

# Montclair September 2019 Properties For Sale

**1**

**Combination Portfolio** Portfolio of 2 properties in Montclair, CA, having total size of 31,000 SF, and for sale at \$3,999,900 (\$129.03/SF)

Sale Price: <b>\$3,999,900</b>	Total Size: <b>31,000 SF</b>
Cap Rate: -	Total Land Area: <b>1.80 AC</b>
Sale Status: <b>Active</b>	Days On Market: <b>20</b>
Sale Conditions: -	
Sale Type: <b>Investment</b>	



Sales Contacts: **GSE Realty / Steven Landis (951) 231-7206**  
 Portfolio Properties: **4780 W Mission Blvd (not for sale individually)**  
**4780 W Mission Blvd (not for sale individually)**

**Investment Notes:**

14,000 SF industrial metal building with stucco facade added to parcel building dimensions are 280' x 50' with 15' clear height Two dock doors and two ground-level doors. Completion scheduled for September 2019. City will allow welding.  
 Existing 17,000 SF two story office building with 22 offices. Landlord has been holding leasing units until construction is complete roughly 11 offices are rented. The building also has parking income from the neighboring restaurant.

**2 5404 Moreno St - Montclair Towers, Montclair Towers**

<b>Montclair, CA 91763</b>	Sale Price: <b>\$5,000,000</b>	Center Size: <b>22,217 SF</b>
<b>Montclair Towers, Montclair Towers</b>	Price/SF: <b>\$225.05</b>	% Leased: <b>100.0%</b>
	Cap Rate: <b>5.56%</b>	Land Area: <b>1.45 AC</b>
	Center Type: <b>(Strip Center)</b>	Year Built: <b>1991</b>
	Sale Status: <b>Active</b>	Zoning: -
	Days on Market: <b>28</b>	Stories: <b>1</b>
	Sale Conditions: <b>Investment Triple Net</b>	
	Sale Type: <b>Investment</b>	



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

**3 5011 Brooks St**

<b>Montclair, CA 91763</b>	Sale Price: <b>For Sale</b>	RBA: <b>59,417 SF</b>
	Price/SF: -	% Leased: <b>0.0%</b>
	Cap Rate: -	Land Area: <b>4 AC</b>
	Building Type: <b>Refrigeration/Cold Storage</b>	Year Built: <b>1972</b>
	Sale Status: <b>Active</b>	Ceiling Height: <b>24'0"</b>
	Days on Market: <b>31</b>	Drive Ins: <b>6 tot./14'0" w x 14'0" h</b>
	Zoning: <b>M2</b>	Docks: <b>10 ext (bldg. total)</b>
	Sale Conditions: <b>1031 Exchange, Lease Option</b>	
	Sale Type: <b>Investment Or Owner User</b>	



Sales Contacts: **MGR Real Estate, Inc. / Jerry Tomeo (909) 996-8877 / Brandon Navarette (909) 579-1378**

**Investment Notes:**

Prime Distribution/Manufacturing property with Active Rail Spur, 1,200 AMP-277/480V, Large Paved/Gated Yard, Property has a ton of upgrades that were added within this last year.

## Montclair September 2019 Properties For Sale

### 4 8975 Central Ave

<b>Montclair, CA 91763</b>	Sale Price: <b>\$2,595,000</b>	Center Size: <b>10,000 SF</b>
	Price/SF: <b>\$259.50</b>	% Leased: <b>100.0%</b>
	Cap Rate: -	Land Area: <b>0.36 AC</b>
	Center Type: <b>Freestanding</b>	Year Built: <b>1967</b>
	Sale Status: <b>Active</b>	Zoning: <b>C-3, Montclair</b>
	Days on Market: <b>35</b>	Stories: <b>1</b>
	Sale Conditions: -	
	Sale Type: <b>Owner User</b>	

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



### 5 Holt Plaza

**Retail Portfolio** Portfolio of 3 Retail properties in Montclair, CA, having total size of 32,351 SF, and for sale at \$2,280,000 (\$70.48/SF)

