Montclair August 2023
Properties For Lease

PREPARED BY:

City of Montclair
5111 Benito St
Montclair, CA 91763

Thailin Martin
Economic Services and Housing Manager
(909) 625-9417 (phone)
(909) 621-1584 (fax)
tmartin@cityofmontclair.org
### 4650 Arrow Hwy - Bldg B - Montclair Business Center

<table>
<thead>
<tr>
<th>Montclair, CA 91763</th>
<th>Building Type: Class B Flex/R&amp;D</th>
<th>Space Avail: 4,460 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>San Bernardino County</td>
<td>Building Status: Built 1980</td>
<td>Max Contig: 2,980 SF</td>
</tr>
<tr>
<td></td>
<td>Building Size: 15,552 SF</td>
<td>Smallest Space: 1,480 SF</td>
</tr>
<tr>
<td></td>
<td>Land Area: 1.19 AC</td>
<td>Rent/SF/mo: $1.60/mg</td>
</tr>
<tr>
<td></td>
<td>Stories: 1</td>
<td>% Leased: 71.3%</td>
</tr>
<tr>
<td></td>
<td>Expenses: 2021 Tax @ $10.25/sf, 2011 Est Tax @ $5.16/sf; 2011 Est Ops @ $1.38/sf</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Parking: 50 free Surface Spaces are available; Ratio of 3.35/1,000 SF</td>
<td></td>
</tr>
<tr>
<td>For Sale: Not For Sale</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 -- 4,460 SF /1,200 ofc (1,480-2,980 SF)**

### 4650 Arrow Hwy - Bldg G - Montclair Business Center

<table>
<thead>
<tr>
<th>Montclair, CA 91763</th>
<th>Building Type: Class B Flex/Light Distribution</th>
<th>Space Avail: 3,685 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>San Bernardino County</td>
<td>Building Status: Built 1980</td>
<td>Max Contig: 2,039 SF</td>
</tr>
<tr>
<td></td>
<td>Building Size: 20,970 SF</td>
<td>Smallest Space: 1,646 SF</td>
</tr>
<tr>
<td></td>
<td>Land Area: 0.97 AC</td>
<td>Rent/SF/mo: Withheld</td>
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<tr>
<td></td>
<td>Stories: 1</td>
<td>% Leased: 82.4%</td>
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<tr>
<td></td>
<td>Expenses: 2021 Tax @ $7.60/sf, 2011 Est Tax @ $3.83/sf; 2011 Est Ops @ $1.44/sf</td>
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</tr>
<tr>
<td>For Sale: Not For Sale</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 -- 3,685 SF /760 ofc (1,646-2,039 SF)**

### 5050 Arrow Hwy - Village at Montclair

<table>
<thead>
<tr>
<th>Montclair, CA 91763</th>
<th>Building Type: Class A Multi-Family/Apartments</th>
<th>Space Avail: 24,981 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>San Bernardino County</td>
<td>Building Status: Under Construction, delivers Jun 2024</td>
<td>Max Contig: 1,319 SF</td>
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<tr>
<td></td>
<td>Building Size: 350,000 SF</td>
<td>Smallest Space: 410 SF</td>
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<tr>
<td></td>
<td>Land Area: 6 AC</td>
<td>Rent/SF/mo: Withheld</td>
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<tr>
<td></td>
<td>Stories: 5</td>
<td>% Leased: 0%</td>
</tr>
<tr>
<td>For Sale: Not For Sale</td>
<td></td>
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</table>

Landlord Rep: **Company information unavailable at this time**
### 5225-5247 Arrow Hwy - Shops To Target & Best Buy

<table>
<thead>
<tr>
<th>Montclair, CA 91763</th>
<th>Building Type: Retail/Restaurant</th>
<th>Space Avail: 11,546 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>San Bernardino County</td>
<td>Building Status: Built 1978</td>
<td>Max Contig: 10,296 SF</td>
</tr>
<tr>
<td>Building Size: 18,106 SF</td>
<td>Building Size: 11,546 SF</td>
<td>Smallest Space: 1,250 SF</td>
</tr>
<tr>
<td>Land Area: 2.30 AC</td>
<td>Land Area: 2.30 AC</td>
<td>Rent/SF/mo: $1.58</td>
</tr>
<tr>
<td>Stories: 1</td>
<td>Stories: 1</td>
<td>% Leased: 2021 Tax @ $4.32/sf; 2012 Ops @ $4.06/sf</td>
</tr>
<tr>
<td>Expenses: 2021 Tax @ $4.32/sf; 2012 Ops @ $4.06/sf</td>
<td>Expenses: 2021 Tax @ $4.32/sf; 2012 Ops @ $4.06/sf</td>
<td></td>
</tr>
<tr>
<td>Parking: 50 free Surface Spaces are available; Ratio of: 2.73/1,000 SF</td>
<td>Parking: 50 free Surface Spaces are available; Ratio of: 2.73/1,000 SF</td>
<td></td>
</tr>
<tr>
<td>For Sale: Not For Sale</td>
<td>For Sale: Not For Sale</td>
<td></td>
</tr>
</tbody>
</table>

Landlord Rep: KoTai Realty / David Lin (626) 252-4248 -- 11,546 SF (1,250-10,296 SF)

### 5290 Arrow Hwy - Central Plaza

<table>
<thead>
<tr>
<th>AKA 5280 Arrow Hwy</th>
<th>Building Type: Retail/Freestanding (Community Ctr)</th>
<th>Space Avail: 70,000 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Montclair, CA 91763</td>
<td>Building Status: Built 1986</td>
<td>Max Contig: 70,000 SF</td>
</tr>
<tr>
<td>Building Size: 92,000 SF</td>
<td>Building Size: 70,000 SF</td>
<td>Smallest Space: 70,000 SF</td>
</tr>
<tr>
<td>Land Area: 5.80 AC</td>
<td>Land Area: 5.80 AC</td>
<td>Rent/SF/mo: Withheld</td>
</tr>
<tr>
<td>Stories: 1</td>
<td>Stories: 1</td>
<td>% Leased: Withheld</td>
</tr>
<tr>
<td>Expenses: 2021 Tax @ $1.10/sf; 2012 Ops @ $2.13/sf</td>
<td>Expenses: 2021 Tax @ $1.10/sf; 2012 Ops @ $2.13/sf</td>
<td></td>
</tr>
<tr>
<td>Parking: 480 Surface Spaces are available; Ratio of: 5.22/1,000 SF</td>
<td>Parking: 480 Surface Spaces are available; Ratio of: 5.22/1,000 SF</td>
<td></td>
</tr>
<tr>
<td>For Sale: Not For Sale</td>
<td>For Sale: Not For Sale</td>
<td></td>
</tr>
</tbody>
</table>

