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# Montclair August 2019 Properties For Lease

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PREPARED BY:



**City of Montclair**

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Montclair, CA 91763

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**1 4650 Arrow Hwy - Bldg C - Montclair Business Center**

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Flex/R&D**

Building Status: **Built 1980**

Building Size: **11,534 SF**

Land Area: **0.71 AC**

Stories: **1**

Expenses: **2009 Tax @ \$8.84/sf, 2011 Est Tax @ \$6.96/sf; 2011 Est Ops @ \$1.36/sf**

For Sale: **Not For Sale**

Space Avail: **3,172 SF**

Max Contig: **3,172 SF**

Smallest Space: **3,172 SF**

Rent/SF/mo: **Withheld**

% Leased: **72.5%**



Landlord Rep: **Delmar Commercial R.E. Services / Dave McErlean (909) 660-3548 / Mark McErlean (909) 945-4595 -- 3,172 SF /1,500 ofc (3,172 SF)**

**2 4650 Arrow Hwy - Bldg E - Montclair Business Center**

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Flex/R&D**

Building Status: **Built 1980**

Building Size: **11,655 SF**

Land Area: **0.68 AC**

Stories: **1**

Expenses: **2009 Tax @ \$8.75/sf, 2011 Est Tax @ \$6.89/sf; 2011 Est Ops @ \$1.36/sf**

Parking: **26 free Surface Spaces are available; Ratio of 2.36/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **1,610 SF**

Max Contig: **1,610 SF**

Smallest Space: **1,610 SF**

Rent/SF/mo: **Withheld**

% Leased: **86.2%**



Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 / Dave McErlean (909) 660-3548 -- 1,610 SF /400 ofc (1,610 SF)**

**3 4650 Arrow Hwy - Bldg F - Montclair Business Center**

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Flex/R&D**

Building Status: **Built 1980**

Building Size: **11,767 SF**

Land Area: **0.71 AC**

Stories: **1**

Expenses: **2009 Tax @ \$8.67/sf, 2011 Est Tax @ \$6.82/sf; 2011 Est Ops @ \$1.36/sf**

Parking: **26 free Surface Spaces are available; Ratio of 2.34/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **700 SF**

Max Contig: **700 SF**

Smallest Space: **700 SF**

Rent/SF/mo: **Withheld**

% Leased: **94.1%**



Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 / Dave McErlean (909) 660-3548 -- 700 SF /1 ofc (700 SF)**

**4 4650 Arrow Hwy - Bldg G - Montclair Business Center**

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Flex/Light Distribution**

Building Status: **Built 1980**

Building Size: **20,970 SF**

Land Area: **0.97 AC**

Stories: **1**

Expenses: **2009 Tax @ \$4.86/sf, 2011 Est Tax @ \$3.83/sf; 2011 Est Ops @ \$1.44/sf**

For Sale: **Not For Sale**

Space Avail: **693 SF**

Max Contig: **693 SF**

Smallest Space: **693 SF**

Rent/SF/mo: **Withheld**

% Leased: **100%**



Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 / Dave McErlean (909) 660-3548 -- 693 SF (693 SF)**

**5 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/mo: **\$1.00**

% Leased: **10.9%**



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

**6 5541 Arrow Hwy - Bldg A - N Montclair Business Park**

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Showroom**

Building Status: **Built Jun 2005**

Building Size: **11,000 SF**

Land Area: **0.50 AC**

Stories: **1**

Expenses: **2011 Tax @ \$2.30/sf**

Parking: **40 Surface Spaces are available; Ratio of 3.64/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **1,500 SF**

Max Contig: **1,500 SF**

Smallest Space: **1,500 SF**

Rent/SF/mo: **\$1.00/mg**

% Leased: **86.4%**



Landlord Rep: **CBRE / Erik Wanland (909) 418-2168 -- 1,500 SF /1,000 ofc (1,500 SF)**

**7 5637 Arrow Hwy - Benson Commerce Center**

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Flex**

Building Status: **Built 1975**

Building Size: **16,868 SF**

Land Area: **1.01 AC**

Stories: **1**

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

Parking: **26 free Surface Spaces are available; Ratio of 3.40/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **1,600 SF**

Max Contig: **1,600 SF**

Smallest Space: **1,600 SF**

Rent/SF/mo: **Withheld**

% Leased: **90.5%**



Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 / Dave McErlean (909) 660-3548 -- 1,600 SF /400 ofc (1,600 SF)**

**Building Notes:**

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

**8 8880 Benson Ave - Arrow Centre**

Montclair, CA 91763

San Bernardino County

Building Type: **Class C Flex**

Building Status: **Built 1984**

Building Size: **23,879 SF**

Land Area: **2.04 AC**

Stories: **1**

Expenses: **2018 Tax @ \$0.62/sf**

Parking: **110 Surface Spaces are available; Ratio of 4.61/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **2,512 SF**

Max Contig: **2,512 SF**

Smallest Space: **2,512 SF**

Rent/SF/mo: **\$1.10/ig**

% Leased: **89.5%**



Landlord Rep: **Renken Consulting Group / John Renken (909) 482-1060 -- 2,512 SF /2,512 ofc (2,512 SF)**

