

# Montclair Dec. 2018 Properties For Sale

## 1 5053 Mission Blvd - King's Auto Sale

Montclair, CA 91763  
King's Auto Sale

Sale Price: **\$595,000**  
Price/SF: **\$214.72**  
Cap Rate: -

Center Size: **2,771 SF**  
% Leased: **100.0%**  
Land Area: **0.56 AC**

Center Type: **Retail**  
Sale Status: **Active**  
Days on Market: **5**  
Sale Conditions: -  
Sale Type: **Investment**

Year Built: **1926**  
Zoning: **C-3 & R-1**  
Stories: **1**



Sales Contacts: **Lee & Associates Commercial Real Estate Service / Donald Brown (760) 684-4203**

### Investment Notes:

This excellent location fronting Mission Blvd. in the City of Montclair has outstanding potential for the Developer looking to develop a multi-family or single-family project. It is in an area undergoing transition to multi-family/single-family. The property is located near the commercial center of Montclair and in close proximity to the new Crestwood Communities Development which consists of 24 single-family homes priced in the mid \$400's. The development sold out quickly and the area has become popular for residential redevelopment. The property is close to the signalized intersection of Mission Blvd. and Fremont Ave. Land assemblage with this parcel presents a great opportunity for a multi/single family project.

## 2 4650 Brooks St, Montclair

**Industrial Portfolio** Portfolio of 3 Warehouse properties in Montclair, CA, having total size of 36,121 SF, and for sale at \$4,900,000 (\$135.66/SF)

Sale Price: **\$4,900,000**  
Price/SF: **\$135.66**  
Cap Rate: -  
Sale Conditions: **Bulk/Portfolio Sale**  
Sale Type: **Owner/User**

RBA: **36,121 SF**  
Days On Market: **47**  
Sale Status: **Active**

Sales Contacts: **MGR Real Estate, Inc. / Tony Hermosillo (909) 981-4466 / Michael Rademaker (909) 579-1340**

Portfolio Properties: **4660 Brooks St (not for sale individually)**  
**4664 Brooks St (not for sale individually)**  
**4650 Brooks St (not for sale individually)**



### Investment Notes:

3 industrial buildings on one parcel. Great user opportunity, seller to leaseback two buildings for 12 month period.

## Montclair Dec. 2018 Properties For Sale

### 3 4439 Mission Blvd - Montclair Mission Plaza

<b>Montclair, CA 91763</b>	Sale Price: <b>\$4,288,000</b>	Center Size: <b>14,374 SF</b>
<b>Montclair Mission Plaza</b>	Price/SF: <b>\$298.32</b>	% Leased: <b>69.1%</b>
	Cap Rate: <b>5.26%</b>	Land Area: <b>2 AC</b>
	Center Type: <b>Freestanding (Strip Center)</b>	
	Sale Status: <b>Active</b>	Year Built: <b>1990</b>
	Days on Market: <b>49</b>	Zoning: <b>C3, Montclair</b>
	Sale Conditions: <b>1031 Exchange</b>	
	Sale Type: <b>Investment</b>	



Sales Contacts: **Channel Investment Group / Edward Hsu (949) 668-8588**

#### Investment Notes:

Great add-value opportunity for experienced /active investor. Property was under-managed for past many years. Current rent structure is significantly below market as current owner is out-of-area and is passive in management. Huge upside potential for investor with right mind/vision. Some update and improvement may be needed. There's a large open lot at front of property (next to Alberto drive-thru) maybe for additional development. Buyer/investor to investigate on his own for city licensing, zoning and other requirements.