Landlord Rep: Newmark / Pablo Rodriguez (213) 340-5682 / Bryan Norcott (213) 298-3595 -- 70,000 SF (70,000 SF)

### 5637 Arrow Hwy - Benson Commerce Center

<table>
<thead>
<tr>
<th>Montclair, CA 91763</th>
<th>Building Type: Class B Flex/Light Distribution</th>
<th>Space Avail: 2,400 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>San Bernardino County</td>
<td>Building Status: Built 1975</td>
<td>Max Contig: 1,200 SF</td>
</tr>
<tr>
<td>Building Size: 17,756 SF</td>
<td>Building Size: 1,200 SF</td>
<td>Smallest Space: 1,200 SF</td>
</tr>
<tr>
<td>Land Area: -</td>
<td>Land Area: -</td>
<td>Rent/SF/mo: Withheld</td>
</tr>
<tr>
<td>Stories: 1</td>
<td>Stories: 1</td>
<td>% Leased: Withheld</td>
</tr>
<tr>
<td>Expenses: 2020 Tax @ $7.36/sf</td>
<td>Expenses: 2020 Tax @ $7.36/sf</td>
<td></td>
</tr>
<tr>
<td>Parking: 26 free Surface Spaces are available; Ratio of: 3.40/1,000 SF</td>
<td>Parking: 26 free Surface Spaces are available; Ratio of: 3.40/1,000 SF</td>
<td></td>
</tr>
<tr>
<td>For Sale: Not For Sale</td>
<td>For Sale: Not For Sale</td>
<td></td>
</tr>
</tbody>
</table>

Landlord Rep: Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 -- 2,400 SF /400 ofc (1,200 SF)
5670 Arrow Hwy - Arrow Industrial Park

Montclair, CA 91763
San Bernardino County

Building Type: Class C Flex
Building Status: Built 1979
Building Size: 9,800 SF
Land Area: 0.27 AC
Stories: 1

Space Avail: 4,200 SF
Max Contig: 4,200 SF
Smallest Space: 4,200 SF
Rent/SF/mo: Withheld

% Leased: 57.1%
Expenses: 2021 Tax @ $3.09/sf; 2010 Ops @ $0.24/sf
Parking: 12 Surface Spaces are available; Ratio of 1.22/1,000 SF

For Sale: Not For Sale

Landlord Rep: Martin Commercial Group / Erin Lagomarsino (714) 241-1141 -- 4,200 SF (4,200 SF)

4460 Brooks St - Bldg III - Crown Center

Montclair, CA 91763
San Bernardino County

Building Type: Class C Warehouse
Building Status: Built 1990
Building Size: 14,674 SF
Land Area: 1.01 AC
Stories: 1

Space Avail: 1,759 SF
Max Contig: 1,759 SF
Smallest Space: 1,759 SF
Rent/SF/mo: $1.50/mg

% Leased: 100%
Expenses: 2021 Tax @ $4.41/sf
Parking: 22 Surface Spaces are available; Ratio of 2.00/1,000 SF

For Sale: Not For Sale

Landlord Rep: Lee & Associates / Stephen Shatafian (562) 568-2017 -- 1,759 SF (1,759 SF)

4605 Brooks St - Brooks Commerce Center

Montclair, CA 91763
San Bernardino County

Building Type: Class C Warehouse
Building Status: Built 1973
Building Size: 10,000 SF
Land Area: 2.93 AC
Stories: 1

Space Avail: 1,350 SF
Max Contig: 1,350 SF
Smallest Space: 1,350 SF
Rent/SF/mo: $1.35/mg

% Leased: 100%
Expenses: 2021 Tax @ $4.21/sf
Parking: 25 free Surface Spaces are available; Ratio of 2.53/1,000 SF

For Sale: Not For Sale

Landlord Rep: Lee & Associates Commercial Real Estate Services / Justin Leewood (909) 373-2989 -- 1,350 SF (1,350 SF)
4719 Brooks St

Montclair, CA 91763
San Bernardino County

Building Type: Class C Flex/Light Distribution
Building Status: Built 1966
Building Size: 13,392 SF
Land Area: 4.45 AC
Stories: 1

Space Avail: 1,000 SF
Max Contig: 1,000 SF
Smallest Space: 1,000 SF
Rent/SF/mo: $1.30/mg
% Leased: 92.5%

Expenses: 2021 Tax @ $4.71/sf
Parking: 20 Surface Spaces are available; Ratio of 1.49/1,000 SF

For Sale: Not For Sale

Landlord Rep: All Nations Realty and Investments / Samantha Gallardo (909) 285-4812 -- 1,000 SF /100 ofc (1,000 SF)

5159 Brooks St - PMK Business Center

Montclair, CA 91763
San Bernardino County

Building Type: Class B Warehouse
Building Status: Built 1987
Building Size: 14,790 SF
Land Area: 1.82 AC
Stories: 1

Space Avail: 2,220 SF
Max Contig: 2,220 SF
Smallest Space: 2,220 SF
Rent/SF/mo: $1.48/mg
% Leased: 100%

Expenses: 2021 Tax @ $1.49/sf
Parking: 25 Surface Spaces are available; Ratio of 1.58/1,000 SF

For Sale: Not For Sale

Landlord Rep: Company information unavailable at this time

8801-8851 Central Ave - Montclair Village Plaza

AKA 8801-8891 Central Ave
NEC Arrow Hwy & Central Ave
Montclair, CA 91763
San Bernardino County

Building Type: Retail/(Neighborhood Ctr)
Building Status: Built 1984
Building Size: 41,791 SF
Land Area: 3.38 AC
Stories: 1

Space Avail: 6,615 SF
Max Contig: 4,017 SF
Smallest Space: 910 SF
Rent/SF/mo: $2.25 - $2.50/nnn
% Leased: 84.2%

Expenses: 2021 Tax @ $2.31/sf, 2011 Est Tax @ $1.87/sf; 2011 Est Ops @ $1.67/sf
Parking: 216 free Surface Spaces are available; Ratio of 5.00/1,000 SF

