Montclair August 2023
Properties For Sale

PREPARED BY:

City of Montclair
5111 Benito St
Montclair, CA 91763

Thailin Martin
Economic Services and Housing Manager
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5405 Arrow Hwy - Montclair Commerce Center

Montclair, CA 91763

San Bernardino County

Building Type: Class C Flex/Light Manufacturing

Building Status: Built 1985

Building Size: 15,631 SF

Land Area: 1.22 AC

Stories: 1

Space Avail: 0 SF

Max Contig: 0 SF

Smallest Space: -

Rent/SF/mo: For Sale Only

% Leased: 100%

Expenses: 2021 Tax @ $2.80/sf

Parking: 143 free Surface Spaces are available; Ratio of 9.15/1,000 SF

For Sale: For Sale part of a portfolio of 2 properties - Active

Sales Company: Lee & Associates Commercial Real Estate Services: Todd Launchbaugh (909) 373-2911,

Justin Leewood (909) 373-2989

Landlord Rep: Company information unavailable at this time

5455 Arrow Hwy

Montclair, CA 91763

San Bernardino County

Building Type: Land

Building Status: Existing

Building Size: -

Land Area: 0.46 AC

Stories: -

Space Avail: 0 SF

Max Contig: 0 SF

Smallest Space: -

Rent/SF/mo: For Sale Only

% Leased: 0%

For Sale: For Sale at $799,000 ($39.95/SF) - Active

Sales Company: KW Commercial, Glendale: Heros Minasian (818) 432-3203

Landlord Rep: Company information unavailable at this time

4776 Brooks St

Montclair, CA 91763

San Bernardino County

Building Type: Land

Building Status: Existing

Building Size: -

Land Area: 0.88 AC

Stories: -

Space Avail: 38,315 SF

Max Contig: 0 SF

Smallest Space: -

Rent/SF/mo: Withheld

% Leased: 0%

For Sale: For Sale - Active

Sales Company: Nai Capital: Arvin Poblete (949) 607-8402

Landlord Rep: Company information unavailable at this time
### 5061 Brooks St - Bldg C - Montclair Industrial Park

- **Montclair, CA 91763**
- **Building Type:** Class B Warehouse
- **Space Avail:** 18,550 SF
- **Building Status:** Built 1977
- **Max Contig:** 18,550 SF
- **Building Size:** 18,550 SF
- **Smallest Space:** 18,550 SF
- **Land Area:** 1 AC
- **Stories:** 1
- **Rent/SF/mo:** For Sale Only
- **% Leased:** 100%
- **Expenses:** 2021 Tax @ $0.97/sf
- **Parking:** 34 Surface Spaces are available; Ratio of 1.83/1,000 SF
- **For Sale:** For Sale at $5,101,250 ($275.00/SF) - Active

**Sales Company:** Cushman & Wakefield: Sid Osborn (909) 942-4644, Hector Vargas (909) 942-4611

**Landlord Rep:** Cushman & Wakefield / Sid Osborn (909) 942-4644 / Hector Vargas (909) 942-4611 -- 18,550 SF (18,550 SF)

### 5091 Brooks St

- **Montclair, CA 91763**
- **Building Type:** Class C Warehouse
- **Space Avail:** 8,400 SF
- **Building Status:** Built 1980
- **Max Contig:** 8,400 SF
- **Building Size:** 8,400 SF
- **Smallest Space:** 8,400 SF
- **Land Area:** 0.41 AC
- **Stories:** 1
- **Rent/SF/mo:** For Sale Only
- **% Leased:** 100%
- **Expenses:** 2021 Tax @ $0.53/sf
- **Parking:** 14 Surface Spaces are available; Ratio of 1.66/1,000 SF
- **For Sale:** For Sale at $3,183,000 ($378.93/SF) - Active

