

# Coming Soon

## 18,186 sq. ft. +/- Shopping Center

Southwest Corner of Mission Blvd. / Monte Vista Ave.  
Montclair, CA



- Major Visibility
- Signalized Intersection
- Easy Access to both the 10 & 60 Fwy
- Excellent Parking (4.5 per 1,000 sq ft)
- Space Available from 753 to 8,000 sq ft +/-

<b>DEMOGRAPHICS:</b>	<b>1 Mile</b>	<b>2 Mile</b>	<b>3 Mile</b>
Population:	16,442	81,778	212,684
Avg HH Income:	\$53,235	\$56,905	\$56,901



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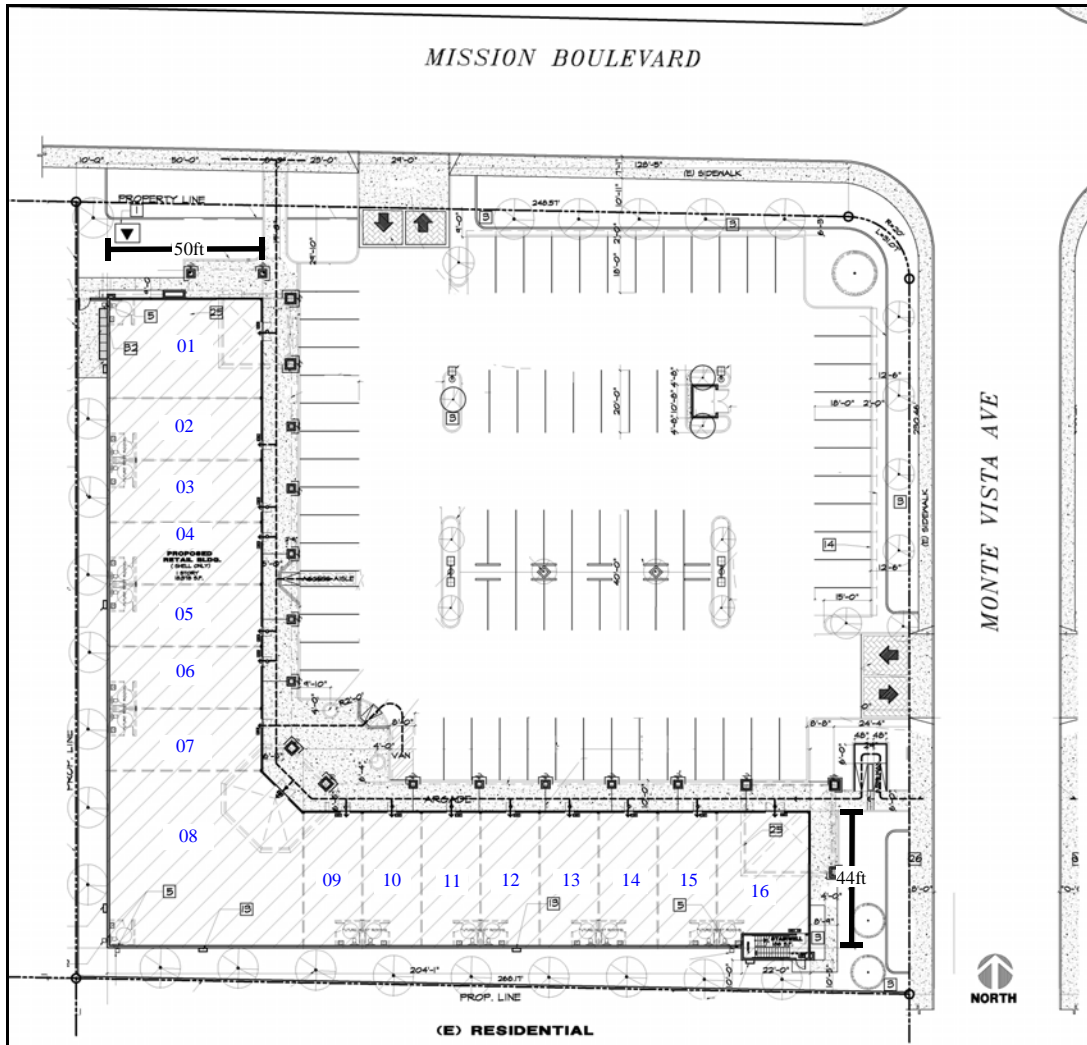
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<u>Suite</u>	<u>SQ.FT</u>	<u>Suite</u>	<u>SQ.FT</u>	<u>Suite</u>	<u>SQ.FT</u>
Unit 01	1,608	Unit 06	1,000	Unit 11	836
Unit 02	1,000	Unit 07	1,000	Unit 12	836
Unit 03	1,000	Unit 08	3,501	Unit 13	836
Unit 04	1,000	Unit 09	836	Unit 14	836
Unit 05	1,000	Unit 10	836	Unit 15	836
				Unit 16	1,225



