
Montclair November 2023 Properties For Sale

PREPARED BY:



City of Montclair

5111 Benito St
Montclair, CA 91763

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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**
Expenses: **2021 Tax @ \$2.80/sf**
Parking: **143 Surface Spaces are available; Ratio of 9.15/1,000 SF**
For Sale: **For Sale at \$6,550,000 as part of a portfolio of 2 properties - Active**

Space Avail: **4,280 SF**
Max Contig: **2,200 SF**
Smallest Space: **2,080 SF**
Rent/SF/mo: **\$1.55/mg**
% Leased: **72.6%**



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

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: **-**
Rent/SF/mo: **For Sale Only**
% Leased: **0%**



Sales Company: **KW Commercial, Glendale: Heros Minasian (818) 432-3203**
Landlord Rep: *Company information unavailable at this time*

4475 Bonnie Brae St

Montclair, CA 91763
San Bernardino County

Building Type: **Class C Multi-Family/Apartments**
Building Status: **Built 1962**
Building Size: **3,592 SF**
Land Area: **0.33 AC**
Stories: **2**
Expenses: **2021 Tax @ \$2184.51/Unit**
Parking: **1 Surface Spaces are available; 3 Covered Spaces are available; Ratio of 0.42/1,000 SF**
For Sale: **For Sale at \$2,958,600 (\$739,650.00/Unit) - Active**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: **-**
Rent/SF/mo: **For Sale Only**
% Leased: **0%**



Sales Company: **KW Commercial: Jag Singh (626) 331-1234**
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: -
For Sale: **For Sale at \$1,815,750 (\$47.37/SF) - Active**

Space Avail: **38,333 SF**
Max Contig: **0 SF**
Smallest Space: -
Rent/SF/mo: **Withheld**
% Leased: **0%**



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
San Bernardino County

Building Type: **Class B Warehouse**
Building Status: **Built 1977**
Building Size: **18,550 SF**
Land Area: **1 AC**
Stories: **1**
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**

Space Avail: **18,550 SF**
Max Contig: **18,550 SF**
Smallest Space: **18,550 SF**
Rent/SF/mo: **For Sale Only**
% Leased: **100%**



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
San Bernardino County

Building Type: **Class C Warehouse**
Building Status: **Built 1980**
Building Size: **8,400 SF**
Land Area: **0.41 AC**
Stories: **1**
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**

Space Avail: **8,400 SF**
Max Contig: **8,400 SF**
Smallest Space: **8,400 SF**
Rent/SF/mo: **For Sale Only**
% Leased: **100%**



Sales Company: **Walseth Investment Company: Michael C. Walseth (949) 400-4261**
Landlord Rep: *Company information unavailable at this time*



9863 Central Ave

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Restaurant**
Building Status: **Built 1961**
Building Size: **2,000 SF**
Land Area: **0.18 AC**
Stories: **1**
Expenses: **2021 Tax @ \$2.02/sf**
Parking: **6 Surface Spaces are available; Ratio of 3.00/1,000 SF**
For Sale: **For Sale at \$750,000 (\$375.00/SF) - Active**

Space Avail: **2,000 SF**
Max Contig: **2,000 SF**
Smallest Space: **2,000 SF**
Rent/SF/mo: **For Sale Only**
% Leased: **0%**



Sales Company: **Real Brokerage Technologies: Anita Hartog (323) 313-3420**

Real Brokerage Technologies: Monique Lewis (714) 476-8827

Landlord Rep: **Jose & Graciela Flores / Jose Flores (951) 310-1918**

Leasing Company: **Real Brokerage Technologies / Anita Hartog (323) 313-3420 -- 2,000 SF (2,000 SF)**

10340-10368 Central Ave

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Retail Building**
Building Status: **Built 1964**
Building Size: **13,370 SF**
Land Area: **0.65 AC**
Stories: **1**
Expenses: **2021 Tax @ \$1.07/sf; 2014 Ops @ \$0.56/sf**
Parking: **25 Surface Spaces are available; Ratio of 1.87/1,000 SF**
For Sale: **For Sale at \$2,400,000 as part of a portfolio of 2 properties - Active**

Space Avail: **3,700 SF**
Max Contig: **2,000 SF**
Smallest Space: **775 SF**
Rent/SF/mo: **Withheld**
% Leased: **79.2%**



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 -- 3,700 SF (775-2,000 SF)**

10340 Central Ave - Drive Thru Ground Lease

Montclair, CA

San Bernardino County

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**

Space Avail: **13,730 SF**
Max Contig: **0 SF**
Smallest Space: **-**
Rent/SF/mo: **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

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: **For Sale Only**
Stories: **1** % Leased: **100%**
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 - Active**



