

# Montclair July 2019 Properties For Sale

## 1 5454-5484 Moreno St - The Montclair Outlets, The Montclair Outlets

<b>Montclair, CA 91763</b>	Sale Price: <b>\$5,253,000</b>	Center Size: <b>27,592 SF</b>
<b>The Montclair Outlets, The Montclair Outlets</b>	Price/SF: <b>\$190.38</b>	% Leased: <b>88.6%</b>
	Cap Rate: <b>5.60%</b>	Land Area: <b>2.30 AC</b>
	Center Type: <b>(Strip Center)</b>	Year Built: <b>1979</b>
	Sale Status: <b>Active</b>	Zoning: <b>C3</b>
Days on Market: <b>16</b>		Stories: <b>1</b>
Sale Conditions: <b>-</b>		
Sale Type: <b>Investment</b>		



Sales Contacts: **Progressive Real Estate Partners / Frank Vora (909) 230-4500 X24**

### Investment Notes:

Progressive Real Estate Partners is pleased to offer for sale the Moreno Retail Center, an 89% occupied multi-tenant retail center located in the densely populated and established City of Montclair, CA. The center is located at a signalized corner of Moreno St & Vernon Ave and benefits from a stable and dynamic mix of internetresistant / service-oriented business including Hydroponics, US Colleges, Smoke Shop, Hair Salon, Memo's Canvas Paint Studio, Tinker Space children educational service, Cinnamon Café and Rumble Fish Sushi. The property is located one block from the Interstate 10 on/off ramps on Central Avenue and surrounded by national/regional tenants including the Montclair Place, a 1.2 million square foot regional mall with retailers like Nordstrom, Macy's, AMC theater, JC Penny & Lazy Dog Restaurant. Also nearby is Montclair East with retailers like Ross Dress for Less, dd's discounts, Five Below, and Dollar Tree.

## 2 9645 Central Ave - Fu Lin Restaurant

<b>Montclair, CA 91763</b>	Sale Price: <b>\$2,190,000</b>	Center Size: <b>4,800 SF</b>
<b>Fu Lin Restaurant</b>	Price/SF: <b>\$456.25</b>	% Leased: <b>12.0%</b>
	Cap Rate: <b>-</b>	Land Area: <b>1.07 AC</b>
	Center Type: <b>Restaurant</b>	Year Built: <b>1971</b>
	Sale Status: <b>Active</b>	Zoning: <b>C2, Montclair</b>
Days on Market: <b>16</b>		Stories: <b>1</b>
Sale Conditions: <b>1031 Exchange</b>		
Sale Type: <b>Owner User</b>		



Sales Contacts: **I commercial Realty / Dennis Joo (213) 880-5126**

### Investment Notes:

Owner has been operating this business more than thirty (30) years. This is Prime Location of South Side of Ten (10) Freeway on Central Ave. This Property and Business is the first time on the Market. Owner should be retired and current Restaurant has been operating with ABC 47 liquor license.

## Montclair July 2019 Properties For Sale

### 3 5640 Holt Blvd

**Montclair, CA 91763**  
 Sale Price: **\$950,000**  
 Price/SF: **\$181.61**  
 Cap Rate: **6.00%**  
 Center Type: **Storefront Retail/Residential**  
 Center Size: **5,231 SF**  
 % Leased: **100.0%**  
 Land Area: **0.43 AC**  
 Year Built: **1985**  
 Zoning: **C-2, Montclair**  
 Sale Status: **Active**  
 Days on Market: **58**  
 Sale Conditions: **1031 Exchange**  
 Sale Type: **Investment**



Sales Contacts: **Coldwell Banker / Peter Manoushakian (858) 354-7820**

#### Investment Notes:

A perfect opportunity in Montclair, right on one of the busiest streets in the area. The lot is a total of 18,715sqft has one commercial building currently rented to a month to month tenant. The back of the property has two small residential units that are also rented to month to month tenants. Perfect location as an investment, or a new build. Property income from rent is \$5,240 per month. No outstanding loans on property. Property is set up perfectly for a new build or an extension of current buildings.

