
March 2010 Retail Property Report

3/4/2010

PREPARED BY:



Montclair Chamber of Commerce

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Montclair, CA 91763

Melinda Flores

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City of Montclair

1 5280 Arrow Hwy - Central Plaza

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Department Store (Community Ctr)** Space Avail: **0 SF**
Max Contig: **0 SF**
Building Status: **Built 1986** Smallest Space: -
Building Size: **92,000 SF** Rent/SF/Mo: -
Land Area: **5.80 AC** % Leased: **100%**
Stories: **1**
Parking: **480 Surface Spaces are available**
For Sale: **Not For Sale**



Landlord Rep: **Wilson Commercial Real Estate Inc / Steve M. Selcer 800-630-4424x3189**

2 5436 Arrow Hwy - Sears Service Center, Sears Service Center

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/General Freestanding (Strip Ctr)** Space Avail: **0 SF**
Max Contig: **0 SF**
Building Status: **Built 1987** Smallest Space: -
Building Size: **16,982 SF** Rent/SF/Mo: **For Sale Only**
Land Area: **1.49 AC** % Leased: **100%**
Stories: **1**
Expenses: **2009 Est Tax @ \$0.97/sf; 2009 Est Ops @ \$1.72/sf**
Parking: **67 Surface Spaces are available**
For Sale: **For Sale at \$1,702,000 (\$100.22/SF) - Active**



Sales Company: **Lee & Associates: Todd Launchbaugh (909) 989-7771 x148, Justin Leewood (909) 373-2989**

Landlord Rep: *Company information unavailable at this time*

3 5494 Arrow Hwy

Arrow Hwy & Central Ave
Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Auto Repair** Space Avail: **0 SF**
Max Contig: **0 SF**
Building Status: **Existing** Smallest Space: -
Building Size: **7,058 SF** Rent/SF/Mo: -
Land Area: - % Leased: **100%**
Stories: **1**
Parking: **28 Surface Spaces are available; Ratio of 4.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Lee & Associates / Todd Launchbaugh 909-989-7771x148**

Building Notes:

Part of auto center complex near the Montclair Plaza. 4 blocks to the 10 Fwy. 4 GL doors, 200 Amps and 277/480 Volts.

City of Montclair

4 9024 Benson Ave - Montclair Shopping Center

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/General Freestanding**

Space Avail: **9,487 SF**

Building Status: **Built 1978**

Max Contig: **9,487 SF**

Building Size: **9,487 SF**

Smallest Space: **9,487 SF**

Land Area: **0.84 AC**

Rent/SF/Mo: **\$0.50**

Stories: **1**

% Leased: **0%**

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

For Sale: **Not For Sale**



Landlord Rep: **Westland Industries / Yanki Greenspan 310-639-5085 -- 9,487 SF (9,487 SF)**

5 8801 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)**

Space Avail: **4,770 SF**

Building Status: **Built 1984**

Max Contig: **2,654 SF**

Building Size: **48,549 SF**

Smallest Space: **2,116 SF**

Land Area: **3.38 AC**

Rent/SF/Mo: **\$1.25-\$1.75**

Stories: **1**

% Leased: **100%**

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

For Sale: **Not For Sale**



Landlord Rep: **STC Management / John Hsu 562-695-1513 -- 4,770 SF (2,116-2,654 SF)**

Building Notes:

Situated on an excellent location with high traffic count.

6 8880 Central Ave - Central Park Plaza, Central Park Plaza

Intersection of Central Ave & Richton St
Montclair, CA 91763
San Bernardino County

Building Type: **Retail/General Freestanding**

Space Avail: **4,801 SF**

Building Status: **Built Aug 2008**

Max Contig: **4,801 SF**

Building Size: **8,762 SF**

Smallest Space: **1,021 SF**

Land Area: **0.76 AC**

Rent/SF/Mo: **\$1.85-\$2.35**

Stories: **1**

% Leased: **45.2%**

Parking: **46 Surface Spaces are available**

For Sale: **Not For Sale**



Landlord Rep: **Real Estate Partners, Inc. / Terry F. Parker 949-334-4050**

Leasing Company: **Research in Progress / Zachary Snyder 888-232-6413 -- 4,801 SF (1,021-1,305 SF)**

Building Notes:

The property is located at the intersection of Central Avenue & Richton Street and is adjacent to Taco Bell.