### 4 5001 Arrow Hwy

<b>Montclair, CA 91763</b>	Sale Price: <b>\$925,000</b>	RBA: <b>4,836 SF</b>
	Price/SF: <b>\$191.27</b>	% Leased: <b>21.1%</b>
	Cap Rate: <b>5.52%</b>	Land Area: <b>0.46 AC</b>
	Building Type: <b>Warehouse</b>	Year Built: <b>1975</b>
	Sale Status: <b>Active</b>	Ceiling Height: <b>38'0"</b>
	Days on Market: <b>86</b>	Drive Ins: <b>2 tot./8'0"w x</b>
	Zoning: <b>cr/mr</b>	<b>10'0"h</b>
	Sale Conditions: <b>1031 Exchange, Build to Suit</b>	Docks: <b>None</b>
	Sale Type: <b>Investment OR Owner/User</b>	



Sales Contacts: **Century Commercial / Sam Yacoub (800) 803-3050 / Andy Pereira (909) 319-1136**

#### Investment Notes:

opportunity knocks endless possibilities with this property use it as a owner occupied to do light industrial work manufacture . repair shop, welding shop, termite yard, machine shop, maybe paint shop please call for more information.Any use will require a work description in order for city to and vet use of property..

## Montclair Dec. 2018 Properties For Sale

### 5 5353 Arrow Hwy

Montclair, CA 91763

Sale Price: <b>\$1,099,000</b>	RBA: <b>4,634 SF</b>
Price/SF: <b>\$237.16</b>	% Leased: <b>100.0%</b>
Cap Rate: <b>5.02%</b>	Land Area: <b>0.31 AC</b>
Building Type: <b>Service</b>	Year Built: <b>2005</b>
Sale Status: <b>Active</b>	Ceiling Height: <b>-</b>
Days on Market: <b>88</b>	Drive Ins: <b>3 tot./14'0"w x 14'0"h</b>
Zoning: <b>-</b>	Loading Docks: <b>None</b>
Sale Conditions: <b>-</b>	
Sale Type: <b>Investment OR Owner/User</b>	



Sales Contacts: **Adrian Hernandez / Adrian Hernandez (949) 877-2174**

#### Investment Notes:

Investment or Business Owner Opportunity located in Montclair situated close to the Montclair Mall in a Prime Location 1 block east of Central Ave on Arrow Hwy. Building is being leased to Speed Auto Plus an auto shop which pays \$5000/month with 2 years remaining on their rental contract. Current tenant is also selling their business which can be a huge + for you! Sale includes the building only. Business is Sold Separately. Business is For Sale for \$300k with an NOI of \$275k annually, book of business and all machines to be included in the purchase of the Business.

### 6 5065 Brooks St - Freestanding Industrial

Montclair, CA 91763  
Freestanding Industrial

Sale Price: <b>\$2,000,000</b>	RBA: <b>14,000 SF</b>
Price/SF: <b>\$142.86</b>	% Leased: <b>100.0%</b>
Cap Rate: <b>6.00%</b>	Land Area: <b>0.50 AC</b>
Building Type: <b>Warehouse</b>	Year Built: <b>1979</b>
Sale Status: <b>Active</b>	Ceiling Height: <b>15'0"</b>
Days on Market: <b>93</b>	Drive Ins: <b>2 tot./10'0"w x 12'0"h</b>
Zoning: <b>M2</b>	Loading Docks: <b>2 ext (bldg. total)</b>
Sale Conditions: <b>Investment Triple Net</b>	
Sale Type: <b>Investment</b>	



Sales Contacts: **Lee & Associates / Tai Ngo (562) 568-2016 / Justin Chiang (562) 568-2012**

#### Investment Notes:

\*Under contract. If interested, we are taking backup offers. Contact agents to schedule a tour.\*  
Single Tenant NNN Leased Investment and/or Owner-User Opportunity. Priced Well Below Replacement Cost at \$143 PSF.  
Building Features: Concrete Tilt-Up Construction, Power: 1500 Amps / 480V.  
Lease Terms: 5 Year Lease - 6% CAP First Year. Possible user deal, call to discuss.

