

---

# City of Montclair March 2015 Retail/Office Report

---

2/24/2015

PREPARED BY:



**City of Montclair**

5111 Benito St  
Montclair, CA 91763

**Melinda Flores**

(909) 625-9415 (phone)

(909) 621-1584 (fax)

[mflores@cityofmontclair.org](mailto:mflores@cityofmontclair.org)

**1 RETAIL**

**FOR LEASE**

**Shoppes On Central  
5225-5247 Arrow Hwy  
Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **Freestanding**  
 Class: **-**  
 RBA: **18,320 SF**  
 Typical Floor: **18,320 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1978**  
 % Leased: **87.4%**  
 Owner Occupied: **No**  
 Owner Type: **Individual**  
 Tenancy: **Multiple Tenant**  
 Land Area: **2.30 AC**  
 Zoning: **C3**  
 Parcel No: **1008-021-11**  
 Parking: **50 free Surface Spaces are available  
Ratio of 2.73/1,000 SF**

**Lease**

Total Available: **2,310 SF**  
 Smallest Space: **2,310 SF**  
 Max Contig: **2,310 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **Withheld**  
 Expenses: **2013 Tax @ \$1.77/sf; 2012 Ops @ \$4.02/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Commercial West Brokerage / Doug Wombacher (949) 723-7300 X12 / Doug Wombacher (949) 723-7300 x12

**Amenities**

Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 5225	2,310	2,310	2,310	Withheld	Vacant	1-5 yrs	Direct
Commercial West Brokerage / Doug Wombacher (949) 723-7300 x12							
Description 2,310 SF Available Target & Best Buy Anchored Center Great Daytime Population North of Montclair Plaza Regional Mall One Mile North of San Bernardino Freeway (1-10)							

**2 RETAIL**

**FOR LEASE**

**Sears Service Center  
5436 Arrow Hwy  
Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **Freestanding**  
 Class: **-**  
 RBA: **16,982 SF**  
 Typical Floor: **16,982 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1987**  
 % Leased: **72.4%**  
 Owner Occupied: **No**  
 Owner Type: **Individual**  
 Tenancy: **Multiple Tenant**  
 Land Area: **1.49 AC**  
 Zoning: **MIP**  
 Parcel No: **1007-661-34**  
 Parking: **71 free Surface Spaces are available  
Ratio of 4.18/1,000 SF**

**Lease**

Total Available: **4,694 SF**  
 Smallest Space: **2,296 SF**  
 Max Contig: **4,694 SF**  
 Space Use: **Off/Ret**  
 Rent/SF/Yr: **\$12.00**  
 Expenses: **2013 Tax @ \$0.80/sf, 2011 Est Tax  
@ \$0.84/sf; 2011 Est Ops @ \$1.45/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

MGR Real Estate / Jerry Tomeo (909) 996-8877

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,296	4,694	4,694	\$12.00/mg	Vacant	Negotiable	Direct
<i>MGR Real Estate / Jerry Tomeo (909) 996-8877</i>							
<u>Glass Doors, Windows and High Image Retail / Flex space. Showroom floor, offices and industrial storage with a roll up door at the rear. A beautiful freestanding multi-tenant retail building. Large warehouse in rear with ground level roll up door. Good visibility. Great for retail or office use. Between Benson &amp; Central less than 1 mile from Montclair Plaza and San Bernardino (10) freeway. Street frontage with high traffic flow.</u>							
P 1st / Suite D	2,398	4,694	4,694	\$12.00/mg	Vacant	Negotiable	Direct
<i>MGR Real Estate / Jerry Tomeo (909) 996-8877</i>							
<u>Glass Doors, Windows and High Image Retail / Flex space. Showroom floor, offices and industrial storage with a roll up door at the rear. A beautiful freestanding multi-tenant retail building. Large warehouse in rear with ground level roll up door. Good visibility. Great for retail or office use. Between Benson &amp; Central less than 1 mile from Montclair Plaza and San Bernardino (10) freeway. Street frontage with high traffic flow.</u>							

## City of Montclair

**Sears Service Center**  
**-- cont'd**  
**5436 Arrow Hwy**  
**Montclair, CA 91763**



**3 RETAIL**

**FOR LEASE**

**Montclair Shopping Center**  
**9014 Benson Ave**  
**Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **Freestanding (Strip Center)**  
 Class: **-**  
 RBA: **6,000 SF**  
 Typical Floor: **6,000 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1978**  
 % Leased: **100%**  
 Owner Occupied: **No**  
 Owner Type: **Individual**  
 Tenancy: **Multiple Tenant**  
 Land Area: **0.53 AC**  
 Zoning: **-**  
 Parcel No: **1008-061-22**  
 Parking: **20 free Surface Spaces are available**  
**Ratio of 2.34/1,000 SF**

**Lease**

Total Available: **1,200 SF**  
 Smallest Space: **1,200 SF**  
 Max Contig: **1,200 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **\$12.00**  
 Expenses: **2009 Tax @ \$1.08/sf, 2012 Est Tax @ \$1.13/sf; 2012 Ops @ \$2.16/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Westland Real Estate Group / Yanki Greenspan (310) 639-5085 / Manny Bukiet (310) 639-5530

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite C	1,200	1,200	1,200	\$12.00/nnn	30 Days	Negotiable	Direct

Westland Real Estate Group / Yanki Greenspan (310) 639-5085 / Manny Bukiet (310) 639-5530

This property sits only 2 blocks from the 10 freeway. Excellent visibility. Industrial and street retail space is available. Excellent exposure on Benson Avenue. Conveniently located between the 10 freeway and Arrow Hwy on Benson Ave.

