

Montclair Mar. 2019 All Properties For Sale

1 10477 Central Ave

Montclair, CA 91763	Sale Price: \$6,900,000	Center Size: 25,518 SF
	Price/SF: \$270.40	% Leased: 100.0%
	Cap Rate: -	Land Area: 5.14 AC
Center Type: Auto Dealership	Year Built: 1978	
Sale Status: Active	Zoning: -	
Days on Market: 15	Stories: 1	
Sale Conditions: -		
Sale Type: Owner/User		



Sales Contacts: **NAI Capital / David W. Knowlton (949) 468-2307**

Investment Notes:

Prime 5.14-acre redevelopment opportunity in the heart of Montclair, CA. Investor/Owner/User: Secondary opportunity to maintain the existing 25,518 SF freestanding auto sales/service building with the current lessee, or occupy at lease termination. 25,518 SF Motor Vehicle Sales / Service Facility with 42 Service Stalls. Lease Income: Existing income stream to help support entitlement expenses.

2 4430 Holt Blvd - WSS, Orchard Plaza

Montclair, CA 91763	Sale Price: \$15,100,000	Center Size: 14,021 SF
WSS, Orchard Plaza	Price/SF: \$1,076.96	% Leased: 100.0%
	Cap Rate: 5.75%	Land Area: 4.28 AC
Center Type: Storefront (Neighborhood Center)		
Sale Status: Active	Year Built: 2016	
Days on Market: 34	Zoning: -	
Sale Conditions: Investment Triple Net		
Sale Type: Investment		



Sales Contacts: **CBRE / Ken McLeod (310) 550-2515**

Investment Notes:

Orchard Plaza is a 46,138 square foot retail center located in Montclair, California. Situated on the Northwest corner of Holt Boulevard and Ramona Avenue, the plaza is strategically placed on a prominent signalized intersection featuring a mix of popular national and e-commerce resistant retailers. Orchard Plaza is a new construction that benefits from its placement directly on the main traffic corridor of Holt Boulevard. The property is positioned to attract the commuters of the city as one of the dominant retail centers in the immediate area. With its primary frontage and easy accessibility to the community, Orchard Plaza provides the surrounding neighborhood with a retail destination that includes a synergistic mix of popular tenants. Orchard Plaza is a primary shopping destination featuring National Tenants anchored by Dollar Tree and Warehouse Shoe Sale. The daily needs center is enhanced by an array popular and convenient quick service restaurants such as Starbucks and Wingstop providing a constant influx of customers to the center. Its ample parking, primary visibility, and accessibility off the main corridors are key to the dense surrounding neighborhood. Orchard Plaza is a rare opportunity to own a newly constructed, investment grade shopping center.

Montclair Mar. 2019 All Properties For Sale

3 4792 Canoga St - Montclair Apartments

Montclair, CA 91763	Sale Price: \$839,000	Building Size: 4,248 SF
Montclair Apartments	Price/Unit: \$209,750.00	Avg Unit Size: 1,072 SF
	Cap Rate: 3.25%	# of Units: 4
Building Type: Apartments	Year Built: 1964	
Sale Status: Active	Avg Vacancy: -	
Days on Market: 54	Land Area: 0.17 AC	
GRM: 17.47		
Sale Conditions: 1031 Exchange, Bulk/Portfolio Sale, Deferred Maintenance		



Unit Mix: **4 2 bed/2 bath units**

Sales Contacts: **Regiency Real Estate / Nathan Diones (909) 709-3781**

Investment Notes:

4 plex located in a very densely populated rental pocket of Montclair. Option to purchase with FHA loan and live in one unit. Rents are under market rates which provides an upside opportunity to a new investor. Rents are under market by ± 29%. Very little turnover and strong long term rental market. Increase income by adding laundry and implementing turf grass to reduce operating costs and increase returns.