**9 8900 Benson Ave - Benson Commerce Center**

Montclair, CA 91763

San Bernardino County

Building Type: **Class C Flex/Light Distribution**

Building Status: **Built 1975**

Building Size: **15,894 SF**

Land Area: **0.95 AC**

Stories: **1**

Expenses: **2016 Tax @ \$0.89/sf; 2008 Est Ops @ \$1.38/sf**

Parking: **50 free Surface Spaces are available; Ratio of 3.40/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **2,400 SF**

Max Contig: **2,400 SF**

Smallest Space: **2,400 SF**

Rent/SF/mo: **\$1.25/mg**

% Leased: **84.9%**



Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 / Dave McErlean (909) 660-3548 -- 2,400 SF (2,400 SF)**

**Building Notes:**

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

**10 8940 Benson Ave - Benson Commerce Center**

Montclair, CA 91763

San Bernardino County

Building Type: **Class C Industrial**

Building Status: **Built 1975**

Building Size: **13,760 SF**

Land Area: **0.82 AC**

Stories: **1**

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

Parking: **45 free Surface Spaces are available; Ratio of 3.40/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **960 SF**

Max Contig: **960 SF**

Smallest Space: **960 SF**

Rent/SF/mo: **\$1.00/ig**

% Leased: **93.0%**



Landlord Rep: **Tryad Properties / Dan Zayas (909) 396-6800 -- 960 SF (960 SF)**

**Building Notes:**

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

**11 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/mo: **Withheld**

% Leased: **80.4%**



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.

**12 9024 Benson Ave - Montclair Shopping Center**

Montclair, CA 91763

San Bernardino County

Building Type: **Class C Warehouse**

Building Status: **Built 1978**

Building Size: **9,478 SF**

Land Area: **0.84 AC**

Stories: **1**

Expenses: **2009 Tax @ \$1.12/sf, 2012 Est Tax @ \$1.13/sf; 2012 Ops @ \$2.16/sf**

Parking: **9 free Surface Spaces are available; Ratio of 0.95/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **9,478 SF**

Max Contig: **9,478 SF**

Smallest Space: **9,478 SF**

Rent/SF/mo: **\$0.75/ig**

% Leased: **0%**



Landlord Rep: **Westland Real Estate Group / Yanki Greenspan (310) 639-5085 / Manny Bukiet (310) 639-5530 -- 9,478 SF (9,478 SF)**

**13 4392 Brooks St - Bldg 2 - Montclair Industrial Park**

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Warehouse**      Space Avail: **2,178 SF**  
Building Status: **Built 1986**      Max Contig: **2,178 SF**  
Building Size: **10,820 SF**      Smallest Space: **2,178 SF**  
Land Area: **1.23 AC**      Rent/SF/mo: **\$0.80/ig**  
Stories: **1**      % Leased: **79.9%**  
Expenses: **2012 Tax @ \$1.09/sf**  
Parking: **10 free Surface Spaces are available; Ratio of 0.92/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **GM Properties, Inc. / Harry Lu (562) 762-3118 / Cherry Lu (562) 762-3108 -- 2,178 SF /300 ofc (2,178 SF)**

**14 4438 Brooks St - Bldg IV - Crown Center**

Montclair, CA 91763

San Bernardino County

Building Type: **Class C Warehouse**      Space Avail: **7,888 SF**  
Building Status: **Built 1990**      Max Contig: **6,129 SF**  
Building Size: **18,400 SF**      Smallest Space: **1,759 SF**  
Land Area: **5.38 AC**      Rent/SF/mo: **\$0.90 - \$0.99/mg**  
Stories: **1**      % Leased: **57.1%**  
Expenses: **2011 Tax @ \$2.87/sf**  
Parking: **30 free Surface Spaces are available; Ratio of 2.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Lee & Associates / Stephen Shatafian (562) 568-2017 -- 7,888 SF (1,759-6,129 SF)**

**15 5530 Brooks St**

Montclair, CA 91763

San Bernardino County

Building Type: **Class C Food Processing**      Space Avail: **7,777 SF**  
Building Status: **Built 1981**      Max Contig: **7,777 SF**  
Building Size: **7,777 SF**      Smallest Space: **7,777 SF**  
Land Area: **0.41 AC**      Rent/SF/mo: **\$1.22/nnn**  
Stories: **1**      % Leased: **0%**  
Expenses: **2018 Tax @ \$1.83/sf**  
Parking: **9 free Surface Spaces are available; Ratio of 1.15/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Lee & Associates Commercial Real Estate Services / Mark White (909) 373-2727 - 7,777 SF /740 ofc (7,777 SF)**



**16 8790 Central Ave - Central & Richton**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/Fast Food**

Building Status: **Built 1998**

Building Size: **2,793 SF**

Land Area: **0.63 AC**

Stories: **1**

Expenses: **2018 Tax @ \$8.48/sf**

Parking: **30 free Surface Spaces are available; Ratio of 10.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **2,783 SF**

