YOUR NEXT BUSINESS DESTINATION

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

CITY OF MONTCLAIR

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CITY OF MONTCLAIR
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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.
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 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.

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.
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.
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.
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)*

- **White**: 52.8%
- **Black**: 5.9%
- **Other**: 26.8%
- **Pacific Islander & Asian**: 14.5%

**Workforce**

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

- **White Collar**: 63.4%
- **Blue Collar**: 25%
- **Services**: 12%

**Average**

- **Household Income**: $105,575
- **Disposable Income**: $69,011
- **Households**: 292,626

**5-Mile Trade Area Demographics**

- **Area Population**: 996,258
- **Area Population Projection by 2024**: 1,018,979
- **Median Age**: 35.6

**10-Mile Trade Area Demographics**

- **Total Businesses**: 39,582
- **2023 Total Daytime Population**: 1,008,252
- **Employees 16+ Yrs Old**: 462,509
- **25+ Yrs Old Attended College**: 63.4%
### Top Sales Tax Producers

<table>
<thead>
<tr>
<th>Ashley Furniture</th>
<th>Light Bulbs, Etc.</th>
<th>Ross &amp; DD’s Discounts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Best Buy</td>
<td>Macys</td>
<td>STG Auto Sales</td>
</tr>
<tr>
<td>California Motors</td>
<td>Metro Acura</td>
<td>Target</td>
</tr>
<tr>
<td>Costco</td>
<td>Metro Honda</td>
<td>United Rentals</td>
</tr>
<tr>
<td>Drivetime</td>
<td>Metro Nissan</td>
<td>Westcoast Auto Sales</td>
</tr>
<tr>
<td>Enterprise Rent A Car</td>
<td>Montclair Auto Exchange</td>
<td>WSS Shoe Store</td>
</tr>
<tr>
<td>Giant RV</td>
<td>Robbins Brothers</td>
<td></td>
</tr>
<tr>
<td>C Penny</td>
<td>Ross &amp; DD’s Discounts</td>
<td></td>
</tr>
</tbody>
</table>

### 2022 10-Mile Radius Retail Gap Analysis

<table>
<thead>
<tr>
<th>Sector</th>
<th>Retail Demand</th>
<th>Retail Gap</th>
<th>Leakage Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shoe Stores</td>
<td>$104,531,122</td>
<td>-$193,015,333</td>
<td>-29.7</td>
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<tr>
<td>Furniture &amp; Home Furnishings Stores</td>
<td>$434,942,280</td>
<td>-$258,877,777</td>
<td>-22.9</td>
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<tr>
<td>Building Materials, Garden Equip., &amp; Supplies</td>
<td>$103,254,558</td>
<td>-$47,848,518</td>
<td>-18.9</td>
</tr>
<tr>
<td>Restaurants &amp; Other Eating Places</td>
<td>$1,219,833,326</td>
<td>-$256,330,475</td>
<td>-9.5</td>
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<tr>
<td>Retail Summary (Total)</td>
<td>$1,782,637,987</td>
<td>-$771,656,424</td>
<td>-17.8</td>
</tr>
</tbody>
</table>

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.
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.

**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  
  (909) 373-2911  
  Trent Howland  
  (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  
  (626) 372-2609  
  Chennei Veingkhou  
  (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 (949) 608-2064
Ryan Gast (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 (949) 723-7300
Doug Wombacker (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 (949) 698-1109
Tony Vuona (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
<table>
<thead>
<tr>
<th>Property Type</th>
<th>Parking</th>
<th>Space Avail</th>
<th>Rental Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class C Flex</td>
<td>4.61/1,000 SF</td>
<td>1,054 SF</td>
<td>Withheld</td>
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<tr>
<td>Class C Service</td>
<td>2.13/1,000 SF</td>
<td>1,000 SF</td>
<td>$1.10/MG</td>
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<tr>
<td>Retail/Storefront/Office</td>
<td>4.29/1,000 SF</td>
<td>30,000 SF</td>
<td>$2.25/NNN</td>
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<tr>
<td>Retail/Neighborhood Center</td>
<td>5.00/1,000 SF</td>
<td>4,017 SF</td>
<td>$2.25/NNN</td>
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<tr>
<td>Retail/Freestanding</td>
<td>4.29/1,000 SF</td>
<td>30,000 SF</td>
<td>$2.25/NNN</td>
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<tr>
<td>Retail/Freestanding</td>
<td>4.29/1,000 SF</td>
<td>30,000 SF</td>
<td>$2.25/NNN</td>
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<tr>
<td>Retail/Freestanding</td>
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<td>30,000 SF</td>
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<tr>
<td>Retail/Neighborhood</td>
<td>4.29/1,000 SF</td>
<td>30,000 SF</td>
<td>$2.25/NNN</td>
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</table>
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

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**4416-4420 HOLT BLVD - FOR LEASE**

**Contact:** NewStar Realy & 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

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**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

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**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

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**4747 HOLT BLVD - FOR LEASE**

**Contact:** All Nations Realty and Investments
Samantha Gallardo
(909) 285-4812
Amanda McCoy
(909) 980-5000

**Property Type:** Retail/
Freestanding

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

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**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
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