
Montclair March 2019 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

San Bernardino County

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

Building Status: **Built 1986**

Building Size: **92,000 SF**

Land Area: **5.80 AC**

Stories: **1**

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**

Space Avail: **82,000 SF**

Max Contig: **41,000 SF**

Smallest Space: **41,000 SF**

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

% Leased: **10.9%**



Landlord Rep: **CBRE / Barclay Harty (949) 725-8639 / Walter Pagel (949) 725-8500 -- 82,000 SF
(41,000 SF)**

2 8980 Benson Ave - Benson Commerce Center

Montclair, CA 91763

San Bernardino County

Building Type: **Class C Warehouse**

Building Status: **Built 1975**

Building Size: **7,900 SF**

Land Area: **0.47 AC**

Stories: **1**

Expenses: **2016 Tax @ \$0.89/sf**

Parking: **12 free Surface Spaces are available; Ratio of
3.40/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **1,550 SF**

Max Contig: **1,550 SF**

Smallest Space: **1,550 SF**

Rent/SF/Yr: **Withheld**

% Leased: **100%**



Landlord Rep: **Rexford Industrial Realty, Inc. / Danyeil Stallworth (424) 256-2129**
Leasing Company: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 Dave McErlean
(909) 660-3548 -- 1,550 SF (1,550 SF)**

Building Notes:

Located on the corner of Arrow Hwy and Benson Ave near the I-10 Fwy.

3 8801-8851 Central Ave - Montclair Village Plaza

AKA 8801-8891 Central Ave Building Type: **Retail/(Neighborhood Ctr)** Space Avail: **11,453 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: **80.8%**
Expenses: **2018 Tax @ \$1.72/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 -- 10,346 SF (1,820-3,756 SF)**
Sublet Contact: **CNC Properties / Maggie Gonzalez (909) 967-7216 -- 1,107 SF (1,107 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 8975 Central Ave

Montclair, CA 91763 Building Type: **Retail/Freestanding** Space Avail: **10,000 SF**
San Bernardino County Building Status: **Built 1967** Max Contig: **10,000 SF**
Building Size: **10,000 SF** Smallest Space: **10,000 SF**
Land Area: **0.36 AC** Rent/SF/Yr: **\$15.00/nnn**
Stories: **1** % Leased: **100%**
Expenses: **2018 Tax @ \$1.84/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**



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.

5 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: **2018 Tax @ \$1.49/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.

6 9197 Central Ave - Montclair Plaza East - Montclair East Shopping Center

AKA 9137-9197 Central Ave
NEC Central Ave & I-10 Fwy
Montclair, CA 91763
San Bernardino County

Building Type: **Retail/(Community Ctr)**
Building Status: **Built 1990**
Building Size: **28,003 SF**
Land Area: **4.36 AC**
Stories: **1**
Expenses: **2018 Tax @ \$1.03/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**

Space Avail: **6,233 SF**
Max Contig: **3,981 SF**
Smallest Space: **2,252 SF**
Rent/SF/Yr: **\$21.00 - \$24.00/nnn**
% Leased: **77.7%**



Landlord Rep: **CBRE / Dan Samulski (949) 608-2064**

Leasing Company: **CBRE / Ryan Gast (909) 418-2129 -- 6,233 SF (2,252-3,981 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.

7 9303-9407 Central Ave - Montclair Shoppes

Montclair, CA 91763
San Bernardino County

Building Type: **Retail**
Building Status: **Built 2016**
Building Size: **12,400 SF**
Land Area: **1.09 AC**
Stories: **1**
Expenses: **2012 Tax @ \$0.33/sf**
Parking: **Ratio of 4.70/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,288 SF**
Max Contig: **1,288 SF**
Smallest Space: **1,288 SF**
Rent/SF/Yr: **Withheld**
% Leased: **100%**



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)**

8 9680-9686 Central Ave - Circle Center

Montclair, CA 91763

San Bernardino County

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

Building Status: **Existing**

Building Size: **19,031 SF**

Land Area: **1.55 AC**

Stories: **1**

Expenses: **2018 Tax @ \$1.22/sf, 2012 Est Tax @ \$0.19/sf; 2014
Ops @ \$4.44/sf, 2012 Est Ops @ \$1.81/sf**

