

INLAND EMPIRE'S
MONTCLAIR
CALIFORNIA

LOCATION. BUSINESS. COMMUNITY.
A NEW URBAN FOCUS

NEW OPPORTUNITIES
RETAIL LEASING EDITION 2014



MONTCLAIR A NEW URBAN FOCUS



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WELCOME TO MONTCLAIR

Welcome to Montclair, California. It is a thriving community with a diversity of housing that has long been supported by a healthy business environment. With a history of small independent businesses and national retailers long rooted in the City, Montclair takes pride in its established family neighborhoods and the dynamic new developments that help pave the way for new urban, mixed-use opportunities in North Montclair.

Montclair is located at the westernmost edge of Southern California's Inland Empire, with quick access to Los Angeles, Orange and San Bernardino counties.

Montclair is a family-oriented community with excellent public safety services, schools, good transportation access, well-built infrastructure, and a comfortable climate with a majestic mountain backdrop.

Montclair has been a long time regional destination draw for top shopping venues such as the Montclair Plaza and the Montclair Entertainment Center. Montclair's trade area continues to attract top retailers and restaurant chains. It draws diverse and vibrant demographics with spending power to support popular national chains and restaurants.



Montclair is centrally located within a 5-to-10-mile marketplace of 500,000 to nearly 1 million people, and continues to be a destination draw within highly populated trade areas. Montclair has access to major transportation centers, tourist destinations, business markets, and suppliers. Conducting business in Montclair also brings proximity to active freight railways, the Long Beach / Los Angeles ports, local and regional airports and well-connected freeways that provide convenient logistic support.



MARKET AREA DEMOGRAPHICS

Montclair has long been a popular retail destination due to its well-established regional mall and surrounding retail and dining establishments. Montclair's solid trade area has contributed to a rich retail environment due to the purchasing power and disposable incomes of households within the highly populated trade area.

2013 DEMOGRAPHIC TRADE AREA	3 Mile	5 Mile	10 Mile
POPULATION *	180,347	459,817	948,688
HOUSEHOLDS	54,317	133,454	285,105
FAMILIES	39,763	101,822	221,267
AVERAGE HOUSEHOLD INCOME	\$71,164	\$73,995	\$88,505
MEDIAN HOUSEHOLD INCOME	\$53,322	\$54,677	\$69,017
PER CAPITA INCOME	\$22,092	\$21,909	\$27,155
MEDIAN NET WORTH	\$51,457	\$58,864	\$110,543
AVERAGE NET WORTH	\$419,792	\$469,107	\$655,996
AVERAGE HOUSEHOLD SIZE	3.21	3.38	3.25
MEDIAN AGE	31.9	32.1	34.1
HOUSEHOLDS > \$75,000	34.2%	35.8%	46.8%
AVERAGE DISPOSABLE INCOME	\$55,843	\$57,654	\$67,440
MEDIAN DISPOSABLE INCOME	\$44,683	\$45,871	\$55,235
OWNER OCCUPIED HSG. UNITS	47.8%	51.7%	59.7%
	57,730	141,596	300,720
RENTER OCCUPIED HSG. UNITS	46.3%	42.6%	35.1%
CONSUMER SPENDING (SPENDING POTENTIAL INDEX) NATIONAL AVERAGE 100	100	104	124



RACE & ETHNICITY	3 MILE	5 MILE	10 MILE
WHITE *	56.4%	55.2%	55.6%
BLACK	6.4%	5.7%	6.1%
ASIAN & PACIFIC ISLANDER	7.7%	7.3%	12.7%
HISPANIC ORIGIN (ANY RACE)	58.6%	61.5%	50.1%
OTHER	28.5%	30.8%	24.7%

2013 WORKFORCE *	3 MILE	5 MILE	10 MILE
SOME COLLEGE 25+ POPULATION	22.9%	21.6%	23.4%
POPULATION	109,152	279,617	601,267
WITH DEGREES 25+	30%	27.9%	35.4%
EMPLOYMENT TOTALS 16+	75,948	192,775	424,600
WHITE COLLAR 16+	53.1%	52.6%	60.8%
BLUE COLLAR 16+	25.8%	27.3%	21.4%
SERVICES 16+	21.1%	20.1%	17.8%

* Source: ESRI 2013 Forecast Site Reports

PRO-BUSINESS SUPPORT AND RESOURCES

The pro-business, pro-community philosophy of Montclair is reflective of its longtime goals to maintain a safe city with a solid infrastructure network, improved city streets, public parks, and exceptional public safety services, including its own police and fire departments. As a small city, it is able to offer a range of supportive community services to its residents similar to larger cities, including new senior and youth centers, and recreational and educational programs.

