

5165 MISSION BLVD, MONTCLAIR, CA 91763

FOR SALE
\$27.00/PSF

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CB Richard Ellis
990 W. 190th Street, Ste. 100
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www.cbre.com/pcgsbla



Property Description

The property consists of approximately 131,551 square feet of commercial land for sale. The property is situated directly on Mission Boulevard and is adjacent to Central Avenue, which is one of the major thoroughfares of Montclair. The property is located directly off the hard corner, adjacent to a newly constructed Farmers Boys Restaurant and AM/PM Arco Station. This Arco station sells approximately 5,700,000 gallons a year which is well above the national average.

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CBRE
CB RICHARD ELLIS

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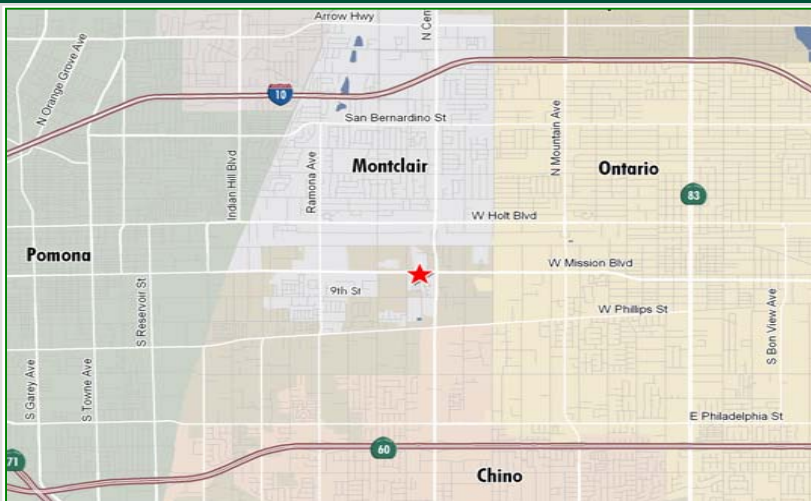
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Offering Summary

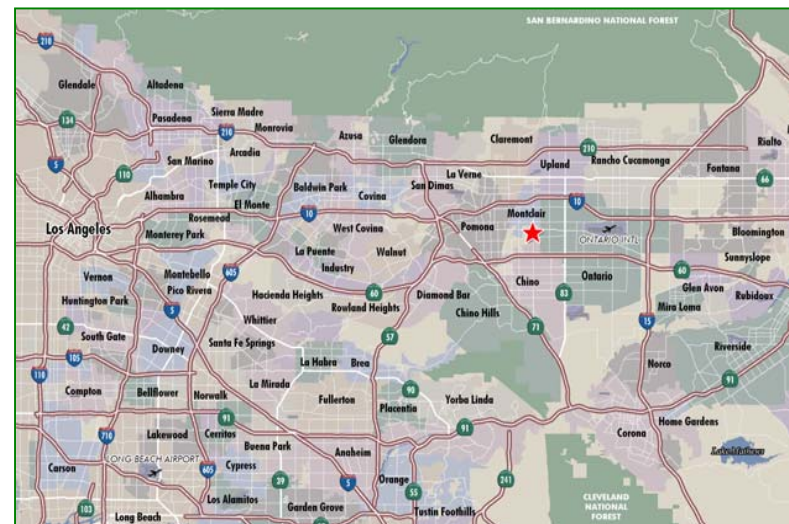
- Property: 5165 Mission Boulevard, Montclair, CA
- Land Size: 131,551 SF
- Property Type: Raw Land
- Zoning: Commercial
- APN: 1011-333-69-0000

Offering Description

This is a great opportunity to take advantage of a dynamic property located in the City of Montclair. There is tremendous potential for a successful development in this area that would yield a developer a favorable return.

Property Highlights

- Excellent location just off the SWC of Central Avenue and Mission Boulevard in the City of Montclair
- Located conveniently between the Interstate 10 and 60 freeways
- Dense population with 219,264 people within 3 miles and an average household income of \$45,429
- Traffic Counts approximately 40,832 on Mission Blvd. and 27,406 on Central Avenue



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