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** Space Avail: **0 SF**
Building Status: **Existing** Max Contig: **0 SF**
Building Size: **-** Smallest Space: **-**
Land Area: **0.86 AC** Rent/SF/mo: **For Sale Only**
Stories: **-** % 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** Space Avail: **8,568 SF**
Building Status: **Built 2006** Max Contig: **4,394 SF**
Building Size: **12,453 SF** Smallest Space: **1,311 SF**
Typical Floor Size: **12,453 SF** Rent/SF/mo: **\$2.25**
Stories: **1** % Leased: **64.7%**
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: **NAI Capital, Inc. / Lidia Talavera (909) 243-7604 -- 4,174 SF (1,311-2,863 SF)**
Leasing Company: **Treelane Realty / Wendy Wong (626) 656-2889 Katherine Quach (626) 617-1991 -- 4,394 SF (4,394 SF)**



5407 Holt Blvd

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Warehouse** Space Avail: **36,352 SF**
Building Status: **Built 1981** Max Contig: **36,352 SF**
Building Size: **36,352 SF** Smallest Space: **36,352 SF**
Land Area: **1.97 AC** Rent/SF/mo: **For Sale Only**
Stories: **1** % 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: **Centaline Investment Inc: Jun Zhou (626) 238-8643**
Landlord Rep: **Lee & Associates Commercial Real Estate Services / Mark White (909) 373-2727**
Leasing Company: **Centaline Investment Inc / Jun Zhou (626) 238-8643 -- 36,352 SF (36,352 SF)**

4651 E Holt Blvd - Holt Plaza - Holt Blvd. Center

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding (Strip Ctr)** Space Avail: **2,008 SF**
Building Status: **Built 1984** Max Contig: **2,008 SF**
Building Size: **15,352 SF** Smallest Space: **2,008 SF**
Land Area: **1.26 AC** Rent/SF/mo: **\$1.25/nnn**
Stories: **1** % Leased: **86.9%**
Expenses: **2021 Tax @ \$1.12/sf, 2012 Est Tax @ \$1.44/sf; 2012 Ops @ \$2.40/sf**
Parking: **78 free Surface Spaces are available; Ratio of 5.09/1,000 SF**
For Sale: **For Sale at \$2,725,000 (\$177.50/SF) - Active**



Sales Company: **CBRE: Justin Marlowe (909) 418-2216**
Landlord Rep: **CBRE / Vicky Espinosa (909) 418-2120 -- 2,008 SF (2,008 SF)**

5391-5467 Moreno St - Montclair East Shopping Center

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Storefront (Community Ctr)** Space Avail: **24,000 SF**
Building Status: **Built 1993** Max Contig: **24,000 SF**
Building Size: **135,980 SF** Smallest Space: **12,000 SF**
Land Area: **9.56 AC** Rent/SF/mo: **\$1.60/nnn**
Stories: **1** % Leased: **100%**
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**
For Sale: **For Sale at \$26,995,000 (\$198.52/SF) - Active**



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 / William Hugron (714) 704-4558 -- 24,000 SF (12,000-24,000 SF)**



10601 Oak Glen Ave

Montclair, CA 91763
San Bernardino County

Building Type: **Class B Warehouse** Space Avail: **11,300 SF**
Building Status: **Built 2020** Max Contig: **11,300 SF**
Building Size: **11,300 SF** Smallest Space: **11,300 SF**
Land Area: **0.90 AC** Rent/SF/mo: **For Sale Only**
Stories: **2** % Leased: **0%**
For Sale: **For Sale at \$3,900,000 (\$345.13/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*

8959 Rose Ave

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Freestanding** Space Avail: **3,600 SF**
Building Status: **Built 1984** Max Contig: **3,600 SF**
Building Size: **3,696 SF** Smallest Space: **3,600 SF**
Land Area: **0.37 AC** Rent/SF/mo: **For Sale Only**
Stories: **1** % Leased: **2.6%**
Expenses: **2021 Tax @ \$0.70/sf**
Parking: **18 Surface Spaces are available; Ratio of 4.29/1,000 SF**
For Sale: **For Sale at \$1,100,000 (\$297.62/SF) - Active**



Sales Company: **eXp Commercial of California, Inc: Louis Chavez (323) 422-1910**

Landlord Rep: *Company information unavailable at this time*

4950 San Bernardino St - Montclair I - Montclair Office Medical Bldg

Montclair, CA 91763
San Bernardino County

Building Type: **Class C Office/Medical** Space Avail: **5,193 SF**
Building Status: **Built 1973** Max Contig: **1,598 SF**
Building Size: **27,385 SF** Smallest Space: **820 SF**
Typical Floor Size: **26,378 SF** Rent/SF/mo: **\$2.00**
Stories: **2** % Leased: **81.0%**
Expenses: **2021 Tax @ \$0.48/sf**
Parking: **164 Surface Spaces are available; Ratio of 5.99/1,000 SF**
For Sale: **This property has 2 condos that are for sale. The size of the for sale condos range from 1,177 SF to 1,598 SF.**