As the State economy continues to improve, the Inland Empire's economic forecast appears to be set for more positive growth within the San Bernardino County region. Job growth continues with over 36,000 new jobs created in San Bernardino County in 2013. With workforce driving corporate relocations and expansions, the County is well positioned for more growth with a labor pool of 900,000 and a 2-million resident metropolitan area.

Working with the San Bernardino Workforce Development Department, Montclair strives to set the stage for businesses to relocate, expand or construct a project by offering the following business service needs:

Workforce - San Bernardino County Workforce Department

- Assist businesses with employee training, job screening, recruitment, and on-the-job training incentives offered by the County to provide a pool of skilled labor and motivated workforce to assist businesses with operations

City Planning and Development Process

- Information on available land and commercial buildings at competitive prices
- Expedited permitting or Fast Track processing
- Dedicated department staff focused on assisting businesses in every phase of the project

Provide Economic and Demographic Research

- City demographic profile, economic data based on latest market conditions and customized trade-area demographic reports for decision-support
- Labor market information employer base counts, market analysis and economic report updates

Provide Current Business Site Selection

- Conduct single or multiple site searches on available properties for lease or sale in any zone
- Custom site reports based on client needs
- Provide broker contact information

Business Training

- Coordinate with the Inland Empire Small Business Development Center on assisting small business owners with training and workshops
- Work with other agency resources such as the U.S. Small Business Administration, the Inland Empire Women's Business Center, the Inland Empire Economic Partnership and the Montclair Chamber of Commerce



CIM GROUP, MONTCLAIR PLAZA'S NEW OWNER

A major investment within the North Montclair Downtown Specific Plan area is the February 2014 acquisition of the Montclair Plaza by the CIM Group. This significant investment was achieved as a result of Montclair's forward thinking approach in adopting the North Montclair Downtown Specific Plan, which was integral to the company's decision to acquire Montclair Plaza. The CIM Group was attracted to the variety of urban land uses in a pedestrian corridor and the nearby Montclair Transcenter, a multi-model transit station for Metrolink and regional bus services.

Montclair Plaza occupies 72 acres and is an established retail center

offering an array of national retailers and restaurants in addition to key anchors including Macy's, Nordstrom, Sears, and JC Penney. CIM acquired 868,000 square feet of the 1.3 million-square-foot mall. Montclair Plaza is located in the heart of Montclair, which is being transformed under the Specific Plan to create urban housing in a walkable district.

CIM'S future plans to renovate Montclair Plaza may incorporate an open-air shopping environment with entertainment uses, popular dining establishments, and additional retail uses.



For leasing opportunities, contact:
 Jeri Erling, Senior Director, Montclair Plaza
 909-626-2501 x 240 / jerling@cimgroup.com
 Scott Lewis, Senior General Manager
 909-626-2501 x243 / slewis@cimgroup.com
 Montclair Plaza
 5060 Montclair Plaza Lane, Montclair, CA 91763

NORTH MONTCLAIR, A NEW URBAN FOCUS

In 2006, Montclair's leaders took visionary steps in North Montclair by adopting the North Montclair Downtown Specific Plan (NMDSP). The Specific Plan sets forth urban development standards and design guidelines to create a pedestrian-friendly urban downtown close to transit. This is in keeping with today's trends for urban living that include a desire to live in well-designed populated communities that have close access to transit, shopping, dining, outdoor activities, and entertainment.

North Montclair's urban policy is designed to encourage a variety of land uses such as high-density townhomes, apartments, stacked flats and condominiums. The Plan's forward-thinking planning initiatives encourage

sustainability in shaping the type of future developments within North Montclair where considerable vacant land is available for mixed-use developments. As development occurs, the City envisions a vibrant pedestrian-friendly downtown with urban living, shopping, dining, and quick access to transit.