4 9090 Central Ave - US Bank, Montclair Place

Montclair, CA 91763	Sale Price: \$5,920,000	Center Size: 4,171 SF
US Bank, Montclair Place	Price/SF: \$1,419.32	% Leased: 100.0%
	Cap Rate: 4.65%	Land Area: 0.78 AC
Center Type: Bank (Super Regional Mall)		
Sale Status: Active	Year Built: 1975	
Days on Market: 58	Zoning: -	
Sale Conditions: Investment Triple Net		
Sale Type: Investment		



Sales Contacts: **Kidder Mathews / Kyle Gulock (310) 492-8416 / Matt Kramer (424) 653-1803 / Michael Asarch (310) 492-8407**

5 5053 Mission Blvd - King's Auto Sale

Montclair, CA 91763	Sale Price: \$595,000	Center Size: 2,771 SF
King's Auto Sale	Price/SF: \$214.72	% Leased: 100.0%
	Cap Rate: -	Land Area: 0.56 AC
Center Type: Retail	Year Built: 1926	
Sale Status: Active	Zoning: C-3 & R-1	
Days on Market: 89	Stories: 1	
Sale Conditions: -		
Sale Type: Investment		



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.

Montclair Mar. 2019 All Properties For Sale

6 4187 Mission Blvd

Montclair, CA 91763

Sale Price: **\$3,300,000** Parcel Size (AC): **3.07 AC**
 Price/AC: **\$1,074,918.57** Parcel Size (SF): **133,729 SF**

Property Type: **Industrial** Zoning: **C3-R1**
 Sale Status: **Active** Proposed Use: **Commercial, Industrial, Retail, Office, Mixed Use, MultiFamily, Auto Dealership,**
 Days on Market: **93** **Contractor Storage Yard, General Freestanding, Hold for Development, Hold for Investment, Manufacture/Mobile Home Park, Master Planned Community, Motel, Parking Lot, Religious Facility, Retail Warehouse, Self-Storage, Single Family Development**

Sale Conditions: -

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

Investment Notes:

Lee & Associates is pleased to present an outstanding Owner-User and/ or Development opportunity. The property is currently operating as a permitted Auto Salvage Facility (Licensed). The offering is ideally configured with over 210'+ of frontage along Mission Blvd. The property is Commercial Zoned - which allows for a variety of uses (download the marketing booklet and contact the city of Montclair for more info). Seller Carry Possible with 50% Down Payment. Contact listing agents for more info.



7 5059 E State St - 1.82 Acres

Montclair, CA 91763
 1.82 Acres

Sale Price: **\$1,585,580** Parcel Size (AC): **1.82 AC**
 Price/AC: **\$871,197.80** Parcel Size (SF): **79,279 SF**

Property Type: **Commercial** Zoning: **M1**
 Sale Status: **Active** Proposed Use: -
 Days on Market: **120**

Sale Conditions: -

Sales Contacts: **Colliers International / Jace Gan (949) 474-0707**

Investment Notes:

APN: 1011-301-29
 1.82 Acre Site
 M1 Zoning (Limited Manufacturing)
 Ideal for RV, Trailer Storage, and
 Mini Storage
 All Utilities Available
 Close Proximity to Ontario Airport, 60 and 10 Freeways



Montclair Mar. 2019 All Properties For Sale

8 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 \$4,500,000 (\$124.58/SF)

Sale Price: \$4,500,000	RBA: 36,121 SF
Price/SF: \$124.58	Days On Market: 131
Cap Rate: -	Sale Status: Active
Sale Conditions: Bulk/Portfolio Sale	
Sale Type: Investment OR Owner/User	

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.



9 10680 Silicon Ave

Montclair, CA 91763	Sale Price: For Sale	Parcel Size (AC): 3.18 AC
	Price/AC: -	Parcel Size (SF): 138,521 SF
	Property Type: Industrial	Zoning: M1
	Sale Status: Active	Proposed Use: Industrial, Contractor Storage Yard
	Days on Market: 163	
	Sale Conditions: -	

Sales Contacts: **Newmark Knight Frank / Steve L. Sprenger (949) 608-2015**

Investment Notes:

3.18 Acres For Sale



10 5001 Arrow Hwy

Montclair, CA 91763	Sale Price: \$925,000	RBA: 4,836 SF
	Price/SF: \$191.27	% Leased: 100.0%
	Cap Rate: 5.52%	Land Area: 0.46 AC
	Building Type: Warehouse	Year Built: 1975
	Sale Status: Active	Ceiling Height: 38'0"
	Days on Market: 170	Drive Ins: 2 tot./8'0" w x 10'0" h
	Zoning: cr/mr	
	Sale Conditions: 1031 Exchange, Build to Suit	Docks: None
	Sale Type: Investment OR Owner/User	

Sales Contacts: **Century 21 CARE / 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..



