
Montclair December 2018 Retail For Lease

PREPARED BY:



City of Montclair

5111 Benito St
Montclair, CA 91763

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1 5280 Arrow Hwy - Central Plaza

Montclair, CA 91763	Building Type: Retail/Freestanding (Community Ctr)	Space Avail: 41,000 SF
San Bernardino County	Building Status: Built 1986	Max Contig: 41,000 SF
	Building Size: 92,000 SF	Smallest Space: 41,000 SF
	Land Area: 5.80 AC	Rent/SF/Yr: Withheld
	Stories: 1	% Leased: 55.4%
	Expenses: 2012 Tax @ \$0.87/sf; 2012 Ops @ \$2.13/sf	
	Parking: 480 free Surface Spaces are available; Ratio of 5.22/1,000 SF	
	For Sale: Not For Sale	



Landlord Rep: **CBRE / Barclay Harty (949) 725-8639 / Walter Pagel (949) 725-8500 -- 41,000 SF (41,000 SF)**

2 5436 Arrow Hwy - Sears Service Center

Montclair, CA 91763	Building Type: Retail/Freestanding	Space Avail: 1,900 SF
San Bernardino County	Building Status: Built 1987	Max Contig: 1,900 SF
	Building Size: 16,982 SF	Smallest Space: 1,900 SF
	Land Area: 1.49 AC	Rent/SF/Yr: \$13.80/mg
	Stories: 1	% Leased: 100%
	Expenses: 2017 Tax @ \$0.86/sf, 2011 Est Tax @ \$0.84/sf; 2011 Est Ops @ \$1.45/sf	
	Parking: 71 free Surface Spaces are available; Ratio of 4.18/1,000 SF	
	For Sale: Not For Sale	



Landlord Rep: **MGR Real Estate, Inc. / Jerry Tomeo (909) 996-8877 -- 1,900 SF (1,900 SF)**

3 8801-8851 Central Ave - Montclair Village Plaza

AKA 8801-8891 Central Ave	Building Type: Retail/(Neighborhood Ctr)	Space Avail: 12,723 SF
NEC Arrow Hwy & Central Ave	Building Status: Built 1984	Max Contig: 3,756 SF
Montclair, CA 91763	Building Size: 53,816 SF	Smallest Space: 1,107 SF
San Bernardino County	Land Area: 3.38 AC	Rent/SF/Yr: \$13.20 - \$21.00/nnn
	Stories: 1	% Leased: 78.4%
	Expenses: 2017 Tax @ \$1.66/sf, 2011 Est Tax @ \$1.45/sf; 2011 Est Ops @ \$1.30/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 (909) 230-4500 -- 12,723 SF (1,107-3,756 SF)**

Building Notes:

Strip center built in 1984 anchored by Aaron Bros. with Co-Tenants that include Jenny Craig, State Farm, Urgent Care and established area restaurant Tokyo Kitchen. Well located on busy Central Ave at the NEC of Central and Arrow Hwy. North of Montclair Plaza and directly across from Incredible John's Pizza.

4 8891 Central Ave - Montclair Village Plaza

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding**
Building Status: **Built 1985**
Building Size: **9,180 SF**
Land Area: **1.06 AC**
Stories: **1**
Expenses: **2017 Tax @ \$1.52/sf, 2011 Est Tax @ \$1.33/sf; 2011 Est Ops @ \$1.68/sf**
Parking: **30 free Surface Spaces are available; Ratio of 5.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **2,116 SF**
Max Contig: **2,116 SF**
Smallest Space: **2,116 SF**
Rent/SF/Yr: **\$15.00/nnn**
% Leased: **77.0%**



Landlord Rep: **Progressive Real Estate Partners / Paul Su (909) 230-4500 -- 2,116 SF (2,116 SF)**

5 8975 Central Ave

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding**
Building Status: **Built 1967**
Building Size: **10,000 SF**
Land Area: **0.36 AC**
Stories: **1**
Expenses: **2017 Tax @ \$1.57/sf; 2012 Ops @ \$0.48/sf**
Parking: **33 free Surface Spaces are available; Ratio of 3.30/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **10,000 SF**
Max Contig: **10,000 SF**
Smallest Space: **10,000 SF**
Rent/SF/Yr: **\$15.00/nnn**
% Leased: **100%**



Landlord Rep: **Two Tes Property Management / Kathy Pham (310) 544-0078 -- 10,000 SF (10,000 SF)**

Building Notes:

Retail showroom located across from Montclair Plaza, north of the 10 Fwy.