The Specific Plan's development standards allow 3 stories in Neighborhood Residential districts and 4 stories in Corridor Residential districts. Mixed-use retail allows up to 5 stories. A focused EIR has been completed, thereby allowing future developments to expedite the entitlement process without incurring costly environmental reports.

PASEOS AT MONTCLAIR NORTH

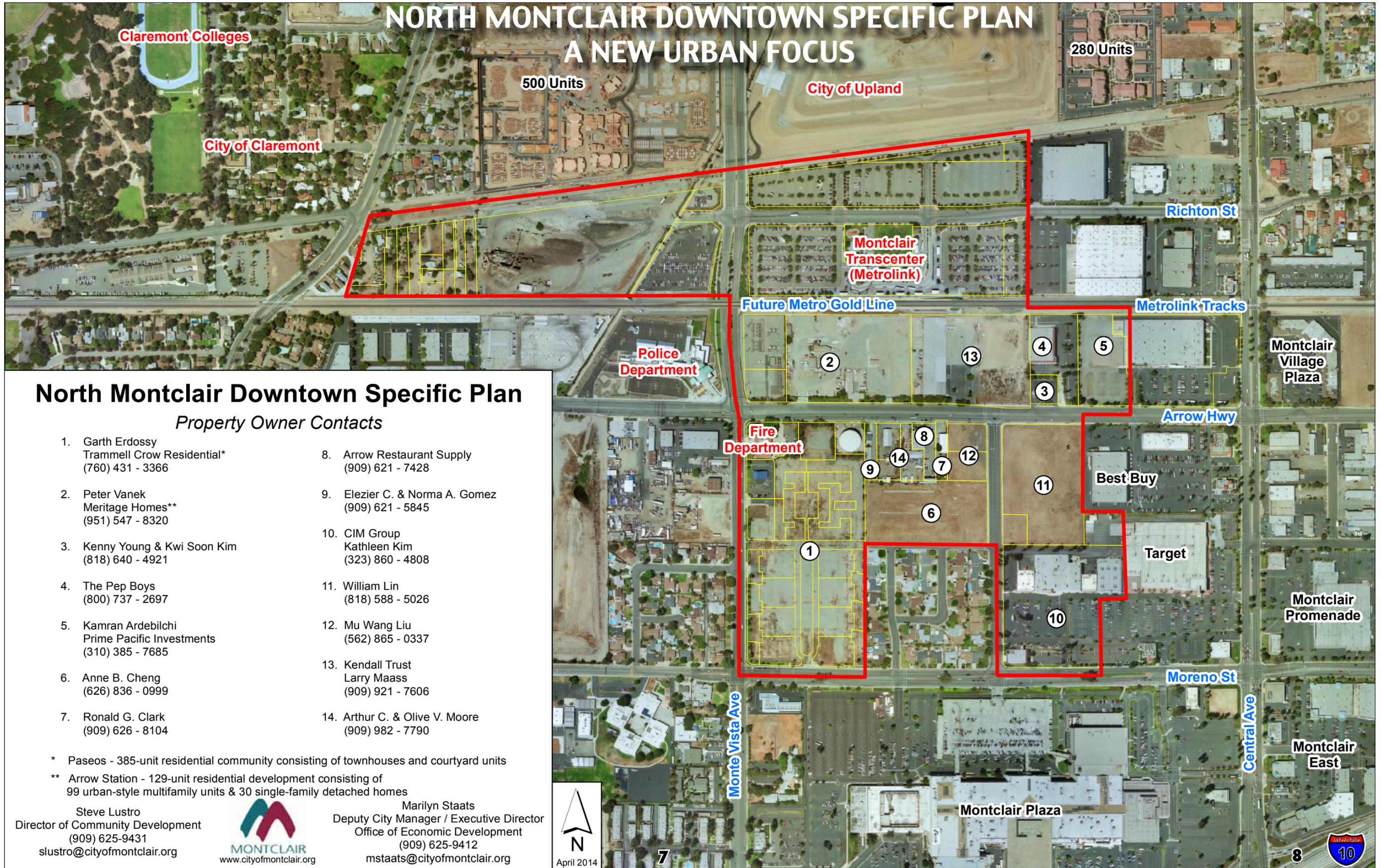


The urban appeal of the North Montclair Downtown Specific Plan is reflected in a new community at "The Paseos at Montclair North," a 385-unit upscale apartment development nearing completion. The Paseos was created to be an active, walkable and connected community incorporating Santa Barbara-style townhouses, flats, studios, and courtyard units surrounded by open promenades and gardens throughout the development. The Specific Plan's proximity to the City's and surrounding area assets, including access to Metrolink, nearby freeways, shopping, dining, and institutions of higher education were instrumental in the developer's decision to construct The Paseos.

Many of the homes are located along a well-designed landscaped central park and the project offers a wide range of exceptional amenities designed for comfort, leisure, social gatherings and indoor and outdoor exercise. Amenities include a concert amphitheater, terraces, and entertainment lounge with games, a wide screen TV and a massive kitchen and dining area. Residents will have access to a state-of-the art fitness facility, a Yoga room, and a child play area. Outdoor amenities include two pools, cabanas, a park, outdoor lounge areas with fireplaces and barbecues and easy access to the 20.3-mile Pacific Electric Inland Empire Trail, a walking/biking trail that extends from Claremont to Rialto.



NORTH MONTCLAIR DOWNTOWN SPECIFIC PLAN A NEW URBAN FOCUS



North Montclair Downtown Specific Plan

Property Owner Contacts

- | | |
|---|--|
| 1. Garth Erdossy
Trammell Crow Residential*