**4 RETAIL**

**FOR SALE ONLY**

**8790 Central Ave  
Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **Fast Food**  
 Class: **-**  
 RBA: **3,000 SF**  
 Typical Floor: **3,000 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1993**  
 % Leased: **0%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Single Tenant**  
 Land Area: **10 AC**  
 Zoning: **C3**  
 Parcel No: **1007-681-16**  
 Parking: **30 free Surface Spaces are available  
Ratio of 7.99/1,000 SF**

**Lease**

Total Available: **3,000 SF**  
 Smallest Space: **3,000 SF**  
 Max Contig: **3,000 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **For Sale Only**  
 Expenses: **2013 Tax @ \$4.53/sf**

**For Sale Info**

**For Sale at \$700,000 (\$233.33/SF) - Active**

**Sales Company**

Michael Sy: Michael Sy (626) 282-4898

**Amenities**

Drive Thru

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	3,000	3,000	3,000	Withheld	Vacant	TBD	Direct

Michael Sy / Michael Sy (626) 282-4898



**5 RETAIL**

**FOR LEASE**

**Montclair Village Plaza**  
**8801-8851 Central Ave**  
**NEC Arrow Hwy & Central Ave**  
**Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **(Neighborhood Center)**  
 Class: **-**  
 RBA: **32,611 SF**  
 Typical Floor: **32,611 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1984**  
 % Leased: **76.1%**  
 Owner Occupied: **No**  
 Owner Type: **Developer/Owner-NTL**  
 Tenancy: **Multiple Tenant**  
 Land Area: **3.38 AC**  
 Zoning: **SP**  
 Parcel No: **1007-661-19**  
 Parking: **216 free Surface Spaces are available**  
**Ratio of 5.00/1,000 SF**

**Lease**

Total Available: **7,796 SF**  
 Smallest Space: **1,377 SF**  
 Max Contig: **3,765 SF**  
 Space Use: **Off/Ret, Office, Retail**  
 Rent/SF/Yr: **\$13.20-\$18.00**  
 Expenses: **2013 Tax @ \$2.56/sf, 2011 Est Tax @ \$2.39/sf; 2011 Est Ops @ \$2.14/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

STC Management / John Hsu (562) 695-1513 X109 / John Hsu (562) 695-1513 x109

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 8801-A <i>STC Management / John Hsu (562) 695-1513 x109</i> End-cap restaurant space formerly Quiznos can be expanded to include adjacent 1,820 SF.	1,377	1,377	1,377	\$18.00/nnn	Vacant	Negotiable	Direct
P 1st / Suite 8801-F <i>STC Management / John Hsu (562) 695-1513 x109</i> Elbow unit. Unit has 2 bathrooms. Office space with lots of individual offices.	2,654	2,654	2,654	\$13.20/nnn	Vacant	Negotiable	Direct
P 1st / Suite 8851-E/F/G <i>STC Management / John Hsu (562) 695-1513 x109</i> Clean vanilla shell.	3,765	3,765	3,765	\$13.20/nnn	Vacant	Negotiable	Direct

**Building Notes**

Strip center built in 1984 anchored by Aaron Bros. with Co-Tenants that include Jenny Craig, State Farm, Urgent Care and established area restaurant Tokyo Kitchen.



## City of Montclair

### Montclair Village Plaza

-- cont'd

8801-8851 Central Ave

NEC Arrow Hwy & Central Ave

Montclair, CA 91763

Well located on busy Central Ave at the NEC of Central and Arrow Hwy. North of Montclair Plaza and directly across from Incredible John's Pizza.