6 9095 Central Ave - Montclair Promenade

NEC Central & Moreno

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding**
Building Status: **Built 1988**
Building Size: **5,370 SF**
Land Area: **0.52 AC**
Stories: **1**
Expenses: **2017 Tax @ \$1.44/sf; 2010 Ops @ \$4.80/sf**
Parking: **26 free Surface Spaces are available; Ratio of 4.84/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **5,370 SF**
Max Contig: **5,370 SF**
Smallest Space: **5,370 SF**
Rent/SF/Yr: **\$36.00/nnn**
% Leased: **0%**



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

Building Notes:

Shoe City building on the north east corner of Central & Moreno.

7 9197 Central Ave - Montclair Plaza East - Montclair East Shopping Center

AKA 9137-9197 Central Ave Building Type: **Retail/(Community Ctr)** Space Avail: **2,250 SF**
NEC Central Ave & I-10 Fwy Building Status: **Built 1990** Max Contig: **2,250 SF**
Montclair, CA 91763 Building Size: **28,003 SF** Smallest Space: **2,250 SF**
San Bernardino County Land Area: **4.36 AC** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **92.0%**
Expenses: **2017 Tax @ \$0.99/sf; 2012 Ops @ \$3.36/sf**
Parking: **149 free Surface Spaces are available; Ratio of 5.32/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **CBRE / Dan Samulski (949) 608-2064**
Leasing Company: **CBRE / Ryan Gast (909) 418-2129 -- 2,250 SF (2,250 SF)**

Building Notes:

Adjacent to Montclair Plaza, this center offers excellent freeway visibility and accessibility. Dense daytime population of 14,906 people within 1 mile of site.

8 9303-9407 Central Ave - Montclair Shoppes

Montclair, CA 91763 Building Type: **Retail** Space Avail: **1,288 SF**
San Bernardino County Building Status: **Built 2016** Max Contig: **1,288 SF**
Building Size: **12,400 SF** Smallest Space: **1,288 SF**
Land Area: **1.09 AC** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **100%**
Expenses: **2012 Tax @ \$0.33/sf**
Parking: **Ratio of 4.70/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Progressive Real Estate Partners / Gretchen Lastra (909) 230-4500**
Sublet Contact: **CBD Investment, Inc. / Kelvin Chang (626) 372-2609 -- 1,288 SF (1,288 SF)**

9 9710-9880 Central Ave - Montclair Town Center

AKA 5220-5230 Benito St Building Type: **Retail/Freestanding (Neighborhood Ctr)** Space Avail: **26,295 SF**
SWC Central Ave & San Bernardino St Building Status: **Built 1980** Max Contig: **8,050 SF**
Montclair, CA 91763 Building Size: **83,600 SF** Smallest Space: **1,200 SF**
San Bernardino County Land Area: **9.67 AC** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **68.6%**
Expenses: **2017 Tax @ \$1.84/sf; 2012 Ops @ \$4.21/sf**
Parking: **361 free Surface Spaces are available; Ratio of 4.34/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Ophir Management Services / Eric Treibatch (818) 708-0888 X123 -- 26,295 SF (1,200-8,050 SF)**

Building Notes:

This property is located 1 mile south of the I-10 Freeway, on an entire block of Central Ave - between the signalized corners of both San Bernardino Rd and Benito St.
Prime Neighborhood Center of approx 120,000 SF in the heart of Montclair, CA
Property has great parking and accessibility.

1/2 mile south of I-10 on an entire block of Central Avenue. Easily accessible from both the I-60 and I-10 Freeways. Located on a major retail corridor within the heart of a highly populated residential area.