For Sale: Not For Sale

Landlord Rep: Progressive Real Estate Partners / Paul Su (626) 417-4539 -- 6,615 SF (910-2,664 SF)
### 9041-9061 Central Ave - Montclair Promenade

**Address:** 9041-9061 Central Ave  
**Neighborhood Ctr:**  
**蒙特克莱尔, 加州 91763**  
**San Bernardino County**  
**Retail/Freestanding**  
**Building Status:** Built 1983  
**Building Size:** 101,284 SF  
**Land Area:** 6.92 AC  
**Stories:** 1  
**Expenses:** 2021 Tax @ $0.35/sf; 2012 Ops @ $2.16/sf  
**Parking:** 453 Surface Spaces are available; Ratio of 4.29/1,000 SF  
**Rent/SF/mo:** Withheld  
**% Leased:** 70.4%  
**For Sale:** Not For Sale  

**Landlord Rep:** Epsteen & Associates / Victor Montalbo (310) 451-8171 X230 -- 30,000 SF (9,000-30,000 SF)

### 9045 Central Ave - Montclair Promenade

**Address:** 9045 Central Ave  
**Montclair, CA 91763**  
**San Bernardino County**  
**Retail/Freestanding**  
**Building Status:** Built 1988  
**Building Size:** 5,370 SF  
**Land Area:** 0.52 AC  
**Stories:** 1  
**Expenses:** 2021 Tax @ $1.56/sf; 2010 Ops @ $4.80/sf  
**Parking:** 26 Surface Spaces are available; Ratio of 4.84/1,000 SF  
**For Sale:** Not For Sale  

**Landlord Rep:** Epsteen & Associates / Victor Montalbo (310) 451-8171 X230 -- 5,370 SF (5,370 SF)

### 9133 Central Ave - Montclair Plaza West

**Address:** 9133 Central Ave  
**Montclair, CA 91763**  
**San Bernardino County**  
**Retail/Storefront Retail/Office**  
**Building Status:** Built 1974  
**Building Size:** 9,606 SF  
**Land Area:** 0.72 AC  
**Stories:** 2  
**Expenses:** 2021 Tax @ $3.02/sf  
**Parking:** 30 Surface Spaces are available; Ratio of 3.12/1,000 SF  
**For Sale:** Not For Sale  

**Landlord Rep:** Triton Real Estate / Nathan Haw (562) 698-2400 X103 -- 3,160 SF (3,160 SF)
9197 Central Ave - Montclair Plaza West - Monclair Plaza West

AKA 9137-9197 Central Ave
NEC Central Ave & I-10 Fwy
Montclair, CA 91763
San Bernardino County

Building Type: Retail/(Neighborhood Ctr)
Space Avail: 7,981 SF
Max Contig: 4,000 SF
Built 1990
Smallest Space: 3,981 SF
Building Size: 28,003 SF

Rent/SF/yr: $1.75
% Leased: 71.5%
Land Area: 4.36 AC
Stories: 1
Expenses: 2021 Tax @ $1.07/sf; 2012 Ops @ $3.36/sf
Parking: 149 Surface Spaces are available; Ratio of 5.32/1,000 SF
For Sale: Not For Sale

Landlord Rep: CBRE / Ryan Gast (909) 418-2129 / Masih Wallyar (909) 418-2141 -- 7,981 SF
(3,981-4,000 SF)

9680-9686 Central Ave - Circle Center

Montclair, CA 91763
San Bernardino County

Building Type: Retail/Office
Space Avail: 1,000 SF
Max Contig: 1,000 SF
Built 1980
Smallest Space: 1,000 SF
Building Size: 19,031 SF

Rent/SF/mo: $1.15
% Leased: 94.8%
Land Area: 1.55 AC
Stories: 1
Expenses: 2021 Tax @ $1.27/sf, 2012 Est Tax @ $0.19/sf; 2014 Ops @ $4.44/sf, 2012 Est Ops @ $1.81/sf
Parking: 53 free Surface Spaces are available; Ratio of 3.00/1,000 SF
For Sale: Not For Sale

Landlord Rep: Acreage Real Estate / Kavita Bhatia (909) 606-1505 / Ricky Patterson (909) 606-1505 -- 1,000 SF (1,000 SF)

9710-9890 Central Ave - Montclair Town Center

AKA 5220-5230 Benito St
SWC Central Ave & San Bernardino St
Montclair, CA 91763
San Bernardino County

Building Type: Retail/Storefront (Neighborhood Ctr)
Space Avail: 54,786 SF
Max Contig: 20,389 SF
Built 1980
Smallest Space: 905 SF
Building Size: 83,600 SF

Rent/SF/mo: Withheld
% Leased: 38.2%
Land Area: 7.62 AC
Stories: 1
Expenses: 2021 Tax @ $1.81/sf; 2012 Ops @ $4.21/sf
Parking: 361 free Surface Spaces are available; Ratio of 5.00/1,000 SF
For Sale: Not For Sale

Landlord Rep: Newmark / Dan Samulski (949) 608-2064 / Kevin Hansen (949) 608-2194 -- 54,786 SF (905-20,389 SF)
### 9876 Central Ave - Montclair Town Center

**Montclair, CA 91763**  
**San Bernardino County**  
**Building Type:** Retail/Freestanding  
**Space Avail:** 3,000 SF  
**Building Status:** Built 1980  
**Max Contig:** 3,000 SF  
**Building Size:** 3,000 SF  
**Smallest Space:** 3,000 SF  
**Land Area:** 0.73 AC  
**Rent/SF/mo:** Withheld  
**Stories:** 1  
**% Leased:** 0%  
**Expenses:** 2021 Tax @ $3.60/sf; 2011 Ops @ $5.56/sf  
**Parking:** 24 free Surface Spaces are available; Ratio of 8.00/1,000 SF  
**For Sale:** Not For Sale  

Landlord Rep: Newmark / Dan Samulski (949) 608-2064 / Kevin Hansen (949) 608-2194 -- 3,000 SF (3,000 SF)