Max Contig: **2,783 SF**

Smallest Space: **2,783 SF**

Rent/SF/mo: **\$3.50/nnn**

% Leased: **100%**



Landlord Rep: **Lee & Associates Commercial Real Estate Services / Barret Woods (909) 373-2921 X303 -- 2,783 SF (2,783 SF)**

**17 8801-8851 Central Ave - Montclair Village Plaza**

**AKA 8801-8891 Central Ave**

**NEC Arrow Hwy & Central Ave**

**Montclair, CA 91763**

**San Bernardino County**

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

Building Status: **Built 1984**

Building Size: **41,791 SF**

Land Area: **3.38 AC**

Stories: **1**

Expenses: **2018 Tax @ \$2.22/sf, 2011 Est Tax @ \$1.87/sf; 2011 Est Ops @ \$1.67/sf**

Parking: **216 free Surface Spaces are available; Ratio of 5.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **10,346 SF**

Max Contig: **3,756 SF**

Smallest Space: **1,820 SF**

Rent/SF/mo: **\$1.25 -**

**\$1.75/nnn**

% Leased: **75.2%**



Landlord Rep: **Sperry Commercial / David Chen (310) 350-3810 -- 10,346 SF (1,820-3,756 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.

**18 8975 Central Ave**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/Freestanding**

Building Status: **Built 1967**

Building Size: **10,000 SF**

Land Area: **0.36 AC**

Stories: **1**

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: **For Sale at \$2,595,000 (\$259.50/SF) - Active**

Space Avail: **10,000 SF**

Max Contig: **10,000 SF**

Smallest Space: **10,000 SF**

Rent/SF/mo: **Withheld**

% Leased: **100%**



Sales Company: **Two Tes Property Management: Kathy Pham (310) 544-0078**

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.

**19 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/mo: **\$3.00/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.

**20 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/mo: **\$1.75 - \$2.00/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.

**21 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/mo: **Withheld**  
% Leased: **100%**



Landlord Rep: **Progressive Real Estate Partners / Gretchen Lastra (909) 230-4500 X23**

Sublet Contact: **CBD Investment, Inc. / Kelvin Chang (626) 372-2609 -- 1,288 SF (1,288 SF)**



**22 9525-9565 Central Ave - Central & Palo Verde Plaza**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail**  
Building Status: **Built 1977**  
Building Size: **12,480 SF**  
Land Area: **0.97 AC**  
Stories: **1**  
Expenses: **2018 Tax @ \$1.68/sf**  
Parking: **60 free Surface Spaces are available; Ratio of 5.06/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **3,120 SF**  
Max Contig: **1,820 SF**  
Smallest Space: **1,300 SF**  
Rent/SF/mo: **\$1.85/mg**  
% Leased: **75.0%**



Landlord Rep: **TRCI Properties / Thomas Chow (562) 592-0997 / Stephanie Wu (949) 542-2023 -- 3,120 SF (1,300-1,820 SF)**

**23 9680-9686 Central Ave - Circle Center**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/Storefront  
Retail/Office**  
Building Status: **Built 1980**  
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: **3,200 SF**  
Max Contig: **1,200 SF**  
Smallest Space: **1,000 SF**  
Rent/SF/mo: **\$1.10/nnn**  
% Leased: **100%**



Landlord Rep: **KB Real Estate / Kavita Bhatia (909) 233-8003 -- 2,000 SF (1,000 SF)**  
Sublet Contact: **Keystone Realty Group / Martin Gonzalez (714) 924-3677 -- 1,200 SF (1,200 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.

**24 9710-9880 Central Ave - Montclair Town Center**

**AKA 5220-5230 Benito St**      Building Type: **Retail/Freestanding (Neighborhood Ctr)**      Space Avail: **26,295 SF**  
**SWC Central Ave & San Bernardino St**      Building Status: **Built 1980**      Max Contig: **8,050 SF**  
**Montclair, CA 91763**      Building Size: **83,600 SF**      Smallest Space: **1,200 SF**  
**San Bernardino County**      Land Area: **7.62 AC**      Rent/SF/mo: **Withheld**  
Stories: **1**      % Leased: **68.6%**  
Expenses: **2018 Tax @ \$1.91/sf; 2012 Ops @ \$4.21/sf**  
Parking: **361 free Surface Spaces are available; Ratio of 5.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **BP International, Inc. / Angela Wong (626) 821-3448 -- 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.