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11 5065 Brooks St - Freestanding Industrial

Montclair, CA 91763
Freestanding Industrial

Sale Price: **\$1,800,000**
Price/SF: **\$128.57**
Cap Rate: -

RBA: **14,000 SF**
% Leased: **100.0%**
Land Area: **0.50 AC**

Building Type: **Warehouse**
Sale Status: **Active**
Days on Market: **177**
Zoning: **M2**
Sale Conditions: **Investment Triple Net**
Sale Type: **Investment**

Year Built: **1979**
Ceiling Height: **15'0"**
Drive Ins: **2 tot./10'0"w x 12'0"h**
Loading Docks: **2 ext (bldg. total)**



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

Investment Notes:

Priced Well Below Replacement Cost at \$143 PSF.

Building Features: Concrete Tilt-Up Construction, Power: 1500 Amps / 480V.

Under contract. If interested, we are taking backup offers. Contact agents to schedule a tour.

12 4783 S State St - PRICE REDUCTION! 4783 State Street

Montclair, CA 91763
PRICE REDUCTION! 4783 State Street

Sale Price: **\$200,000**
Price/AC: **\$751,597.14**

Parcel Size (AC): **0.27 AC**
Parcel Size (SF): **11,591 SF**

Property Type: **Industrial**
Sale Status: **Active**
Days on Market: **195**
Sale Conditions: -

Zoning: **M1**
Proposed Use: **Industrial, Contractor Storage Yard**



Sales Contacts: **GM Properties, Inc. / Tyler Portman (562) 762-3152**

13 4100 E Mission Blvd

Montclair, CA 91763

Sale Price: **\$579,900**
Price/AC: **\$1,052,259.12**

Parcel Size (AC): **0.55 AC**
Parcel Size (SF): **24,006 SF**

Property Type: **Commercial**
Sale Status: **Active**
Days on Market: **196**
Sale Conditions: -

Zoning: -
Proposed Use: **Commercial**



Sales Contacts: **GSE Realty / Steven Landis (951) 231-7206**

Montclair Mar. 2019 All Properties For Sale

14 5135 Holt Blvd

Montclair, CA 91763

Sale Price: \$2,995,000	RBA: 20,000 SF
Price/SF: \$149.75	% Leased: 100.0%
Cap Rate: -	Land Area: 1.28 AC
Building Type: Warehouse	Year Built: 1979
Sale Status: Active	Ceiling Height: 17'0"
Days on Market: 208	Drive Ins: 1 tot./22'0"w x 15'0"h
Zoning: BP	Loading Docks: None
Sale Conditions: -	
Sale Type: Owner/User	



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

15 4532 Brooks St

Montclair, CA 91763

Sale Price: \$3,604,146	Parcel Size (AC): 3.94 AC
Price/AC: \$914,757.87	Parcel Size (SF): 171,626 SF
Property Type: Commercial	Zoning: C
Sale Status: Active	Proposed Use: Commercial, Retail
Days on Market: 211	
Sale Conditions: -	



Sales Contacts: **Lee & Associates / Patrick Bogan (562) 568-2010 / Jonathan Wong (562) 568-2043 / Steve Coulter (562) 568-2032**

Investment Notes:

Fully Entitled Development Opportunity
 Four (4) 10,700 SF Industrial Units
 Two (2) 3,000 SF Restaurants
 Submit Offers - Pricing TBD

Montclair Mar. 2019 All Properties For Sale

16 4667 Holt Blvd

Montclair, CA 91763

Sale Price: **\$1,051,518**
 Price/SF: **\$169.00**
 Cap Rate: -

RBA: **6,222 SF**
 % Leased: **100.0%**
 Land Area: **0.37 AC**

Building Type: **Showroom**
 Sale Status: **Active**
 Days on Market: **295**
 Zoning: **C-3**
 Sale Conditions: -
 Sale Type: **Owner/User**