Sale Price: <b>\$2,280,000</b>	Total Size: <b>32,351 SF</b>
Price/SF: <b>\$70.48</b>	Days On Market: <b>53</b>
Cap Rate: -	Sale Status: <b>Active</b>
Sale Conditions: -	
Sale Type: <b>Investment</b>	

Sales Contacts: **KoTai Realty / Steve Shih (626) 237-2187**

Portfolio Properties: **4964-4980 Holt Ave (not for sale individually)**  
**4948-4962 Holt Ave (not for sale individually)**  
**4990-5010 Holt Blvd (not for sale individually)**

#### Investment Notes:

For sale: Holt Plaza in Montclair, CA



### 6 5454-5484 Moreno St - The Montclair Outlets, The Montclair Outlets

<b>Montclair, CA 91763</b> <b>The Montclair Outlets, The</b> <b>Montclair Outlets</b>	Sale Price: <b>\$5,253,000</b>	Center Size: <b>27,592 SF</b>
	Price/SF: <b>\$190.38</b>	% Leased: <b>100.0%</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>77</b>	Stories: <b>1</b>
	Sale Conditions: -	
	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.



## Montclair September 2019 Properties For Sale

### 7 9645 Central Ave - Fu Lin Restaurant

Montclair, CA 91763  
Fu Lin Restaurant

Sale Price: **\$2,190,000**  
Price/SF: **\$456.25**  
Cap Rate: -  
  
Center Type: **Restaurant**  
Sale Status: **Active**  
Days on Market: **77**  
Sale Conditions: **1031 Exchange**  
Sale Type: **Owner User**

Center Size: **4,800 SF**  
% Leased: **12.0%**  
Land Area: **1.07 AC**  
  
Year Built: **1971**  
Zoning: **C2, Montclair**  
Stories: **1**



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.

### 8 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: **126**  
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

### 9 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: **146**  
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 September 2019 Properties For Sale

### 10 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: -	Land Area: <b>0.31 AC</b>
Building Type: <b>R&amp;D</b>	Year Built: <b>1990</b>	
Sale Status: <b>Under Contract</b>	Ceiling Height: <b>18'0"</b>	
Days on Market: <b>185</b>	Drive Ins: <b>1 tot./10'0"w x</b>	
Zoning: <b>BP, Montclair</b>	Loading Docks: <b>None</b>	
Sale Conditions: -		
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. Air Conditioning in the office portion of the building.

### 11 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>186</b>	Drive Ins: <b>2 (total)</b>	
Zoning: <b>MIP -</b>	Loading Docks: <b>None</b>	
Sale Conditions: <b>Manufacturing</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.

### 12 Brooks Industrial

**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>325</b>
Cap Rate: -	Sale Status: <b>Active</b>
Sale Conditions: <b>Bulk/Portfolio Sale, Short 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 September 2019 Properties For Sale

### 13 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>402</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

### 14 5483 Moreno St

Montclair, CA 91763

Sale Price: <b>For Sale</b>	Center Size: <b>28,000 SF</b>
Price/SF: <b>-</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>760</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 September 2019 Properties For Sale

### 15 5407 Holt Blvd

Montclair, CA 91763

Sale Price: <b>\$4,050,000</b>	RBA: <b>36,352 SF</b>
Price/SF: <b>\$111.41</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>1,041</b>	Drive Ins: <b>3 tot./10'0"w x</b>
Zoning: <b>BP</b>	<b>12'0"h</b>
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, Roof and A/C Units Are Approx 7 Years Old, +- 75% is air conditioned, 3 Ground Level Doors Verify All Details  
 Building and portions of the building are also available for lease.  
 Holt/Central

### 16 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>2,411</b>	Drive Ins: <b>3 tot./11'0"w x</b>
Zoning: <b>MIP, Montclair</b>	<b>11'0"h</b>
Sale Conditions: <b>-</b>	Loading Docks: <b>None</b>
Sale Type: <b>Owner User</b>	