(760) 431 - 3366 | 8. Arrow Restaurant Supply
(909) 621 - 7428 |
| 2. Peter Vanek
Meritage Homes**
(951) 547 - 8320 | 9. Elezier C. & Norma A. Gomez
(909) 621 - 5845 |
| 3. Kenny Young & Kwi Soon Kim
(818) 640 - 4921 | 10. CIM Group
Kathleen Kim
(323) 860 - 4808 |
| 4. The Pep Boys
(800) 737 - 2697 | 11. William Lin
(818) 588 - 5026 |
| 5. Kamran Ardebilchi
Prime Pacific Investments
(310) 385 - 7685 | 12. Mu Wang Liu
(562) 865 - 0337 |
| 6. Anne B. Cheng
(626) 836 - 0999 | 13. Kendall Trust
Larry Maass
(909) 921 - 7606 |
| 7. Ronald G. Clark
(909) 626 - 8104 | 14. Arthur C. & Olive V. Moore
(909) 982 - 7790 |

* Paseos - 385-unit residential community consisting of townhouses and courtyard units

** Arrow Station - 129-unit residential development consisting of 99 urban-style multifamily units & 30 single-family detached homes

Steve Lustro
Director of Community Development
(909) 625-9431
slustro@cityofmontclair.org



Marilyn Staats
Deputy City Manager / Executive Director
Office of Economic Development
(909) 625-9412
mstaats@cityofmontclair.org



5060 Montclair Plaza Lane /Montclair Plaza



Contact: CIM Group
Jeri Erling, Senior Director, Montclair Plaza
909-626-2501x240/jerling@cimgroup.com
Scott Lewis, Senior General Manager
909-626-2501 x243

The mall is owned and managed by the CIM Group. The 1.3 million SF regional mall is anchored by Nordstrom, Macy's, JC Penney Sears, and features over 150 prominent retailers such as Barnes & Noble, Sephora, MAC, Coach, Swarovski, Nordstrom Cafe and many more top retailers.

5001-5065 South Montclair Plaza Lane



Contact: CIM Group
Jeri Erling, Senior Director, Montclair Plaza
909-626-2501x240/jerling@cimgroup.com
Scott Lewis, Senior General Manager
909-626-2501 x243

Two single-level attached retail buildings are located directly across from Nordstrom. The buildings have excellent visibility from Montclair Plaza and I-10 which brings high traffic circulation volume to the mall. The buildings total 13,228 SF.