Year Built: **1956**
 Ceiling Height: **14'0"**
 Drive Ins: **1 (total)**
 Loading Docks: **1 ext (bldg. total)**



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

17 10798 Ramona Ave - Mission Tiki Drive In

Montclair, CA 91763
 Mission Tiki Drive In

Sale Price: **For Sale**
 Price/AC: -

Parcel Size (AC): **27.37 AC**
 Parcel Size (SF): **1,192,237 SF**

Property Type: **Industrial**
 Sale Status: **Active**
 Days on Market: **299**

Zoning: -
 Proposed Use: **Commercial, Industrial**

Sale Conditions: -

Sales Contacts: **Newmark Knight Frank / John Ewart (909) 974-4064**

Investment Notes:

Existing multi screen drive in theater
 Can be developed into a multitude of uses, one of the last remaining infull sites of this size



18 5123 Brooks St

Montclair, CA 91763

Sale Price: **\$2,900,000**
 Price/SF: **\$302.08**
 Cap Rate: -

RBA: **9,600 SF**
 % Leased: **100.0%**
 Land Area: **1.48 AC**

Building Type: **Warehouse**
 Sale Status: **Active**
 Days on Market: **321**
 Zoning: **Light Industrial**
 Sale Conditions: **Bulk/Portfolio Sale**
 Sale Type: **Owner/User**

Year Built: **1971**
 Ceiling Height: -
 Drive Ins: **4 tot./10'0" w x 10'0" h**
 Loading Docks: **1 ext (bldg. total)**



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!

Montclair Mar. 2019 All Properties For Sale

19 5153 Holt Blvd - Holt Medical Center, Holt Medical Plaza

Montclair, CA 91763	Sale Price: \$4,225,000	RBA: 12,864 SF
Holt Medical Center, Holt Medical Plaza	Price/SF: \$328.44	% Leased: 100.0%
	Cap Rate: 4.72%	Land Area: 1.03 AC
Building Type: Class B Office	Year Built: 2006	
Sale Status: Active	Typ Floor Size: 12,864 SF	
Days on Market: 354	Stories: 1	
Sale Conditions: -		
Sale Type: Investment		



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

Investment Notes:

Keller Williams Commercial is pleased to offer for sale 5153 Holt Blvd., a high-identity 12,864 square foot, freestanding single-story Medical and Retail Plaza on 1.03 acres located in the city of Montclair, California. The property has excellent frontage and exposure on Holt Blvd, one of Montclair's busiest and best-known thoroughfares with approx. 29,000 CPD. Located adjacent to signalized intersection and within close proximity to the 10 and 60 Freeways .

Built in 2006 of wood frame and stucco construction, the building is composed of 6 office suites ranging in size from approximately 1,000 to 3,400 square feet, all in move-in-ready condition. The building has generous parking, lush landscaping, and newer HVAC units, paving, and roofing. With walk-up access, attractive open breezeways, and flexible floor plans, the building is well-suited for multi-tenant medical or retail usage, or even executive office configurations.

With the potential for other uses such as pharmacy, fast food restaurant as well as other office uses, the Holt Medical and Retail Center is currently 100% occupied.

An owner/user medical use is also offered with a medical office tenant ready and the flexibility to choose to occupy a portion of the property.

20 5065 Mission Blvd

Montclair, CA 91763	Sale Price: \$649,000	Center Size: 2,038 SF
	Price/SF: \$318.45	% Leased: 100.0%
	Cap Rate: -	Land Area: 1.08 AC
Center Type: Restaurant	Year Built: 1950	
Sale Status: Active	Zoning: residential/co	
Days on Market: 364	Stories: Commercial	
Sale Conditions: -		
Sale Type: Investment OR Owner/User		



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

21 5483 Moreno St

Montclair, CA 91763	Sale Price: \$5,180,000	Center Size: 28,000 SF
	Price/SF: \$185.00	% Leased: 100.0%
	Cap Rate: -	Land Area: 1.54 AC
Center Type: Freestanding	Year Built: 1968	
Sale Status: Active	Zoning: M1, Montclair	
Days on Market: 566	Stories: 1	
Sale Conditions: -		
Sale Type: Owner/User		



