoor playground is approximately 11,000 sq. ft. in area and can accommodate up to 378 guests. Kid's Empire includes two main playgrounds to accommodate active play for kids.

**December 2020**, Lazy Dog Restaurant & Bar opened for business. Lazy Dog's casual full-service dining restaurant is 8,425 sq. ft. and includes a 1,500 sq. ft. outdoor dining patio where patrons can bring their dog to enjoy a meal.

**March 2021**, the AMC 12-screen dine-in theater opened for business at the former Broadway/Macy's site. The AMC Theater, located on the top floor, features a full-service lounge bar with open balcony views to the south and west.

**February 2022**, Pier 88 Boiling Seafood & Bar opened its second location in California at the former Elephant Bar Restaurant site. Pier 88's casual, family-friendly restaurant is 7,500 sq. ft. in area and includes a full-service bar inside.





SCAN TO READ MORE



Montclair Place AMC Dine-In



Montclair Place East Entrance

## Montclair Place District Specific Plan



Montclair Place Market at Night

The Montclair Place District Specific Plan (MPDSP) represents the future vision of approximately 104 acres of land, which includes the existing Montclair Place mall and surrounding commercial properties. Designation and creation of new land use zones for parcels included in the MPDSP create opportunities for the exciting transformation of the current mall into a new downtown destination. Fittingly, the MPDSP provides development standards and architectural guidelines to guide development through 2040.

The future long-term vision of the MPDSP foresees demolition of all, or a portion of the existing mall, some or all appurtenant free-standing outbuildings, and portions of the existing surface parking lots and parking structure to construct a pedestrian-oriented, mixed-use downtown district with structured parking facilities through a series of planned phases that includes high-density residential units. Collectively, the MPDSP envisages an attractive future for the Montclair community.



# 2022 Demographics & Market Reports

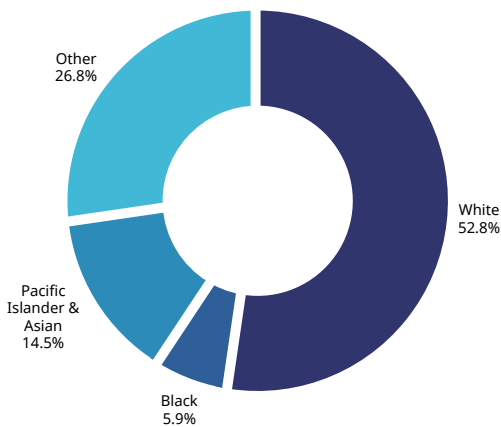


## 10-Mile Radius Trade Area Demographics

Montclair has long been a popular retail destination with its well-established regional mall, surrounding retail, and dining establishments. Its dynamic demographics have contributed to a desirable retail environment for prominent retailers due to the purchasing power and disposable incomes of households within this densely-populated trade area. Montclair's 10-mile trade area population of nearly 1 million is composed of a diverse, youthful population with one of the most densely populated areas in the region.

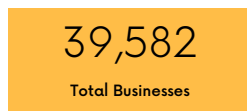
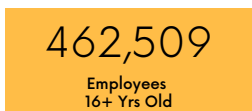
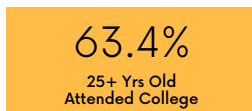
### Population

\*Population by Race: 52.8% Hispanic Origin (Any Race)



### Workforce

\*Employees 16+ yrs. old, employed by occupation



**3**

### 3-Mile Trade Area Radius Demographics



**5**

### 5-Mile Trade Area Radius Demographics



**10**

### 10-Mile Trade Area Radius Demographics



Scan QR-Codes for in-depth market reports.





SCAN TO READ MORE

Montclair Place Moreno Street Market



I-10 Los Angeles Freeway Interchange

## Top Sales Tax Producers

Ashley Furniture	Light Bulbs, Etc.	Ross & DD's Discounts
Best Buy	Macys	STG Auto Sales
California Motors	Metro Acura	Target
Costco	Metro Honda	United Rentals
Drivetime	Metro Nissan	Westcoast Auto Sales
Enterprise Rent A Car	Montclair Auto Exchange	WSS Shoe Store
Giant RV	Robbins Brothers	
C Penny	Ross & DD's Discounts	