5001-5065 South Montclair Plaza Lane



Contact: CIM Group
Jeri Erling, Senior Director, Montclair Plaza
909-626-2501x240/jerling@cimgroup.com
Scott Lewis, Senior General Manager
909-626-2501 x243

A single level 35,127 SF commercial building available for lease is located adjacent to Nordstrom. The building has outstanding visibility from Montclair Plaza and the high volume I-10 with two entrances/exits to Montclair Plaza.

5128-5182 Moreno Street



Contact: CIM Group
Jeri Erling, Senior Director, Montclair Plaza
909-626-2501x240/jerling@cimgroup.com
Scott Lewis, Senior General Manager
909-626-2501 x243

New 41,000 SF Gold's Gym is under construction with planned opening in May 2014. Opportunity to lease adjacent buildings. Center is located in the North Montclair Downtown Specific Plan which allows for mixed-use opportunities. **9**

5220 Moreno Street



Contact: CIM Group
Jeri Erling, Senior Director, Montclair Plaza
909-626-2501x240/jerling@cimgroup.com
Scott Lewis, Senior General Manager
909-626-2501 x243

The 5,260 SF former restaurant space is located adjacent to Target and directly across the street from Montclair Plaza. Excellent opportunity to lease a desirable space in the vicinity of a busy retail hub. The space adjoins the North Montclair Downtown Specific Plan, which allows for mixed-use opportunities.

5391-5467 Moreno Street / Montclair East



Contact: Wilson Commercial Real Estate
Shauna Mattis / 310-473-4424 x 3190

Smallest spaces for lease start at 1,134 SF and a 49,671 SF building is available for lease. Regional center anchored by Ross Dress for Less, Anna's Linens, Harbor Freight Tools and many more. Center is within a densely populated trade area with high traffic volumes. Free 515 surface parking spaces are available at a ratio of 4.31/1,000 SF.

5399 Moreno Street /Montclair East Shopping Center



Contact: Wilson Commercial Real Estate
Shauna Mattis / 310-473-4424 x 3190
Peter Kay / 310-473-4424

Two units, 9,800 SF and 7,200 SF, are available for lease. Units can be merged as a single larger unit. Popular center anchored by Ross Dress for Less, Anna's Linens, Harbor Freight Tools, and many more. Center is within a densely populated trade area with high traffic volumes on Moreno Street and Central Avenue.

5404 - 5440 Moreno Street / Moreno Plaza



Contact: R & R Management LLC
Joseph Ramani / 310-474-8844 x140

A recently renovated 7,422 SF tenant space is part of an established community retail center. The for-lease building fronts the high volume Moreno Street and is located one block from I-10 and Montclair Plaza. Additional units for lease start at 1,200 SF. The center is parked at a ratio of 3.75/1,000 SF. **10**

5454 - 5484 Moreno Street / Montclair Outlets



Contact: Torrey Pacific Group
Neil Wachsberger / 951-534-9500

Freestanding retail/office center with 10,160 SF of available space for lease with smallest space at 3,150 SF. Located on the corner of Moreno Street and Vernon Avenue with good traffic volumes and high visibility. Immediate access to I-10 via Central Avenue. Many large national retailers nearby. Recently renovated.

8760 Central Avenue



Contact: Daum Commercial RE Services
Brad Levin / 310-538-6728

The retail center is located in a prime area near Montclair Plaza and other retail with easy access to I-10, Route 210 and Metrolink. Center offers ample parking. Major street frontage located in a high retail trade corridor. Available lease space ranges from 13,125 SF and smallest space is 4,000 SF. There are 100 free surface parking spaces at a ratio of 4.00/1,000 SF.

4545 Mission Boulevard



Contact: Renken Consulting Group
Kelly Arft / 909-482-1060

Newly constructed retail center located at the highly visible SEC of Mission Boulevard and Ramona Avenue. Tenants include McDonald's, Boost Mobile and Subway. Two units each at 866 SF are available for lease. 50 surface parking spaces are available. Busy intersection with high traffic volumes.