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

Investment Notes:

This Property is also available For Lease

Montclair Mar. 2019 All Properties For Sale

22 4144 Holt Blvd

Montclair, CA 91763

Sale Price: **\$599,000** Parcel Size (AC): **0.72 AC**
 Price/AC: **\$827,576.68** Parcel Size (SF): **31,529 SF**

Property Type: **Commercial** Zoning: **C-3**
 Sale Status: **Active** Proposed Use: **-**
 Days on Market: **692**

Sale Conditions: **-**

Sales Contacts: **Lee & Associates / John Espinosa (562) 568-2034**



Investment Notes:

Land Being Rezoned to C-3
 Holt Blvd Frontage

Located in the City of Montclair

23 4950 San Bernardino St - Montclair I, Montclair Office Medical Bldg, Unit 209

Montclair, CA 91763

Montclair I, Montclair Office
 Medical Bldg

Condo Sale Price: **\$358,792** Sale Status: **Active**
 Unit SF: **1,204 SF** Days On Market: **828**
 Price/SF: **\$298.00** Floor #: **1**
 Cap Rate: **-** Unit #: **209**
 Sale Conditions: **-**
 Sale Type: **Owner/User**

Building Type: **Medical** Year Built: **1973**
 RBA: **27,385 SF** Typ Floor Size: **11,803 SF**
 % Leased: **96.3%** Stories: **2**
 Land Area: **2.88 AC**

Sales Contacts: **C.G.M. Development, Inc. / Deja Medina (626) 913-8939 / Casey Cheng (626) 913-8939 X237**



24 4950 San Bernardino St - Montclair I, Montclair Office Medical Bldg, Unit 100

Montclair, CA 91763

Montclair I, Montclair Office
 Medical Bldg

Condo Sale Price: **\$300,086** Sale Status: **Active**
 Unit SF: **1,007 SF** Days On Market: **828**
 Price/SF: **\$298.00** Floor #: **2**
 Cap Rate: **-** Unit #: **100**
 Sale Conditions: **-**
 Sale Type: **Owner/User**

Building Type: **Medical** Year Built: **1973**
 RBA: **27,385 SF** Typ Floor Size: **11,803 SF**
 % Leased: **96.3%** Stories: **2**
 Land Area: **2.88 AC**

Sales Contacts: **C.G.M. Development, Inc. / Deja Medina (626) 913-8939 / Casey Cheng (626) 913-8939 X237**



Montclair Mar. 2019 All Properties For Sale

25 5407 Holt Blvd

Montclair, CA 91763

Sale Price: \$4,150,000	RBA: 36,352 SF
Price/SF: \$114.16	% Leased: 100.0%
Cap Rate: -	Land Area: 1.97 AC
Building Type: Warehouse	Year Built: 1981
Sale Status: Active	Ceiling Height: 16'0"
Days on Market: 847	Drive Ins: 3 tot./10'0"w x 12'0"h
Zoning: BP	Loading Docks: None
Sale Conditions: -	
Sale Type: Owner/User	



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

26 4230 Mission Blvd

Montclair, CA 91763

Sale Price: \$730,000	RBA: 2,400 SF
Price/SF: \$304.17	% Leased: 100.0%
Cap Rate: -	Land Area: 0.37 AC
Building Type: Warehouse	Year Built: 1953
Sale Status: Active	Ceiling Height: 11'0"
Days on Market: 2,217	Drive Ins: 3 tot./11'0"w x 11'0"h
Zoning: MIP, Montclair	Loading Docks: None
Sale Conditions: -	
Sale Type: Owner/User	



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.