10 9885 Central Ave

Montclair, CA 91763 Building Type: **Retail** Space Avail: **992 SF**
San Bernardino County Building Status: **Built 1989, Renov Mar 2006** Max Contig: **992 SF**
Smallest Space: **992 SF**
Building Size: **3,500 SF** Rent/SF/Yr: **\$21.00/nnn**
Land Area: **0.38 AC** % Leased: **71.7%**
Stories: **1**
Expenses: **2017 Tax @ \$1.93/sf; 2012 Ops @ \$4.32/sf**
Parking: **14 Surface Spaces are available; Ratio of 4.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Progressive Real Estate Partners / Maggie Gonzalez (909) 967-7216 / Albert Lopez (909) 230-4500 -- 992 SF (992 SF)**

11 10340-10360 Central Ave

Montclair, CA 91763 Building Type: **Retail/Freestanding** Space Avail: **2,000 SF**
San Bernardino County Building Status: **Built 1964** Max Contig: **2,000 SF**
Smallest Space: **2,000 SF**
Building Size: **6,184 SF** Rent/SF/Yr: **Withheld**
Land Area: **0.65 AC** % Leased: **67.7%**
Stories: **1**
Expenses: **2014 Tax @ \$1.58/sf; 2014 Ops @ \$1.21/sf**
Parking: **25 free Surface Spaces are available; Ratio of 4.85/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **CBD Investment, Inc. / Chennei Lam (626) 287-9636 -- 2,000 SF (2,000 SF)**

12 4468-4488 Holt Blvd - Bldg A - Orchard Plaza

NWC Holt Blvd & Ramona Ave Building Type: **Retail** Space Avail: **2,360 SF**
 Building Status: **Built Aug 2016** Max Contig: **1,180 SF**
Montclair, CA 91763 Building Size: **15,895 SF** Smallest Space: **1,180 SF**
San Bernardino County Land Area: **2.91 AC** Rent/SF/Yr: **Withheld**
 Stories: **1** % Leased: **85.2%**
 Expenses: **2016 Combined Tax/Ops @ \$5.64/sf**
 Parking: **Ratio of 4.80/1,000 SF**
 For Sale: **For Sale at \$15,000,000 as part of a portfolio of 5 properties - Active**



Sales Company: **SRS National Net Lease Group: John Redfield (949) 698-1113, Christopher W. Tramontano (949) 698-1112, Matthew Mousavi (949) 698-1116, Patrick R. Luther (949) 698-1115**

Landlord Rep: **SRS Real Estate Partners / C.Terrison C. Quinn (949) 698-1107 / Adam Handfield (949) 698-1109 / Tony Vuona (949) 270-8211 -- 2,360 SF (1,180 SF)**

Building Notes:

50,000 SF proposed retail zoned shopping center
 Prime commercial site located in a strong Hispanic trade area
 Strategically located on one of Montclair's busiest retail thoroughfares
 Strong retail location & traffic count - Approx. 40,000+ cars per day
 Signalized intersection at Holt Boulevard & Ramona Avenue
 Minutes away from the 10 and 60 Freeway
 Landlord willing to develop anchor space, in-line shops & pads
 Mixed used space available

13 4480 Holt Blvd - Bldg B - Orchard Plaza

NWC Holt Blvd & Ramona Ave Building Type: **Retail/Freestanding** Space Avail: **6,472 SF**
 Building Status: **Built Aug 2016** Max Contig: **6,472 SF**
Montclair, CA 91763 Building Size: **10,872 SF** Smallest Space: **1,053 SF**
San Bernardino County Land Area: **4.28 AC** Rent/SF/Yr: **Withheld**
 Stories: **1** % Leased: **40.5%**
 Expenses: **2017 Tax @ \$8.34/sf**
 Parking: **78 Surface Spaces are available; Ratio of 1.69/1,000 SF**
 For Sale: **For Sale at \$15,000,000 as part of a portfolio of 5 properties - Active**



Sales Company: **SRS National Net Lease Group: John Redfield (949) 698-1113, Christopher W. Tramontano (949) 698-1112, Matthew Mousavi (949) 698-1116, Patrick R. Luther (949) 698-1115**