## Montclair Dec. 2018 Properties For Sale

### 7 5135 Holt Blvd

Montclair, CA 91763

Sale Price: **\$3,295,000**  
 Price/SF: **\$164.75**  
 Cap Rate: -

RBA: **20,000 SF**  
 % Leased: **100.0%**  
 Land Area: **1.28 AC**

Building Type: **Warehouse**  
 Sale Status: **Active**  
 Days on Market: **124**  
 Zoning: **BP**  
 Sale Conditions: -  
 Sale Type: **Owner/User**

Year Built: **1979**  
 Ceiling Height: **17'0"**  
 Drive Ins: **1 tot./22'0"w x 15'0"h**  
 Loading Docks: **None**



Sales Contacts: **MGR Real Estate, Inc. / Nancy Pun (909) 608-2171 / Carlos Rodriguez (909) 579 1366**

#### Investment Notes:

- Attractive building style, design, and construction (low maintenance exterior)
- Ideal size, single tenant commercial building
- Fee simple parcel
- Desirable size and shape lot/parcel
- Large open floor space good for showroom, display, sales, retailing
- Lots of parking in front and rear of property
- Business Park zoning under Holt Boulevard Specific Plan
- Large illuminated monument sign on Holt Boulevard
- Freeway friendly to I-10, 60 freeways
- Block long, rectangular shaped property has direct street access at both ends

### 8 4480 Holt Blvd - Bldg C, Orchard Plaza

Montclair, CA 91763  
 Bldg C, Orchard Plaza

Sale Price: **\$4,619,000**  
 Price/SF: **\$871.84**  
 Cap Rate: **4.50%**  
 Center Type: **Fast Food (Neighborhood Center)**

Center Size: **5,298 SF**  
 % Leased: **100.0%**  
 Land Area: -

Sale Status: **Active**  
 Days on Market: **174**  
 Sale Conditions: -  
 Sale Type: **Investment**

Year Built: **2016**  
 Zoning: **SP**



Sales Contacts: **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**

#### Investment Notes:

The SRS Investment Properties Group is pleased to present the rare opportunity to acquire Orchard Plaza, a 46,138 SF, 18-tenant, neighborhood center ideally located in Montclair, California (Greater Los Angeles area). Orchard Plaza is comprised of a mix of national and local e-commerce resistant tenants, that include Dollar Tree, Warehouse Shoe Sale (WSS), Starbucks with drive-thru, Wingstop, and more. The center is brand new, constructed out of high quality materials in 2016, and is well-positioned within a developing trade area. Anchor tenants WSS Shoes and Dollar Tree account for nearly 40% of the rental income in the center, providing security for the future investor.

## Montclair Dec. 2018 Properties For Sale

**9** 5245 State St

Montclair, CA 91763

Sale Price:	<b>\$1,633,240</b>	RBA:	<b>8,596 SF</b>
Price/SF:	<b>\$190.00</b>	% Leased:	<b>100.0%</b>
Cap Rate:	-	Land Area:	<b>0.55 AC</b>
Building Type:	<b>Warehouse</b>	Year Built:	<b>1986</b>
Sale Status:	<b>Active</b>	Ceiling Height:	<b>13'0"</b>
Days on Market:	<b>180</b>	Drive Ins:	<b>2 tot./8'0"w x 12'0"h</b>
Zoning:	<b>MIP, Montclair</b>	Loading Docks:	<b>None</b>
Sale Conditions:	-		
Sale Type:	<b>Investment OR Owner/User</b>		



Sales Contacts: **Lee & Associates / Stephen Shatafian (562) 568-2017**

### Investment Notes:

Well Maintained Free Standing Building With Large Fenced Yard Paved & Concrete No Association / POA Manufacturing or Distribution New Roof 2011 / New HVAC Distributed Power and Airlines

## Montclair Dec. 2018 Properties For Sale

### 10 5158-5160 Holt Blvd

Montclair, CA 91763

Sale Price: **\$1,650,000**

Price/SF: **\$110.00**

Cap Rate: -

Center Size: **15,000 SF**

% Leased: **33.3%**

Land Area: **0.57 AC**

Center Type: **Storefront**

Sale Status: **Active**

Days on Market: **187**

Sale Conditions: -

Sale Type: **Owner/User**

Year Built: **1952**

Zoning: **general**

Stories: **commercial**



Sales Contacts: **Marcus & Millichap / Jack Hopkins (949) 419-3270 / Corey Hopkins (949) 419-3303**

#### Investment Notes:

Marcus & Millichap is pleased to present the opportunity to acquire two commercial/retail buildings approximating 15,180 square feet and located in Montclair, California. The 10,120 square foot building is ideal for an owner/user looking to occupy a showroom with 80 feet of street frontage along busy Holt Blvd (24,000 VPD), and a popular corridor for automotive and recreational vehicle businesses. The other building is 5,060 square feet, and has been occupied by the same tenant for over 40 years. This property is very attractively priced at under \$109 per square foot.

