
Montclair August 2019 Properties For Sale

PREPARED BY:



City of Montclair

5111 Benito St
Montclair, CA 91763

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1 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.

2 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'.

3 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.

4 5404 Moreno St - Montclair Towers

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/(Strip Ctr)** Space Avail: **3,000 SF**
Building Status: **Built 1991** Max Contig: **3,000 SF**
Building Size: **22,217 SF** Smallest Space: **1,000 SF**
Land Area: **1.45 AC** Rent/SF/mo: **Withheld**
Stories: **1** % Leased: **86.5%**
Expenses: **2018 Tax @ \$1.35/sf, 2012 Est Tax @ \$2.01/sf; 2011 Ops @ \$3.99/sf, 2012 Est Ops @ \$3.99/sf**
Parking: **60 free Surface Spaces are available; Ratio of 2.70/1,000 SF**
For Sale: **For Sale at \$5,000,000 (\$225.05/SF) - Active**



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.

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Freestanding** Space Avail: **28,000 SF**
Building Status: **Built 1968** Max Contig: **28,000 SF**
Building Size: **28,000 SF** Smallest Space: **28,000 SF**
Land Area: **1.54 AC** Rent/SF/mo: **Withheld**
Stories: **1** % Leased: **100%**
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**



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

6 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:

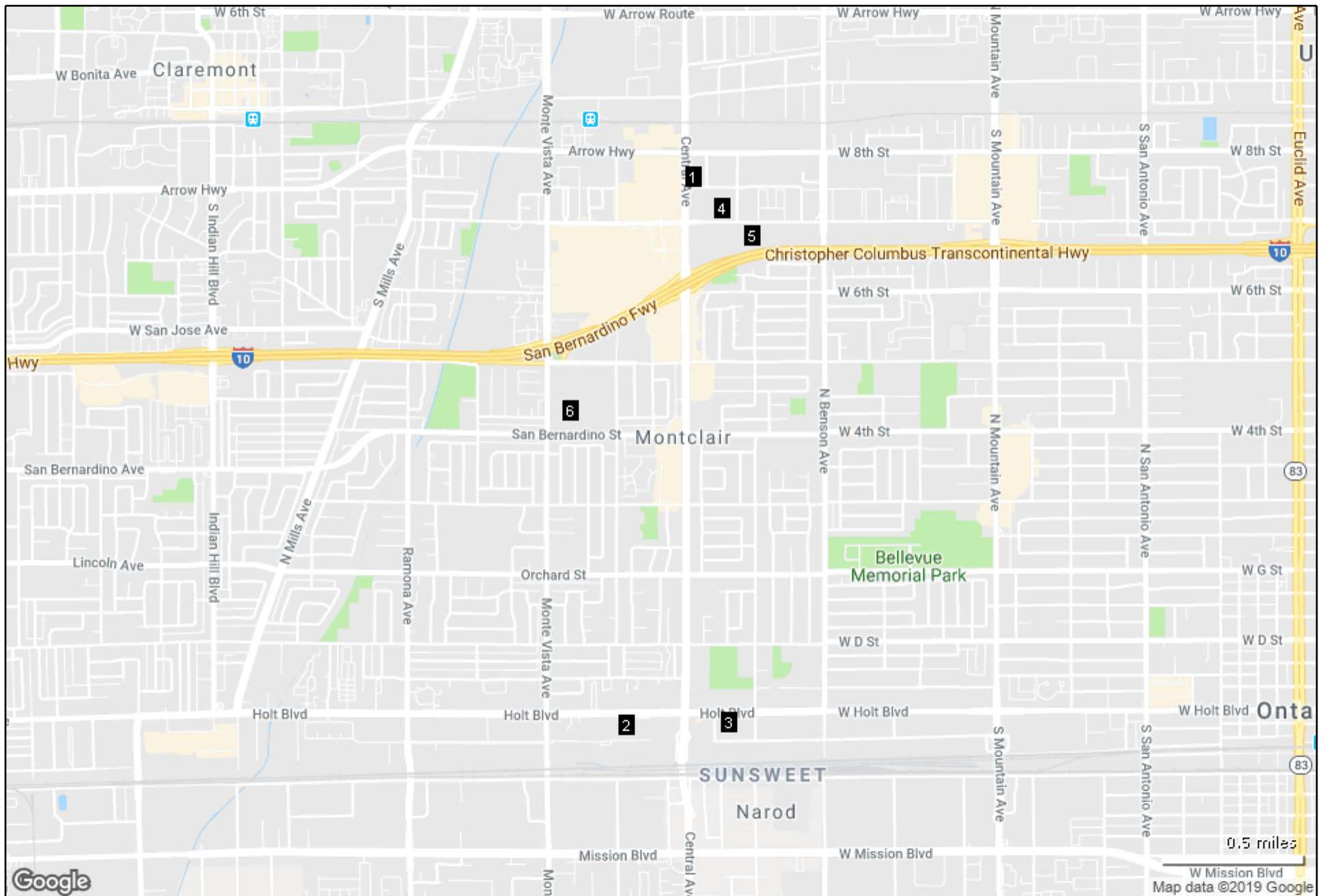
With renovations targeted to be completed by the end of 2016, the Montclair Medical Building offers 23 individual medical/office condos. This building offers offices ranging in size from 489 SF to 1,670 SF. Offices can be combined if you need more space.

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.



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8/20/2019

