

CITY OF
MONTCLAIR
California



2023 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, which reached a total population of over 40,000 in 2020, that 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. 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.

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 350-unit multifamily residential mixed-use community.





SCAN TO READ MORE



Alexan Kendry Expansion

Alexan Kendry Expansion

The Alexan Kendry Expansion Montclair apartment community is an extraordinary addition to the the most recently completed residential project in the North Montclair Downtown Specific Plan (NMDSP) area. The extended “modern agrarian” architectural style project is located on nearly a 3-acre site, minutes away from the Montclair Transcenter/Future Gold Line, Montclair Place, and other popular retailers. In association with the existing amenitized 211-unit apartment community developed by Trammel Crow Residential, the new podium building consists of 137 units with a 1-story partially submerged parking garage. The development includes a mix of units ranging from studios-to-2-bedroom townhomes.



Alexan Kendry Expansion

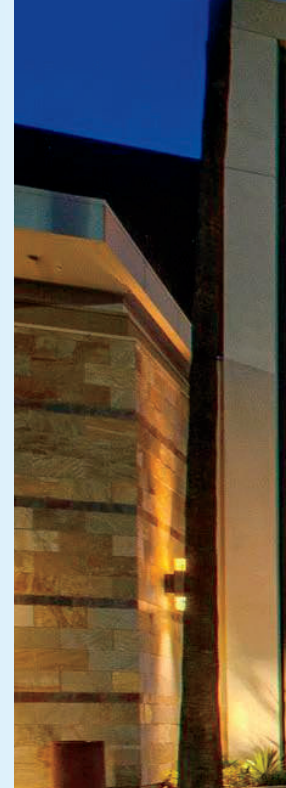


Marlowe

Marlowe

Marlowe is an approximately ten-acre residential neighborhood development in the heart of the North Montclair Downtown Specific Plan (NMDSP) transit-oriented district (TOD). Alongside a superb location, adjacent to the Montclair Transcenter/Future Gold Line Station, Montclair Place, and other prominent retailers, the 302-unit multifamily residential community utilizes a combination of three-and-four story tuck-under buildings embodying a unit-mix of studios-to-three-bedroom townhomes with a total of four different residential building types and four different leasing/amenity building types.

Happenings at Montclair Place



Montclair Place In Recent Years



The Canyon

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.



Lazy Dog

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.



Pier 88

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 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.

2023 Demographics & Market Reports

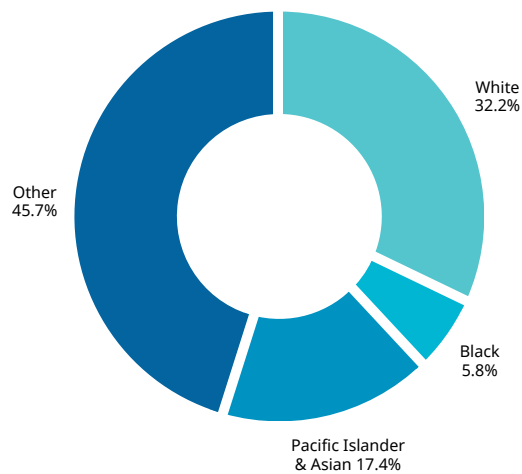


10-Mile Radius Trade Area Demographics

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: 50.1% Hispanic Origin (Any Race)



Population
993,663

Daytime Population
1,003,764

Median Age
35.6

64.6%
25+ Yrs Old
Attended College

Average Household Income
\$120,587

Average Disposable Income
\$89,143

Households
311,955

766,116
Population
18+ Yrs Old

510,202
Employees
16+ Yrs Old

Workforce

*Employees 16+ yrs. old, employed by occupation



39,582
Total Businesses



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SCAN TO READ MORE

Montclair Place Center Court



- ## Top Sales Tax Producers
- Arrow Restaurant Equipment & Supplies
 - Arco
 - Ashley Furniture
 - Best Buy
 - California Motors
 - Chevron
 - Costco
 - Drivetime
 - Enterprise Rent A Car
 - Giant RV
 - JC Penny
 - Macy's
 - Metro Acura
 - Metro Honda
 - Metro Nissan
 - Montclair Auto Exchange
 - Robbins Brothers
 - Ross & DD's Discounts
 - STG Auto Sales
 - Stotz Equipment
 - Target
 - United Rentals
 - Westcoast Auto Sales
 - WSS

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Mile Trade Area Radius Demographics

Scan QR-Code for in-depth market reports.

2023 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.



COMMERCIAL PROPERTY FOR SALE



9015 CENTRAL AVE.- FOR SALE

Contact: CBRE
David Swerdlow
(949) 769-4855

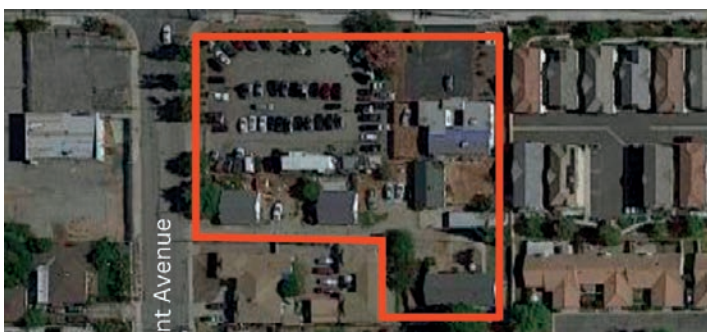
Property Type: Retail Space Avail: 0 SF
Land Area: 0.59 AC For Sale: \$3.03M



10986 CENTRAL AVE.- FOR SALE

Contact: Acreage Real Estate
Kavita Bhatia
(909) 373-2911

Property Type: Land Space Avail: 37,270 SF
Land Area: 0.86 AC For Sale: \$1.08M



15141 MISSION BLVD.- FOR SALE

Contact: Renken Consulting Group
John Renken
(626) 484-8218

Property Type: Land Space Avail: 67,954 SF
Land Area: 1.56 AC For Sale: \$2.5M



5407 HOLT BLVD.- FOR SALE

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

Property Type: Industrial Space Avail: 0SF
Land Area: 1.97 AC For Sale: \$11M

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: \$3.00/SF/YR



9197 CENTRAL AVE - FOR LEASE

Contact: CBRE

Masih Waliyar
(702) 756-9278

Ryan Gast
(909) 418-2129

Property Type: Retail

Space Avail: 6,233 SF
Parking: 5.32/1000 SF
Rental Rate: \$1.75/NNN



8801-8851 CENTRAL AVE.- FOR LEASE

Contact: Progressive

Paul Su
(626) 417-4539

Property Type: Retail

Space Avail: 1,353-4,017 SF
Parking: 4.70/1000 SF
Rental Rate: \$1.75/NNN



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: Newmark

Dan Samulski
(949) 584-5121

Kevin Hansen
(949) 612-5637

Property Type: Retail/
Freestanding

Space Avail: 3,879 SF
Parking: 4.85/1000 SF
Rental Rate: Withheld



5060 MONTCLAIR PLAZA LN - FOR LEASE

Contact: CIM Group, LP

Sade Holz
(310) 963-6347

Property Type: Retail/Super
Regional Mall

Space Avail: 69,753 SF
Parking: 5.00/1000 SF
Rental Rate: \$3.00-4.00/NNN