

# Montclair May 2019 Properties For Sale

## 1 8976 Vernon Ave

**Montclair, CA 91763**  
 Sale Price: **\$1,275,000** RBA: **4,800 SF**  
 Price/SF: **\$265.63** % Leased: **100.0%**  
 Cap Rate: - Land Area: **0.25 AC**  
 Building Type: **Warehouse** Year Built: **1981**  
 Sale Status: **Active** Ceiling Height: **16'0"**  
 Days on Market: **3** Drive Ins: **1 tot./12'0"w x 14'0"h**  
 Zoning: **MIP, Montclair** Loading Docks: **None**  
 Sale Conditions: -  
 Sale Type: **Investment Or Owner User**



Sales Contacts: **Delmar Commercial R.E. Services / Don Barmakian (909) 223-0025**

### Investment Notes:

No Association or shared access

## 2 4620 Holt Blvd

**Montclair, CA 91763**  
 Sale Price: **\$1,780,000** Parcel Size (AC): **2.11 AC**  
 Price/AC: **\$843,601.90** Parcel Size (SF): **91,912 SF**  
 Property Type: **Commercial** Zoning: **Commercial**  
 Sale Status: **Active** Proposed Use: **Commercial**  
 Days on Market: **18**  
 Sale Conditions: **Build to Suit**



Sales Contacts: **Faith Global Realty Group, Inc. / Tony Liu (626) 271-6921**

## 3 4950 San Bernardino St - Montclair I, Montclair Office Medical Bldg, Unit 103

**Montclair, CA 91763**  
**Montclair I, Montclair Office Medical Bldg**  
 Condo Sale Price: **\$435,000** Sale Status: **Active**  
 Unit SF: **1,291 SF** Days On Market: **22**  
 Price/SF: **\$336.95** Floor #: **1**  
 Cap Rate: - Unit #: **103**  
 Sale Conditions: -  
 Sale Type: **Investment Or Owner User**  
 Building Type: **Medical** Year Built: **1973**  
 RBA: **27,385 SF** Typ Floor Size: **11,803 SF**  
 % Leased: **100.0%** Stories: **2**  
 Land Area: **2.88 AC**



Sales Contacts: **KB Real Estate / Kavita Bhatia (909) 233-8003**

### Investment Notes:

Prime Medical Office or professional office for an owner/user

## Montclair May 2019 Properties For Sale

### 4 5158 Cliffwood Dr - Montclair Cliffwood Business Park, Montclair Cliffwood Business Park

**Montclair, CA 91763**  
**Montclair Cliffwood**  
**Business Park, Montclair**  
**Cliffwood Business Park**

Sale Price: <b>\$1,999,999</b>	RBA: <b>10,030 SF</b>
Price/SF: <b>\$199.40</b>	% Leased: <b>100.0%</b>
Cap Rate: <b>-</b>	Land Area: <b>0.57 AC</b>
Building Type: <b>Warehouse</b>	Year Built: <b>2002</b>
Sale Status: <b>Active</b>	Ceiling Height: <b>22'0"</b>
Days on Market: <b>23</b>	Drive Ins: <b>1 (total)</b>
Zoning: <b>-</b>	Loading Docks: <b>1 ext (bldg. total)</b>
Sale Conditions: <b>1031 Exchange</b>	
Sale Type: <b>Owner User</b>	



Sales Contacts: **KWS Commercial / Johnny Wong (626) 625-2990**

#### Investment Notes:

Owner-user opportunity! High image free standing building featuring an exterior truckwell, fenced yard and mezzanine. Centrally located with easy access to I-10 FWY.