### 10340-10368 Central Ave

**Montclair, CA 91763**  
**San Bernardino County**  
**Building Type:** Retail/Retail Building  
**Space Avail:** 775 SF  
**Building Status:** Built 1964  
**Max Contig:** 775 SF  
**Building Size:** 4,784 SF  
**Smallest Space:** 775 SF  
**Land Area:** 0.65 AC  
**Rent/SF/mo:** Withheld  
**Stories:** 1  
**% Leased:** 83.8%  
**Expenses:** 2021 Tax @ $3.00/sf; 2014 Ops @ $1.57/sf  
**Parking:** 25 Surface Spaces are available; Ratio of 5.23/1,000 SF  
**For Sale:** For Sale at $2,400,000 as part of a portfolio of 2 properties - Active

Sales Company: Faris Lee Investments: Shaun D. Riley (949) 221-1807, Nick Miller (949) 221-1827  
Landlord Rep: Catalyst Retail / Chase Harvey (909) 406-4000 X2 / Jay Nichols (909) 406-4000 / Jack Meyer (909) 406-4000 -- 775 SF (775 SF)

### 10385 Central Ave - Enterprise

**Montclair, CA 91763**  
**San Bernardino County**  
**Building Type:** Retail/Auto Dealership  
**Space Avail:** 16,533 SF  
**Building Status:** Built 1986  
**Max Contig:** 16,533 SF  
**Building Size:** 16,533 SF  
**Smallest Space:** 16,533 SF  
**Land Area:** 2.39 AC  
**Rent/SF/mo:** $2.12/mg  
**Stories:** 1  
**% Leased:** 0%  
**Expenses:** 2021 Tax @ $1.65/sf; 2011 Ops @ $8.17/sf  
**Parking:** 100 Surface Spaces are available; Ratio of 5.71/1,000 SF  
**For Sale:** For Sale at $6,500,000 ($393.15/SF) - Active

Sales Company: Nai Capital: Thomas Lam (909) 348-0610  
Landlord Rep: Company information unavailable at this time
### Holt Blvd - Pad - Orchard Plaza

**Address:** Montclair, CA 91763  
**County:** San Bernardino

**Building Type:** Retail/Freestanding  
**Space Avail:** 5,000 SF  
**Building Status:** Proposed, breaks ground  
**Max Contig:** 5,000 SF  
**Oct 2023**  
**Building Size:** 5,000 SF  
**Smallest Space:** 5,000 SF  
**Land Area:** 0.16 AC  
**Rent/SF/mo:** Withheld  
**% Leased:** 0%  

<table>
<thead>
<tr>
<th>2015 Tax</th>
<th>$2.29/sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expenses:</td>
<td>For Sale: Not For Sale</td>
</tr>
</tbody>
</table>

**Landlord Rep:** Newmark / Pablo Rodriguez (213) 340-5682  
**Leasing Company:** Newmark / Dan Samulski (949) 608-2064 -- 5,000 SF (5,000 SF)

### 4432 Holt Blvd - Orchard Plaza

**Address:** Montclair, CA 91763  
**County:** San Bernardino

**Building Type:** Retail/Freestanding  
**Space Avail:** 5,400 SF  
**Building Status:** Built Aug 2016  
**Max Contig:** 5,400 SF  
**Building Size:** 10,872 SF  
**Smallest Space:** 1,080 SF  
**Land Area:** 4.28 AC  
**Rent/SF/mo:** Withheld  
**% Leased:** 50.3%  

<table>
<thead>
<tr>
<th>2021 Tax</th>
<th>$9.22/sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expenses:</td>
<td>Parking: 78 Surface Spaces are available; Ratio of 1.69/1,000 SF</td>
</tr>
<tr>
<td>For Sale:</td>
<td>Not For Sale</td>
</tr>
</tbody>
</table>

**Landlord Rep:** Newmark / Pablo Rodriguez (213) 340-5682  
**Leasing Company:** Newmark / Dan Samulski (949) 608-2064 -- 5,400 SF (1,080 SF)

### 4433-4477 Holt Blvd - Bldg I - Crown Center

**Address:** Montclair, CA 91763  
**County:** San Bernardino

**Building Type:** Retail/(Strip Ctr)  
**Space Avail:** 1,280 SF  
**Building Status:** Built 1990  
**Max Contig:** 1,280 SF  
**Building Size:** 32,769 SF  
**Smallest Space:** 1,280 SF  
**Land Area:** 2.26 AC  
**Rent/SF/mo:** $1.80/mg  
**% Leased:** 100%  

<table>
<thead>
<tr>
<th>2021 Tax</th>
<th>$1.98/sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expenses:</td>
<td>Parking: 130 Surface Spaces are available; Ratio of 2.00/1,000 SF</td>
</tr>
<tr>
<td>For Sale:</td>
<td>Not For Sale</td>
</tr>
</tbody>
</table>

**Landlord Rep:** Lee & Associates / Stephen Shatafian (562) 568-2017 -- 1,280 SF (1,280 SF)
### 4480 Holt Blvd - Orchard Plaza

<table>
<thead>
<tr>
<th>AKA 4490 Holt Blvd</th>
<th>Building Type: Retail/Freestanding</th>
<th>Space Avail: 1,763 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>NWC Holt Blvd &amp; Ramona Ave</td>
<td>Building Status: Built Aug 2016</td>
<td>Max Contig: 1,763 SF</td>
</tr>
<tr>
<td>Montclair, CA 91763</td>
<td>Building Size: 5,298 SF</td>
<td>Smallest Space: 1,763 SF</td>
</tr>
<tr>
<td>San Bernardino County</td>
<td>Land Area: -</td>
<td>Rent/SF/mo: Withheld</td>
</tr>
<tr>
<td></td>
<td>Stories: 1</td>
<td>% Leased: 66.7%</td>
</tr>
<tr>
<td></td>
<td>Expenses: 2021 Tax @ $4.37/sf</td>
<td>For Sale: Not For Sale</td>
</tr>
<tr>
<td></td>
<td>Parking: 153 Surface Spaces are available; Ratio of 10.00/1,000 SF</td>
<td></td>
</tr>
</tbody>
</table>

**Landlord Rep:** Newmark / Pablo Rodriguez (213) 340-5682
**Leasing Company:** Newmark / Dan Samulski (949) 608-2064 -- 1,763 SF (1,763 SF)