City of Montclair

7 8961 Central Ave

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/General
Freestanding**

Space Avail: **9,000 SF**

Max Contig: **9,000 SF**

Building Status: **Existing**

Smallest Space: **9,000 SF**

Building Size: **9,000 SF**

Rent/SF/Mo: **\$0.70**

Land Area: -

% Leased: **100%**

Stories: **1**

Parking: **6 Surface Spaces are available**

For Sale: **Not For Sale**



Landlord Rep: **Lee & Associates / Katherine Hunt 951-276-3645 / Jon K. Friesen 951-276-3603 --
9,000 SF (9,000 SF)**

8 9041-9061 Central Ave - Montclair Promenade

AKA 9015-9061 Central Ave
NEC Central & Moreno
Montclair, CA 91763
San Bernardino County

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

Space Avail: **80,000 SF**

Max Contig: **80,000 SF**

Building Status: **Built 1983**

Smallest Space: **1,500 SF**

Building Size: **110,000 SF**

Rent/SF/Mo: **\$0.29**

Land Area: **6.92 AC**

% Leased: **27.3%**

Stories: **1**

Parking: **453 Surface Spaces are available; Ratio of
4.29/1,000 SF**

For Sale: **Not For Sale**



Landlord Rep: **NAI Capital / Patrick Ortiz 310-440-8500 -- 80,000 SF (1,500-27,808 SF)**

9 9095 Central Ave - Montclair Promenade

NEC Central & Moreno
Montclair, CA 91763
San Bernardino County

Building Type: **Retail/General
Freestanding**

Space Avail: **5,370 SF**

Max Contig: **5,370 SF**

Building Status: **Built 1988**

Smallest Space: **5,370 SF**

Building Size: **5,370 SF**

Rent/SF/Mo: **\$3.75**

Land Area: **0.52 AC**

% Leased: **100%**

Stories: **1**

For Sale: **Not For Sale**



Landlord Rep: **Epsteen & Associates / Vic Montalbo 310-451-8171x230 -- 5,370 SF (5,370 SF)**

Building Notes:

Shoe City building on the north east corner of Central & Moreno.

City of Montclair

10 9197 Central Ave - Montclair Plaza East, Montclair Plaza East

**AKA 9137-9197 Central Ave
NEC Central Ave & I-10 Fwy
Montclair, CA 91763
San Bernardino County**

Building Type: **Retail/(Neighborhood Ctr)**
Building Status: **Built 1990**
Building Size: **45,744 SF**
Land Area: **4.36 AC**
Stories: **1**
Expenses: **2009 Est Ops @ \$12.45/sf**
Parking: **149 Surface Spaces are available**
For Sale: **Not For Sale**

Space Avail: **30,369 SF**
Max Contig: **11,946 SF**
Smallest Space: **1,200 SF**
Rent/SF/Mo: **\$0.85-\$1.50**
% Leased: **88.6%**



Landlord Rep: **CB Richard Ellis / Brian McDonald 909-418-2020 / Erik E. Westedt 909-418-2146 -- 6,477 SF (1,200-4,000 SF)**

Leasing Company: **NAI Capital, Inc. / Vicky Espinosa 909-945-2339x4068 -- 11,946 SF (11,946 SF)**

Sublet Contact: **NAI Capital, Inc. / Vicky Espinosa 909-945-2339x4068 -- 11,946 SF (11,946 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.

11 9339 Central Ave

**Montclair, CA 91763
San Bernardino County**

Building Type: **Retail/General Freestanding**
Building Status: **Proposed**
Building Size: **12,458 SF**
Land Area: **0.54 AC**
Stories: **1**
For Sale: **Not For Sale**

Space Avail: **12,458 SF**
Max Contig: **12,458 SF**
Smallest Space: **12,458 SF**
Rent/SF/Mo: **Negotiable**
% Leased: **100%**



Landlord Rep: **Crestpoint Group / Bruce Askari 310-295-1999 -- 12,458 SF (12,458 SF)**

12 9451-9477 Central Ave

**Montclair, CA 91763
San Bernardino County**

Building Type: **Retail**
Building Status: **Existing**
Building Size: **10,406 SF**
Land Area: **0.88 AC**
Stories: **1**
Parking: **60 free Surface Spaces are available**
For Sale: **Not For Sale**