### 5 9143 Monte Vista Ave - Outparcel to Montclair Place

**Montclair, CA 91763**  
**Outparcel to Montclair**  
**Place**

Sale Price: <b>\$725,000</b>	Parcel Size (AC): <b>0.37 AC</b>
Price/AC: <b>\$1,959,459.46</b>	Parcel Size (SF): <b>16,117 SF</b>
Property Type: <b>Commercial</b>	Zoning: <b>C-3</b>
Sale Status: <b>Active</b>	Proposed Use: <b>-</b>
Days on Market: <b>49</b>	
Sale Conditions: <b>-</b>	



Sales Contacts: **Moore Real Estate Group / Matt Moore (909) 758-5660**

#### Investment Notes:

Build your office, clinic, or restaurant next to the newly renovated Montclair Place! CIM Group has started Phase Two of the redevelopment of Montclair Place that will bring entertainment, dining and more to the shopping center, including replacement of the former Broadway Department Store building with a new 2-level 134,000 square foot entertainment and dining wing featuring AMC on the Upper Level. AMC Dine-In Theatres will include 12 auditoriums. The Lower Level of the building will feature more than 54,000 square feet of restaurant and entertainment space. The Upper Level Northwestern side of the existing mall will be replaced by a new 17,500 square foot state-of-the-art, intimate, concert venue called The Canyon, opening Spring 2019. A new 11,000 square foot indoor playground specially designed for kids to play and explore called Kids Empire, will open in the Lower Level of the existing mall near Sears, opening Spring 2019.

### 6 4050 Mission Blvd - Crown Business Park, Bldg 3

**Montclair, CA 91763**  
**Crown Business Park, Bldg 3**

Sale Price: <b>\$1,180,000</b>	RBA: <b>6,428 SF</b>
Price/SF: <b>\$183.57</b>	% Leased: <b>0.0%</b>
Cap Rate: <b>-</b>	Land Area: <b>0.31 AC</b>
Building Type: <b>R&amp;D</b>	Year Built: <b>1990</b>
Sale Status: <b>Active</b>	Ceiling Height: <b>18'0"</b>
Days on Market: <b>62</b>	Drive Ins: <b>1 tot./10'0"w x 12'0"h</b>
Zoning: <b>BP, Montclair</b>	Loading Docks: <b>None</b>
Sale Conditions: <b>-</b>	
Sale Type: <b>Owner User</b>	



Sales Contacts: **Berkshire Hathaway HomeServices California / Calvin Lo (626) 440-5100**

#### Investment Notes:

High image industrial/warehouse building with expanded/permitted office spaces in the Crown Pacific Business Park. 1 drive-in door and 13 parking spaces.

## Montclair May 2019 Properties For Sale

### 7 5010 W Mission Blvd

<b>Montclair, CA 91762</b>	Sale Price: <b>\$3,600,000</b>	RBA: <b>8,400 SF</b>
	Price/SF: <b>\$428.57</b>	% Leased: <b>100.0%</b>
	Cap Rate: -	Land Area: <b>2.63 AC</b>
Building Type: <b>Industrial</b>	Year Built: <b>1967</b>	
Sale Status: <b>Active</b>	Ceiling Height: -	
Days on Market: <b>63</b>	Drive Ins: <b>2 (total)</b>	
Zoning: <b>MIP -</b>	Loading Docks: <b>None</b>	
Sale Conditions: <b>Manufacturin</b>		
Sale Type: <b>Investment Or Owner User</b>		



Sales Contacts: **Walton Realty, Inc. / Chris Wen (626) 854-2889**

#### Investment Notes:

Previously used as a car dealership, the lot is a flat and completely fenced that can be used for industrial purposes. Good location near the Ontario International Airport, Pomona Hospital, and Western University of Health Sciences. Please check with city for potential use of property. Great opportunity for developers, investors and/or owner uses.

### 8 Central Ave @ Richton Street

<b>Montclair, CA 91763</b>	Sale Price: <b>For Sale</b>	Parcel Size (AC): <b>2.30 AC</b>
	Price/AC: -	Parcel Size (SF): <b>100,188 SF</b>
Property Type: <b>Commercial</b>	Zoning: -	
Sale Status: <b>Active</b>	Proposed Use: -	
Days on Market: <b>65</b>		
Sale Conditions: -		



Sales Contacts: **United Real Estate Group / Jeff Nauta (714) 612-0944**

#### Investment Notes:

Excellent location for Owner/User or Developer.