### 5153 Holt Blvd - Holt Medical Center - Holt Medical Plaza

<table>
<thead>
<tr>
<th>Montclair, CA 91763</th>
<th>Building Type: Class B Office/Medical</th>
<th>Space Avail: 8,568 SF</th>
</tr>
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<tbody>
<tr>
<td>San Bernardino County</td>
<td>Building Status: Built 2006</td>
<td>Max Contig: 4,394 SF</td>
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<tr>
<td></td>
<td>Building Size: 12,453 SF</td>
<td>Smallest Space: 1,311 SF</td>
</tr>
<tr>
<td></td>
<td>Typical Floor Size: 12,453 SF</td>
<td>Rent/SF/mo: $2.25</td>
</tr>
<tr>
<td></td>
<td>Stories: 1</td>
<td>% Leased: 54.2%</td>
</tr>
<tr>
<td></td>
<td>Expenses: 2021 Tax @ $0.86/sf</td>
<td>Parking: 63 Surface Spaces are available; Ratio of 5.06/1,000 SF</td>
</tr>
<tr>
<td></td>
<td>For Sale: For Sale at $4,895,000 ($393.08/SF) - Active</td>
<td></td>
</tr>
</tbody>
</table>

**Sales Company:** Treelane Realty: Wendy Wong (626) 656-2889, Katherine Quach (626) 617-1991
**Landlord Rep:** Treelane Realty / Wendy Wong (626) 656-2889 / Katherine Quach (626) 617-1991 - 8,568 SF (1,311-4,394 SF)

### 5275 Holt Blvd - Building 4 - Central Avenue & Holt Center

<table>
<thead>
<tr>
<th>Montclair, CA 91763</th>
<th>Building Type: Retail/Retail Building</th>
<th>Space Avail: 5,889 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>San Bernardino County</td>
<td>Building Status: Built Jun 2020</td>
<td>Max Contig: 1,274 SF</td>
</tr>
<tr>
<td></td>
<td>Building Size: 14,900 SF</td>
<td>Smallest Space: 1,001 SF</td>
</tr>
<tr>
<td></td>
<td>Land Area: 9.17 AC</td>
<td>Rent/SF/mo: Withheld</td>
</tr>
<tr>
<td></td>
<td>Stories: 1</td>
<td>% Leased: 60.5%</td>
</tr>
<tr>
<td></td>
<td>Expenses: 2019 Tax @ $2.76/sf</td>
<td>For Sale: Not For Sale</td>
</tr>
</tbody>
</table>

**Landlord Rep:** CBRE / Ryan Gast (909) 418-2129 / Masih Waliyar (909) 418-2141 -- 5,889 SF (1,001-1,274 SF)
<table>
<thead>
<tr>
<th>Building Address</th>
<th>Building Type</th>
<th>Space Avail</th>
<th>Max Contig</th>
<th>Smallest Space</th>
<th>Rent/SF/mo</th>
<th>% Leased</th>
<th>Parking/Surf Spaces Available</th>
<th>Ratio of Spaces Available</th>
<th>Stories</th>
<th>Rent/SF/mo</th>
<th>% Leased</th>
<th>Parking/Surf Spaces Available</th>
<th>Expenses</th>
<th>For Sale</th>
<th>Landlord Rep</th>
</tr>
</thead>
<tbody>
<tr>
<td>5319-5327 Holt Blvd - Central Holt Plaza</td>
<td>SEC Holt &amp; Central, Montclair, CA 91763, San Bernardino County</td>
<td>Retail/(Strip Ctr)</td>
<td>6,778 SF</td>
<td>5,578 SF</td>
<td>$2.00 - $2.50/nnn</td>
<td>66.6%</td>
<td>30 free Surface Spaces are available; Ratio of 2.37/1,000 SF</td>
<td></td>
<td>1</td>
<td>$2.00 - $2.50/nnn</td>
<td>66.6%</td>
<td>30 free Surface Spaces are available; Ratio of 2.37/1,000 SF</td>
<td>2021 Tax @ $2.19/sf</td>
<td>Not For Sale</td>
<td>STC Management / Melody Yang (562) 695-1513 X102 -- 6,778 SF (1,200-5,578 SF)</td>
</tr>
<tr>
<td>4651 E Holt Blvd - Holt Plaza - Holt Blvd. Center</td>
<td>Montclair, CA 91763, San Bernardino County</td>
<td>Retail/Freestanding (Strip Ctr)</td>
<td>2,008 SF</td>
<td>2,008 SF</td>
<td>$1.25/nnn</td>
<td>86.9%</td>
<td>30 free Surface Spaces are available; Ratio of 2.27/1,000 SF</td>
<td></td>
<td>1</td>
<td>$1.25/nnn</td>
<td>86.9%</td>
<td>30 free Surface Spaces are available; Ratio of 2.27/1,000 SF</td>
<td>2021 Tax @ $1.12/sf, 2012 Est Tax @ $1.44/sf; 2012 Est Ops @ $2.40/sf</td>
<td>Not For Sale</td>
<td>CBRE / Vicky Espinosa (909) 418-2120 -- 2,008 SF (2,008 SF)</td>
</tr>
<tr>
<td>5521 W Holt Blvd - Montclair Auto Center</td>
<td>Montclair, CA 91763, San Bernardino County</td>
<td>Retail/Auto Repair</td>
<td>2,113 SF</td>
<td>2,113 SF</td>
<td>$1.50/nnn</td>
<td>86.7%</td>
<td>43 free Surface Spaces are available; Ratio of 2.19/1,000 SF</td>
<td></td>
<td>1</td>
<td>$1.50/nnn</td>
<td>86.7%</td>
<td>43 free Surface Spaces are available; Ratio of 2.19/1,000 SF</td>
<td>2021 Tax @ $0.55/sf, 2012 Est Tax @ $0.68/sf; 2012 Est Ops @ $1.59/sf</td>
<td>Not For Sale</td>
<td>Newcastle &amp; Associates / Zack Alan (310) 858-3333 / Richard Sherbrooke (310) 858-3333 -- 2,113 SF (2,113 SF)</td>
</tr>
</tbody>
</table>
### 4545 Mission Blvd - Brighton Plaza

**SEC Mission & Ramona**  
Montclair, CA 91763  
San Bernardino County  

- **Building Type:** Retail  
- **Space Avail:** 866 SF  
- **Building Status:** Built Feb 2006  
- **Max Contig:** 866 SF  
- **Building Size:** 6,808 SF  
- **Smallest Space:** 866 SF  
- **Land Area:** 0.60 AC  
- **Rent/SF/mo:** $1.30/nnn  
- **Stories:** 1  
- **% Leased:** 100%  
- **Expenses:** 2021 Tax @ $3.67/sf; 2012 Ops @ $3.12/sf  
- **Parking:** 50 Surface Spaces are available; Ratio of 7.34/1,000 SF  
- **For Sale:** Not For Sale