**Sales Company:** Walseth Investment Company: Michael C. Walseth (949) 400-4261

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

### 9015 Central Ave - Montclair Promenade

- **SEC Central Ave & Olive St.**
- **Montclair, CA 91763**
- **Building Type:** Retail/Freestanding (Neighborhood Ctr)
- **Space Avail:** 0 SF
- **Building Status:** Built 1983
- **Max Contig:** 0 SF
- **Building Size:** 4,875 SF
- **Smallest Space:** -
- **Land Area:** 0.59 AC
- **Stories:** 1
- **Rent/SF/mo:** For Sale Only
- **% Leased:** 100%
- **Expenses:** 2021 Tax @ $6.07/sf
- **Parking:** 50 Surface Spaces are available; Ratio of 10.26/1,000 SF
- **For Sale:** For Sale at $3,031,000 ($621.74/SF) - Active

**Sales Company:** CBRE: Kirk Brummer (949) 725-8418
CBRE: David Swerdlow (949) 769-4855

**Landlord Rep:** City Commercial Management, Inc. / Mike Fortunato (909) 948-1662

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<td><strong>10340-10368 Central Ave</strong></td>
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</table>
| Montclair, CA 91763 | Building Type: Retail/Retail Building  
                      Building Size: 4,784 SF  
                      Land Area: 0.65 AC  
                      Storied: 1  
                      % Leased: 83.8%  
                      Rent/SF: Withheld  
                      2021 Tax @ $3.00/sf; 2014 Ops @ $1.57/sf |
| San Bernardino County | Land Area: 0.32 AC  
                      Stories: -  
                      Rent/SF: Withheld  
                      % Leased: 0%  
                      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) |

| **10340 Central Ave - Drive Thru Ground Lease** |
| Montclair, CA | Building Type: Land  
                      Building Status: Existing  
                      Building Size: -  
                      Land Area: 0.32 AC  
                      Stories: -  
                      For Sale: For Sale at $2,400,000 as part of a portfolio of 2 properties - Active |
| San Bernardino County | Max Contig: 0 SF  
                      Smallest Space: -  
                      Rent/SF: Withheld  
                      % Leased: 0%  
| Sales Company: Faris Lee Investments: Shaun D. Riley (949) 221-1807, Nick Miller (949) 221-1827  
Landlord Rep: Company information unavailable at this time |

| **10385 Central Ave - Enterprise** |
| Montclair, CA 91763 | Building Type: Retail/Auto Dealership  
                      Building Status: Built 1986  
                      Building Size: 16,533 SF  
                      Land Area: 2.39 AC  
                      Stories: 1  
                      % Leased: 0%  
                      2021 Tax @ $1.65/sf; 2011 Ops @ $8.17/sf  
                      100 Surface Spaces are available; Ratio of 5.71/1,000 SF |
| San Bernardino County | Max Contig: 16,533 SF  
                      Smallest Space: 16,533 SF  
                      Rent/SF: $2.12/mg  
                      % Leased: 0%  
| Sales Company: Nai Capital: Thomas Lam (909) 348-0610  
Landlord Rep: Company information unavailable at this time |
10986 Central Ave - High Traffic Corner Lot

Montclair, CA 91763
San Bernardino County

Building Type: Land
Building Status: Existing
Building Size: -
Land Area: 0.86 AC
Stories: -
Space Avail: 0 SF
Max Contig: 0 SF
Smallest Space: -
Rent/SF/mo: For Sale Only
% Leased: 0%
For Sale: For Sale at $1,075,000 ($28.84/SF) - Active

Sales Company: Acreage Real Estate: Kavita Bhatia (909) 606-1505
Landlord Rep: CBRE / Joseph Miller (949) 725-8665

5153 Holt Blvd - Holt Medical Center - Holt Medical Plaza

Montclair, CA 91763
San Bernardino County

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

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)

5407 Holt Blvd

Montclair, CA 91763
San Bernardino County

Building Type: Class B Warehouse
Building Status: Built 1981
Building Size: 36,352 SF
Land Area: 1.97 AC
Stories: 1
Space Avail: 36,352 SF
Max Contig: 36,352 SF
Smallest Space: 36,352 SF
Rent/SF/mo: For Sale Only
% Leased: 100%
Expenses: 2021 Tax @ $1.18/sf
Parking: 95 Surface Spaces are available; Ratio of 2.48/1,000 SF
For Sale: For Sale at $11,000,000 ($302.60/SF) - Active