**6 RETAIL**

**FOR SALE**

**Don Jose Mexican Cafe - Shoppes On Cen**  
**8950 Central Ave**  
**Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **Restaurant**  
 Class: -  
 RBA: **8,419 SF**  
 Typical Floor: **8,419 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1977**  
 % Leased: **100%**  
 Owner Occupied: **No**  
 Owner Type: -  
 Tenancy: **Single Tenant**  
 Land Area: **0.80 AC**  
 Zoning: **C3**  
 Parcel No: **1008-021-12**  
 Parking: **30 free Surface Spaces are available**  
**Ratio of 6.16/1,000 SF**

**Lease**

Total Available: **0**  
 Smallest Space: -  
 Max Contig: **0**  
 Space Use: -  
 Rent/SF/Yr: **For Sale Only**  
 Expenses: **2013 Tax @ \$3.28/sf; 2012 Ops @ \$2.10/sf**

**For Sale Info**

**For Sale at \$4,760,000 (\$565.39/SF) - Active**

**Sales Company**

Pacific Commercial Investments, Inc: Chris Rodriguez (949) 734-0132

**7 RETAIL**

**FOR SALE**

**Shoppes On Central  
8960 Central Ave  
Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **Freestanding**  
 Class: **-**  
 RBA: **45,263 SF**  
 Typical Floor: **45,263 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1998**  
 % Leased: **100%**  
 Owner Occupied: **No**  
 Owner Type: **Developer/Owner-RGNL**  
 Tenancy: **Single Tenant**  
 Land Area: **4.35 AC**  
 Zoning: **C-3**  
 Parcel No: **1008-021-10**  
 Parking: **150 free Surface Spaces are available  
Ratio of 3.31/1,000 SF**

**Lease**

Total Available: **0**  
 Smallest Space: **-**  
 Max Contig: **0**  
 Space Use: **-**  
 Rent/SF/Yr: **For Sale Only**  
 Expenses: **2013 Tax @ \$1.50/sf; 2012 Ops @ \$4.34/sf**

**For Sale Info**

**For Sale at \$8,850,000 (\$195.52/SF) - Active**

**Sales Company**

DAUM Commercial Real Estate Services: Moon Lim (213) 308-2056

**8 RETAIL**

**FOR LEASE**

**Montclair Promenade  
9041-9061 Central Ave  
NEC Central & Moreno  
Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **Freestanding (Neighborhood Center)**  
 Class:  
 RBA: **101,284 SF**  
 Typical Floor: **101,284 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1983**  
 % Leased: **81.2%**  
 Owner Occupied: **No**  
 Owner Type: **Individual**  
 Tenancy: **Multiple Tenant**  
 Land Area: **6.92 AC**  
 Zoning: **-**  
 Parcel No: **1008-033-11**  
 Parking: **453 Surface Spaces are available  
Ratio of 4.29/1,000 SF**

**Lease**

Total Available: **19,054 SF**  
 Smallest Space: **19,054 SF**  
 Max Contig: **19,054 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **\$2.28**  
 Expenses: **2013 Tax @ \$0.30/sf; 2012 Ops @ \$2.16/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Progressive Real Estate Partners / Pablo Velasco (951) 961-1883

**Amenities**

Mixed Use, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 9061	19,054	19,054	19,054	\$2.28/nnn	Vacant	Negotiable	Direct

Progressive Real Estate Partners / Pablo Velasco (951) 961-1883

Features: • Surrounded by over 2 million sqft. of retail space including The Montclair Plaza Regional Mall • Over 500,000 people in the immediate trade area • Busy shopping center including Paradise Buffet, Starbucks, Tools R Us, Subway and Sleep Train • Neighboring tenants include: Target, Best Buy, Ross, Petco, Starbucks

**9 RETAIL**

**FOR LEASE**

**Montclair Shoppes**  
**9303-9407 Central Ave**  
**Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 Class: -  
 RBA: **19,950 SF**  
 Typical Floor: **16,041 SF**  
 Stories: **1**  
 Building Status: **Proposed**  
 Year Built: **2015**  
 % Leased: **54.1%**  
 Owner Occupied: **No**  
 Owner Type: -  
 Tenancy: **Multiple Tenant**  
 Land Area: **1.09 AC**  
 Zoning: -  
 Parcel No: **1008-371-05, 1008-371-18**  
 Parking: **Ratio of 4.70/1,000 SF**

**Lease**

Total Available: **9,150 SF**  
 Smallest Space: **1,200 SF**  
 Max Contig: **9,150 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **Withheld**  
 Expenses: **2012 Tax @ \$0.20/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Coreland Companies / Matthew Hammond (714) 210-6711 / Ben Terry (714) 210-6750

**Amenities**

Freeway Visibility

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A	2,200	9,150	9,150	Withheld	04/2015	Negotiable	New
Coreland Companies / Matthew Hammond (714) 210-6711 / Ben Terry (714) 210-6750							
Call to show. Restaurant space. Prime location at I-10 Freeway and Central Ave. Directly across the street from Costco. Adjacent to 1.3 million SF Montclair Mall.							
P 1st / Suite B	1,200	9,150	9,150	Withheld	04/2015	Negotiable	New
Coreland Companies / Matthew Hammond (714) 210-6711 / Ben Terry (714) 210-6750							
Call to show. Prime location at I-10 Freeway and Central Ave. Directly across the street from Costco. Adjacent to 1.3 million SF Montclair Mall.							
P 1st / Suite C	5,750	9,150	9,150	Withheld	04/2015	Negotiable	New
Coreland Companies / Matthew Hammond (714) 210-6711 / Ben Terry (714) 210-6750							
Call to show. Prime location at I-10 Freeway and Central Ave. Directly across the street from Costco. Adjacent to 1.3 million SF Montclair Mall.							