The roofs on each building were just redone. Each of the buildings have ceiling heights of 14 feet, with 10-foot rear roll-up doors. It appears they have 200-amp electrical service. In addition to the ample front parking, the rear space stretches for 90 feet beyond the building, allowing for a storage yard or storage buildings. Although the 10,000 square foot building has been cleaned up, it will probably need new electrical and plumbing, and only has roof vents for ventilation.

The 10,000 square foot building was formerly occupied by the owner – S&W Plastics. The 5,060 square foot building has been occupied by All Foreign AP for over 40 years. This auto parts retailer specializes in the sale of OEM and after-market Volkswagen parts, and is widely popular amongst the Volkswagen community. The tenant is on a month-to-month lease paying rents approximately 40% below market.

Just across the street, a new 66,001 square foot retail center anchored Cardenas Market will start construction within a few months. In addition, a 95,235 square foot industrial building is planned for the rear of this 9.17-acre land parcel. There are over 800 new homes being marketed in Montclair, including quite a few within close proximity to the subject, as it is considered one of the very affordable communities in Southern California with new homes prices as low as \$382,990.

Montclair is the gateway between Los Angeles and the thriving Inland Empire. It sits between the I-10 and the SR-60 freeways. It has 504,000 people within a 5-mile radius, while still showing a 3.28% five-year growth. Montclair is located in very close proximity to private universities and colleges, including the prestigious Claremont colleges, state universities and several community colleges. Montclair is a full-service city with its own police and fire departments and has a young, diverse population.

## Montclair Dec. 2018 Properties For Sale

### 11 4667 Holt Blvd

<b>Montclair, CA 91763</b>	Sale Price: <b>\$1,051,518</b>	RBA: <b>6,222 SF</b>
	Price/SF: <b>\$169.00</b>	% Leased: <b>100.0%</b>
	Cap Rate: <b>-</b>	Land Area: <b>0.37 AC</b>
Building Type: <b>Showroom</b>	Year Built: <b>1956</b>	
Sale Status: <b>Active</b>	Ceiling Height: <b>14'0"</b>	
Days on Market: <b>211</b>	Drive Ins: <b>1 (total)</b>	
Zoning: <b>C-3</b>	Loading Docks: <b>1 ext (bldg. total)</b>	
Sale Conditions: <b>-</b>		
Sale Type: <b>Owner/User</b>		



Sales Contacts: **Lee & Associates Commercial Real Estate Service / Todd Launchbaugh (909) 989-7771 X148**

#### Investment Notes:

±6,222 sq ft building with Holt Blvd. Exposure  
 Fenced Yard with new Fencing  
 ±16,310 sq ft lot  
 Building has been Completely Remodeled  
 New Slurry Coat & Paint  
 16' x 10' Door  
 Dock High Door at Rear

### 12 5123 Brooks St

<b>Montclair, CA 91763</b>	Sale Price: <b>\$2,900,000</b>	RBA: <b>9,600 SF</b>
	Price/SF: <b>\$302.08</b>	% Leased: <b>100.0%</b>
	Cap Rate: <b>-</b>	Land Area: <b>1.48 AC</b>
Building Type: <b>Warehouse</b>	Year Built: <b>1971</b>	
Sale Status: <b>Active</b>	Ceiling Height: <b>-</b>	
Days on Market: <b>237</b>	Drive Ins: <b>4 tot./10'0"w x 10'0"h</b>	
Zoning: <b>Light Industrial</b>	Loading Docks: <b>1 ext (bldg. total)</b>	
Sale Conditions: <b>Business Portfolio Sale</b>		
Sale Type: <b>Owner/User</b>		