Space Avail: **1,000 SF**
Max Contig: **1,000 SF**
Smallest Space: **1,000 SF**
Rent/SF/Mo: **\$1.75**
% Leased: **100%**



Landlord Rep: **FitzGerald and Associates / Keith Fitzgerald 949-650-9514 -- 1,000 SF (1,000 SF)**

City of Montclair

13 9710-9886 Central Ave - Montclair Town Center, Montclair Town Center

**SWC Central Ave & San Bernardino St
Montclair, CA 91763
San Bernardino County**

Building Type: **Retail/(Neighborhood Ctr)**
 Building Status: **Built 1980**
 Building Size: **96,163 SF**
 Land Area: **9.67 AC**
 Stories: **1**
 Parking: **361 Surface Spaces are available; Ratio of 3.85/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **26,947 SF**
 Max Contig: **15,892 SF**
 Smallest Space: **905 SF**
 Rent/SF/Mo: **\$0.95-\$1.60**
 % Leased: **72.0%**



Landlord Rep: **Progressive Real Estate Partners / Brad Umansky 909-621-9800 / Paul Galmarini 909-621-9800x23 -- 26,947 SF (905-15,892 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.
 New APN's are 1010-041-77, 1010-041-78, 1010-041-79, & 1010-041-80.

14 9885 Central Ave

**Montclair, CA 91763
San Bernardino County**

Building Type: **Retail**
 Building Status: **Built 1989, Renov Mar 2006**
 Building Size: **3,500 SF**
 Land Area: **0.38 AC**
 Stories: **1**
 Parking: **14 Surface Spaces are available**
 For Sale: **Not For Sale**

Space Avail: **1,032 SF**
 Max Contig: **1,032 SF**
 Smallest Space: **1,032 SF**
 Rent/SF/Mo: **\$1.50**
 % Leased: **100%**



Landlord Rep: **NAI Capital, Inc. / Joe Hensley 909-945-2339 / Vicky Espinosa 909-945-2339x4068 -- 1,032 SF (1,032 SF)**

15 10325 Central Ave - Montclair Motorcars, Inc.

**Montclair, CA 91763
San Bernardino County**

Building Type: **Retail/Auto Dealership**
 Building Status: **Built 1984**
 Building Size: **20,000 SF**
 Land Area: **3.52 AC**
 Stories: **1**
 Parking: **50 Surface Spaces are available; Ratio of 3.47/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **20,000 SF**
 Max Contig: **20,000 SF**
 Smallest Space: **20,000 SF**
 Rent/SF/Mo: **Negotiable**
 % Leased: **0%**



Landlord Rep: **Ontario VW / Jim Callum 909-230-5644 -- 20,000 SF (20,000 SF)**

Building Notes:

Property Description: **AUTO SALES LOT**

City of Montclair

16 10950 Central Ave

**SW Crner of Central Ave &
Mission Blvd
Montclair, CA 91763
San Bernardino County**

Building Type: **Retail/General
Freestanding**

Building Status: **Proposed**

Building Size: **10,840 SF**

Land Area: **0.86 AC**

Stories: **2**

For Sale: **For Sale at \$775,000 (\$71.49/SF) - Active**

Space Avail: **0 SF**

Max Contig: **0 SF**

Smallest Space: **-**

Rent/SF/Mo: **For Sale Only**

% Leased: **100%**



Sales Company: **The Skyline Company: Allen Yadgari (310) 882-7740 x1**

Landlord Rep: **The Skyline Company / Allen Yadgari 310-882-7740x1**

Building Notes:

37,269 sf of retail pad space located adjacent to a highly Successful ARCO AM/PM and Farmer Boys Fast Food Franchise. There are approved plans in place for approximately 10,840 square feet of retail and office space in a 2 story structure. The lot size has convenient access from both Central Ave and Mission Blvd. This parcel is located in a heavy traffic Arco / AM PM Gas Station and Farmer Boys Retail Center. The existing tenants of this corner property provide a steady flow of visitors to this project. Newly built retail outlets within a one mile vicinity of this property are renting at \$2.75 per square foot NNN. Most of the onsite improvements are already provided for the savvy developer who takes on this project, including driveways, landscaping, and utilities. The ARCO AM/PM Gas Volume for 2005 exceeded 5,700,000 Gallons sold and in store sales exceeded \$2,100,000.