## City of Montclair

**Montclair Shoppes**  
**-- cont'd**  
**9303-9407 Central Ave**  
**Montclair, CA 91763**



**10 RETAIL**

**FOR LEASE**

**9509 Central Ave  
Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 Class: **-**  
 RBA: **6,582 SF**  
 Typical Floor: **6,582 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1980**  
 % Leased: **79.6%**  
 Owner Occupied: **No**  
 Owner Type: **Individual**  
 Tenancy: **Multiple Tenant**  
 Land Area: **0.57 AC**  
 Zoning: **C2, Montclair**  
 Parcel No: **1008-601-65**  
 Parking: **40 Surface Spaces are available  
Ratio of 6.05/1,000 SF**

**Lease**

Total Available: **1,340 SF**  
 Smallest Space: **1,340 SF**  
 Max Contig: **1,340 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$12.00-\$16.20**  
 Expenses: **2013 Tax @ \$2.39/sf; 2012 Ops @ \$3.14/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

MGR Real Estate / Lynn Yangchana (909) 579-1399 / Norm Sanchez (562) 760-4839

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A	1,340	1,340	1,340	\$12.00-\$16.20/mg	Vacant	Negotiable	Direct

MGR Real Estate / Lynn Yangchana (909) 579-1399 / Norm Sanchez (562) 760-4839  
 \$1/sf for first year on a 3-year deal.



**11 RETAIL**

**FOR LEASE**

**9513 Central Ave  
Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **Freestanding**  
 Class: -  
 RBA: **6,793 SF**  
 Typical Floor: **7,719 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1979**  
 % Leased: **85.4%**  
 Owner Occupied: **No**  
 Owner Type: -  
 Tenancy: **Multiple Tenant**  
 Land Area: **0.52 AC**  
 Zoning: -  
 Parcel No: **1008-601-66**  
 Parking: **20 free Surface Spaces are available  
Ratio of 2.94/1,000 SF**

**Lease**

Total Available: **992 SF**  
 Smallest Space: **992 SF**  
 Max Contig: **992 SF**  
 Space Use: **Off/Ret**  
 Rent/SF/Yr: **\$12.00**  
 Expenses: **2013 Tax @ \$2.13/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

America Realty & Investment / Caroline Suh (562) 522-7887

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite F	992	992	992	\$12.00/nnn	Vacant	1 yr	Direct

America Realty & Investment / Caroline Suh (562) 522-7887  
 Triple Net Charges are \$0.36/sq.ft.

**12 RETAIL**

**FOR LEASE**

**Circle Center**  
**9666-9686 Central Ave**  
**Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 Class: -  
 RBA: **19,031 SF**  
 Typical Floor: **19,031 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: -  
 % Leased: **100%**  
 Owner Occupied: **No**  
 Owner Type: **Individual**  
 Tenancy: **Multiple Tenant**  
 Land Area: **1.55 AC**  
 Zoning: **C2**  
 Parcel No: **1008-622-02, 1008-622-50**  
 Parking: **53 free Surface Spaces are available**  
**Ratio of 3.00/1,000 SF**

**Lease**

Total Available: **1,000 SF**  
 Smallest Space: **1,000 SF**  
 Max Contig: **1,000 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **\$12.00**  
 Expenses: **2014 Tax @ \$0.19/sf, 2012 Est Tax @ \$0.19/sf; 2014 Ops @ \$4.44/sf, 2012 Est Ops @ \$1.81/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Centers Business Management / Robert Chaikin (310) 575-1517 X231 / Robert Chaikin (310) 575-1517 x231

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 9682	1,000	1,000	1,000	\$12.00/nnn	30 Days	1-5 yrs	Direct

Centers Business Management / Robert Chaikin (310) 575-1517 x231

**13 RETAIL**

**FOR LEASE**

**Montclair Town Center**  
**9710-9880 Central Ave**  
**SWC Central Ave & San Bernardino St**  
**Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **(Neighborhood Center)**  
 Class: **-**  
 RBA: **83,556 SF**  
 Typical Floor: **83,556 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1980**  
 % Leased: **88.4%**  
 Owner Occupied: **No**  
 Owner Type: **Developer/Owner-RGNL**  
 Tenancy: **Multiple Tenant**  
 Land Area: **9.67 AC**  
 Zoning: **C2**  
 Parcel No: **1010-041-80**  
 Parking: **361 free Surface Spaces are available**  
**Ratio of 3.85/1,000 SF**

**Lease**

Total Available: **9,671 SF**  
 Smallest Space: **1,220 SF**  
 Max Contig: **5,275 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **Withheld**  
 Expenses: **2013 Tax @ \$0.73/sf; 2012 Ops @ \$4.21/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Ophir Management Services / Eric Treibatch (818) 708-0888 X23 / Eric Treibatch (818) 708-0888 x23