### 9 10477 Central Ave

<b>Montclair, CA 91763</b>	Sale Price: <b>\$6,900,000</b>	Center Size: <b>25,518 SF</b>
	Price/SF: <b>\$270.40</b>	% Leased: <b>100.0%</b>
	Cap Rate: -	Land Area: <b>5.14 AC</b>
Center Type: <b>Auto Dealership</b>	Year Built: <b>1978</b>	
Sale Status: <b>Active</b>	Zoning: -	
Days on Market: <b>86</b>	Stories: <b>1</b>	
Sale Conditions: -		
Sale Type: <b>Owner User</b>		



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.

# Montclair May 2019 Properties For Sale

## 10 Orchard Plaza

**Retail Portfolio** Portfolio of 4 Retail properties in Montclair, CA, having total size of 46,138 SF, and for sale at \$15,100,000 (\$327.28/SF)

Sale Price: <b>\$15,100,000</b>	Total Size: <b>46,138 SF</b>
Price/SF: <b>\$327.28</b>	Days On Market: <b>105</b>
Cap Rate: <b>5.75%</b>	Sale Status: <b>Active</b>
Sale Conditions: <b>Investment Triple Net</b>	
Sale Type: <b>Investment</b>	



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

Portfolio Properties: **4490 Holt Blvd (not for sale individually)**  
**4432 Holt Blvd (not for sale individually)**  
**4468-4488 Holt Blvd (not for sale individually)**  
**4430 Holt Blvd (not for sale individually)**

### 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.

## 11 9090 Central Ave - US Bank, Montclair Place

<b>Montclair, CA 91763</b>	Sale Price: <b>\$5,920,000</b>	Center Size: <b>4,171 SF</b>
<b>US Bank, Montclair Place</b>	Price/SF: <b>\$1,419.32</b>	% Leased: <b>100.0%</b>
	Cap Rate: <b>4.65%</b>	Land Area: <b>0.78 AC</b>
	Center Type: <b>Bank (Super Regional Mall)</b>	
	Sale Status: <b>Active</b>	Year Built: <b>1975</b>
	Days on Market: <b>129</b>	Zoning: <b>-</b>
	Sale Conditions: <b>Investment Triple Net</b>	
	Sale Type: <b>Investment</b>	



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

## Montclair May 2019 Properties For Sale

### 12 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: **160**  
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.

### 13 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**  
Sale Status: **Active**  
Days on Market: **164**  
Sale Conditions: -

Zoning: **C3-R1**  
Proposed Use: **Commercial, Industrial, Retail, Office, Mixed Use, MultiFamily, Auto Dealership, 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**



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 property is ideally configured with over 210'+ of frontage along Mission Blvd. The property is currently zoned 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.



# Montclair May 2019 Properties For Sale

## 14 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: **191**  
 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

## 15 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: **202**  
 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 X344 / 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.

## 16 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: **234**  
 Sale Conditions: **-**



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

### Investment Notes:

3.18 Acres For Sale

## Montclair May 2019 Properties For Sale

### 17 4783 S State St - PRICE REDUCTION! 4783 State Street

Montclair, CA 91763  
**PRICE REDUCTION! 4783 State Street**

Sale Price: <b>\$180,000</b>	Parcel Size (AC): <b>0.27 AC</b>
Price/AC: <b>\$676,437.43</b>	Parcel Size (SF): <b>11,591 SF</b>
Property Type: <b>Industrial</b>	Zoning: <b>M1</b>
Sale Status: <b>Active</b>	Proposed Use: <b>Industrial, Contractor Storage Yard</b>
Days on Market: <b>266</b>	
Sale Conditions: -	



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

### 18 4100 E Mission Blvd

Montclair, CA 91763

Sale Price: <b>\$579,900</b>	Parcel Size (AC): <b>0.55 AC</b>
Price/AC: <b>\$1,052,259.12</b>	Parcel Size (SF): <b>24,006 SF</b>
Property Type: <b>Commercial</b>	Zoning: -
Sale Status: <b>Active</b>	Proposed Use: <b>Commercial</b>
Days on Market: <b>267</b>	
Sale Conditions: -	