Sales Contacts: **MGR Real Estate, Inc. / Jerry Tomeo (909) 996-8877**

#### Investment Notes:

Well established Pallet yard established in 1986 for sale! This sale includes the 9,600 sq foot building with office space and the 64594 sq foot lot! The zoning is light Industrial and the space can be used for a variety of different businesses. Grossing \$1,880,000 per year, the sale of this business includes all the inventory/ machines/ equipment/ trucks and clientele. Located near the 10 free way and backs up to a train track. This will not last long and is in a highly desirable location!

### 13 5153 Holt Blvd - Holt Medical Center, Holt Medical Plaza

<b>Montclair, CA 91763</b>	Sale Price: <b>\$4,225,000</b>	RBA: <b>12,864 SF</b>
<b>Holt Medical Center, Holt Medical Plaza</b>	Price/SF: <b>\$328.44</b>	% Leased: <b>100.0%</b>
	Cap Rate: <b>5.19%</b>	Land Area: <b>1.03 AC</b>
Building Type: <b>Class B Office</b>	Year Built: <b>2006</b>	
Sale Status: <b>Active</b>	Typ Floor Size: <b>12,864 SF</b>	
Days on Market: <b>270</b>	Stories: <b>1</b>	
Sale Conditions: <b>-</b>		
Sale Type: <b>Investment</b>		



Sales Contacts: **Keller Williams Realty, Inc. / Fred Mandegari (949) 300-4195**

#### Investment Notes:

High Occupancy Medical and Retail Center.

## Montclair Dec. 2018 Properties For Sale

### 14 5065 Mission Blvd

Montclair, CA 91763

Sale Price: **\$649,000**  
Price/SF: **\$318.45**  
Cap Rate: -

Center Size: **2,038 SF**  
% Leased: **100.0%**  
Land Area: **1.08 AC**

Center Type: **Restaurant**  
Sale Status: **Active**  
Days on Market: **280**  
Sale Conditions: -  
Sale Type: **Investment OR Owner/User**

Year Built: **1950**  
Zoning: **residential/co**  
Stories: **mmercial**



Sales Contacts: **Re/max Champions / David Romero (909) 910-2867**

### 15 Orchard Plaza | New Corp Ises | Breakup

Retail Portfolio

Portfolio of 5 Retail properties in Montclair, CA, having total size of 51,086 SF, and for sale at \$15,000,000 (\$293.62/SF)

Sale Price: **\$15,000,000**  
Price/SF: **\$293.62**  
Cap Rate: **5.77%**  
Sale Conditions: -  
Sale Type: **Investment**

Total Size: **51,086 SF**  
Days On Market: **321**  
Sale Status: **Active**



Sales Contacts: **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**

Portfolio Properties: **4480 Holt Blvd (also for sale individually)**  
**4480 Holt Blvd (not for sale individually)**  
**4468-4488 Holt Blvd (not for sale individually)**  
**4430 Holt Blvd (not for sale individually)**  
**4480 Holt Blvd (not for sale individually)**

#### Investment Notes:

The SRS Investment Properties Group is pleased to present the rare opportunity to acquire Orchard Plaza, a 46,119 SF, 18-tenant, neighborhood center ideally located in Montclair, California (Greater Los Angeles area). Orchard Plaza is comprised of a mix of national and local e-commerce resistant tenants, that include Dollar Tree, Warehouse Shoe Sale (WSS), Starbucks with drive-thru, Wingstop, and more. The center is brand new, constructed out of high quality materials in 2016, and is well-positioned within a developing trade area. Anchor tenants WSS Shoes and Dollar Tree account for nearly 40% of the rental income in the center, providing security for the future investor.