**Amenities**

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 5220	1,379	1,379	1,379	Withheld	Vacant	Negotiable	Direct
<i>Ophir Management Services / Eric Treibatch (818) 708-0888 x23</i>							
Vanilla Shell							
P 1st / Suite 9810	1,797	3,017	3,017	Withheld	Vacant	Negotiable	Direct
<i>Ophir Management Services / Eric Treibatch (818) 708-0888 x23</i>							
Join new 24-Hour Fitness and numerous other quality tenants including Burger King, Yum Yum Donuts and Papa John's Pizza. Significant day/evening traffic - approx. 45,000 CPD. Excellent visibility (signage available) and frontage. Easily accessible from 60 & 10 Freeways. NNN: \$.42							



# City of Montclair

**Montclair Town Center**  
**-- cont'd**  
**9710-9880 Central Ave**  
**SWC Central Ave & San Bernardino St**  
**Montclair, CA 91763**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 9812	1,220	3,017	3,017	Withheld	Vacant	Negotiable	Direct
<i>Ophir Management Services / Eric Treibatch (818) 708-0888 x23</i>							
Join new 24-Hour Fitness and numerous other quality tenants including Burger King, Yum Yum Donuts and Papa John's Pizza. Significant day/evening traffic - approx. 45,000 CPD. Excellent visibility (signage available) and frontage. Easily accessible from 60 & 10 Freeways. NNN: \$.42							
P 1st / Suite 9870	5,275	5,275	5,275	Withheld	Vacant	Negotiable	Direct
<i>Ophir Management Services / Eric Treibatch (818) 708-0888 x23</i>							
Join new 24-Hour Fitness and numerous other quality tenants including Burger King, Yum Yum Donuts and Papa John's Pizza. Significant day/evening traffic - approx. 45,000 CPD. Excellent visibility (signage available) and frontage. Easily accessible from 60 & 10 Freeways. NNN: \$.42							

**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.



**14 OFFICE**

**FOR LEASE**

**10126 Central Ave  
Montclair, CA 91763**



**Structure**

Building Type: **Office**  
 Class: **C**  
 RBA: **4,489 SF**  
 Typical Floor: **5,101 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1981**  
 % Leased: **82.2%**  
 Owner Occupied: **No**  
 Owner Type: **Individual**  
 Tenancy: **Multiple Tenant**  
 Land Area: **0.32 AC**  
 Zoning: **-**  
 Parcel No: **1010-363-10**  
 Parking: **12 free Surface Spaces are available  
Ratio of 2.67/1,000 SF**

**Lease**

Total Available: **800 SF**  
 Smallest Space: **800 SF**  
 Max Contig: **800 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$13.44**  
 Expenses: **2013 Tax @ \$1.48/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Superior Property Management / Leslie Nixon (909) 391-6310

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite B	800	800	800	\$13.44/fs	Vacant	Negotiable	Direct

Superior Property Management / Leslie Nixon (909) 391-6310  
 Former real estate office.

**15 RETAIL**

**FOR LEASE**

**10144-10152 Central Ave  
Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **Freestanding**  
 Class: **-**  
 RBA: **22,000 SF**  
 Typical Floor: **22,000 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1975**  
 % Leased: **40.7%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **2.53 AC**  
 Zoning: **-**  
 Parcel No: **1010-363-16**  
 Parking: **24 free Surface Spaces are available  
Ratio of 1.09/1,000 SF**

**Lease**

Total Available: **21,900 SF**  
 Smallest Space: **8,860 SF**  
 Max Contig: **13,040 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **\$6.60**  
 Expenses: **2013 Combined Tax/Ops @ \$1.20/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

NAI Capital, Inc. / Vicky Espinosa (909) 945-2339  
 NAI Capital Commercial / Maria Diaz (909) 945-2339

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 10144	8,860	8,860	8,860	Withheld	Vacant	Negotiable	Sublet
NAI Capital, Inc. / Tony Michelman (818) 905-2400							
Busy Value Themed Center Co-Tenants: Montclair Farmer's Market, Three Way Thrift Dense Residential Trade Area 69.7% Hispanic Population within 2 Mile Radius							
P 1st / Suite 10152	13,040	13,040	13,040	\$6.60/mg	Vacant	Negotiable	Direct
NAI Capital Commercial / Vicky Espinosa (909) 945-2339 / Maria Diaz (909) 945-2339							
Competitive lease rate \$0.55 Modified Gross							

**16 RETAIL**

**FOR SALE**

**10340-10360 Central Ave  
Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **Freestanding**  
 Class: -  
 RBA: **6,184 SF**  
 Typical Floor: **6,184 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1964**  
 % Leased: **100%**  
 Owner Occupied: **No**  
 Owner Type: -  
 Tenancy: **Multiple Tenant**  
 Land Area: **0.65 AC**  
 Zoning: -  
 Parcel No: **1010-622-14**  
 Parking: **25 free Surface Spaces are available  
Ratio of 4.85/1,000 SF**