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

### 19 5135 Holt Blvd

Montclair, CA 91763

Sale Price: <b>\$2,995,000</b>	RBA: <b>20,000 SF</b>
Price/SF: <b>\$149.75</b>	% Leased: <b>100.0%</b>
Cap Rate: -	Land Area: <b>1.28 AC</b>
Building Type: <b>Warehouse</b>	Year Built: <b>1979</b>
Sale Status: <b>Active</b>	Ceiling Height: <b>17'0"</b>
Days on Market: <b>279</b>	Drive Ins: <b>1 tot./22'0" w x 15'0" h</b>
Zoning: <b>BP</b>	Loading Docks: <b>None</b>
Sale Conditions: -	
Sale Type: <b>Owner User</b>	



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

## Montclair May 2019 Properties For Sale

### 20 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: **370**  
 Sale Conditions: -  
 Zoning: -  
 Proposed Use: **Commercial, Industrial**



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 infill sites of this size

### 21 5153 Holt Blvd - Holt Medical Center, Holt Medical Plaza

**Montclair, CA 91763**  
**Holt Medical Center, Holt Medical Plaza**  
 Sale Price: **\$4,225,000**  
 Price/SF: **\$328.44**  
 Cap Rate: **4.72%**  
 RBA: **12,864 SF**  
 % Leased: **100.0%**  
 Land Area: **1.03 AC**  
 Building Type: **Class B Office**  
 Sale Status: **Active**  
 Days on Market: **425**  
 Sale Conditions: -  
 Sale Type: **Investment**  
 Year Built: **2006**  
 Typ Floor Size: **12,864 SF**  
 Stories: **1**



Sales Contacts: **Berkshire Hathaway California Properties / Fred Mandegari (949) 300-4195**

#### Investment Notes:

Berkshire Hathaway 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.

### 22 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: **435**  
 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**



## Montclair May 2019 Properties For Sale

### 23 5483 Moreno St

**Montclair, CA 91763**  
 Sale Price: **\$4,900,000**  
 Price/SF: **\$175.00**  
 Cap Rate: -  
 Center Type: **Freestanding**  
 Sale Status: **Active**  
 Days on Market: **637**  
 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 / Erik Wanland (909) 418-2168**

#### Investment Notes:

This Property is also available For Lease

### 24 4144 Holt Blvd

**Montclair, CA 91763**  
 Sale Price: **\$599,000**  
 Price/AC: **\$827,576.68**  
 Property Type: **Commercial**  
 Sale Status: **Active**  
 Days on Market: **763**  
 Sale Conditions: -

Parcel Size (AC): **0.72 AC**  
 Parcel Size (SF): **31,529 SF**

Zoning: **C-3**  
 Proposed Use: -



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

### 25 4950 San Bernardino St - Montclair I, Montclair Office Medical Bldg, Unit 216

**Montclair, CA 91763**  
**Montclair I, Montclair Office**  
**Medical Bldg**  
 Condo Sale Price: **\$437,762**  
 Unit SF: **1,469 SF**  
 Price/SF: **\$298.00**  
 Cap Rate: **5.97%**  
 Sale Conditions: -  
 Sale Type: **Investment**

Sale Status: **Active**  
 Days On Market: **899**  
 Floor #: **1**  
 Unit #: **216**

Building Type: **Medical**  
 RBA: **27,385 SF**  
 % Leased: **100.0%**  
 Land Area: **2.88 AC**

Year Built: **1973**  
 Typ Floor Size: **11,803 SF**  
 Stories: **2**



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

## Montclair May 2019 Properties For Sale

### 26 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**  
Unit SF: **1,007 SF**  
Price/SF: **\$298.00**  
Cap Rate: -  
Sale Conditions: -  
Sale Type: **Owner User**

Sale Status: **Active**  
Days On Market: **899**  
Floor #: **2**  
Unit #: **100**

Building Type: **Medical**  
RBA: **27,385 SF**  
% Leased: **100.0%**  
Land Area: **2.88 AC**  
Year Built: **1973**  
Typ Floor Size: **11,803 SF**  
Stories: **2**



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

### 27 5407 Holt Blvd

Montclair, CA 91763

Sale Price: **\$4,150,000**  
Price/SF: **\$114.16**  
Cap Rate: -

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

Building Type: **Warehouse**  
Sale Status: **Active**  
Days on Market: **918**  
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 Services / 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