Parking: **53 free Surface Spaces are available; Ratio of
3.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **1,000 SF**

Max Contig: **1,000 SF**

Smallest Space: **1,000 SF**

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

% Leased: **100%**



Landlord Rep: **KB Real Estate / Kavita Bhatia (909) 233-8003 -- 1,000 SF (1,000 SF)**

Building Notes:

Multiple units available in well-maintained retail shopping center. Approx. 950 and 488 SQFT spaces suitable for retail or office users. Both units are currently occupied by month-to-month Tenants. Ample parking sizable on-site lot with ingress and egress on both Central Avenue and San Bernardino Street. The current tenants include liquor store, water, nail salon, law firm, shoe repair stores, travel agency and Latino market.

Situated on signalized corner in a strategic area of Montclair with a dense Hispanic dominated population within one-mile. The high population and strong day time employment number, in addition to the 10 FRWY and COSTCO close proximity provide yields a consistent stream of auto traffic. The center is also well known in the surrounding area and heavily patronized by the community.

9 9710-9880 Central Ave - Montclair Town Center

AKA 5220-5230 Benito St

SWC Central Ave & San Bernardino St

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding
(Neighborhood Ctr)**

Building Status: **Built 1980**

Building Size: **83,600 SF**

Land Area: **9.67 AC**

Stories: **1**

Expenses: **2018 Tax @ \$1.91/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**

Space Avail: **26,295 SF**

Max Contig: **8,050 SF**

Smallest Space: **1,200 SF**

Rent/SF/Yr: **Withheld**

% Leased: **68.6%**



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 9876 Central Ave - Montclair Town Center

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding** Space Avail: **3,000 SF**
Building Status: **Built 1980** Max Contig: **3,000 SF**
Building Size: **3,000 SF** Smallest Space: **3,000 SF**
Land Area: **0.51 AC** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **0%**
Expenses: **2011 Tax @ \$1.49/sf; 2011 Ops @ \$5.56/sf**
Parking: **24 free Surface Spaces are available; Ratio of 8.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Ophir Management Services / Eric Treibatch (818) 708-0888 X123 -- 3,000 SF (3,000 SF)**

11 9885 Central Ave

Montclair, CA 91763

San Bernardino County

Building Type: **Retail** Space Avail: **992 SF**
Building Status: **Built 1989, Renov Mar 2006** Max Contig: **992 SF**
Building Size: **3,500 SF** Smallest Space: **992 SF**
Land Area: **0.38 AC** Rent/SF/Yr: **\$21.00/nnn**
Stories: **1** % Leased: **71.7%**
Expenses: **2018 Tax @ \$2.00/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)**

12 10340-10360 Central Ave

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding** Space Avail: **2,000 SF**
Building Status: **Built 1964** Max Contig: **2,000 SF**
Building Size: **6,184 SF** Smallest Space: **2,000 SF**
Land Area: **0.65 AC** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **67.7%**
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)**

13 4480 Holt Blvd - Bldg B - Orchard Plaza

NWC Holt Blvd & Ramona Ave Building Type: **Retail/Freestanding** Space Avail: **6,472 SF**
Montclair, CA 91763 Building Status: **Built Aug 2016** Max Contig: **6,472 SF**
San Bernardino County Building Size: **10,872 SF** Smallest Space: **1,053 SF**
Land Area: **4.28 AC** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **40.5%**
Expenses: **2018 Tax @ \$9.75/sf**
Parking: **78 Surface Spaces are available; Ratio of 1.69/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **CBRE / Ryan Gast (909) 418-2129 -- 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 Building Type: **Retail/Freestanding** Space Avail: **7,500 SF**
San Bernardino County Building Status: **Built 1948** Max Contig: **7,500 SF**
Building Size: **7,500 SF** Smallest Space: **2,500 SF**
Land Area: **0.74 AC** Rent/SF/Yr: **\$12.72 - \$15.00/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) 285-4812 / Amanda McCoy (909) 980-5000 -- 7,500 SF (2,500-5,000 SF)**