Landlord Rep: **Renken Consulting Group / John Renken** (909) 482-1060 -- 866 SF (866 SF)

### 4465-4467 E Mission Blvd

**AKA 4467 Mission Blvd**  
Montclair, CA 91763  
San Bernardino County  

- **Building Type:** Retail/Freestanding  
- **Space Avail:** 884 SF  
- **Building Status:** Built 2007  
- **Max Contig:** 884 SF  
- **Building Size:** 5,881 SF  
- **Smallest Space:** 884 SF  
- **Land Area:** 0.70 AC  
- **Rent/SF/mo:** $2.25/nnn  
- **Stories:** 1  
- **% Leased:** 85.0%  
- **Expenses:** 2021 Tax @ $7.84/sf; 2008 Combined Est Tax/Ops @ $11.50/sf  
- **Parking:** 33 Surface Spaces are available; Ratio of 5.64/1,000 SF  
- **For Sale:** Not For Sale

Landlord Rep: **168 Realty / W.Scott W. Chang** (626) 965-7788 -- 884 SF (884 SF)

### 4780 W Mission Blvd

**Montclair, CA 91762**  
San Bernardino County  

- **Building Type:** Class B  
- **Space Avail:** 1,360 SF  
- **Building Status:** Built 1954, Renov 2007  
- **Max Contig:** 680 SF  
- **Building Size:** 17,000 SF  
- **Smallest Space:** 680 SF  
- **Typical Floor Size:** 685 SF  
- **Rent/SF/mo:** $1.62 - $1.91/fs  
- **Stories:** 2  
- **% Leased:** 92.0%  
- **Expenses:** 2021 Tax @ $1.55/sf; 2014 Ops @ $2.27/sf  
- **Parking:** 65 Surface Spaces are available; Ratio of 2.10/1,000 SF  
- **For Sale:** Not For Sale

Landlord Rep: **Montclair Business Park LLC / Martine Lado** (310) 408-3799 -- 1,360 SF (680 SF)
### 5060 Montclair Plaza Ln - Montclair Place

<table>
<thead>
<tr>
<th>AKA 5060 E Montclair Plaza Ln</th>
<th>Building Type: Retail/(Super Regional Mall)</th>
<th>Space Avail: 58,209 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>I-10 &amp; Central Ave &amp; Monte Vista Ave</td>
<td>Building Status: Built 1968, Renov 1997</td>
<td>Max Contig: 10,302 SF</td>
</tr>
<tr>
<td>Montclair, CA 91763</td>
<td>Building Size: 849,752 SF</td>
<td>Smallest Space: 618 SF</td>
</tr>
<tr>
<td>San Bernardino County</td>
<td>Land Area: 78 AC</td>
<td>Rent/SF/mo: $3.00 - $4.00/nnn</td>
</tr>
<tr>
<td></td>
<td>Stories: 2</td>
<td>% Leased: 94.9%</td>
</tr>
<tr>
<td></td>
<td>Expenses: 2021 Tax @ $2.63/sf</td>
<td>Parking: 6,249 free Surface Spaces are available; Ratio of 5.00/1,000 SF</td>
</tr>
<tr>
<td></td>
<td>For Sale: Not For Sale</td>
<td></td>
</tr>
</tbody>
</table>

Landlord Rep: CIM Group, LP / Sade Holz (323) 860-7409 / Laci Jackson Ravina (405) 206-4626 - 58,209 SF (618-6,500 SF)

### 4949 S Montclair Plaza Ln - Montclair Place

<table>
<thead>
<tr>
<th>Montclair, CA 91763</th>
<th>Building Type: Retail/Restaurant</th>
<th>Space Avail: 7,500 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>San Bernardino County</td>
<td>Building Status: Built 2004</td>
<td>Max Contig: 7,500 SF</td>
</tr>
<tr>
<td></td>
<td>Building Size: 7,500 SF</td>
<td>Smallest Space: 7,500 SF</td>
</tr>
<tr>
<td></td>
<td>Land Area: 9.74 AC</td>
<td>Rent/SF/mo: Withheld</td>
</tr>
<tr>
<td></td>
<td>Stories: 1</td>
<td>% Leased: 0%</td>
</tr>
<tr>
<td></td>
<td>Expenses: 2021 Tax @ $5.67/sf</td>
<td>Parking: 60 free Surface Spaces are available; Ratio of 8.22/1,000 SF</td>
</tr>
<tr>
<td></td>
<td>For Sale: Not For Sale</td>
<td></td>
</tr>
</tbody>
</table>

Landlord Rep: Newmark / Peter Spragg (213) 298-3594
Leasing Company: Newmark / Dan Samulski (949) 608-2064 -- 7,500 SF (7,500 SF)

### 5065 S Montclair Plaza Ln - Montclair Place

<table>
<thead>
<tr>
<th>Montclair, CA 91763</th>
<th>Building Type: Retail/Freestanding</th>
<th>Space Avail: 48,500 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>San Bernardino County</td>
<td>Building Status: Built 2004</td>
<td>Max Contig: 48,500 SF</td>
</tr>
<tr>
<td></td>
<td>Building Size: 48,500 SF</td>
<td>Smallest Space: 12,000 SF</td>
</tr>
<tr>
<td></td>
<td>Land Area: 9.74 AC</td>
<td>Rent/SF/mo: Withheld</td>
</tr>
<tr>
<td></td>
<td>Stories: 1</td>
<td>% Leased: 0%</td>
</tr>
<tr>
<td></td>
<td>Expenses: 2021 Tax @ $0.88/sf</td>
<td>Parking: 80 free Surface Spaces are available; Ratio of 1.65/1,000 SF</td>
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<tr>
<td></td>
<td>For Sale: Not For Sale</td>
<td></td>
</tr>
</tbody>
</table>