Located at the signalized intersection of Central Ave. and Mission Blvd. between the 10 and 60 Freeways. In close proximity to Claremont College and the Ontario Airport. Subject property is in the city of Montclair which lies at the westernmost edge of San Bernardino County and is nestled at the Los Angeles, Orange County, and Inland Empire Crossing. This property is in very close proximity to new home developments including a 150+ Home community just south of this property built by Crestwood Homes with home prices exceeding the \$600k+ range.

17 SWC Central Ave - 9.17 Acres

**Montclair, CA 91763
San Bernardino County**

Building Type: **Land**

Building Status: **Existing**

Building Size: **-**

Land Area: **9.17 AC**

Stories: **-**

For Sale: **For Sale at \$5,200,000 (\$13.02/SF) - Active**

Space Avail: **0 SF**

Max Contig: **0 SF**

Smallest Space: **-**

Rent/SF/Mo: **For Sale Only**

% Leased: **0%**



Sales Company: **Grubb & Ellis: Roger Kinoshita (714) 939-6033**

Landlord Rep: *Company information unavailable at this time*

City of Montclair

18 4749-4759 Holt Ave - Montclair Retail Center

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Storefront
Retail/Office**

Space Avail: **2,000 SF**

Max Contig: **1,250 SF**

Building Status: **Built 1948**

Smallest Space: **750 SF**

Building Size: **7,740 SF**

Rent/SF/Mo: **\$0.75-\$1.25**

Land Area: **2.13 AC**

% Leased: **83.9%**

Stories: **1**

Parking: **20 free Surface Spaces are available; Ratio of
2.36/1,000 SF**

For Sale: **Not For Sale**



Landlord Rep: **NAI Capital, Inc. / Lidia Talavera 909-945-2339 -- 2,000 SF (750-1,250 SF)**

19 4480 Holt Blvd - Orchard Plaza, Pad 2

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/General
Freestanding**

Space Avail: **6,818 SF**

Max Contig: **1,552 SF**

Building Status: **Proposed**

Smallest Space: **1,267 SF**

Building Size: **6,818 SF**

Rent/SF/Mo: **\$2.50-\$3.50**

Land Area: **1.48 AC**

% Leased: **100%**

Stories: **1**

For Sale: **Not For Sale**



Landlord Rep: **Colliers International / Armando Aguirre 213-532-3273 -- 6,818 SF (1,267-1,552 SF)**

20 4701-4737 Holt Blvd - Montclair Retail Center, Montclair Retail Center

Montclair, CA 91763
San Bernardino County

Building Type: **Retail**

Space Avail: **22,200 SF**

Max Contig: **13,522 SF**

Building Status: **Built 1960**

Smallest Space: **600 SF**

Building Size: **23,898 SF**

Rent/SF/Mo: **\$0.75-\$1.25**

Land Area: **2.40 AC**

% Leased: **7.1%**

Stories: **1**

Parking: **Free Surface Spaces**

For Sale: **Not For Sale**



Landlord Rep: **NAI Capital, Inc. / Lidia Talavera 909-945-2339 -- 22,200 SF (600-13,522 SF)**

Building Notes:

Property Description: Industrial Park

Property Use Description: Industrial Park

City of Montclair

21 4889 Holt Blvd

SWC Holt & Monte Vista
Montclair, CA 91763
San Bernardino County

Building Type: **Retail/General**
Freestanding

Building Status: **Built 1974**

Building Size: **14,500 SF**

Land Area: **1.02 AC**

Stories: **1**

Parking: **30 Surface Spaces are available; Ratio of 2.36/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **14,500 SF**

Max Contig: **14,500 SF**

Smallest Space: **14,500 SF**

Rent/SF/Mo: **\$0.70**

% Leased: **0%**



Landlord Rep: **Haserjian Brothers Realty Co / Bryan Haserjian 310-909-6000 -- 14,500 SF (14,500 SF)**

Building Notes:

Freestanding single-tenant property located at a signalized corner with front and rear parking.