**25 9876 Central Ave - Montclair Town Center**

**Montclair, CA 91763**      Building Type: **Retail/Freestanding**      Space Avail: **3,000 SF**  
**San Bernardino County**      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/mo: **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: **BP International, Inc. / Angela Wong (626) 821-3448 -- 3,000 SF (3,000 SF)**

**26 9885 Central Ave**

**Montclair, CA 91763**      Building Type: **Retail**      Space Avail: **992 SF**  
**San Bernardino County**      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/mo: **\$1.65/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) 945-2339 / Albert Lopez (909) 230-4500 -- 992 SF (992 SF)**

**27 4749-4759 Holt Ave - Montclair Retail Center**

**Montclair, CA 91763** Building Type: **Retail/Storefront** Space Avail: **1,750 SF**  
**San Bernardino County** **Retail/Office** Max Contig: **1,000 SF**  
Building Status: **Built 1948** Smallest Space: **750 SF**  
Building Size: **7,740 SF** Rent/SF/mo: **\$0.96 -**  
Land Area: **1.12 AC** **\$1.06/mg**  
Stories: **1** % Leased: **90.3%**  
Expenses: **2011 Tax @ \$1.20/sf, 2012 Est Tax @ \$1.20/sf; 2012**  
**Ops @ \$0.48/sf, 2009 Est Ops @ \$0.52/sf**  
Parking: **20 free Surface Spaces are available; Ratio of**  
**2.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **All Nations Realty and Investments / Samantha Slater (909) 285-4812 / Amanda McCoy (909) 980-5000 -- 1,750 SF (750-1,000 SF)**

**28 4432 Holt Blvd - Bldg B - Orchard Plaza**

**NWC Holt Blvd & Ramona Ave** Building Type: **Retail/Freestanding** Space Avail: **5,416 SF**  
**Montclair, CA 91763** Building Status: **Built Aug 2016** Max Contig: **5,416 SF**  
**San Bernardino County** Building Size: **10,872 SF** Smallest Space: **1,053 SF**  
Land Area: **4.28 AC** Rent/SF/mo: **\$2.00/nnn**  
Stories: **1** % Leased: **50.2%**  
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 -- 5,416 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

**29 4701-4737 Holt Blvd - Montclair Retail Center**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/Storefront Retail/Office**  
Building Status: **Built 1960**  
Building Size: **30,380 SF**  
Land Area: **2.40 AC**  
Stories: **1**  
Expenses: **2018 Tax @ \$0.84/sf, 2012 Est Tax @ \$0.61/sf; 2012 Ops @ \$0.76/sf, 2009 Est Ops @ \$0.73/sf**  
Parking: **Free Surface Spaces**  
For Sale: **Not For Sale**

Space Avail: **1,200 SF**  
Max Contig: **1,200 SF**  
Smallest Space: **1,200 SF**  
Rent/SF/mo: **\$1.20/mg**  
% Leased: **100%**



Landlord Rep: **All Nations Realty and Investments / Samantha Slater (909) 285-4812 / Amanda McCoy (909) 980-5000 -- 1,200 SF (1,200 SF)**

**Building Notes:**

Property Description: Industrial Park

Property Use Description: Industrial Park

**30 5135 Holt Blvd**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Class C Warehouse**  
Building Status: **Built 1979, Renov 2017**  
Building Size: **20,000 SF**  
Land Area: **1.28 AC**  
Stories: **1**  
Expenses: **2018 Tax @ \$1.28/sf**  
Parking: **57 free Surface Spaces are available; Ratio of 2.85/1,000 SF**  
For Sale: **For Sale at \$2,995,000 (\$149.75/SF) - Active**

Space Avail: **20,000 SF**  
Max Contig: **20,000 SF**  
Smallest Space: **20,000 SF**  
Rent/SF/mo: **\$1.05/n**  
% Leased: **100%**



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

Landlord Rep: **MGR Real Estate, Inc. / Nancy Pun (909) 608-2171 / Carlos Rodriguez (909) 579-1366 -- 20,000 SF (20,000 SF)**

**Building Notes:**

Amenities include an exterior loading dock, dock high dimensions of 23' x 14', A/C and heated offices, warehouse restrooms (M-1, W-0), office restrooms (M-1, W-1), and fluorescent lighting. Building dimensions are 200' x 100'.

**31 5153 Holt Blvd - Holt Medical Center - Holt Medical Plaza**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class B Office/Medical**      Space Avail: **1,500 SF**  
Building Status: **Built 2006**      Max Contig: **1,500 SF**  
Building Size: **12,864 SF**      Smallest Space: **1,500 SF**  
Typical Floor Size: **12,864 SF**      Rent/SF/mo: **\$1.40/nnn**  
Stories: **1**      % Leased: **100%**  
Expenses: **2011 Tax @ \$1.31/sf**  
Parking: **60 Surface Spaces are available; Ratio of 4.66/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Private Client Real Estate Portfolio Services / Fred Mandegari (949) 300-4195**  
Leasing Company: **Berkshire Hathaway California Properties / Fred Mandegari (949) 300-4195 -- 1,500 SF (1,500 SF)**

**Building Notes:**

Medical building with busy family practice, pediatrics, internal medicine, OB/GYN, physiotherapy, and has spaces available for orthopedic/general surgery, or other specialties.

Cross section of Holt and Central Ave. in the city of Montclair. Has close access to Fwy 10 & 60.