**Lease**

Total Available: **0**  
 Smallest Space: -  
 Max Contig: **0**  
 Space Use: -  
 Rent/SF/Yr: **For Sale Only**  
 Expenses: **2014 Tax @ \$1.58/sf; 2014 Ops @ \$1.21/sf**

**For Sale Info**

**For Sale at \$1,400,000 (\$226.39/SF) - Active**

**Sales Company**

Secured Properties: Alexis Kim (213) 200-5882

**Amenities**

Signage

**17 RETAIL**

**FOR SALE / FOR LEASE**

**Holt Plaza**  
**4948-4962 Holt Ave**  
**Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **Storefront**  
 Class: **-**  
 RBA: **8,200 SF**  
 Typical Floor: **8,200 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1980**  
 % Leased: **70.1%**  
 Owner Occupied: **No**  
 Owner Type: **Individual**  
 Tenancy: **Multiple Tenant**  
 Land Area: **0.71 AC**  
 Zoning: **C, Montclair**  
 Parcel No: **1010-643-29**  
 Parking: **45 free Surface Spaces are available**  
**Ratio of 4.00/1,000 SF**

**Lease**

Total Available: **2,450 SF**  
 Smallest Space: **2,450 SF**  
 Max Contig: **2,450 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **\$12.72**  
 Expenses: **2013 Tax @ \$1.73/sf, 2012 Est Tax @ \$1.62/sf; 2012 Est Ops @ \$1.32/sf**

**For Sale Info**

**For Sale at \$2,480,000 (\$302.44/SF) - Active**

**Sales Company**

Kotai Realty: Steve Shih (626) 285-8333

**Presented By**

Kotai Realty / Steve Shih (626) 285-8333

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 4956	2,450	2,450	2,450	\$12.72/nnn	Vacant	Negotiable	Direct
Kotai Realty / Steve Shih (626) 285-8333							
NNN=\$0.25							



**18 RETAIL**

**FOR SALE ONLY**

**4110 Holt Blvd  
Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **Freestanding**  
 Class: **-**  
 RBA: **11,999 SF**  
 Typical Floor: **11,999 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1960**  
 % Leased: **100%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **0.75 AC**  
 Zoning: **SP, Montclair**  
 Parcel No: **1009-521-58**  
 Parking: **40 free Surface Spaces are available  
Ratio of 8.40/1,000 SF**

**Lease**

Total Available: **11,999 SF**  
 Smallest Space: **11,999 SF**  
 Max Contig: **11,999 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **For Sale Only**  
 Expenses: **2013 Tax @ \$0.72/sf**

**For Sale Info**

**For Sale at \$1,400,000 (\$116.68/SF) - Active**

**Sales Company**

DAUM Commercial Real Estate Services: Daniel J. Foye (909) 980-1234, Lee Spence (909) 980-1234

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	11,999	11,999	11,999	Withheld	30 Days	TBD	Direct

DAUM Commercial Real Estate Services / Daniel J. Foye (909) 980-1234 / Lee Spence (909) 980-1234

**Building Notes**

Property Description: Private School/College

**19 RETAIL**

**FOR SALE / FOR LEASE**

**4166-4168 Holt Blvd  
Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **Storefront**  
 Class: -  
 RBA: **9,600 SF**  
 Typical Floor: **9,600 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1979**  
 % Leased: **0%**  
 Owner Occupied: -  
 Owner Type: -  
 Tenancy: **Multiple Tenant**  
 Land Area: **1.11 AC**  
 Zoning: **C4, Montclair**  
 Parcel No: **1009-511-33**  
 Parking: **10 Surface Spaces are available  
Ratio of 1.09/1,000 SF**

**Lease**

Total Available: **9,600 SF**  
 Smallest Space: **9,600 SF**  
 Max Contig: **9,600 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **\$6.84**  
 Expenses: **2008 Tax @ \$1.47/sf**

**For Sale Info**

**For Sale at \$1,795,000 (\$186.98/SF) - Active**

**Sales Company**

Coldwell Banker George Realty: Robert Clark (626) 810-6660 X8101

**Presented By**

Coldwell Banker George Realty / Robert Clark (626) 810-6660 X8101 / Robert Clark (626) 810-6660 x8101

**Amenities**

Bus Line, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	9,600	9,600	9,600	\$6.84/mg	Vacant	2-5 yrs	Direct

Coldwell Banker George Realty / Robert Clark (626) 810-6660 x8101

\*\*\*\*VACANCY PLACE HOLDER/OFF MARKET\*\*\*\* It' s a free standing brick building (80 X 125 sq.ft.) completed remodel front May 2014 with 184 feet front street view lot. It has 3 ground loading doors, 6 individual offices, 2 upstairs storage area, newer two 5 tones and one 3 tones A/C. There is about 4,000 sq.ft showroom or retail space which can be expended to larger area. Block walls with ample paved parking, secure gated. It' s a great opportunity for owner use retailer or small central distribution office. Also for sale. Tenant occupying 30%, possible SBA loan with 10% down. It' s located at Busy Commercial Area with high visibility and traffic count. It also only minutes to Ontario Airport, and EZ excess to I-10, I-15, I-57 and I-60 major Freeways. Border of Los Angeles and San Bernardino Counties.