Traffic Counts:

Holt Blvd E & W: 23,632 ADT

Monte Vista N & S: 13,513 ADT

Source: City of Montclair April 7, 2006

22 4949 Holt Blvd

Montclair, CA 91763
San Bernardino County

Building Type: **Land**

Building Status: **Existing**

Building Size: **-**

Land Area: **3.40 AC**

Stories: **-**

For Sale: **For Sale at \$2,800,000 (\$18.89/SF) - Active**

Space Avail: **0 SF**

Max Contig: **0 SF**

Smallest Space: **-**

Rent/SF/Mo: **For Sale Only**

% Leased: **0%**



Sales Company: **CBI Partners Inc.: Joel Katz (818) 316-0302, David Katz (818) 316-0303**

Landlord Rep: *Company information unavailable at this time*

Building Notes:

Great development property. Ideal for gas station, convenience store, etc.

23 4990-5010 Holt Blvd - Holt Plaza

Montclair, CA 91763
San Bernardino County

Building Type: **Retail**

Building Status: **Built 1982**

Building Size: **16,508 SF**

Land Area: **1.32 AC**

Stories: **1**

Parking: **45 free Surface Spaces are available; Ratio of 5.70/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **5,200 SF**

Max Contig: **5,200 SF**

Smallest Space: **1,776 SF**

Rent/SF/Mo: **\$1.15**

% Leased: **68.5%**



Landlord Rep: **MGR Real Estate / Carlos Rodriguez 909-579-1366 / Nancy Pun 909-608-2171 -- 5,200 SF (1,776-3,424 SF)**

City of Montclair

24 5391 Holt Blvd

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Auto Dealership** Space Avail: **3,000 SF**
Building Status: **Built 1972** Max Contig: **3,000 SF**
Building Size: **3,000 SF** Smallest Space: **3,000 SF**
Land Area: **1.32 AC** Rent/SF/Mo: **\$2.40**
Stories: **1** % Leased: **100%**
Parking: **88 Surface Spaces are available**
For Sale: **For Sale at \$1,499,000 (\$499.67/SF) - Active**



Sales Company: **NAI Capital, Inc.: Nicholas Chang (909) 945-2339, Richard Lee (909) 945-2339**
Landlord Rep: **NAI Capital, Inc. / Nicholas Chang 909-945-2339 / Richard Lee 909-945-2339 -- 3,000 SF (3,000 SF)**

Building Notes:

Building has 2 automotive restoration bays.

25 5438 Holt Blvd - Montclair Auto Plaza

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Auto Repair** Space Avail: **1,200 SF**
Building Status: **Built 1985** Max Contig: **1,200 SF**
Building Size: **20,758 SF** Smallest Space: **1,200 SF**
Land Area: **1.49 AC** Rent/SF/Mo: **\$0.60**
Stories: **1** % Leased: **94.2%**
Expenses: **1997 Tax @ \$0.39/sf**
Parking: **25 free Surface Spaces are available; Ratio of 5.98/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Lee & Associates / George Thomson 714-564-7179 -- 1,200 SF (1,200 SF)**

Building Notes:

Property Description: AUTO SERVICE CENTER

26 5461 Holt Blvd

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/General Freestanding** Space Avail: **8,379 SF**
Building Status: **Built 1988** Max Contig: **5,875 SF**
Building Size: **25,786 SF** Smallest Space: **1,160 SF**
Land Area: **1.96 AC** Rent/SF/Mo: **\$0.75**
Stories: **1** % Leased: **67.5%**
Expenses: **1994 Combined Tax/Ops @ \$0.23/sf**
For Sale: **Not For Sale**



Landlord Rep: **Investors Property Services / Patricia Sheehan 949-900-6165 -- 8,379 SF (1,160-5,875 SF)**

Building Notes:

This multi-purpose, busy commercial center has great access to the I-10 & SR-60 freeways.

City of Montclair

27 4651 E Holt Blvd - Holt Blvd. Center, Holt Boulevard Center

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/(Strip Ctr)**
Building Status: **Built 1984**
Building Size: **15,352 SF**
Land Area: **1.26 AC**
Stories: **1**
Parking: **30 Surface Spaces are available; Ratio of 2.27/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **7,370 SF**
Max Contig: **5,700 SF**
Smallest Space: **1,377 SF**
Rent/SF/Mo: **\$1.10**
% Leased: **52.0%**



Landlord Rep: **Pacific Gold Coast Realty / Jonathan Vong 909-860-6188x103 -- 7,370 SF (1,377-5,700 SF)**