### 28 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: **2,288**  
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 Services / 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 May 2019 Properties For Sale

### 29 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: **2,297**

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

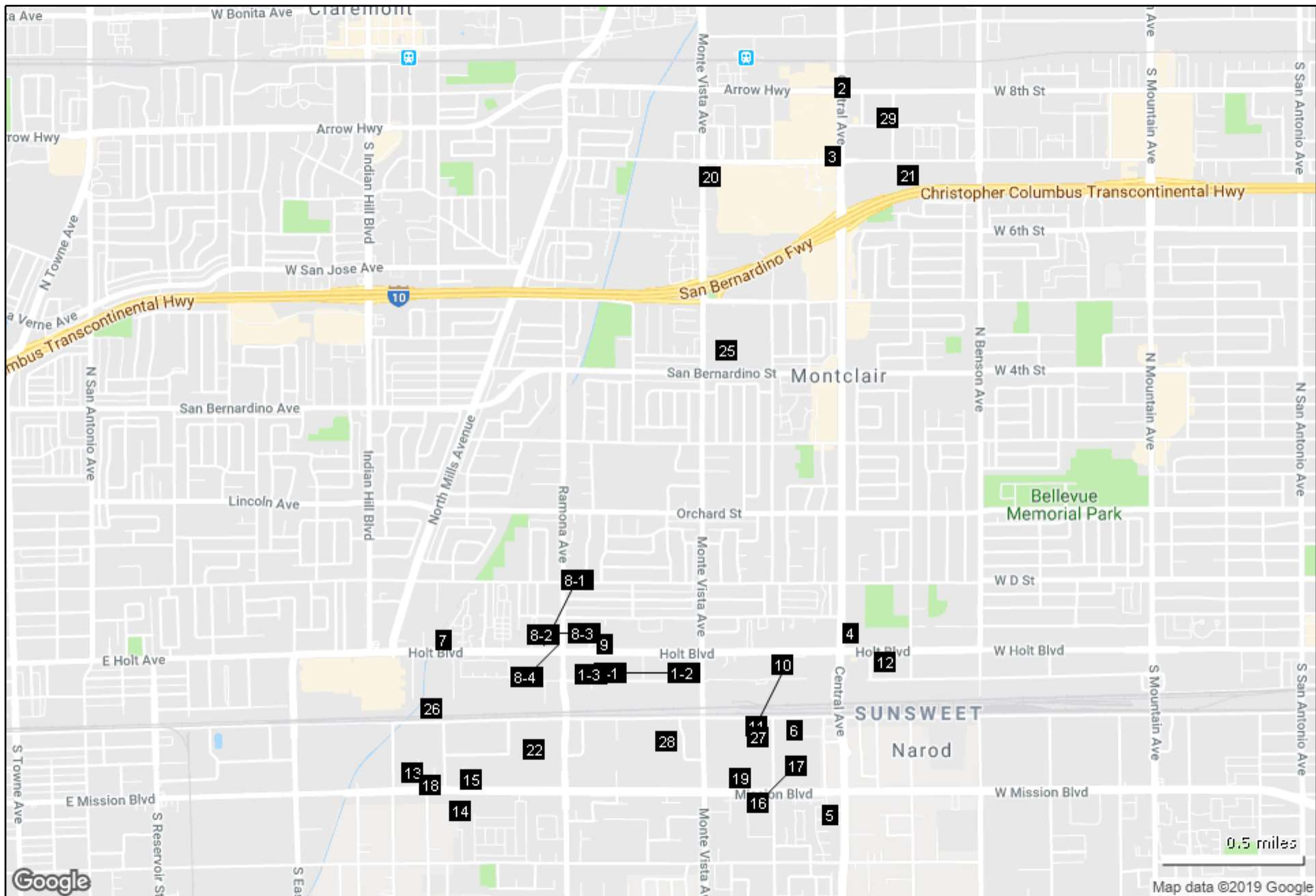
Sales Contacts: **CBRE / Joseph Miller (949) 725-8665**



#### 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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5/16/2019