### 4 8976 Vernon Ave

**Montclair, CA 91763**  
 Sale Price: **\$1,275,000**  
 Price/SF: **\$265.63**  
 Cap Rate: -  
 Building Type: **Warehouse**  
 Sale Status: **Active**  
 Days on Market: **65**  
 Zoning: **MIP, Montclair**  
 Sale Conditions: -  
 Sale Type: **Investment Or Owner User**  
 RBA: **4,800 SF**  
 % Leased: **100.0%**  
 Land Area: **0.25 AC**  
 Year Built: **1981**  
 Ceiling Height: **16'0"**  
 Drive Ins: **1 tot./12'0" w x 14'0" h**  
 Loading Docks: **None**



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

#### Investment Notes:

No Association or shared access

### 5 5158 Cliffwood Dr - Montclair Cliffwood Business Park, Montclair Cliffwood Business Park

**Montclair, CA 91763**  
**Montclair Cliffwood**  
**Business Park, Montclair**  
**Cliffwood Business Park**  
 Sale Price: **For Sale**  
 Price/SF: -  
 Cap Rate: -  
 Building Type: **Warehouse**  
 Sale Status: **Active**  
 Days on Market: **85**  
 Zoning: -  
 Sale Conditions: **1031 Exchange**  
 Sale Type: **Owner User**  
 RBA: **10,832 SF**  
 % Leased: **100.0%**  
 Land Area: **0.57 AC**  
 Year Built: **2002**  
 Ceiling Height: **22'0"**  
 Drive Ins: **1 (total)**  
 Loading Docks: **1 ext (bldg. total)**



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.

## Montclair July 2019 Properties For Sale

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

<b>Montclair, CA 91763</b>	Sale Price: <b>\$1,180,000</b>	RBA: <b>6,428 SF</b>
<b>Crown Business Park, Bldg 3</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>124</b>	Drive Ins: <b>1 tot./10'0"w x</b>	
Zoning: <b>BP, Montclair</b>		
Sale Conditions: <b>-</b>	Loading Docks: <b>None</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.

### 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: <b>-</b>	Land Area: <b>2.63 AC</b>
Building Type: <b>Industrial</b>	Year Built: <b>1967</b>	
Sale Status: <b>Active</b>	Ceiling Height: <b>-</b>	
Days on Market: <b>125</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.

## Montclair July 2019 Properties For Sale

### 8 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>167</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.

### 9 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: <b>\$4,500,000</b>	RBA: <b>36,121 SF</b>
Price/SF: <b>\$124.58</b>	Days On Market: <b>264</b>
Cap Rate: <b>-</b>	Sale Status: <b>Active</b>
Sale Conditions: <b>Bulk/Portfolio Sale</b>	
Sale Type: <b>Investment Or Owner User</b>	



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.

## Montclair July 2019 Properties For Sale

### 10 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: <b>-</b>	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>341</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: <b>-</b>	
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

### 11 5483 Moreno St

Montclair, CA 91763

Sale Price: <b>\$4,900,000</b>	Center Size: <b>28,000 SF</b>
Price/SF: <b>\$175.00</b>	% Leased: <b>100.0%</b>
Cap Rate: <b>-</b>	Land Area: <b>1.54 AC</b>
Center Type: <b>Freestanding</b>	Year Built: <b>1968</b>
Sale Status: <b>Active</b>	Zoning: <b>M1, Montclair</b>
Days on Market: <b>699</b>	Stories: <b>1</b>
Sale Conditions: <b>-</b>	
Sale Type: <b>Owner User</b>	



Sales Contacts: **CBRE / Brian McDonald (909) 418-2020 / Erik Wanland (909) 418-2168**

#### Investment Notes:

This Property is also available For Lease

## Montclair July 2019 Properties For Sale

### 12 5407 Holt Blvd

Montclair, CA 91763

Sale Price: <b>\$4,150,000</b>	RBA: <b>36,352 SF</b>
Price/SF: <b>\$114.16</b>	% Leased: <b>100.0%</b>
Cap Rate: <b>-</b>	Land Area: <b>1.97 AC</b>
Building Type: <b>Warehouse</b>	Year Built: <b>1981</b>
Sale Status: <b>Active</b>	Ceiling Height: <b>16'0"</b>
Days on Market: <b>980</b>	Drive Ins: <b>3 tot./10'0"w x</b>
Zoning: <b>BP</b>	12'0"h
Sale Conditions: <b>-</b>	Loading Docks: <b>None</b>
Sale Type: <b>Owner User</b>	