Sales Company: Centraline Investment Inc: Jun Zhou (626) 238-8643
Landlord Rep: Lee & Associates Commercial Real Estate Services / Mark White (909) 373-2727
Leasing Company: Centraline Investment Inc / Jun Zhou (626) 238-8643 -- 36,352 SF (36,352 SF)
### 5141 Mission Blvd - Corner Lot Land

Montclair, CA 91763  
San Bernardino County

- **Building Type**: Land  
- **Space Avail**: 0 SF  
- **Max Contig**: 0 SF  
- **Smallest Space**: For Sale Only  
- **Rent/SF/mo**: For Sale Only  
- **% Leased**: 0%  
- **For Sale**: For Sale at $2,500,000 ($36.79/SF) - Escrow

**Sales Company**: Renken Consulting Group: John Renken (909) 482-1060  
**Landlord Rep**: Company information unavailable at this time

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

Montclair, CA 91763  
San Bernardino County

- **Building Type**: Retail/Storefront (Community Ctr)  
- **Space Avail**: 0 SF  
- **Max Contig**: 0 SF  
- **Smallest Space**: For Sale Only  
- **Rent/SF/mo**: For Sale Only  
- **% Leased**: 100%  
- **For Sale**: For Sale at $27,695,000 ($203.67/SF) - Active

**Expenses**: 2021 Tax @ $1.38/sf, 2016 Est Tax @ $1.41/sf; 2010 Ops @ $1.58/sf  
**Parking**: 515 Surface Spaces are available; Ratio of 3.79/1,000 SF  

**Sales Company**: Alliance Investment Real Estate Group: Ruben Khorsandi (949) 250-0400, Daniel Khorsandi (949) 250-0400  
**Landlord Rep**: Ashwill Associates Commercial Real Estate / Justin Hugron CCIM (949) 216-0469

### 10601 Oak Glen Ave

Montclair, CA 91763  
San Bernardino County

- **Building Type**: Class B Warehouse  
- **Space Avail**: 11,300 SF  
- **Max Contig**: 11,300 SF  
- **Smallest Space**: 11,300 SF  
- **Rent/SF/mo**: For Sale Only  
- **% Leased**: 0%  
- **For Sale**: For Sale at $3,950,000 ($349.56/SF) - Active

**Sales Company**: Re/Max Chino Hills Masters: Jorge L. Yamzon (626) 786-5869, Derek Ing (626) 272-0948, Jesse Sanchez (909) 235-2776  
**Re/Max Chino Hills Masters: Jorge L. Yamzon (626) 786-5869, Derek Ing (626) 272-0948, Jesse Sanchez (909) 235-2776**

**Landlord Rep**: Company information unavailable at this time
### 4950 San Bernardino St - Montclair I - Montclair Office Medical Bldg

**Montclair, CA 91763**

**Building Type:** Class C Office/Medical  
**Space Avail:** 9,216 SF  
**Max Contig:** 2,975 SF  
**Built 1973**

**San Bernardino County**

**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)

### 8920 Vernon Ave - Montclair Commerce Center

**Montclair, CA 91763**

**Building Type:** Class C Flex/Light Manufacturing  
**Space Avail:** 0 SF  
**Max Contig:** 0 SF

**San Bernardino County**

**Building Status:** Built 1985  
**Building Size:** 18,004 SF  
**Smallest Space:** -  
**Land Area:** 1.22 AC  
**Rent/SF/mo:** For Sale Only  
**% Leased:** 100%  
**Stories:** 1

**For Sale:** 50 Surface Spaces are available; Ratio of 2.78/1,000 SF

**Expenses:** 2021 Tax @ $2.43/sf

**For Sale as part of a portfolio of 2 properties - Active**

**Sales Company:** Lee & Associates Commercial Real Estate Services: Todd Launchbaugh (909) 373-2911, Justin Leewood (909) 373-2989

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