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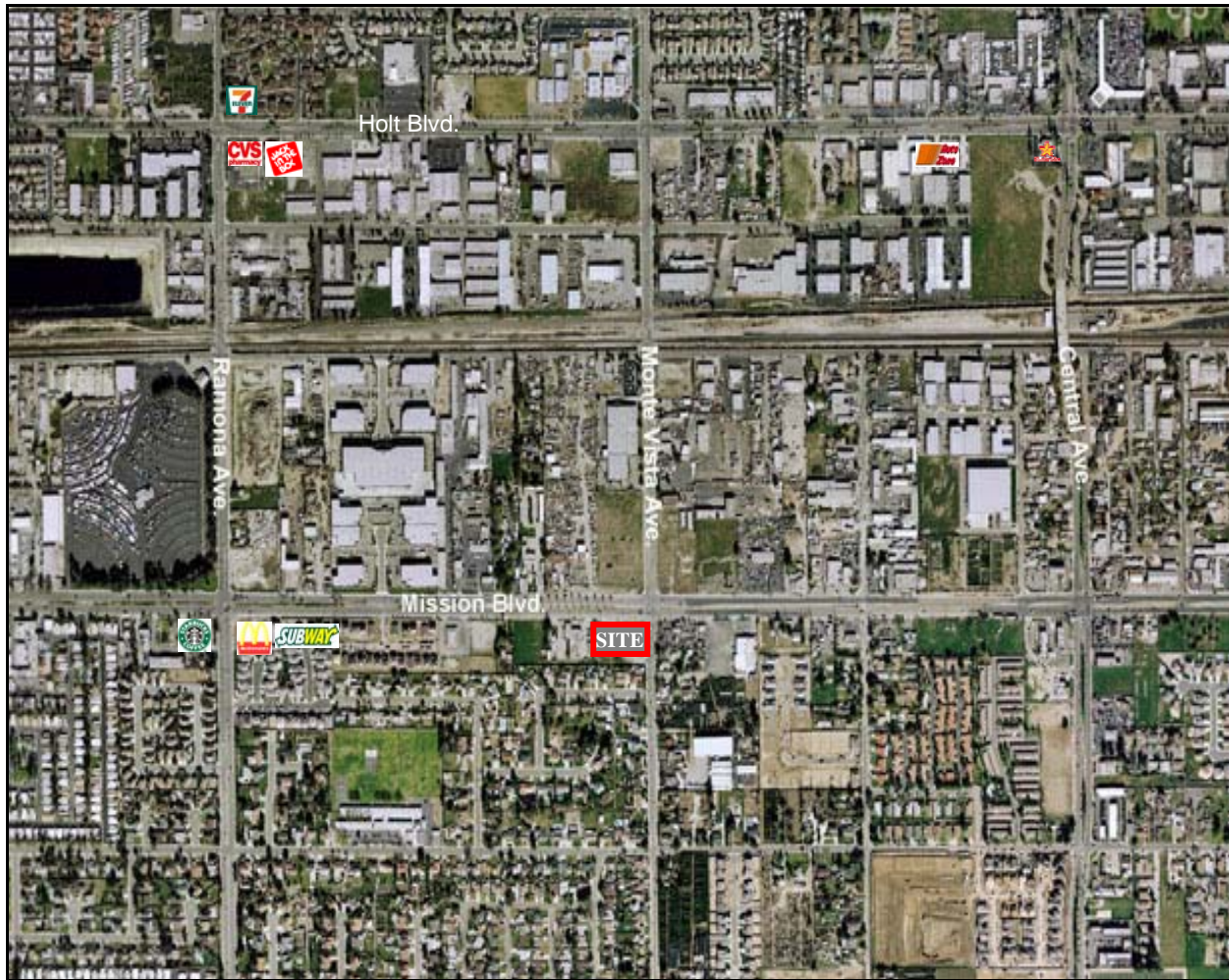
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KART SLEYKTON