**32 5158 Holt Blvd**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/Storefront**      Space Avail: **10,000 SF**  
Building Status: **Built 1952**      Max Contig: **10,000 SF**  
Building Size: **10,000 SF**      Smallest Space: **10,000 SF**  
Land Area: **0.74 AC**      Rent/SF/mo: **Withheld**  
Stories: **1**      % Leased: **0%**  
Expenses: **2011 Tax @ \$0.27/sf**  
Parking: **21 Surface Spaces are available; Ratio of 10.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Allied Commercial Real Estate / M.Tony M. Guglielmo (909) 786-4300 X101**  
Leasing Company: **Adhi Real Estate Corporation / Jonathan Sandoval (626) 827-2078 -- 10,000 SF (10,000 SF)**

**33 5319-5327 Holt Blvd - Central Holt Plaza**

**SEC Holt & Central**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/(Strip Ctr)**      Space Avail: **1,187 SF**  
Building Status: **Built 1978**      Max Contig: **1,187 SF**  
Building Size: **20,268 SF**      Smallest Space: **1,187 SF**  
Land Area: **1.68 AC**      Rent/SF/mo: **\$1.50/nnn**  
Stories: **1**      % Leased: **94.1%**  
Expenses: **2011 Tax @ \$1.78/sf**  
Parking: **30 free Surface Spaces are available; Ratio of 2.37/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **STC Management / Susan Hsu (562) 695-1513 X106 / Melody Yang (562) 695-1513 -- 1,187 SF (1,187 SF)**



**34 5407 Holt Blvd****Montclair, CA 91763****San Bernardino County**

Building Type: **Class B Warehouse**      Space Avail: **36,352 SF**  
 Building Status: **Built 1981**      Max Contig: **36,352 SF**  
 Building Size: **36,352 SF**      Smallest Space: **14,000 SF**  
 Land Area: **1.97 AC**      Rent/SF/mo: **\$0.80/mg**  
 Stories: **1**      % Leased: **100%**  
 Expenses: **2018 Tax @ \$0.64/sf**  
 Parking: **90 free Surface Spaces are available; Ratio of 2.48/1,000 SF**  
 For Sale: **For Sale at \$4,050,000 (\$111.41/SF) - Active**



Sales Company: **Lee & Associates Commercial Real Estate Services: Mark White (909) 373-2727**  
 Landlord Rep: **Lee & Associates Commercial Real Estate Services / Mark White (909) 373-2727 - 36,352 SF (14,000-36,352 SF)**

**Building Notes:**

5407 Holt Blvd. is a retail oriented facility with light industrial in the rear of the building. The building features 18,511 SF of open showroom area with HVAC, three ground level doors, heavy power and a 16' clear height.

**35 5461 Holt Blvd****Montclair, CA 91763****San Bernardino County**

Building Type: **Retail/Freestanding (Strip Ctr)**      Space Avail: **4,295 SF**  
 Building Status: **Built 1988**      Max Contig: **1,975 SF**  
 Building Size: **25,786 SF**      Smallest Space: **1,160 SF**  
 Land Area: **1.96 AC**      Rent/SF/mo: **\$0.75/nnn**  
 Stories: **1**      % Leased: **83.3%**  
 Expenses: **2018 Tax @ \$1.38/sf**  
 Parking: **35 Surface Spaces are available; Ratio of 1.36/1,000 SF**  
 For Sale: **Not For Sale**



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.

**36 4651 E Holt Blvd - Holt Plaza - Holt Blvd. Center****Montclair, CA 91763****San Bernardino County**

Building Type: **Retail/Freestanding (Strip Ctr)**      Space Avail: **4,134 SF**  
 Building Status: **Built 1984**      Max Contig: **2,451 SF**  
 Building Size: **15,352 SF**      Smallest Space: **1,683 SF**  
 Land Area: **1.26 AC**      Rent/SF/mo: **\$0.80 - \$1.00/nnn**  
 Stories: **1**      % Leased: **89.0%**  
 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**



Landlord Rep: **CBRE / Vicky Espinosa (909) 418-2120 -- 4,134 SF (1,683-2,451 SF)**

**37 5521 W Holt Blvd - Montclair Auto Center**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: <b>Retail/Auto Repair</b>	Space Avail: <b>5,713 SF</b>
Building Status: <b>Built 1989</b>	Max Contig: <b>2,493 SF</b>
Building Size: <b>15,027 SF</b>	Smallest Space: <b>1,265 SF</b>
Land Area: <b>1.49 AC</b>	Rent/SF/mo: <b>Withheld</b>
Stories: <b>1</b>	% Leased: <b>100%</b>
Expenses: <b>2018 Tax @ \$0.55/sf, 2012 Est Tax @ \$0.72/sf; 2012 Est Ops @ \$1.68/sf</b>	
Parking: <b>43 free Surface Spaces are available; Ratio of 2.19/1,000 SF</b>	
For Sale: <b>Not For Sale</b>	



Landlord Rep: **KB Real Estate / Kavita Bhatia (909) 233-8003 -- 5,713 SF (1,265-2,493 SF)**