**Building Notes**



## City of Montclair

**4166-4168 Holt Blvd**  
**-- cont'd**  
**Montclair, CA 91763**

Property Description: Storefront



**20 RETAIL**

**FOR LEASE**

**4280 Holt Blvd  
Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **Storefront**  
 Class: -  
 RBA: **59,242 SF**  
 Typical Floor: **59,242 SF**  
 Stories: **1**  
 Building Status: **Proposed**  
 Year Built: -  
 % Leased: **0%**  
 Owner Occupied: -  
 Owner Type: -  
 Tenancy: -  
 Land Area: **1.40 AC**  
 Zoning: -  
 Parcel No: **1009-514-06**  
 Parking: -

**Lease**

Total Available: **59,242 SF**  
 Smallest Space: **59,242 SF**  
 Max Contig: **59,242 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **Withheld**  
 Expenses: **2013 Tax @ \$0.09/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Lee & Associates / Jon K. Friesen (951) 276-3603 / Jay Nichols (951) 276-3600

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	59,242	59,242	59,242	Withheld	Negotiable	Negotiable	New

Lee & Associates / Jon K. Friesen (951) 276-3603 / Jay Nichols (951) 276-3600

Ground Lease or Build-to-Suit \$75,000 yr. NNN Signalized Intersection with Exposure to Over 26,000 ADT on Holt Blvd Strong Mix of Residential and Daytime Employment

**Building Notes**

For Ground Lease or BTS. Close Access to I-10 Freeway. High Traffic Counts. Signalized Intersection. Strong Mix of Residential & Daytime Employment.



**21 RETAIL**

**FOR LEASE**

**Bldg C - Orchard Plaza  
4480 Holt Blvd  
NWC Holt Blvd & Ramona Ave  
Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **Fast Food**  
 Class: -  
 RBA: **5,567 SF**  
 Typical Floor: **5,567 SF**  
 Stories: **1**  
 Building Status: **Proposed**  
 Year Built: -  
 % Leased: **0%**  
 Owner Occupied: **No**  
 Owner Type: **Developer/Owner-RGNL**  
 Tenancy: **Single Tenant**  
 Land Area: **0.72 AC**  
 Zoning: -  
 Parcel No: **1009-493-06**  
 Parking: **27 Surface Spaces are available  
Ratio of 10.00/1,000 SF**

**Lease**

Total Available: **5,567 SF**  
 Smallest Space: **1,080 SF**  
 Max Contig: **45,075 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **Withheld**  
 Expenses: **2011 Tax @ \$3.74/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Progressive Real Estate Partners / Janine Peltier (909) 230-4500

**Amenities**

Drive Thru, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite C100	2,155	2,155	45,075	Withheld	TBD	10 yrs	New
<i>Progressive Real Estate Partners / Janine Peltier (909) 230-4500</i>							
Drive thru okay. Proposed 45,000 sq.ft. neighborhood retail center in Montclair. Configured to include anchor space, inline shops and pads. Densely populated in a strong Hispanic trade area. Located on the signalized intersection at Holt Blvd and Ramona Ave. - Dense in-fill location - Strong Hispanic Market - Ideal for retail and medical use - High traffic count - Approx. 40,000+ cars per day - Located on Holt Blvd & Ramona Ave - Minutes away from 10 and 60 freeway							
P 1st / Suite C101	1,080	1,080	1,080	Withheld	TBD	10 yrs	New
<i>Progressive Real Estate Partners / Janine Peltier (909) 230-4500</i>							
Proposed 45,000 sq.ft. neighborhood retail center in Montclair. Configured to include anchor space, inline shops and pads. Densely populated in a strong Hispanic trade area. Located on the signalized intersection at Holt Blvd and Ramona Ave. - Dense in-fill location - Strong Hispanic Market - Ideal for retail and medical use - High traffic count - Approx. 40,000+ cars per day - Located on Holt Blvd & Ramona Ave - Minutes away from 10 and 60 freeway							