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# Pop-Facts: Demographic Quick Facts Report

## MISSION AT MONTE VISTA

Radius:MISSION BLVD AT MONTE VISTA AVE, MONTCLAIR, CA 91763, aggregate

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Description	0.00 - 1.00 miles		0.00 - 2.00 miles		0.00 - 3.00 miles	
	Radius	%	Radius	%	Radius	%
<b>Population</b>						
2012 Projection	17,091		86,879		227,338	
2007 Estimate	16,442		81,778		212,684	
2000 Census	15,927		75,848		194,949	
1990 Census	13,792		65,262		168,903	
Growth 1990 - 2000	15.48%		16.22%		15.42%	
<b>Households</b>						
2012 Projection	4,278		23,020		59,852	
2007 Estimate	4,192		22,033		56,915	
2000 Census	4,209		21,090		53,824	
1990 Census	4,048		20,523		51,720	
Growth 1990 - 2000	3.98%		2.76%		4.07%	
<b>2007 Est. Population by Single Classification Race</b>						
White Alone	6,724	40.90	34,927	42.71	90,119	42.37
Black or African American Alone	628	3.82	4,104	5.02	11,370	5.35
American Indian and Alaska Native Alone	186	1.13	958	1.17	2,742	1.29
Asian Alone	1,800	10.95	5,396	6.60	12,361	5.81
Native Hawaiian and Other Pacific Islander Alone	64	0.39	233	0.28	613	0.29
Some Other Race Alone	6,234	37.92	31,902	39.01	84,014	39.50
Two or More Races	805	4.90	4,259	5.21	11,465	5.39
<b>2007 Est. Population Hispanic or Latino</b>						
Hispanic or Latino	11,485	69.85	56,423	69.00	147,506	69.35
Not Hispanic or Latino	4,957	30.15	25,355	31.00	65,178	30.65
<b>2007 Tenure of Occupied Housing Units</b>						
Owner Occupied	2,269	54.13	12,364	56.12	30,966	54.41
Renter Occupied	1,923	45.87	9,669	43.88	25,949	45.59
<b>2007 Average Household Size</b>						
	3.89		3.67		3.69	



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Description	0.00 - 1.00 miles		0.00 - 2.00 miles		0.00 - 3.00 miles	
	Radius	%	Radius	%	Radius	%
<b>2007 Est. Households by Household Income</b>	4,192		22,033		56,915	
Income Less than \$15,000	611	14.58	2,852	12.94	7,541	13.25
Income \$15,000 - \$24,999	596	14.22	2,734	12.41	6,886	12.10
Income \$25,000 - \$34,999	608	14.50	2,749	12.48	6,691	11.76
Income \$35,000 - \$49,999	737	17.58	3,741	16.98	9,591	16.85
Income \$50,000 - \$74,999	774	18.46	4,610	20.92	12,269	21.56
Income \$75,000 - \$99,999	419	10.00	2,526	11.46	6,705	11.78
Income \$100,000 - \$149,999	291	6.94	2,121	9.63	5,476	9.62
Income \$150,000 - \$249,999	123	2.93	524	2.38	1,324	2.33
Income \$250,000 - \$499,999	26	0.62	133	0.60	351	0.62
Income \$500,000 and over	7	0.17	43	0.20	80	0.14
<b>2007 Est. Average Household Income</b>	\$53,235		\$56,905		\$56,901	
<b>2007 Est. Median Household Income</b>	\$40,722		\$45,751		\$46,478	
<b>2007 Est. Per Capita Income</b>	\$13,805		\$15,611		\$15,475	