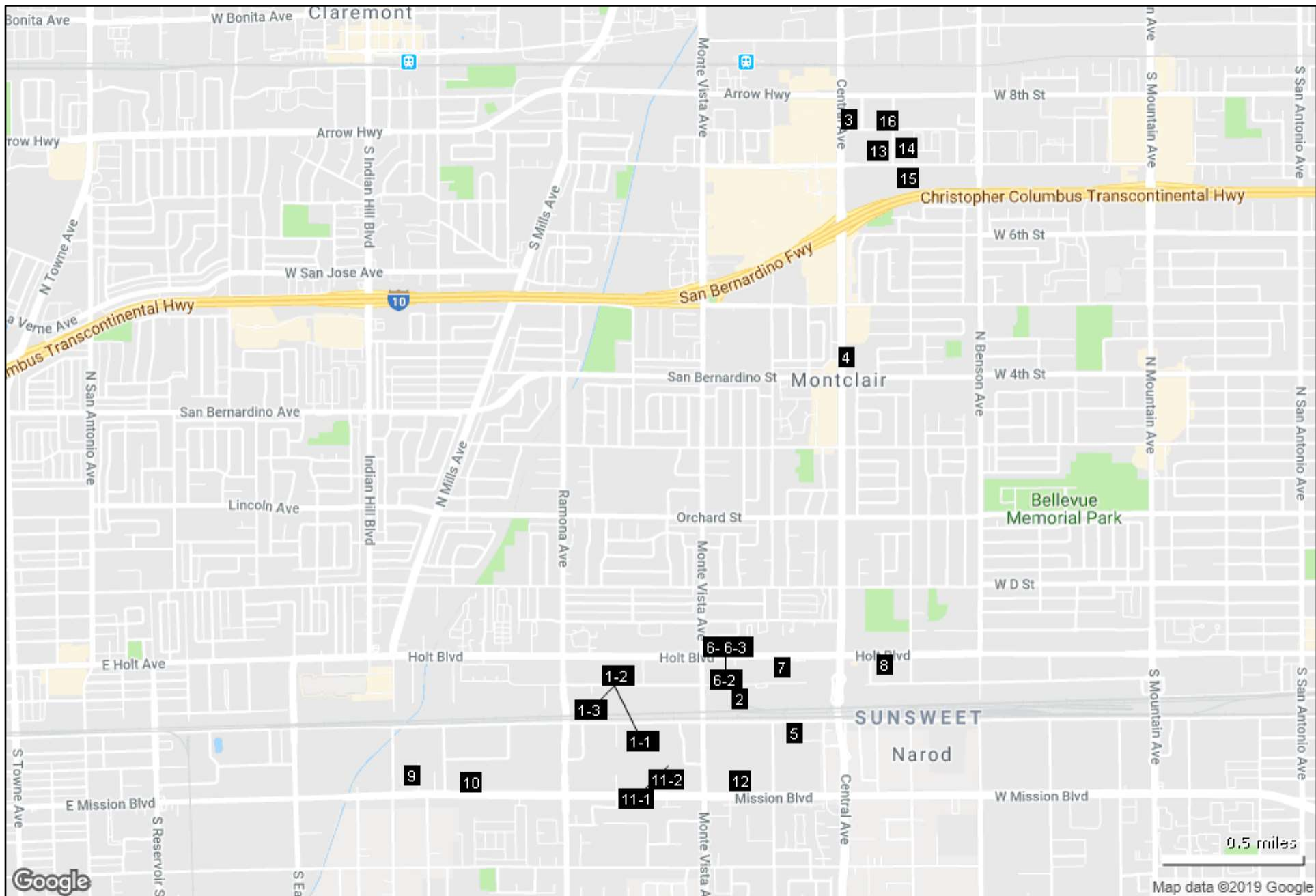


Sales Contacts: **Lee & Associates Commercial Real Estate Services / Todd Launchbaugh (909) 989-7771 X148 / Mark White (909) 373-2727**

#### 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.



0.5 miles  
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