15 5118-5156 Holt Blvd - Holt Blvd Retail/Industrial

Montclair, CA 91763 Building Type: **Retail** Space Avail: **4,800 SF**
San Bernardino County Building Status: **Built 1952** Max Contig: **4,800 SF**
Building Size: **28,200 SF** Smallest Space: **4,800 SF**
Land Area: **2.01 AC** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **83.0%**
Expenses: **2018 Tax @ \$0.88/sf**
Parking: **30 free Surface Spaces are available; Ratio of 1.06/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Fertig-Gordon Co. Inc. / Brandon Bell (626) 793-7138 X4 -- 4,800 SF (4,800 SF)**

16 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: **2018 Tax @ \$1.38/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.

17 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: **2018 Tax @ \$1.08/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)****18 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: **Not For Sale**Space Avail: **3,987 SF**Max Contig: **2,495 SF**Smallest Space: **1,492 SF**Rent/SF/Yr: **\$12.00 - \$15.00/nnn**% Leased: **72.3%**Landlord Rep: **Century 21 Experience / Annie (Lihui) Zhang (626) 205-0719 -- 3,987 SF (1,492-2,495 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

19 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: **2018 Tax @ \$3.46/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.

20 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: **2018 Tax @ \$2.93/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.

21 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)**Building Status: **Built 1968, Renov 1997**Building Size: **849,752 SF**Land Area: **78 AC**Stories: **2**Expenses: **2018 Tax @ \$1.55/sf**Parking: **6,249 free Surface Spaces are available; Ratio of 5.00/1,000 SF**For Sale: **Not For Sale**Space Avail: **139,067 SF**Max Contig: **48,000 SF**Smallest Space: **623 SF**Rent/SF/Yr: **\$36.00 - \$65.00**% Leased: **89.9%**Landlord Rep: **CIM Group LP / Gail Enderwood (323) 860-9562 -- 45,930 SF (623-6,379 SF)**Leasing Company: **Research in Progress / -- 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.

22 5080 E Montclair Plaza Ln - Sears - Montclair Place**Montclair, CA 91763****San Bernardino County**Building Type: **Retail/Department Store**Building Status: **Built 1985**Building Size: **179,250 SF**Land Area: **3.23 AC**Stories: **3**Expenses: **2018 Tax @ \$1.08/sf**For Sale: **Not For Sale**Space Avail: **83,551 SF**Max Contig: **83,551 SF**Smallest Space: **24,078 SF**Rent/SF/Yr: **Withheld**% Leased: **100%**Landlord Rep: **JLL / Shauna Mattis (310) 694-3190 / Scott Burns (310) 694-3188 -- 83,551 SF (24,078-30,896 SF)****23 5121-5182 N Montclair Plaza Ln - Montclair Place****AKA 5130-5200 N Montclair Plaza Ln****Montclair, CA 91763****San Bernardino County**Building Type: **Retail**Building Status: **Built 1969**Building Size: **75,103 SF**Land Area: **7.93 AC**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**Space Avail: **3,250 SF**Max Contig: **3,250 SF**Smallest Space: **3,250 SF**Rent/SF/Yr: **Withheld**% Leased: **95.7%**Landlord Rep: **SharpLine Commercial Partners / Barbara Armendariz (213) 266-3333 X404 -- 3,250 SF (3,250 SF)**

24 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)**

25 5065 S Montclair Plaza Ln - Montclair Place

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding**

Building Status: **Built 2004**

Building Size: **48,500 SF**

Land Area: **9.74 AC**

Stories: **1**

Expenses: **2011 Tax @ \$1.85/sf**

Parking: **80 free Surface Spaces are available; Ratio of 1.65/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **12,000 SF**

Max Contig: **12,000 SF**

Smallest Space: **12,000 SF**

Rent/SF/Yr: **Withheld**

% Leased: **75.3%**



Landlord Rep: **Newmark Knight Frank / Peter Spragg (213) 298-3594 / Bryan Norcott (213) 298-3595 -- 12,000 SF (12,000 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: **2018 Tax @ \$3.85/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 9405 Monte Vista Ave - Acapulco Restaurant - Montclair Entertainment Plaza