## 2022 10-Mile Radius Retail Gap Analysis

Sector	Retail Demand	Retail Gap	Leakage Factor
<b>Shoe Stores</b>	\$104,531,122	-\$193,015,333	-29.7
<b>Furniture &amp; Home Furnishings Stores</b>	\$434,942,280	-\$258,877,777	-22.9
<b>Building Materials, Garden Equip., &amp; Supplies</b>	\$103,254,558	-\$47,848,518	-18.9
<b>Sporting Goods, Hobby, Book, &amp; Music Stores</b>	\$372,789,676	-\$104,170,040	-12.3
<b>Restaurants &amp; Other Eating Places</b>	\$1,219,833,326	-\$256,330,475	-9.5
<b>Retail Summary (Total)</b>	\$1,782,637,987	-\$771,656,424	-17.8

Gap Analysis Data Note: Supply (retail sales) estimates sales to consumers by establishments. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. The leakage/surplus factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from -100 (total leakage) to 100 (total surplus). A positive value represents leakage of retail opportunity outside the trade area.



# 2022 Inventory of Available Property

City of Montclair staff, in cooperation with area brokers, can assist businesses interested in locating commercial, industrial, office, and vacant sites with online custom site searches within the City. Additionally, the City provides monthly reports, generated by CoStar Group, containing contact information for properties currently available for lease and purchase. Customized property reports can be requested by email to [tmartin@cityofmontclair.org](mailto:tmartin@cityofmontclair.org).



## COMMERCIAL PROPERTY FOR SALE



### 9133 CENTRAL AVE - FOR SALE

**Contact:** Cushman & Wakefield  
**Robert S Kuzman**  
 (858) 546-5439

**Property Type:** Retail/Bank    **Space Avail:** 9,606 SF  
**Land Area:** 0.72 AC



### 5455 ARROW HWY - FOR SALE

**Contact:** Lee & Associates Commercial Real Estate  
**Todd Launchbaugh** | **Trent Howland**  
 (909) 373-2911 | (909) 373-2716

**Property Type:** Land    **Space Avail:** 0 SF  
**Land Area:** 0.46 AC    **For Sale:** \$661,624



### 10805 RAMONA AVE - FOR SALE

**Contact:** DRJ Consulting  
**Doug Jannett**  
 (541) 660-3108

**Property Type:** Specialty/  
 Car Wash    **Land Area:** 0.88 AC  
**Space Avail:** 0 SF  
**For Sale:** \$8,975,000



### 10340-10360 CENTRAL AVE - FOR SALE

**Contact:** CBD Investment, Inc.  
**Kelvin Chang** | **Chennei Veingkhon**  
 (626) 372-2609 | (626) 309-1900

**Property Type:** Retail/  
 Storefront/  
 Office    **Land Area:** 0.65 AC  
**Space Avail:** 3,879 SF  
**For Sale:** \$1,600,000



## COMMERCIAL PROPERTY FOR LEASE



### 9095 CENTRAL AVE - FOR LEASE

**Contact:** Epsteen & Associates  
**Victor Montalbo**  
 (310) 451-8171

**Property Type:** Retail  
**Space Avail:** 5,370 SF  
**Parking:** 4.84/1000 SF  
**Rental Rate:** \$36.00/SF/YR



### 9197 CENTRAL AVE - FOR LEASE

**Contact:** CBRE  
**Dan Samulski** | **Ryan Gast**  
 (949) 608-2064 | (909) 418-2129

**Property Type:** Retail  
**Space Avail:** 6,233 SF  
**Parking:** 5.32/1000 SF  
**Rental Rate:** \$1.75-2.00/NNN



### 9303-9407 CENTRAL AVE - FOR LEASE

**Contact:** Commercial West Brokerage  
**Matt Berry** | **Doug Wombaker**  
 (949) 723-7300 | (949) 723-7300 x12

**Property Type:** Retail  
**Space Avail:** 1,500 SF  
**Parking:** 4.70/1000 SF  
**Rental Rate:** Withheld



### 4432 HOLT BLVD - FOR LEASE

**Contact:** Newmark  
**Pablo Rodriguez**  
 (213) 340-5682

**Property Type:** Retail/  
 Freestanding  
**Space Avail:** 5,400 SF  
**Parking:** 1.69/1000 SF  
**Rental Rate:** Withheld



