

AVAILABLE

# 11,946 Sq. Ft. for Sublease

Freeway Visible Building Signage



NEQ I-10 Freeway and Central Avenue ■ Montclair, California

### HIGHLIGHTS

- Currently operating Petco Pet Store
- Regional location @ the I-10 fwy. and Central Ave., opposite the Montclair Plaza
- Neighboring tenants include: Sports Authority, Office Depot, Anna's Linens, Ross Dress for Less, Firestone Tire, Men's Warehouse, Jennifer's Convertibles, El Pollo Loco, McDonald's
- Below Market Rental Rate

### DEMOGRAPHIC SUMMARY

	1 mile	2 miles	3 miles
Population	21,337	87,393	192,137
Avg. HH Income	\$50,123	\$51,338	\$55,442



Commercial Real Estate Services, Worldwide.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

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Moreno Street

VERNON AVENUE

Central Ave.

Regional Mail Entrance /EXIT

West Bound Off Ramp