Landlord Rep: **SRS Real Estate Partners / Adam Handfield (949) 698-1109 / Terrison C. Quinn (949) 698-1107 / Tony Vuona (949) 270-8211 -- 6,472 SF (1,053-1,123 SF)**

Building Notes:

50,000 SF proposed retail zoned shopping center
 Prime commercial site located in a strong Hispanic trade area
 Strategically located on one of Montclair's busiest retail thoroughfares
 Strong retail location & traffic count - Approx. 40,000+ cars per day
 Signalized intersection at Holt Boulevard & Ramona Avenue
 Minutes away from the 10 and 60 Freeway
 Landlord willing to develop anchor space, in-line shops & pads
 Mixed used space available

14 4747 Holt Blvd - Montclair Retail Center

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding** Space Avail: **7,500 SF**
Building Status: **Built 1948** Max Contig: **7,500 SF**
Building Size: **7,500 SF** Smallest Space: **7,500 SF**
Land Area: **0.74 AC** Rent/SF/Yr: **\$12.72/mg**
Stories: **2** % Leased: **0%**
Expenses: **2011 Tax @ \$0.77/sf, 2012 Est Tax @ \$0.77/sf; 2012
Ops @ \$0.41/sf, 2009 Est Ops @ \$0.36/sf**
Parking: **20 free Surface Spaces are available; Ratio of
3.93/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **All Nations Realty and Investments / Samantha Slater (909) 230-8800 / Amanda
McCoy (909) 980-5000 -- 7,500 SF (7,500 SF)**

15 5391 Holt Blvd

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Auto Dealership** Space Avail: **3,000 SF**
Building Status: **Built 1972** Max Contig: **3,000 SF**
Building Size: **3,000 SF** Smallest Space: **3,000 SF**
Land Area: **1.73 AC** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **100%**
Expenses: **2017 Tax @ \$5.32/sf**
Parking: **88 Surface Spaces are available; Ratio of
10.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **NAI Capital, Inc. / Nicholas Chang (909) 945-2339**
Leasing Company: **NAI Capital Commercial / Richard Lee (909) 945-2339 Nicholas Chang (909) 945-
2339 Justin Kuehn (909) 945-2339 -- 3,000 SF (3,000 SF)**

16 5438 Holt Blvd - Montclair Auto Plaza

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Auto Repair** Space Avail: **10,380 SF**
Building Status: **Built 1985** Max Contig: **10,380 SF**
Building Size: **25,334 SF** Smallest Space: **10,380 SF**
Land Area: **1.49 AC** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **100%**
Expenses: **2017 Tax @ \$0.48/sf, 2012 Est Tax @ \$0.42/sf; 2012
Est Ops @ \$1.32/sf**
Parking: **74 free Surface Spaces are available; Ratio of
2.92/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Johanna M Thomson Trust / Gabriel Loya (949) 706-1095 -- 10,380 SF (10,380 SF)**

Building Notes:

Property Description: **AUTO SERVICE CENTER**

17 5461 Holt Blvd**Montclair, CA 91763****San Bernardino County**Building Type: **Retail/Freestanding (Strip Ctr)**Building Status: **Built 1988**Building Size: **25,786 SF**Land Area: **1.96 AC**Stories: **1**Expenses: **2017 Tax @ \$1.33/sf**Parking: **35 Surface Spaces are available; Ratio of 1.36/1,000 SF**For Sale: **Not For Sale**Space Avail: **4,295 SF**Max Contig: **1,975 SF**Smallest Space: **1,160 SF**Rent/SF/Yr: **\$9.00/nnn**% Leased: **83.3%**Landlord Rep: **Investors Property Services / Patricia Sheehan (949) 900-6165 -- 4,295 SF (1,160-1,975 SF)****Building Notes:**

This multi-purpose, busy commercial center has great access to the I-10 & SR-60 freeways.