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

### 13 4230 Mission Blvd

Montclair, CA 91763

Sale Price: <b>\$730,000</b>	RBA: <b>2,400 SF</b>
Price/SF: <b>\$304.17</b>	% Leased: <b>100.0%</b>
Cap Rate: <b>-</b>	Land Area: <b>0.37 AC</b>
Building Type: <b>Warehouse</b>	Year Built: <b>1953</b>
Sale Status: <b>Active</b>	Ceiling Height: <b>11'0"</b>
Days on Market: <b>2,350</b>	Drive Ins: <b>3 tot./11'0"w x</b>
Zoning: <b>MIP, Montclair</b>	11'0"h
Sale Conditions: <b>-</b>	Loading Docks: <b>None</b>
Sale Type: <b>Owner User</b>	



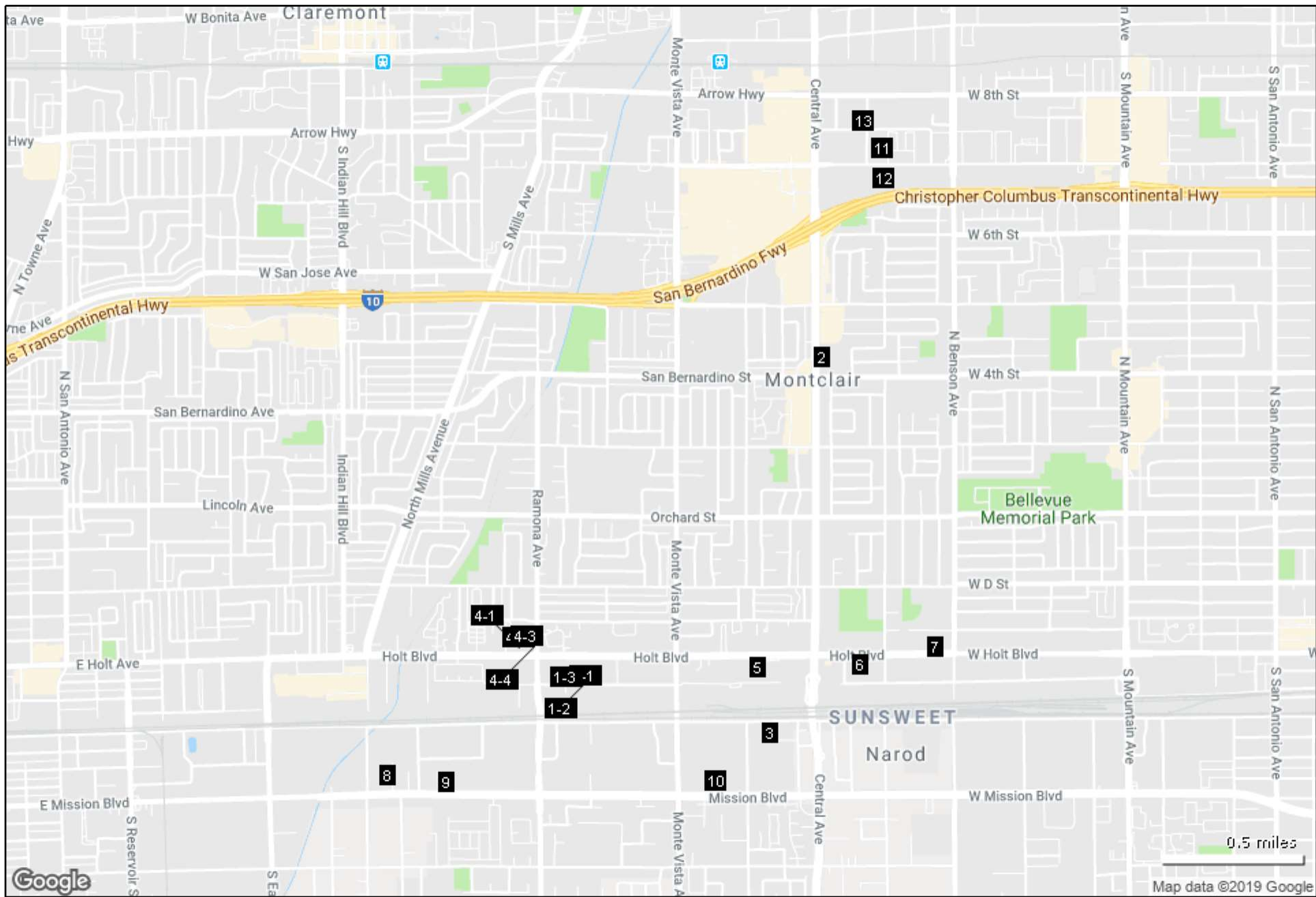
Sales Contacts: **Lee & Associates Commercial Real Estate Services / Todd Launchbaugh (909) 989-7771 X148 / Mark White (909) 373-2727**

#### 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.





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