Montclair Mar. 2019 All Properties For Sale

27 10986 Central Ave

Montclair, CA 91763

Sale Price: **\$950,000** Parcel Size (AC): **0.86 AC**
Price/AC: **\$1,110,331.93** Parcel Size (SF): **37,270 SF**

Property Type: **Commercial** Zoning: **C2**
Sale Status: **Active** Proposed Use: **Commercial**
Days on Market: **2,226**

Sale Conditions: **Ground Lease (Leased Fee)**

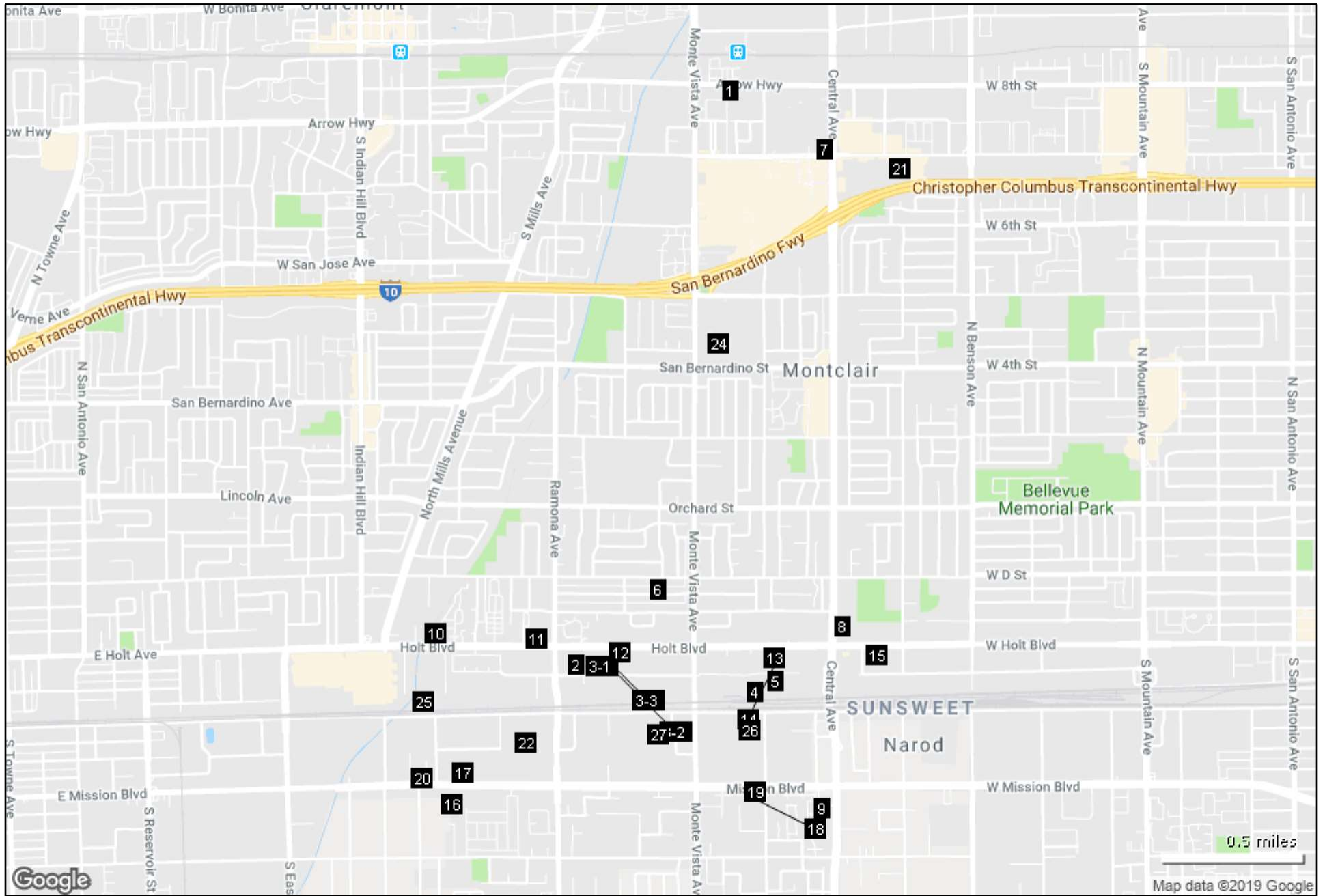
Sales Contacts: **CBRE / Joseph Miller (949) 725-8665**



Investment Notes:

PROPERTY FEATURES

- * ±37,269 SF Parcel
- * Huge Daytime Employment
- * Over 32,000 CPD at intersection1
- * Adjacent to Arco, AM/PM & Farmer Boys
- * Over \$66,600 average HH income within 1 mile radius
- * Zoning: General Commercial2 great for a variety of uses



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