18 4651 E Holt Blvd - Holt Plaza - Holt Blvd. Center**Montclair, CA 91763****San Bernardino County**Building Type: **Retail/Freestanding (Strip Ctr)**Building Status: **Built 1984**Building Size: **15,352 SF**Land Area: **1.26 AC**Stories: **1**Expenses: **2017 Tax @ \$1.04/sf, 2012 Est Tax @ \$1.44/sf; 2012 Ops @ \$2.40/sf**Parking: **30 free Surface Spaces are available; Ratio of 2.27/1,000 SF**For Sale: **Not For Sale**Space Avail: **6,076 SF**Max Contig: **2,451 SF**Smallest Space: **1,683 SF**Rent/SF/Yr: **\$9.60 - \$12.00/nnn**% Leased: **76.4%**Landlord Rep: **CBRE / Vicky Espinosa (909) 418-2120 -- 6,076 SF (1,683-2,451 SF)****19 4439 Mission Blvd - Montclair Mission Plaza****AKA 4100-4150 Mission Blvd****SWC Mission Blvd. & Ramona****Montclair, CA 91763****San Bernardino County**Building Type: **Retail/Freestanding (Strip Ctr)**Building Status: **Built 1990**Building Size: **14,374 SF**Land Area: **2 AC**Stories: **1**Expenses: **2013 Combined Tax/Ops @ \$4.81/sf**Parking: **75 free Surface Spaces are available; Ratio of 5.22/1,000 SF**For Sale: **For Sale at \$4,288,000 (\$298.32/SF) - Active**Space Avail: **4,437 SF**Max Contig: **2,945 SF**Smallest Space: **1,492 SF**Rent/SF/Yr: **\$15.00/mg**% Leased: **69.1%**Sales Company: **Channel Investment Group: Edward Hsu (949) 668-8588**Landlord Rep: **Channel Investment Group / Edward Hsu (949) 668-8588 / Jane Weng (949) 610-9888 -- 4,437 SF (1,492-2,945 SF)****Building Notes:**

4439 Mission Blvd is located on the corner of a major signalized intersection and has excellent identity exposure and visibility.

. Construction Cost = \$200000. Construction Date is unknown

20 4545 Mission Blvd - Brighton Plaza

SEC Mission & Ramona
Montclair, CA 91763
San Bernardino County

Building Type: **Retail**
Building Status: **Built Feb 2006**
Building Size: **6,808 SF**
Land Area: **0.60 AC**
Stories: **1**
Expenses: **2017 Tax @ \$2.96/sf; 2012 Ops @ \$3.12/sf**
Parking: **50 Surface Spaces are available; Ratio of 7.34/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,732 SF**
Max Contig: **866 SF**
Smallest Space: **866 SF**
Rent/SF/Yr: **Withheld**
% Leased: **87.3%**



Landlord Rep: **Renken Consulting Group / John Renken (909) 482-1060 -- 1,732 SF (866 SF)**

Building Notes:

The property is located between Mission Blvd & Ramona Avenue.

21 4855-4875 Mission Blvd

SWC of Mission & Monte Vista
Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Freestanding**
Building Status: **Built Feb 2009**
Building Size: **18,186 SF**
Land Area: **1.56 AC**
Stories: **1**
Expenses: **2017 Tax @ \$2.83/sf, 2011 Est Tax @ \$5.08/sf; 2015 Ops @ \$1.82/sf, 2011 Est Ops @ \$0.36/sf**
Parking: **80 Surface Spaces are available; Ratio of 4.50/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **3,500 SF**
Max Contig: **3,500 SF**
Smallest Space: **3,500 SF**
Rent/SF/Yr: **\$13.20/nnn**
% Leased: **100%**



Landlord Rep: **Century 21 CARE / Johnny Martinez (909) 861-2800 -- 3,500 SF (3,500 SF)**

Building Notes:

This property is located at the South West corner of Mission Blvd and Monte Vista Ave.