**38 10643-10673 Mills Ave**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: <b>Retail/Freestanding (Strip Ctr)</b>	Space Avail: <b>2,100 SF</b>
Building Status: <b>Built 1960</b>	Max Contig: <b>2,100 SF</b>
Building Size: <b>13,650 SF</b>	Smallest Space: <b>2,100 SF</b>
Land Area: <b>0.90 AC</b>	Rent/SF/mo: <b>Withheld</b>
Stories: <b>1</b>	% Leased: <b>84.6%</b>
Expenses: <b>2018 Tax @ \$1.39/sf, 2004 Est Tax @ \$0.93/sf; 2004 Est Ops @ \$0.91/sf</b>	
Parking: <b>Free Covered Spaces; 30 free Surface Spaces are available; Ratio of 2.20/1,000 SF</b>	
For Sale: <b>Not For Sale</b>	



Landlord Rep: **Masters Realty Eastern Group / Steve Kang (626) 810-8000 / David Lee (626) 786-4500 -- 2,100 SF (2,100 SF)**

**Building Notes:**

Newly remodeled building with new store front, air conditioning, parking lot and landscaping. Excellent parking. Close to Freeway, shopping and restaurants.

**39 4545 Mission Blvd - Brighton Plaza**

**SEC Mission & Ramona**  
**Montclair, CA 91763**  
**San Bernardino County**

Building Type: <b>Retail</b>	Space Avail: <b>3,871 SF</b>
Building Status: <b>Built Feb 2006</b>	Max Contig: <b>1,273 SF</b>
Building Size: <b>6,808 SF</b>	Smallest Space: <b>866 SF</b>
Land Area: <b>0.60 AC</b>	Rent/SF/mo: <b>Withheld</b>
Stories: <b>1</b>	% Leased: <b>74.6%</b>
Expenses: <b>2018 Tax @ \$3.46/sf; 2012 Ops @ \$3.12/sf</b>	
Parking: <b>50 Surface Spaces are available; Ratio of 7.34/1,000 SF</b>	
For Sale: <b>Not For Sale</b>	



Landlord Rep: **Renken Consulting Group / John Renken (909) 482-1060 -- 3,871 SF (866-1,273 SF)**

**Building Notes:**

The property is located between Mission Blvd & Ramona Avenue.

**40 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**

Space Avail: **4,336 SF**  
Max Contig: **3,500 SF**  
Smallest Space: **836 SF**  
Rent/SF/mo: **\$1.40 - \$1.90/nnn**  
% Leased: **95.4%**

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**



Landlord Rep: **Century 21 CARE / Johnny Martinez (909) 861-2800 -- 4,336 SF (836-3,500 SF)**

**Building Notes:**

This property is located at the South West corner of Mission Blvd and Monte Vista Ave.

**41 4780 W Mission Blvd**

**Montclair, CA 91762**

**San Bernardino County**

Building Type: **Class B Office**  
Building Status: **Built 1954, Renov 2007**  
Building Size: **17,000 SF**  
Typical Floor Size: **8,500 SF**  
Stories: **2**

Space Avail: **1,178 SF**  
Max Contig: **589 SF**  
Smallest Space: **589 SF**  
Rent/SF/mo: **\$1.19 - \$1.36/fs**  
% Leased: **93.1%**

Expenses: **2014 Tax @ \$0.80/sf; 2014 Ops @ \$2.27/sf**

Parking: **65 free Surface Spaces are available; Ratio of 3.82/1,000 SF**

For Sale: **Not For Sale**



Landlord Rep: **GSE Realty / Steven Landis (951) 231-7206 -- 1,178 SF (589 SF)**

**Building Notes:**

Studio Office Units with Full Baths, fluorescent lighting, AC units and Commercial grade carpeting.. Open Floorplan. All utilities are included. Month to Month Commercial Lease. Must obtain Bus License through the City and LL will reimburse.

Between I-10 and 60 Freeways just west of Central Ave. Property is gated.

**42 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: **56,453 SF**Max Contig: **10,302 SF**Smallest Space: **623 SF**Rent/SF/mo: **\$2.00 - \$5.42**% Leased: **97.3%**Landlord Rep: **CIM Group LP / Gail Enderwood (909) 626-2501 X245 -- 51,479 SF (623-6,744 SF)**Leasing Company: **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.

**43 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/mo: **Withheld**% Leased: **100%**Landlord Rep: **JLL / Shauna Mattis (310) 694-3190 / Scott Burns (310) 694-3188 -- 83,551 SF (24,078-30,896 SF)****44 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/mo: **Withheld**% Leased: **0%**Landlord Rep: **Newmark Knight Frank / Peter Spragg (213) 298-3594 / Bryan Norcott (213) 298-3595 -- 7,500 SF (7,500 SF)**

**45 5065 S Montclair Plaza Ln - Montclair Place**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: <b>Retail/Freestanding</b>	Space Avail: <b>12,000 SF</b>
Building Status: <b>Built 2004</b>	Max Contig: <b>12,000 SF</b>
Building Size: <b>48,500 SF</b>	Smallest Space: <b>12,000 SF</b>
Land Area: <b>9.74 AC</b>	Rent/SF/mo: <b>Withheld</b>
Stories: <b>1</b>	% Leased: <b>75.3%</b>
Expenses: <b>2011 Tax @ \$1.85/sf</b>	
Parking: <b>80 free Surface Spaces are available; Ratio of 1.65/1,000 SF</b>	
For Sale: <b>Not For Sale</b>	