Landlord Rep: Newmark / Peter Spragg (213) 298-3594
Leasing Company: Newmark / Dan Samulski (949) 608-2064 -- 48,500 SF (12,000-36,500 SF)
<table>
<thead>
<tr>
<th>Location</th>
<th>Building Type</th>
<th>Space Avail</th>
<th>Building Status</th>
<th>Max Contig</th>
<th>Smallest Space</th>
<th>Rent/SF/mo</th>
<th>% Leased</th>
<th>Stories</th>
<th>Parking</th>
<th>For Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>5200 S Montclair Plaza Ln - Montclair Place AMC - Montclair Place</td>
<td></td>
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</tr>
<tr>
<td>Montclair, CA 91763</td>
<td>Retail/Movie Theatre</td>
<td>18,049 SF</td>
<td>Built Nov 2020</td>
<td>8,802 SF</td>
<td>3,997 SF</td>
<td>$4.00</td>
<td>83.7%</td>
<td>2</td>
<td>2017 Tax @ $1.11/sf</td>
<td>Not For Sale</td>
</tr>
<tr>
<td>San Bernardino County</td>
<td>Building Size: 110,690 SF</td>
<td>Land Area: 9.61 AC</td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landlord Rep: CIM Group, LP / Sade Holz (323) 860-7409 / Laci Jackson Ravina (405) 206-4626 - 5,250 SF (5,250 SF)</td>
<td></td>
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</tr>
<tr>
<td>Leasing Company: Newmark / Dan Samulski (949) 608-2064 -- 12,799 SF (3,997-8,802 SF)</td>
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</tr>
<tr>
<td>9635 Monte Vista Ave</td>
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<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Montclair, CA 91763</td>
<td>Class B Office/Medical</td>
<td>730 SF</td>
<td>Built 1976</td>
<td>730 SF</td>
<td>730 SF</td>
<td>$1.95/nnn</td>
<td>92.6%</td>
<td>1</td>
<td>2021 Tax @ $2.26/sf; 2022 Ops @ $4.87/sf</td>
<td>Not For Sale</td>
</tr>
<tr>
<td>San Bernardino County</td>
<td>Building Size: 9,856 SF</td>
<td>Typical Floor Size: 9,856 SF</td>
<td>Rent/SF: 1.95/nnn</td>
<td></td>
<td></td>
<td></td>
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<td></td>
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<td></td>
</tr>
<tr>
<td>Landlord Rep: Jean Song / Jean Song (626) 233-9303 -- 730 SF (730 SF)</td>
<td></td>
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<tr>
<td>9655 Monte Vista Ave</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Montclair, CA 91763</td>
<td>Class B Office/Medical</td>
<td>4,637 SF</td>
<td>Built 1979</td>
<td>2,540 SF</td>
<td>730 SF</td>
<td>$1.85 - $1.95</td>
<td>66.3%</td>
<td>1</td>
<td>2021 Tax @ $2.04/sf</td>
<td>Not For Sale</td>
</tr>
<tr>
<td>San Bernardino County</td>
<td>Building Size: 13,776 SF</td>
<td>Typical Floor Size: 13,776 SF</td>
<td>Rent/SF/mo: $1.85 - $1.95</td>
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</tr>
</tbody>
</table>
### 5136-5200 Moreno St

- **AKA**: 5130-5200 N Montclair Plaza Ln
- **Building Type**: Retail/Storefront, Retail/Office
- **Building Status**: Built 1969
- **Building Size**: 75,103 SF
- **Land Area**: 7.93 AC
- **Stories**: 1
- **Max Contig**: 3,250 SF
- **Smallest Space**: 3,250 SF
- **Rent/SF/mo**: $2.00/nnn
- **% Leased**: 95.7%
- **For Sale**: Not For Sale
- **2021 Tax @ $2.84/sf**
- **Parking**: 150 Surface Spaces are available; Ratio of 2.00/1,000 SF
- **Landlord Rep**: NAI Capital / Ramzy Prado (949) 468-2326 / Steve Liu (949) 468-2385 / Nikki Liu (949) 854-6600 -- 3,250 SF (3,250 SF)

### 5404 Moreno St - Montclair Towers

- **Building Type**: Retail/(Strip Ctr)
- **Building Status**: Built 1991
- **Building Size**: 22,574 SF
- **Land Area**: 1.45 AC
- **Stories**: 1
- **Max Contig**: 4,728 SF
- **Smallest Space**: 4,728 SF
- **Rent/SF/mo**: Withheld
- **% Leased**: 79.1%
- **For Sale**: Not For Sale
- **2021 Tax @ $2.23/sf, 2012 Est Tax @ $1.98/sf; 2011 Est Ops @ $3.93/sf, 2012 Est Ops @ $3.93/sf**
- **Parking**: 60 free Surface Spaces are available; Ratio of 2.70/1,000 SF
- **Landlord Rep**: Foxland Inc / Howard Ran (626) 269-9996 -- 4,728 SF (4,728 SF)

### 5454-5484 Moreno St - The Montclair Outlets

- **Building Type**: Retail
- **Building Status**: Built 1979
- **Building Size**: 27,592 SF
- **Land Area**: 2.30 AC
- **Stories**: 1
- **Max Contig**: 2,460 SF
- **Smallest Space**: 2,460 SF
- **Rent/SF/mo**: $2.00/nnn
- **% Leased**: 91.1%
- **For Sale**: Not For Sale
- **2021 Tax @ $1.78/sf, 2011 Est Tax @ $2.17/sf; 2011 Est Ops @ $1.44/sf**
- **Parking**: 107 Surface Spaces are available; Ratio of 3.88/1,000 SF
- **Landlord Rep**: Progressive Real Estate Partners / Monica Dal Bianco- West (909) 230-4500 -- 2,460 SF (2,460 SF)
### 4959 Palo Verde St - Bldg A - Palo Verde Professional Building

- **Location**: Montclair, CA 91763
- **County**: San Bernardino
- **Type**: Class C Office
- **Size**: 13,785 SF
- **Built**: 1980
- **Stories**: 2
- **Space Available**: 172 SF
- **Max Contig**: 172 SF
- **Smallest Space**: 172 SF
- **Rent/SF/Mo**: $3.49/mg
- **% Leased**: 98.8%
- **Expenses**: 2021 Tax @ $5.68/sf
- **Parking**: 80 free Surface Spaces are available; Ratio of 3.99/1,000 SF
- **For Sale**: Not For Sale