9710-9880 Central Avenue / Montclair Town Center



Contact: Ophir Management Services
Eric Treibatch / 818-708-0888 x23
eric@ophirmgt.com

Prime 83,556 SF neighborhood shopping center sits on 9.67 acres and is surrounded by densely populated housing. The center faces Central Avenue, a high traffic volume street, and is one mile south of I-10. Four units available for lease range from 1,220 to 5,275 SF.

9303-9407 Central Avenue / The Shoppes at Montclair



Contact: Coreland Companies
Matt Hammond, Director, Retail Brokerage
714-210-6711, mhammond@coreland.com
Ben T. Terry / 714-210-6750
bterry@coreland.com

The proposed high visibility shopping center is located immediately adjacent to I-10 and Central Avenue, directly across from Costco. Proposed elevations for the 20,000 SF center site plan include 3 buildings facing Central Avenue with very high traffic volume.

8801 - 8891 Central Avenue / Montclair Village Plaza



Contact: STC Management
John Hsu / 562-695-1513 x109

The neighborhood shopping center is anchored by Aaron Bros., Tokyo Kitchen, State Farm, and the popular Dolce Cafe and Bakery. Established center fronts the high-volume Central Avenue and Arrow Highway and is just north of Montclair Plaza and the nearby Metrolink. Up to 11,203 SF of leasing space is available and the smallest space is 1,300 SF.

5280 Arrow Highway / Montclair Central Plaza



Contact: Prime Pacific Properties
Kamran Ardebilchi / 310-385-7685
Barclay Harty / 949-725-8639

The 41,000 SF Co-Anchor space can be divided or expanded to 70,000 SF. The building is adjacent to John's Incredible Pizza. There are three pads available for BTL, ranging from 1,000 to 4,200 SF. The building is close to Target, Best Buy and Montclair Plaza. Uses must be comply with the North Montclair Downtown Specific Plan that include mixed-uses.

9041-9061 Central Avenue / Montclair Promenade



Contact: Progressive Real Estate Partners
Pablo Velasco / 951-961-1883
pablo@progressiverep.com

The 19,054 SF space for lease is located on the NEC of Central Avenue and Moreno Street. Tenants include Paradise Buffet and Tools 'R' Us, and nearby retailers include Target, Best Buy, Starbucks and the Montclair Plaza. Easy street access and excellent visibility on high-volume Central Avenue and located one block north of I-10.

9345 Monte Vista Avenue - For Sale



Contact: Colliers International
 Eric Carlton / 949-724-5561
 Eric.carlton@colliers.com

Opportunity to purchase a free-standing 6,233 SF building leased by Red Lobster Restaurant for \$3.2 million. Included is a 25 year absolute NNN lease with two 5 year options that is corporate guaranteed by Darden Restaurants, Inc. Tenant is responsible for all expenses. Excellent location adjacent to Montclair Plaza with high freeway visibility.

5050 Palo Verde Street - For Sale



Contact: Cushman & Wakefield
 John Bibeau / 909-942-4687
 John.bibeau@cushwake.com

Opportunity to acquire a 200,387 SF multi-tenant office building with a range of suite sizes for small, midsize and growing tenants. The real estate is offered at \$4.5 million, which represents a significant discount factoring replacement cost with stable cash flow as well as appreciation value potential. The Inland Empire office is improving and vacancy has dropped 3.4% since 2007.

8949 Monte Vista Avenue - For Sale



Contact: Coldwell Banker Commercial NRT
 Tim Johnson / Broker Associate
 626-254-1022

Opportunity to purchase a .64-acre property with a 2,384 SF building for \$699,000. Property is located within the North Montclair Downtown Specific Plan and permitted uses include transit-oriented multi-family with up to 50 units per acre. Prior commercial use may not be re-established.

8790 Central Avenue - For Sale



Contact: Michael Sy / 626-282-4898

The former quick-serve restaurant with drive-thru is 2,492 SF and is For Sale only, asking \$700,000 (\$233.33SF). The building is located in a prime retail area near Montclair Plaza and other retail with easy access to I-10, Route 210 and Metrolink. Major street frontage in a high retail trade corridor and high traffic volumes. Building offers 30 parking spaces.