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Restaurant**

Building Status: **Built 1981**

Building Size: **7,423 SF**

Land Area: **0.47 AC**

Stories: **1**

Expenses: **2011 Tax @ \$3.07/sf**

Parking: **70 free Surface Spaces are available; Ratio of 9.43/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **7,423 SF**

Max Contig: **7,423 SF**

Smallest Space: **7,423 SF**

Rent/SF/Yr: **Withheld**

% Leased: **0%**



Landlord Rep: **Kidder Mathews / Jim Auther (949) 557-5073 / Alex Banks (949) 557-5000 -- 7,423 SF (7,423 SF)**

Building Notes:

Property Description: Restaurant

28 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: **2018 Tax @ \$1.51/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.

29 5399 Moreno St - Montclair East Shopping Center

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding** Space Avail: **6,615 SF**
Building Status: **Built 1996** Max Contig: **6,615 SF**
Building Size: **17,000 SF** Smallest Space: **6,615 SF**
Land Area: **5 AC** Rent/SF/Yr: **\$13.20/nnn**
Stories: **1** % Leased: **61.1%**
Expenses: **2018 Tax @ \$1.48/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 -- 6,615 SF (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.

30 5404 Moreno St - Montclair Towers

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/(Strip Ctr)** Space Avail: **3,000 SF**
Building Status: **Built 1991** Max Contig: **3,000 SF**
Building Size: **22,217 SF** Smallest Space: **1,000 SF**
Land Area: **1.45 AC** Rent/SF/Yr: **\$12.00/nnn**
Stories: **1** % Leased: **86.5%**
Expenses: **2018 Tax @ \$1.35/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.

31 5454-5484 Moreno St - The Montclair Outlets

Montclair, CA 91763

San Bernardino County

Building Type: **Retail**
Building Status: **Built 1979**
Building Size: **27,592 SF**
Land Area: **2.30 AC**
Stories: **1**
Expenses: **2018 Tax @ \$1.68/sf, 2011 Est Tax @ \$2.17/sf; 2011 Est Ops @ \$1.44/sf**
Parking: **107 free Surface Spaces are available; Ratio of 3.88/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **3,150 SF**
Max Contig: **3,150 SF**
Smallest Space: **3,150 SF**
Rent/SF/Yr: **Withheld**
% Leased: **88.6%**



Landlord Rep: **Progressive Real Estate Partners / Pablo Velasco (909) 230-4500 / Felipe Velasco (909) 230-4500 -- 3,150 SF (3,150 SF)**

Building Notes:

Freestanding, single-story office/retail building located on the corner of Moreno Street and Vernon Avenue. Heavy street corner exposure on Moreno Street. Immediate access to the 10 freeway via Central Avenue Exit. Many large anchors nearby such as the Montclair Plaza, David's Bridal, Target, Robbins Bros., Pier 1, CompUSA, Office Depot, PetCo and much more. Center includes Jessica McClintock, Eduardo

32 5483 Moreno St

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding**
Building Status: **Built 1968**
Building Size: **28,000 SF**
Land Area: **1.54 AC**
Stories: **1**
Expenses: **2018 Tax @ \$1.30/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**

Space Avail: **28,000 SF**
Max Contig: **28,000 SF**
Smallest Space: **28,000 SF**
Rent/SF/Yr: **\$11.40/nnn**
% Leased: **100%**



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, restanding, 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

33 5505 Moreno St - Montclair Shopping Center

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Flex**

Building Status: **Built 1983**

Building Size: **30,939 SF**

Land Area: **2.04 AC**

Stories: **1**

Expenses: **2018 Tax @ \$1.13/sf**

Parking: **85 free Surface Spaces are available; Ratio of
2.76/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **14,046 SF**

Max Contig: **14,046 SF**

Smallest Space: **1,766 SF**

Rent/SF/Yr: **Withheld**

% Leased: **54.6%**



Landlord Rep: **Colliers International / Bradford Yates (909) 937-6315 / Stefan Pastor (909) 937-6341 -- 14,046 SF (1,766-3,192 SF)**