22 5060 Montclair Plaza Ln - Montclair Place

AKA 5060 E Montclair Plaza Ln

I-10 & Central Ave & Monte Vista Ave

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/(Super Regional Mall)** Space Avail: **108,622 SF**
Max Contig: **48,000 SF**
Building Status: **Built 1968, Renov 1997** Smallest Space: **1,552 SF**
Building Size: **849,752 SF** Rent/SF/Yr: **Withheld**
Land Area: **78 AC** % Leased: **92.9%**
Stories: **2**
Expenses: **2017 Tax @ \$1.49/sf**
Parking: **6,249 free Surface Spaces are available; Ratio of 5.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **CIM Group LP / Gail Enderwood (323) 860-9562 -- 15,485 SF (1,552-5,200 SF)**
Leasing Company: **CBRE / John Oien (909) 418-2135 -- 88,163 SF (5,723-48,000 SF)**
Newmark Knight Frank / Peter Spragg (213) 298-3594 Bryan Norcott (213) 298-3595 -- 4,974 SF (2,487 SF)

Building Notes:

Located off I-10, one of the most heavily traveled thoroughfares in the United States, this two-story enclosed malls features over 200 specialty retailers.

General Growth has 50.5% ownership.

23 5080 E Montclair Plaza Ln - Sears - Montclair Place

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Department Store** Space Avail: **83,551 SF**
Max Contig: **83,551 SF**
Building Status: **Built 1985** Smallest Space: **24,078 SF**
Building Size: **186,553 SF** Rent/SF/Yr: **Withheld**
Land Area: **3.23 AC** % Leased: **100%**
Stories: **3**
Expenses: **2017 Tax @ \$1.00/sf**
For Sale: **Not For Sale**



Landlord Rep: **JLL / Shauna Mattis (310) 694-3190 / Scott Burns (310) 694-3188 -- 83,551 SF (24,078-30,896 SF)**

24 5121-5182 N Montclair Plaza Ln - Montclair Place

AKA 5130-5200 N Montclair Plaza Ln

Montclair, CA 91763

San Bernardino County

Building Type: **Retail** Space Avail: **3,250 SF**
Max Contig: **3,250 SF**
Building Status: **Built 1969** Smallest Space: **3,250 SF**
Building Size: **75,103 SF** Rent/SF/Yr: **Withheld**
Land Area: **7.93 AC** % Leased: **95.7%**
Stories: **1**
Expenses: **2011 Tax @ \$1.20/sf**
Parking: **150 free Surface Spaces are available; Ratio of 2.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **SharpLine Commercial Partners / Barbara Armendariz (213) 266-3333 X404 -- 3,250 SF (3,250 SF)**

25 4949 S Montclair Plaza Ln - Montclair Place

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Restaurant**

Building Status: **Built 2004**

Building Size: **7,500 SF**

Land Area: **9.74 AC**

Stories: **1**

Expenses: **2011 Tax @ \$11.98/sf**

Parking: **60 free Surface Spaces are available; Ratio of 8.22/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **7,500 SF**

Max Contig: **7,500 SF**

Smallest Space: **7,500 SF**

Rent/SF/Yr: **Withheld**

% Leased: **0%**



Landlord Rep: **Newmark Knight Frank / Peter Spragg (213) 298-3594 / Bryan Norcott (213) 298-3595 -- 7,500 SF (7,500 SF)**

26 9335-9337 Monte Vista Ave - Montclair Entertainment Plaza

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Storefront
Retail/Office**

Building Status: **Built 1983**

Building Size: **10,083 SF**

Land Area: **0.47 AC**

Stories: **1**

Expenses: **2017 Tax @ \$3.71/sf; 2014 Ops @ \$9.40/sf**

Parking: **10 Surface Spaces are available; Ratio of 1.13/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **5,975 SF**

Max Contig: **5,975 SF**

Smallest Space: **5,975 SF**

Rent/SF/Yr: **\$27.00/nnn**

% Leased: **40.7%**



Landlord Rep: **Progressive Real Estate Partners / Gretchen Lastra (909) 230-4500 -- 5,975 SF (5,975 SF)**

27 5391-5467 Moreno St - Montclair East Shopping Center

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/(Community Ctr)**

Building Status: **Built 1993**

Building Size: **119,400 SF**

Land Area: **8.81 AC**

Stories: **1**

Expenses: **2017 Tax @ \$1.46/sf, 2016 Est Tax @ \$1.61/sf; 2010 Ops @ \$1.80/sf**

Parking: **515 free Surface Spaces are available; Ratio of 4.31/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **22,500 SF**

Max Contig: **22,500 SF**

Smallest Space: **22,500 SF**

Rent/SF/Yr: **\$18.00/nnn**

% Leased: **81.2%**



Landlord Rep: **Sunset Equity / Benjamin Donel (310) 864-7600 / Jeremy Barchilon (925) 278-8228 -- 22,500 SF (22,500 SF)**

Building Notes:

Join Ross, David's Bridal and Anna's Linens. Adjacent major box tenants include Target, Best Buy, Circuit City, Barnes & Noble, Office Depot and Petco. Adjacent to Montclair Plaza, a well established 1.2 million sf regional shopping center.