North Montclair Downtown Specific Plan
 Montclair Boundary

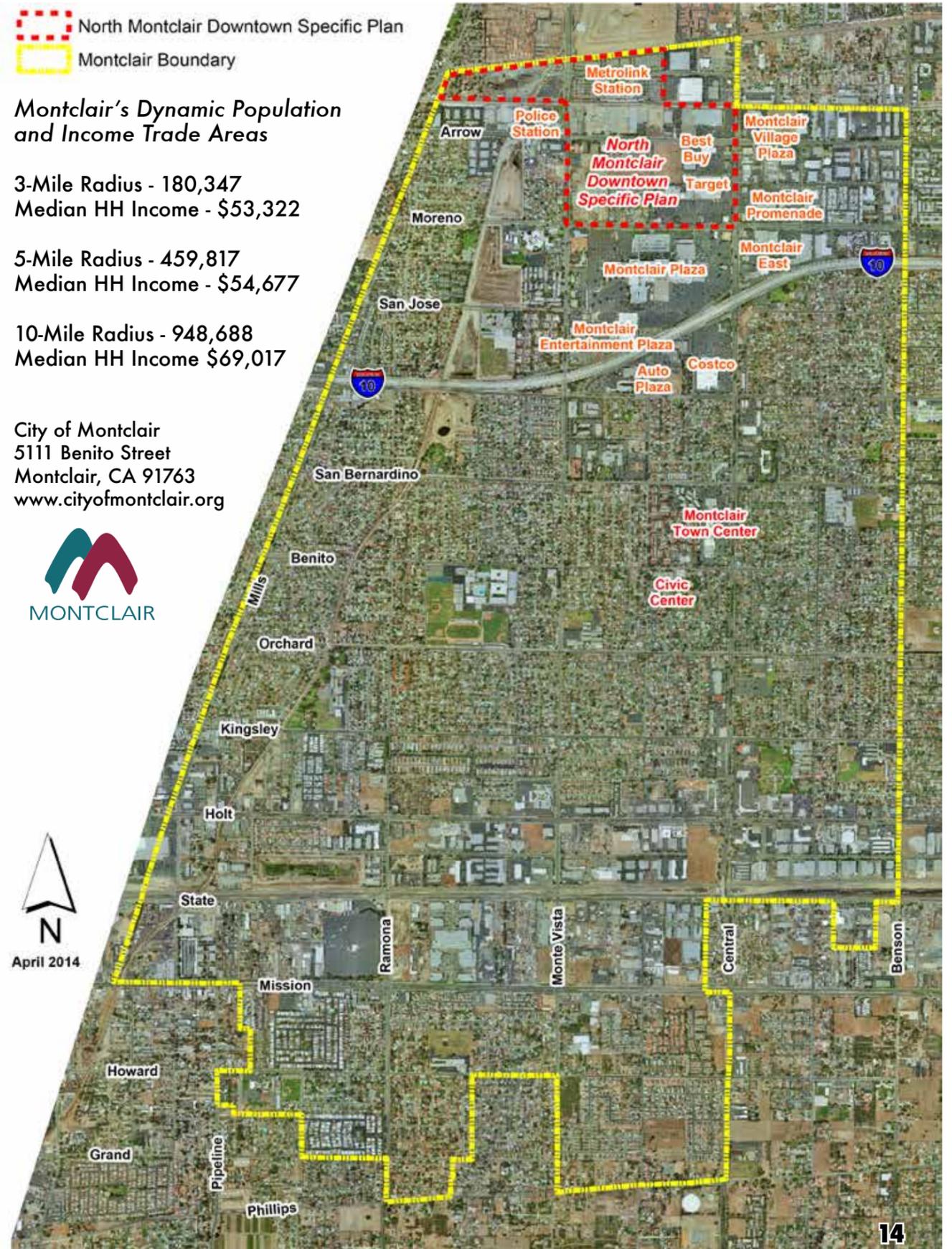
Montclair's Dynamic Population and Income Trade Areas

3-Mile Radius - 180,347
 Median HH Income - \$53,322

5-Mile Radius - 459,817
 Median HH Income - \$54,677

10-Mile Radius - 948,688
 Median HH Income \$69,017

City of Montclair
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City of
MONTCLAIR

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**Make Montclair Your Next Business Destination
To Find Out More Please Contact:**

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