### 16 5010 W Mission Blvd

Montclair, CA 91762

Sale Price: **\$3,600,000**  
Price/SF: **\$428.57**  
Cap Rate: -

RBA: **8,400 SF**  
% Leased: **0.0%**  
Land Area: **2.63 AC**

Building Type: **Industrial**  
Sale Status: **Active**  
Days on Market: **418**  
Zoning: **MIP -**  
Sale Conditions: **Manufacturin**  
Sale Type: **Owner/User**

Year Built: **1967**  
Ceiling Height: **16'0"**  
Drive Ins: **2 (total)**  
Loading Docks: **None**



Sales Contacts: **Walton Realty, Inc. / Chris Wen (909) 576-6888**

#### Investment Notes:

8,400 sq.ft. warehouse situated in a huge, flat 114,563 sq.ft.(approx. 2.3 acres) lot, 276 X 416. Great opportunity for developers, investors, and/or owner users. Zoning C-3: for General Commercial and/or Service Commercial. Property to be sold as land value, plenty of parking spaces. Buyer(s) or buyer(s) agent to perform their own inspection with County of San Bernardino.



## Montclair Dec. 2018 Properties For Sale

### 17 5483 Moreno St

Montclair, CA 91763

Sale Price: **\$5,180,000**  
 Price/SF: **\$185.00**  
 Cap Rate: -  
  
 Center Type: **Freestanding**  
 Sale Status: **Active**  
 Days on Market: **482**  
 Sale Conditions: -  
 Sale Type: **Owner/User**

Center Size: **28,000 SF**  
 % Leased: **100.0%**  
 Land Area: **1.54 AC**

Year Built: **1968**  
 Zoning: **M1, Montclair**  
 Stories: **1**



Sales Contacts: **CBRE / Brian McDonald (909) 418-2020**

#### Investment Notes:

Freestanding Building - Showroom/Warehousing - Ideal for Owner/Use or Investment - Various Uses Permitted - This Property is also For Lease

City of Montclair / Outstanding Interstate 10 Freeway Frontage/Signage / Montclair Plaza Regional Mall

### 18 5407 Holt Blvd

Montclair, CA 91763

Sale Price: **\$4,400,000**  
 Price/SF: **\$121.04**  
 Cap Rate: -

RBA: **36,352 SF**  
 % Leased: **100.0%**  
 Land Area: **1.97 AC**

Building Type: **Warehouse**  
 Sale Status: **Active**  
 Days on Market: **763**  
 Zoning: **BP**  
 Sale Conditions: -  
 Sale Type: **Owner/User**

Year Built: **1981**  
 Ceiling Height: **16'0"**  
 Drive Ins: **3 tot./10'0"w x 12'0"h**  
 Loading Docks: **None**



Sales Contacts: **Lee & Associates Commercial Real Estate Service / Mark White (909) 373-2727**

#### Investment Notes:

Major Price Drop. Owner is motivated to sell!!!!  
 Investment or Owner/User Opportunity, Free Standing Building, Large Fenced and Secure Yard, Roof and A/C Units Are 6 Years Old, 3 Ground Level Doors Verify All Details  
 Building and portions of the building are also available for lease.  
 Holt/Central

## Montclair Dec. 2018 Properties For Sale

### 19 4230 Mission Blvd

Montclair, CA 91763

Sale Price: **\$730,000**  
Price/SF: **\$304.17**  
Cap Rate: -

RBA: **2,400 SF**  
% Leased: **100.0%**  
Land Area: **0.37 AC**

Building Type: **Warehouse**  
Sale Status: **Active**  
Days on Market: **2,133**  
Zoning: **MIP, Montclair**  
Sale Conditions: -  
Sale Type: **Owner/User**

Year Built: **1953**  
Ceiling Height: **11'0"**  
Drive Ins: **3 tot./11'0"w x  
11'0"h**  
Loading Docks: **None**