Landlord Rep: **Newmark Knight Frank / Peter Spragg (213) 298-3594 / Bryan Norcott (213) 298-3595 -- 12,000 SF (12,000 SF)**

**46 9405 Monte Vista Ave - Acapulco Restaurant - Montclair Entertainment Plaza**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: <b>Retail/Restaurant</b>	Space Avail: <b>7,423 SF</b>
Building Status: <b>Built 1981</b>	Max Contig: <b>7,423 SF</b>
Building Size: <b>7,423 SF</b>	Smallest Space: <b>7,423 SF</b>
Land Area: <b>0.47 AC</b>	Rent/SF/mo: <b>Withheld</b>
Stories: <b>1</b>	% Leased: <b>0%</b>
Expenses: <b>2011 Tax @ \$3.07/sf</b>	
Parking: <b>70 free Surface Spaces are available; Ratio of 9.43/1,000 SF</b>	
For Sale: <b>Not For Sale</b>	



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

**47 5136-5200 Moreno St**

**AKA 5130-5200 N Montclair Plaza Ln**  
**Montclair, CA 91763**  
**San Bernardino County**

Building Type: <b>Retail/Storefront Retail/Office</b>	Space Avail: <b>3,250 SF</b>
Building Status: <b>Built 1969</b>	Max Contig: <b>3,250 SF</b>
Building Size: <b>75,103 SF</b>	Smallest Space: <b>3,250 SF</b>
Land Area: <b>7.93 AC</b>	Rent/SF/mo: <b>\$2.25/nnn</b>
Stories: <b>1</b>	% Leased: <b>95.7%</b>
Expenses: <b>2011 Tax @ \$1.20/sf</b>	
Parking: <b>150 free Surface Spaces are available; Ratio of 2.00/1,000 SF</b>	
For Sale: <b>Not For Sale</b>	



Landlord Rep: **GM Properties, Inc. / Tyler Portman (562) 762-3152 / Ben B. Greer (562) 762-3104 / Dustin Wheelan (562) 762-3120 -- 3,250 SF (3,250 SF)**



**48 5391-5467 Moreno St - Montclair East Shopping Center**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/(Community Ctr)**      Space Avail: **24,103 SF**  
Building Status: **Built 1993**      Max Contig: **22,500 SF**  
Building Size: **119,400 SF**      Smallest Space: **1,603 SF**  
Land Area: **8.81 AC**      Rent/SF/mo: **Withheld**  
Stories: **1**      % Leased: **79.8%**  
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**



Landlord Rep: **Argent Retail Advisors / Terry Bortnick (949) 874-3655 X2 / Thomas Tway (714) 891-8501 -- 24,103 SF (1,603-22,500 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.

**49 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/mo: **Withheld**  
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: **Argent Retail Advisors / Terry Bortnick (949) 874-3655 X2 / Thomas Tway (714) 891-8501 -- 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.

**50 5404 Moreno St - Montclair Towers**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail**  
Building Status: **Built 1991**  
Building Size: **22,217 SF**  
Land Area: **1.45 AC**  
Stories: **1**  
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: **For Sale at \$5,000,000 (\$225.05/SF) - Active**

Space Avail: **3,000 SF**  
Max Contig: **3,000 SF**  
Smallest Space: **1,000 SF**  
Rent/SF/mo: **Withheld**  
% Leased: **86.5%**



Sales Company: **Pac West Management, Inc.: Joseph Ramani (310) 474-8844, Ayda Kach (310) 474-8844**

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.

**51 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 - Active**

Space Avail: **28,000 SF**  
Max Contig: **28,000 SF**  
Smallest Space: **28,000 SF**  
Rent/SF/mo: **Withheld**  
% Leased: **100%**



Sales Company: **CBRE: Brian McDonald (909) 418-2020, Erik Wanland (909) 418-2168**

Landlord Rep: **CBRE / Brian McDonald (909) 418-2020 / Erik Wanland (909) 418-2168 -- 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

**52 4959 Palo Verde St - Bldg C - Palo Verde Professional Building**

Montclair, CA 91763

San Bernardino County

Building Type: **Class C Office/Medical**      Space Avail: **966 SF**  
Building Status: **Built 1980**      Max Contig: **862 SF**  
Building Size: **48,314 SF**      Smallest Space: **104 SF**  
Typical Floor Size: **24,157 SF**      Rent/SF/mo: **\$1.50 - \$3.13/mg**  
Stories: **2**      % Leased: **98.2%**  
Expenses: **2011 Tax @ \$0.98/sf**  
Parking: **184 Surface Spaces are available; Ratio of 3.81/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Macromaster / Jonathan Hwang (909) 802-6688 / Wenny H. Chang (951) 833-8566 -- 966 SF (104-862 SF)**