28 5399 Moreno St - Montclair East Shopping Center

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding**

Building Status: **Built 1996**

Building Size: **17,000 SF**

Land Area: **5 AC**

Stories: **1**

Space Avail: **7,982 SF**

Max Contig: **6,615 SF**

Smallest Space: **1,367 SF**

Rent/SF/Yr: **\$13.20 -**

\$16.20/nnn

% Leased: **53.1%**

Expenses: **2017 Tax @ \$1.43/sf, 2016 Est Tax @ \$1.65/sf; 2010 Ops @ \$1.79/sf**

Parking: **320 free Surface Spaces are available; Ratio of 2.39/1,000 SF**

For Sale: **Not For Sale**



Landlord Rep: **Sunset Equity / Benjamin Donel (310) 864-7600 / Jeremy Barchilon (925) 278-8228 -- 7,982 SF (1,367-6,615 SF)**

Building Notes:

Join Ross, Sports Authority, David's Bridal and Anna's Linens. Adjacent major box tenants include Target, Best Buy, Circuit City, Barnes & Noble, Office Depot and Petco. Adjacent to Montclair Plaza, a well established 1.2 million sf regional shopping center.

29 5404 Moreno St - Montclair Towers

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/(Strip Ctr)**

Building Status: **Built 1991**

Building Size: **22,217 SF**

Land Area: **1.45 AC**

Stories: **1**

Space Avail: **3,000 SF**

Max Contig: **3,000 SF**

Smallest Space: **1,000 SF**

Rent/SF/Yr: **\$12.00/nnn**

% Leased: **86.5%**

Expenses: **2017 Tax @ \$1.30/sf, 2012 Est Tax @ \$2.01/sf; 2011 Ops @ \$3.99/sf, 2012 Est Ops @ \$3.99/sf**

Parking: **60 free Surface Spaces are available; Ratio of 2.70/1,000 SF**

For Sale: **Not For Sale**



Landlord Rep: **Pac West Management, Inc. / Joseph Ramani (310) 474-8844 / Ayda Kach (310) 474-8844 -- 3,000 SF (1,000-3,000 SF)**

Building Notes:

This Pier 1 Imports anchored neighborhood center is located close proximity to Montclair Plaza. With outstanding signage available for the highly visible end-cap space available.

The center is located north of the 10 freeway to the East of Central Ave.

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Freestanding** Space Avail: **28,000 SF**
Building Status: **Built 1968** Max Contig: **28,000 SF**
Building Size: **28,000 SF** Smallest Space: **28,000 SF**
Land Area: **1.54 AC** Rent/SF/Yr: **\$11.40/nnn**
Stories: **1** % Leased: **100%**
Expenses: **2017 Tax @ \$1.11/sf, 2011 Est Tax @ \$0.80/sf; 2011 Est Ops @ \$1.20/sf**
Parking: **58 free Surface Spaces are available; Ratio of 2.07/1,000 SF**
For Sale: **For Sale at \$5,180,000 (\$185.00/SF) - Active**



Sales Company: **CBRE: Brian McDonald (909) 418-2020**
Landlord Rep: **CBRE / Brian McDonald (909) 418-2020 -- 28,000 SF (28,000 SF)**