### 9876 CENTRAL AVE - FOR LEASE

**Contact:** SRS Real Estate Partners  
**Adam Handfield** | **Tony Vuona**  
 (949) 698-1109 | (949) 270-8211

**Property Type:** Retail/  
 Freestanding  
**Space Avail:** 3,879 SF  
**Parking:** 4.85/1000 SF  
**Rental Rate:** \$1.35/SF/MO



### 5060 MONTCLAIR PLAZA LN - FOR LEASE

**Contact:** CIM Group, LP  
**Sade Holz**  
 (323) 860-7409

**Property Type:** Retail/Super  
 Regional Mall  
**Space Avail:** 69,753 SF  
**Parking:** 5.00/1000 SF  
**Rental Rate:** \$3.00-4.00/NNN



## COMMERCIAL PROPERTY FOR LEASE



### 10720 ADA AVE - FOR LEASE

Contact: KW Commercial

**Baynet Jiao**  
(949) 281-9159

Property Type: Class B  
Warehouse

Space Avail: 8,649 SF  
Parking: 1.62/1000 SF  
Rental Rate: \$1.50/+util



### 4650 ARROW HWY, BLDG C - FOR LEASE

Contact: Delmar Commercial R.E. Services

**Dave McErlean**  
(909) 660-3548

**Mark McErlean**  
(909) 945-4595

Property Type: Class B Flex/  
R&D

Space Avail: 3,352 SF  
Parking: ---  
Rental Rate: Withheld



### 4650 ARROW HWY, BLDG E - FOR LEASE

Contact: Delmar Commercial R.E. Services

**Dave McErlean**  
(909) 660-3548

**Mark McErlean**  
(909) 945-4595

Property Type: Class B Flex/  
R&D

Space Avail: 1,610 SF  
Parking: ---  
Rental Rate: Withheld



### 9710-9890 CENTRAL AVE - FOR LEASE

Contact: SRS Real Estate Partners

**Adam Handfield**  
(949) 698-1109

**Tony Vuona**  
(949) 270-8211

Property Type: Retail/  
Storefront

Space Avail: 48,942 SF  
Parking: 5.00/1,000 SF  
Rental Rate: Withheld



### 5290 ARROW HWY - FOR LEASE

Contact: CBRE

**Brandon Beauchemin**  
(909) 418-2213

Property Type: Retail/  
Freestanding

Space Avail: 70,000 SF  
Parking: 5.22/1,000 SF  
Rental Rate: Withheld



### 9405 MONTE VISTA AVE - FOR LEASE

Contact: Bee Investment, Inc.

**Young Park**  
(213) 215-6163

Property Type: Retail/  
Restaurant

Space Avail: 2,400 SF  
Parking: 29.17/1,000 SF  
Rental Rate: \$1.89/NNN



## COMMERCIAL PROPERTY FOR LEASE



### 4697-4715 BROOKS ST - FOR LEASE

**Contact:** All Nations Realty and Investments  
**Samantha Gallardo**  
 (909) 980-5000

**Property Type:** Class C Service  
**Space Avail:** 1,000 SF  
**Parking:** 2.13/1,000 SF  
**Rental Rate:** \$1.10/MG



### 9041-9061 CENTRAL AVE - FOR LEASE

**Contact:** Epstein & Associates  
**Victor Montalbo**  
 (310) 451-8171

**Property Type:** Retail/ Freestanding  
**Space Avail:** 30,000 SF  
**Parking:** 4.29/1,000 SF  
**Rental Rate:** \$2.25/NNN



### 8801-8851 CENTRAL AVE - FOR LEASE

**Contact:** Sperry Commercial  
**David Chen**  
 (310) 350-3810

**Property Type:** Retail/ Neighborhood Center  
**Space Avail:** 4,017 SF  
**Parking:** 5.00/1,000 SF  
**Rental Rate:** \$2.25/NNN



### 5225-5247 ARROW HWY - FOR LEASE

**Contact:** KoTai Realty  
**David Lin**  
 (626) 252-4248

**Property Type:** Retail/ Freestanding  
**Space Avail:** 30,000 SF  
**Parking:** 4.29/1,000 SF  
**Rental Rate:** \$2.25/NNN