28 4439 Mission Blvd - Ramona Town Plaza, Ramona Town Plaza

AKA 4100-4150 Mission Blvd
SWC Mission Blvd. & Ramona
Montclair, CA 91763
San Bernardino County

Building Type: **Retail/(Strip Ctr)**
Building Status: **Built 1990**
Building Size: **11,459 SF**
Land Area: **3 AC**
Stories: **1**
Expenses: **1993 Combined Tax/Ops @ \$0.37/sf**
Parking: **75 free Surface Spaces are available; Ratio of 4.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,500 SF**
Max Contig: **1,500 SF**
Smallest Space: **1,500 SF**
Rent/SF/Mo: **\$1.25**
% Leased: **86.9%**



Landlord Rep: **REebroker / Tom Mitchell 909-268-5125 -- 1,500 SF (1,500 SF)**

Building Notes:

4439 Mission Blvd is located on the corner of a major signalized intersection and has excellent identity exposure and visibility.

29 4545 Mission Blvd - Brighton Plaza

SEC Mission & Ramona
Montclair, CA 91763
San Bernardino County

Building Type: **Retail**
Building Status: **Built Feb 2006**
Building Size: **12,600 SF**
Land Area: **1.28 AC**
Stories: **1**
Parking: **50 Surface Spaces are available**
For Sale: **Not For Sale**

Space Avail: **2,598 SF**
Max Contig: **1,732 SF**
Smallest Space: **866 SF**
Rent/SF/Mo: **\$1.00**
% Leased: **100%**



Landlord Rep: **Renken Consulting Group / Kelly Arft 909-482-1060 / Bobby Del Real 909-482-1060 -- 2,598 SF (866 SF)**

Building Notes:

The property is located between Mission Blvd & Ramona Avenue.

City of Montclair

30 4805 Mission Blvd

SWC of Mission & Monte Vista
Montclair, CA 91763
San Bernardino County

Building Type: **Retail/General Freestanding**
Building Status: **Built Feb 2009**
Building Size: **18,186 SF**
Land Area: **1.56 AC**
Stories: **1**
Parking: **40 Surface Spaces are available; Ratio of 4.50/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **13,277 SF**
Max Contig: **3,423 SF**
Smallest Space: **836 SF**
Rent/SF/Mo: **\$2.00**
% Leased: **27.0%**



Landlord Rep: **Real Estate Partners, Inc. / Terry F. Parker 949-334-4050**
Leasing Company: **Parker Commercial Brokerage Company, Inc. / Terry F. Parker 949-334-4050**
Jennie Parker 949-334-4180 -- 13,277 SF (836-3,423 SF)

Building Notes:

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

31 5060 Montclair Plaza Ln - Montclair Plaza

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: **1,024,427 SF**
Land Area: **78 AC**
Stories: **2**
Parking: **6249 free Surface Spaces are available; Ratio of 5.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **27,747 SF**
Max Contig: **2,989 SF**
Smallest Space: **476 SF**
Rent/SF/Mo: **Negotiable**
% Leased: **99.0%**



Landlord Rep: **General Growth Properties, Inc. / Erika Plummer 503-224-8469 -- 27,747 SF (476-2,989 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.

32 5001-5065 S Montclair Plaza Ln - Montclair Plaza

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/General Freestanding**
Building Status: **Built 2004**
Building Size: **48,429 SF**
Land Area: **9.74 AC**
Stories: **1**
Expenses: **2008 Combined Tax/Ops @ \$5.35/sf**
For Sale: **Not For Sale**

Space Avail: **48,355 SF**
Max Contig: **35,127 SF**
Smallest Space: **1,178 SF**
Rent/SF/Mo: **\$1.44**
% Leased: **0.2%**



Landlord Rep: **General Growth Properties / Michael H. McNaughton 508-647-4077 / Audrey Mills 508-647-4006 -- 48,355 SF (1,178-35,127 SF)**

City of Montclair

33 5200 S Montclair Plaza Ln - Montclair Plaza, Former Macy's

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/General Freestanding**

Building Status: **Built 1968**

Building Size: **145,820 SF**

Land Area: **1 AC**

Stories: **2**

For Sale: **Not For Sale**

Space Avail: **145,820 SF**

Max Contig: **145,820 SF**

Smallest Space: **72,910 SF**

Rent/SF/Mo: **Negotiable**

% Leased: **100%**



Landlord Rep: **General Growth Properties / Michael H. McNaughton 508-647-4077 / Audrey Mills 508-647-4006 -- 145,820 SF (72,910 SF)**