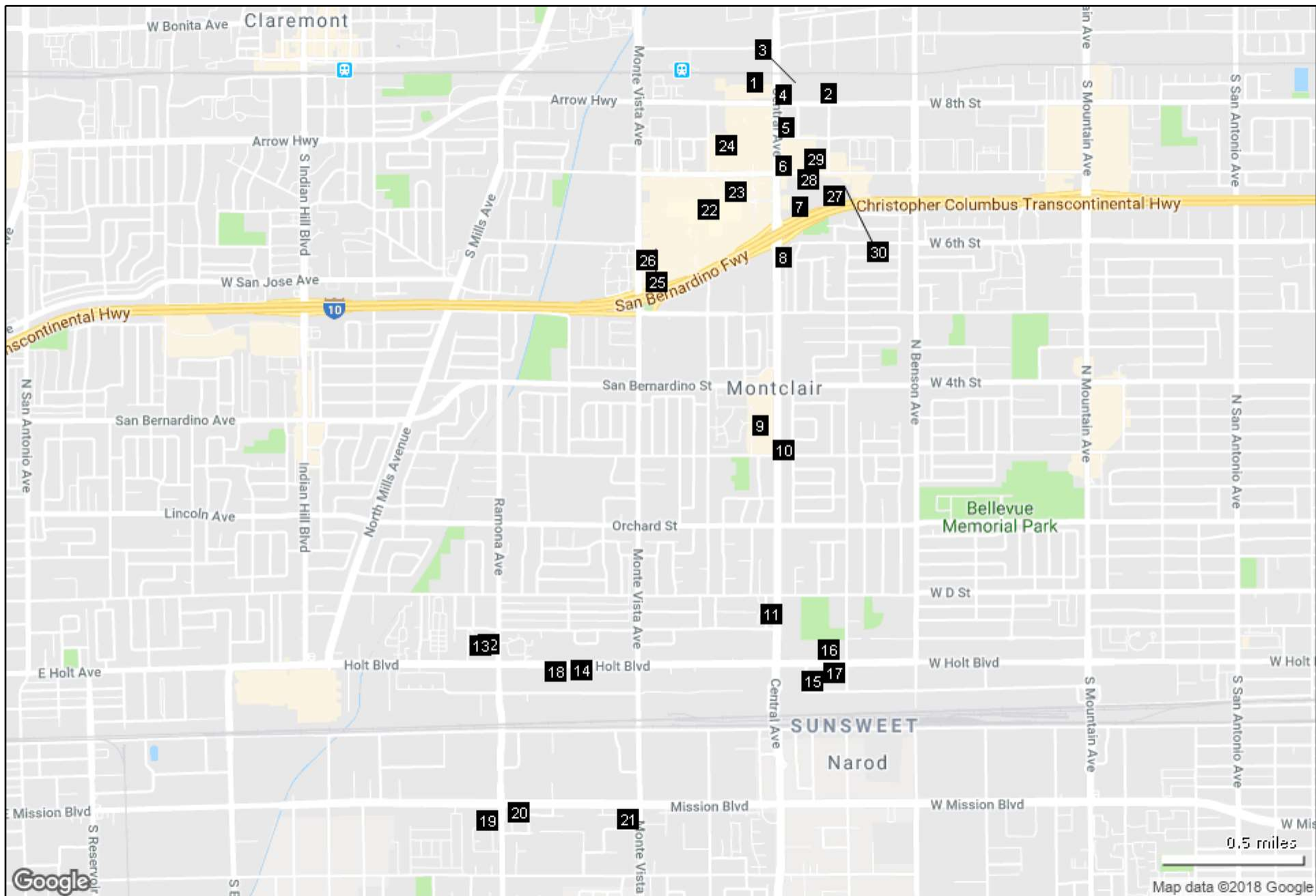
Building Notes:

Outstanding Retail possibility, Freeway Frontage, Ample Parking, reestanding, Excellent Access, Strong Demographics. Features Interstate 10 frontage.

I-10 Average annual daily traffic 246,000 cars per day. Newly renovated interior. Strong retail area near Montclair plaza regional mall and many other major retailers. Multiple uses allowed. Can be divided for two tenants.

Retail/Flex Freestanding Building - C3 Zoning - Various Uses Permitted (including but not limited to General Retail - Auto Parts Sales - Restaurants - Professional Offices) - Property is also For Sale

City of Montclair - Outstanding Interstate 10 Freeway Frontage / Signage - Strong Retail Area with Major National Retailers & Montclair Plaza Regional Mall



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