### 8880 BENSON AVE - FOR LEASE

**Contact:** Renken Consulting Group  
**John Renken**  
 (909) 482-1060

**Property Type:** Class C Flex  
**Space Avail:** 1,054 SF  
**Parking:** 4.61/1,000 SF  
**Rental Rate:** Withheld



### 9680-9686 CENTRAL AVE - FOR LEASE

**Contact:** KB Real Estate  
**Kavita Bhatia**  
 (909) 233-8003

**Property Type:** Retail/ Storefront/ Office  
**Space Avail:** 1,488 SF  
**Parking:** 3.00/1,000 SF  
**Rental Rate:** \$1.50/NNN



## COMMERCIAL PROPERTY FOR LEASE



### 5549 ARROW HWY, BLDG B - FOR LEASE

Contact: CBRE

Erik Wanland  
(909) 418-2168

Property Type: Class B  
Warehouse

Space Avail: 1,459 SF  
Parking: 2.27/1,000 SF  
Rental Rate: Withheld



### 4416-4420 HOLT BLVD - FOR LEASE

Contact: NewStar Realty & Investment

Kevin Lee  
(714) 865-8989

Property Type: Retail/  
Freestanding

Space Avail: 784 SF  
Parking: 3.40/1,000 SF  
Rental Rate: \$1.50/MG



### 4460 BROOKS ST - FOR LEASE

Contact: Lee & Associates

Stephan Shatafian  
(562) 568-2017

Property Type: Class C  
Warehouse

Space Avail: 3,555 SF  
Parking: 2.00/1,000 SF  
Rental Rate: \$1.10/MG



### 4480 HOLT BLVD - FOR LEASE

Contact: Newmark

Pablo Rodriguez  
(213) 340-5682

Property Type: Retail/  
Freestanding

Space Avail: 5,400 SF  
Parking: 1.69/1,000 SF  
Rental Rate: Withheld



### 4747 HOLT BLVD - FOR LEASE

Contact: All Nations Realty and Investments

Samantha Gallardo | Amanda McCoy  
(909) 285-4812 | (909) 980-5000

Property Type: Retail/  
Freestanding

Space Avail: 7,500 SF  
Parking: 3.93/1,000 SF  
Rental Rate: \$1.00/MG



### 4050 MISSION BLVD, BLDG 3 - FOR LEASE

Contact: Cal Topline Group Inc

Jane Ji  
(909) 525-5108

Property Type: Class C Flex/  
Distribution

Space Avail: 1,500 SF  
Parking: 2.02/1,000 SF  
Rental Rate: Withheld



## COMMERCIAL PROPERTY FOR LEASE



### 5275 HOLT BLVD, BLDG 4 - FOR LEASE

Contact: Newmark

**Pablo Rodriguez**  
(858) 546-5439

**Enrique Solis**  
(909) 974-4055

Property Type: Retail

Space Avail: 8,491 SF  
Parking: ---  
Rental Rate: Withheld



### 5291 HOLT BLVD, BLDG 3 - FOR LEASE

Contact: Newmark

**Pablo Rodriguez**  
(858) 546-5439

**Enrique Solis**  
(909) 974-4055

Property Type: Retail

Space Avail: 1,225 SF  
Parking: ---  
Rental Rate: Withheld



### 5319-5327 HOLT BLVD - FOR LEASE

Contact: STC Management

**Susan Hsu**  
(562) 695-1513

**Melody Yang**  
(562) 695-1513 X106

Property Type: Retail/  
Freestanding

Space Avail: 7,978 SF  
Parking: 2.27/1,000 SF  
Rental Rate: \$0.80-1.25/NNN



### 5521 W HOLT BLVD - FOR LEASE

Contact: Newcastle & Associates

**Zack Alan**  
(310) 858-3333

Property Type: Retail/Auto  
Repair

Space Avail: 2,113 SF  
Parking: 2.19/1,000 SF  
Rental Rate: \$1.92/NNN



### 4855-4875 MISSION BLVD

Contact: Century Commercial

**Sam Yacoub**  
(800) 803-3050

Property Type: Retail/  
Freestanding

Space Avail: 4,336 SF  
Parking: 4.50/1,000 SF  
Rental Rate: \$1.75/NNN



### 4465-4467 E MISSION BLVD

Contact: 168 Realty

**Scott Chang**  
(626) 965-7788

Property Type: Retail/  
Freestanding

Space Avail: 884 SF  
Parking: 5.64/1,000 SF  
Rental Rate: \$2.30/NNN