Seller Rep (Condo): **GLG Realty /Gordon Lau (626) 388-7352 Andy Hsieh (909) 919-5505(1,598 SF) /Universal Elite, Inc /Oliver Liu (909) 979-0207(1,177 SF)**

Leasing Company: **Universal Elite, Inc / Oliver Liu (909) 979-0207 -- 1,177 SF (1,177 SF)**



8920 Vernon Ave - Montclair Commerce Center

Montclair, CA 91763

San Bernardino County

Building Type: **Class C Flex/Light
Manufacturing**

Building Status: **Built 1985**

Building Size: **18,004 SF**

Land Area: **1.22 AC**

Stories: **1**

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

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

For Sale: **For Sale at \$6,550,000 as part of a portfolio of 2
properties - Active**

Space Avail: **875 SF**

Max Contig: **875 SF**

Smallest Space: **875 SF**

Rent/SF/mo: **\$1.55/mg**

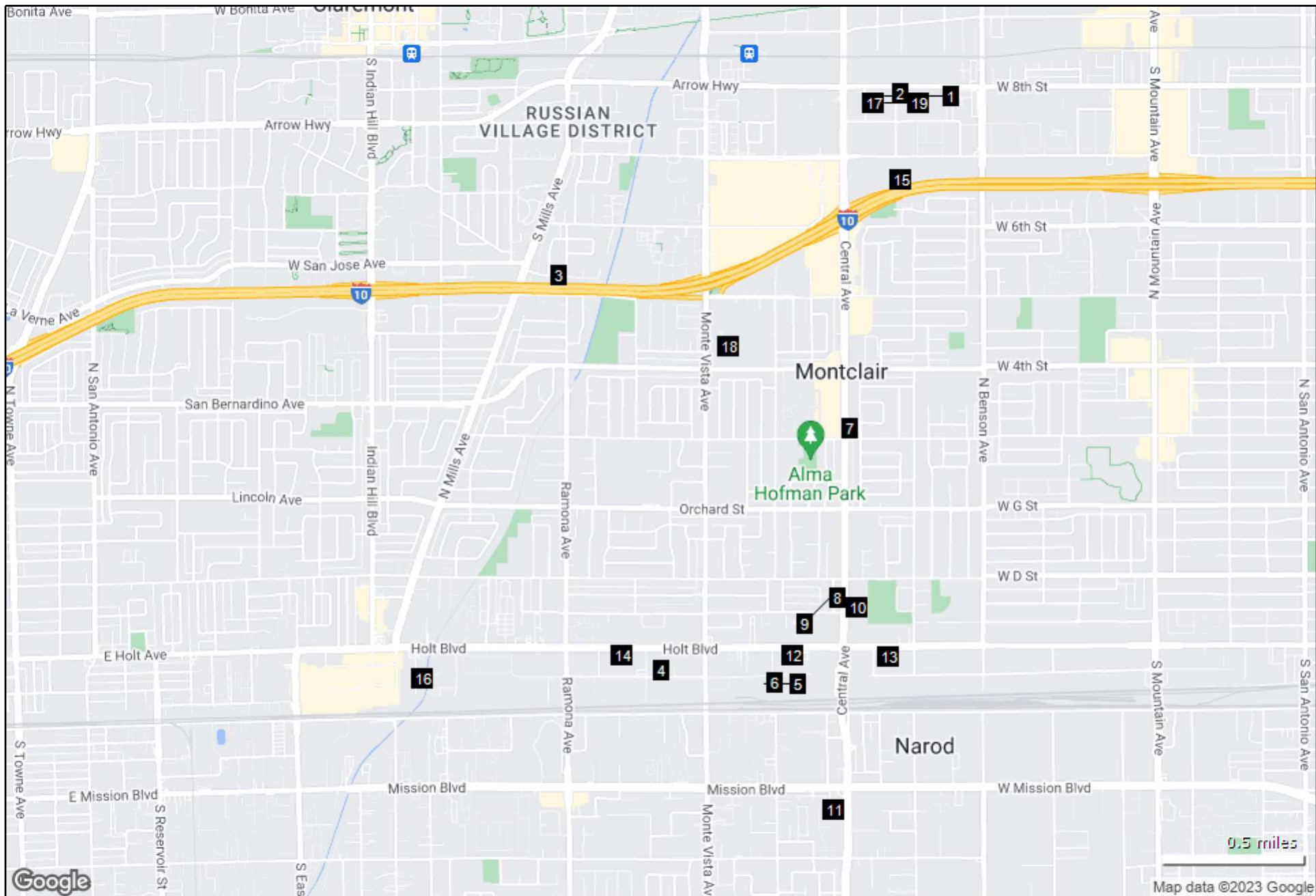
% Leased: **95.1%**



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*





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11/8/2023