34 5391-5467 Moreno St - Montclair Plaza East

Montclair, CA 91763
San Bernardino County

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

Building Status: **Built 1993**

Building Size: **119,400 SF**

Land Area: **8.81 AC**

Stories: **1**

Expenses: **2005 Combined Tax/Ops @ \$4.27/sf**

Parking: **515 Surface Spaces are available; Ratio of 4.31/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **27,755 SF**

Max Contig: **22,498 SF**

Smallest Space: **1,247 SF**

Rent/SF/Mo: **Negotiable**

% Leased: **97.6%**



Landlord Rep: **Investec Real Estate Companies / Dave Pintard 805-962-8989x344 / Mark Jacobs 805-962-8989x324 -- 27,755 SF (1,247-22,498 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.

35 5399 Moreno St - Montclair Plaza East

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Storefront**

Building Status: **Built 1996**

Building Size: **16,595 SF**

Land Area: **0.74 AC**

Stories: **1**

For Sale: **Not For Sale**

Space Avail: **7,200 SF**

Max Contig: **7,200 SF**

Smallest Space: **7,200 SF**

Rent/SF/Mo: **Negotiable**

% Leased: **100%**



Landlord Rep: **Investec Real Estate Companies / Dave Pintard 805-962-8989x344 / Mark Jacobs 805-962-8989x324 -- 7,200 SF (7,200 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.

City of Montclair

36 5402-5440 Moreno St - Montclair Towers, Montclair Towers

Montclair, CA 91763
San Bernardino County

Building Type: **Retail**
Building Status: **Built 1991**
Building Size: **33,558 SF**
Land Area: **2.34 AC**
Stories: **1**
Parking: **Free Surface Spaces**
For Sale: **Not For Sale**

Space Avail: **10,422 SF**
Max Contig: **7,422 SF**
Smallest Space: **1,000 SF**
Rent/SF/Mo: **\$0.50-\$1.15**
% Leased: **68.9%**



Landlord Rep: **MGR Real Estate / Eric J. Ramirez 909-581-6603 / Janine Shedlock 951-662-3231**
-- 10,422 SF (1,000-7,422 SF)

Building Notes:

This established community retail center is located one block from the 10 Freeway and Montclaire Plaza.

APN: 1008-043-04,05

37 5454-5472 Moreno St - The Montclair Outlets, The Montclair Outlets

Montclair, CA 91763
San Bernardino County

Building Type: **Retail**
Building Status: **Built 1979**
Building Size: **27,592 SF**
Land Area: **2.30 AC**
Stories: **1**
Expenses: **1994 Combined Tax/Ops @ \$0.27/sf**
Parking: **107 Surface Spaces are available; Ratio of 3.88/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **10,110 SF**
Max Contig: **3,225 SF**
Smallest Space: **1,200 SF**
Rent/SF/Mo: **\$0.50-\$1.00**
% Leased: **63.4%**



Landlord Rep: **Lee & Associates / Christopher Larimore 562-568-2039 / Vincent Molitor 562-699-7500 -- 10,110 SF (1,200-3,225 SF)**

Building Notes:

Freestanding, single-story office/retail building located on the corner of Moreno Street and Vernon Avenue. Heavy street corner exposure on Moreno Street. Immediate access to the 10 freeway via Central Avenue Exit. Many large anchors nearby such as the Montclair Plaza, David's Bridal, Target, Robbins Bros., Pier 1, CompUSA, Office Depot, PetCo and much more. Center includes Jessica McClintock, Eduardo

City of Montclair

38 10603 Oak Glen Ave - Vacant Land

Montclair, CA 91763
San Bernardino County

Building Type: **Land**
Building Status: **Existing**
Building Size: -
Land Area: **0.90 AC**
Stories: -
For Sale: **For Sale at \$395,000 (\$10.13/SF) - Active**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: -
Rent/SF/Mo: **For Sale Only**
% Leased: **0%**



Sales Company: **NAI Capital: Rich Horn (323) 201-3600 x204**

Landlord Rep: **MGR Real Estate / Carlos Rodriguez 909-579-1366**

Building Notes:

APN 1012-021-37, 38, 39