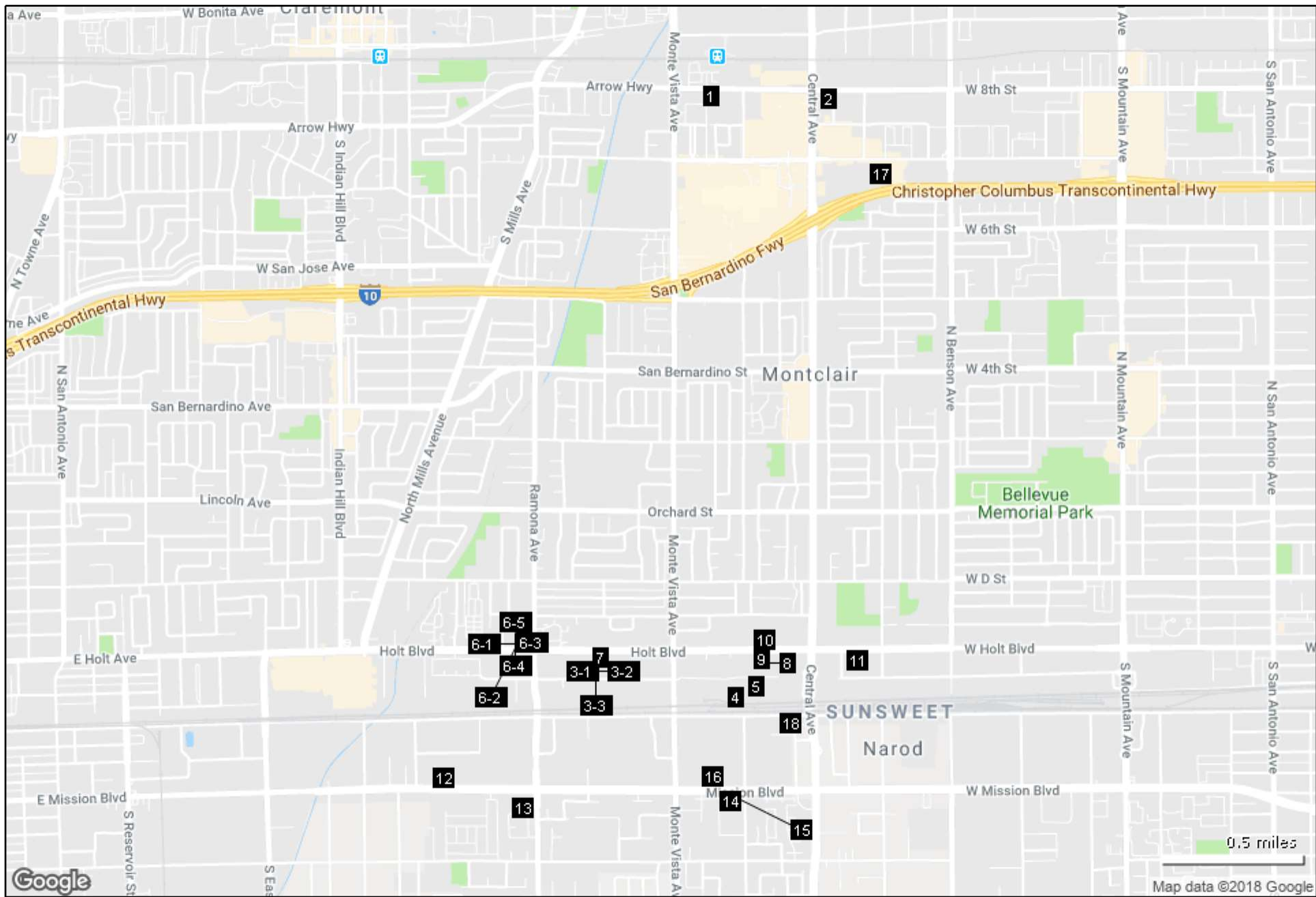


Sales Contacts: **Lee & Associates Commercial Real Estate Service / Todd Launchbaugh (909) 989-7771 X148 / Mark White (909) 373-2727**

#### Investment Notes:

2,400 SF Building on a +/- 16,000 SF Site  
Fenced Yard Area  
400 Amps, 240 Volt Power  
Great Street Exposure  
Close to 10, 60 & 71 Freeways

Great Street Exposure  
Close to 10, 60 & 71 Freeways  
Mission Blvd./Ramona Ave.



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