**53 5050 Palo Verde St - Metro OfficePlex**

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Office/Medical**      Space Avail: **1,475 SF**  
Building Status: **Built 1984, Renov 1994**      Max Contig: **835 SF**  
Building Size: **32,014 SF**      Smallest Space: **271 SF**  
Typical Floor Size: **16,007 SF**      Rent/SF/mo: **\$1.40**  
Stories: **2**      % Leased: **100%**  
Expenses: **2018 Tax @ \$1.46/sf**  
Parking: **122 free Surface Spaces are available; Ratio of 3.81/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Sunny Hills Management Company, Inc. / Rosalind Tan (909) 890-1226 -- 1,475 SF (271-835 SF)**

**Building Notes:**

5050 Palo Verde St. is located near I-10 Freeway at Monte Vista. The property is adjacent to Montclair Mall.

**54 5161 Richton Rd**

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Warehouse**      Space Avail: **45,984 SF**  
Building Status: **Built 1979**      Max Contig: **25,824 SF**  
Building Size: **147,724 SF**      Smallest Space: **20,160 SF**  
Land Area: **6.01 AC**      Rent/SF/mo: **\$0.52 - \$0.69/nnn**  
Stories: **1**      % Leased: **68.9%**  
Expenses: **2018 Tax @ \$0.75/sf**  
Parking: **150 free Surface Spaces are available; Ratio of 1.02/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **CBRE / Jason Chao (909) 418-2131 -- 45,984 SF /4,100 ofc (20,160-25,824 SF)**

**55 4950 San Bernardino St - Montclair I - Montclair Office Medical Bldg**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class B Office/Medical**      Space Avail: **14,321 SF**  
Building Status: **Built 1973**      Max Contig: **2,139 SF**  
Building Size: **27,385 SF**      Smallest Space: **820 SF**  
Typical Floor Size: **11,803 SF**      Rent/SF/mo: **\$1.95 - \$2.00**  
Stories: **2**      % Leased: **100%**  
Expenses: **2016 Tax @ \$0.85/sf**  
Parking: **164 Surface Spaces are available; Ratio of 5.99/1,000 SF**  
For Sale: **This property has 4 condos that are for sale. The size of the for sale condos range from 872 SF to 1,291 SF.**



Seller Rep (Condo): **KB Real Estate /Kavita Bhatia (909) 233-8003(1,291 SF) /AL Capital /Gordon Lau (626) 388-7352(872-2,975 SF)**

Leasing Company: **KB Real Estate / Kavita Bhatia (909) 233-8003 -- 2,582 SF (1,291 SF)**

**Building Notes:**

With renovations targeted to be completed by the end of 2016, the Montclair Medical Building offers 23 individual medical/office condos. This building offers offices ranging in size from 489 SF to 1,670 SF. Offices can be combined if you need more space.

Substantial upgrades to the interior of the building are planned including new modern restrooms, designer lighting, and contemporary flooring. The exterior will enjoy a facelift with a brand new entrance, paint, landscaping, and more.

With your very own office space, you will never have to pay rent again and have the flexibility to design your office the way you want it.

Located 500 feet east of Monte Vista Ave on the north side of San Bernardino St, the building is located in a medical plaza which includes the Montclair Hospital Medical Center (102 beds), Community Extended Care Hospital, and Montclair Royale (an assisted living center).

Easy access to Interstate 10 and close proximity to retail and restaurant outlets. Walking distance to Montclair Plaza shopping center.

**56 4751 State St - Mission Industrial Park**

**AKA 4747-4751 State St**

**Montclair, CA 91762**

**San Bernardino County**

Building Type: **Class C Warehouse**      Space Avail: **4,559 SF**  
Building Status: **Built 1949**      Max Contig: **4,559 SF**  
Building Size: **15,338 SF**      Smallest Space: **4,559 SF**  
Land Area: -      Rent/SF/mo: **\$0.89 - \$0.99/mg**  
Stories: **1**      % Leased: **70.3%**  
Expenses: **2011 Tax @ \$1.98/sf**  
Parking: **Ratio of 0.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **All Nations Realty and Investments / Samantha Slater (909) 285-4812 / Amanda McCoy (909) 980-5000 -- 4,559 SF /300 ofc (4,559 SF)**

**57 8920 Vernon Ave - Montclair Commerce Center**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class C Flex/Light Manufacturing**

Building Status: **Built 1985**

Building Size: **16,813 SF**

Land Area: **2.44 AC**

Stories: **1**

Expenses: **2011 Tax @ \$2.13/sf**

Parking: **50 free Surface Spaces are available; Ratio of 2.97/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **852 SF**

Max Contig: **852 SF**

Smallest Space: **852 SF**

Rent/SF/mo: **Withheld**

% Leased: **94.9%**



Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 -- 852 SF (852 SF)**

**Building Notes:**

March 2002: Robert A. Schmit, represented by Pan American Properties, purchased this building along with 5405 Arrow Hwy., and CB Richard Ellis represented the seller, ClairWest Properties, Ltd. For more information see COMPS report SBC-37272.

Other tenants include a credit union, doctor, and veterinarian.