**Landlord Rep**: Macromaster / Jonathan Hwang (909) 802-6688 -- 172 SF (172 SF)

### 4959 Palo Verde St - Bldg C - Palo Verde Professional Building

- **Location**: Montclair, CA 91763
- **County**: San Bernardino
- **Type**: Class C Office/Medical
- **Size**: 48,314 SF
- **Built**: 1980
- **Stories**: 2
- **Space Available**: 116 SF
- **Max Contig**: 116 SF
- **Smallest Space**: 116 SF
- **Rent/SF/Mo**: $4.31/mg
- **% Leased**: 99.8%
- **Expenses**: 2021 Tax @ $1.62/sf
- **Parking**: 184 Surface Spaces are available; Ratio of 3.81/1,000 SF
- **For Sale**: Not For Sale

**Landlord Rep**: Macromaster / Jonathan Hwang (909) 802-6688 -- 116 SF (116 SF)

### 5050 Palo Verde St - Metro OfficePlex

- **Location**: Montclair, CA 91763
- **County**: San Bernardino
- **Type**: Class B Office/Medical
- **Size**: 32,014 SF
- **Built**: 1984, Renov 1994
- **Stories**: 2
- **Space Available**: 4,385 SF
- **Max Contig**: 1,103 SF
- **Smallest Space**: 160 SF
- **Rent/SF/Mo**: $1.60 - $1.95
- **% Leased**: 100%
- **Expenses**: 2021 Tax @ $1.52/sf
- **Parking**: 122 Surface Spaces are available; Ratio of 3.81/1,000 SF
- **For Sale**: Not For Sale

**Landlord Rep**: Sunny Hills Management Company, Inc. / Rosalind Tan (909) 890-1226 -- 4,385 SF (160-1,103 SF)
### 4950 San Bernardino St - Montclair I - Montclair Office Medical Bldg

**Montclair, CA 91763**

- **Building Type:** Class C Office/Medical
- **Space Avail:** 9,216 SF
- **Building Status:** Built 1973
- **Max Contig:** 2,975 SF
- **Building Size:** 27,385 SF
- **Smallest Space:** 820 SF
- **Typical Floor Size:** 26,378 SF
- **Rent/SF/mo:** $2.55
- **Stories:** 2
- **% Leased:** 72.2%

**Expenses:**
- **2021 Tax @ $0.48/sf**
- **Parking:** 164 Surface Spaces are available; Ratio of 5.99/1,000 SF

**For Sale:** This property has 3 condos that are for sale. The size of the for sale condos range from 1,177 SF to 1,598 SF.

**Seller Rep (Condo):** Century Commercial /Sam Yacoub (909) 861-2800 Oliver Liu (909) 979-0207(1,177-2,646 SF) /GLG Realty /Gordon Lau (626) 388-7352 Andy Hsieh (909) 919-5505(1,598 SF)

**Leasing Company:**
- GLG Realty / Gordon Lau (626) 388-7352 Andy Hsieh (909) 919-5505 -- 2,418 SF (820-1,598 SF)
- AL Capital / Gordon Lau (949) 885-8073 -- 2,975 SF (2,975 SF)

### 10580 Silicon Rd

**Montclair, CA 91763**

- **Building Type:** Class C Manufacturing
- **Space Avail:** 12,875 SF
- **Building Status:** Built 1952
- **Max Contig:** 12,875 SF
- **Building Size:** 12,875 SF
- **Smallest Space:** 12,875 SF
- **Land Area:** 2.37 AC
- **Rent/SF/mo:** Withheld
- **Stories:** 1
- **% Leased:** 0%

**Expenses:**
- **2021 Tax @ $2.15/sf**
- **Parking:** 30 Surface Spaces are available; Ratio of 2.33/1,000 SF

**For Sale:** Not For Sale

**Landlord Rep:** Colliers / Rick Nunez (909) 937-6310 -- 12,875 SF /2,875 ofc (12,875 SF)

### 4187 State St

**Montclair, CA 91763**

- **Building Type:** Class C Warehouse
- **Space Avail:** 21,000 SF
- **Building Status:** Built 1950
- **Max Contig:** 46,000 SF
- **Building Size:** 21,000 SF
- **Smallest Space:** 12,000 SF
- **Land Area:** 2.83 AC
- **Rent/SF/mo:** Withheld
- **Stories:** 1
- **% Leased:** 100%

**Expenses:**
- **2021 Tax @ $0.81/sf**
- **Parking:** 60 Surface Spaces are available; Ratio of 0.70/1,000 SF

**For Sale:** Not For Sale

**Landlord Rep:** Company information unavailable at this time
### 4237 State St

**AKA 4253 State St**  
**Building Type:** Class C Warehouse  
**Building Status:** Built 1954  
**Building Size:** 25,000 SF  
**Land Area:** 3.13 AC  
**Stories:** 1  
**Expenses:** 2021 Tax @ $0.28/sf  
**Parking:** 60 Surface Spaces are available; Ratio of 0.83/1,000 SF  
**For Sale:** Not For Sale

**Montclair, CA 91763**  
**San Bernardino County**  
**Space Avail:** 25,000 SF  
**Max Contig:** 46,000 SF  
**Smallest Space:** 25,000 SF  
**Rent/SF/mo:** Withheld  
**% Leased:** 0%

Landlord Rep:  
Company information unavailable at this time

### 4651 State St - WPT Topline Business Center

**Montclair, CA 91763**  
**San Bernardino County**  
**Building Type:** Class B Warehouse  
**Building Status:** Built 1998  
**Building Size:** 99,415 SF  
**Land Area:** 6.01 AC  
**Stories:** 1  
**Expenses:** 2021 Tax @ $1.61/sf; 2014 Ops @ $0.47/sf  
**Parking:** 127 Surface Spaces are available; Ratio of 1.28/1,000 SF  
**For Sale:** Not For Sale

**Landlord Rep:**  
Lee & Associates Commercial Real Estate Services / Ben Palitz (909) 373-2910  
Ken Jones , SIOR (909) 373-2726 -- 99,415 SF / 8,910 ofc (99,415 SF)

### 5551 State St

**Montclair, CA 91763**  
**San Bernardino County**  
**Building Type:** Class C Service  
**Building Status:** Built 1970  
**Building Size:** 17,500 SF  
**Land Area:** 5.02 AC  
**Stories:** 1  
**Parking:** 25 Surface Spaces are available; Ratio of 1.43/1,000 SF  
**For Sale:** Not For Sale

**Landlord Rep:**  
Company information unavailable at this time