# City of Montclair

**Bldg C - Orchard Plaza**  
**-- cont'd**  
**4480 Holt Blvd**  
**NWC Holt Blvd & Ramona Ave**  
**Montclair, CA 91763**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite C102	1,080	1,080	1,080	Withheld	TBD	10 yrs	New
<i>Progressive Real Estate Partners / Janine Peltier (909) 230-4500</i>							
Proposed 45,000 sq.ft. neighborhood retail center in Montclair. Configured to include anchor space, inline shops and pads. Densely populated in a strong Hispanic trade area. Located on the signalized intersection at Holt Blvd and Ramona Ave. - Dense in-fill location - Strong Hispanic Market - Ideal for retail and medical use - High traffic count - Approx. 40,000+ cars per day - Located on Holt Blvd & Ramona Ave - Minutes away from 10 and 60 freeway							
P 1st / Suite C103	1,252	1,252	1,252	Withheld	TBD	10 yrs	New
<i>Progressive Real Estate Partners / Janine Peltier (909) 230-4500</i>							
Proposed 45,000 sq.ft. neighborhood retail center in Montclair. Configured to include anchor space, inline shops and pads. Densely populated in a strong Hispanic trade area. Located on the signalized intersection at Holt Blvd and Ramona Ave. - Dense in-fill location - Strong Hispanic Market - Ideal for retail and medical use - High traffic count - Approx. 40,000+ cars per day - Located on Holt Blvd & Ramona Ave - Minutes away from 10 and 60 freeway							

### Building Notes

50,000 SF proposed retail zoned shopping center  
 Prime commercial site located in a strong Hispanic trade area  
 Strategically located on one of Montclair's busiest retail thoroughfares  
 Strong retail location & traffic count - Approx. 40,000+ cars per day  
 Signalized intersection at Holt Boulevard & Ramona Avenue  
 Minutes away from the 10 and 60 Freeway  
 Landlord willing to develop anchor space, in-line shops & pads  
 Mixed used space available



**22 RETAIL**

**FOR LEASE**

**Bldg A - Orchard Plaza**  
**4480 Holt Blvd**  
**NWC Holt Blvd & Ramona Ave**  
**Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 Class: -  
 RBA: **15,895 SF**  
 Typical Floor: **15,895 SF**  
 Stories: **1**  
 Building Status: **Proposed**  
 Year Built: -  
 % Leased: **0.0%**  
 Owner Occupied: **No**  
 Owner Type: **Developer/Owner-RGNL**  
 Tenancy: **Multiple Tenant**  
 Land Area: **2.91 AC**  
 Zoning: -  
 Parcel No: **1009-493-06, 1009-493-08**  
 Parking: **154 Surface Spaces are available**  
**Ratio of 4.66/1,000 SF**

**Lease**

Total Available: **15,894 SF**  
 Smallest Space: **1,053 SF**  
 Max Contig: **10,439 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **Withheld**  
 Expenses: **2011 Tax @ \$1.31/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Progressive Real Estate Partners / Janine Peltier (909) 230-4500

**Amenities**

Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A100	1,120	1,120	1,120	Withheld	TBD	Negotiable	New

*Progressive Real Estate Partners / Janine Peltier (909) 230-4500*

Proposed 45,000 sq.ft. neighborhood retail center in Montclair. Configured to include anchor space, inline shops and pads. Densely populated in a strong Hispanic trade area. Located on the signalized intersection at Holt Blvd and Ramona Ave. - 45,000 SF proposed retail zoned shopping center - Prime commercial site located in a strong Hispanic trade area - Strategically located on one of Montclair's busiest retail thoroughfares - Strong retail location & traffic count - Approx. 40,000+ cars per day - Signalized intersection at Holt Boulevard & Ramona Avenue - Minutes away from the 10 and 60 Freeway - Landlord willing to develop anchor space, in-line shops & pads - Mixed used space available



# City of Montclair

**Bldg A - Orchard Plaza**  
**-- cont'd**  
**4480 Holt Blvd**  
**NWC Holt Blvd & Ramona Ave**  
**Montclair, CA 91763**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A101	1,053	1,053	1,053	Withheld	TBD	Negotiable	New
<i>Progressive Real Estate Partners / Janine Peltier (909) 230-4500</i> Proposed 45,000 sq.ft. neighborhood retail center in Montclair. Configured to include anchor space, inline shops and pads. Densely populated in a strong Hispanic trade area. Located on the signalized intersection at Holt Blvd and Ramona Ave. - 45,000 SF proposed retail zoned shopping center - Prime commercial site located in a strong Hispanic trade area - Strategically located on one of Montclair's busiest retail thoroughfares - Strong retail location & traffic count - Approx. 40,000+ cars per day - Signalized intersection at Holt Boulevard & Ramona Avenue - Minutes away from the 10 and 60 Freeway - Landlord willing to develop anchor space, in-line shops & pads - Mixed used space available							
P 1st / Suite A102	1,053	1,053	1,053	Withheld	TBD	Negotiable	New
<i>Progressive Real Estate Partners / Janine Peltier (909) 230-4500</i> Proposed 45,000 sq.ft. neighborhood retail center in Montclair. Configured to include anchor space, inline shops and pads. Densely populated in a strong Hispanic trade area. Located on the signalized intersection at Holt Blvd and Ramona Ave. - 45,000 SF proposed retail zoned shopping center - Prime commercial site located in a strong Hispanic trade area - Strategically located on one of Montclair's busiest retail thoroughfares - Strong retail location & traffic count - Approx. 40,000+ cars per day - Signalized intersection at Holt Boulevard & Ramona Avenue - Minutes away from the 10 and 60 Freeway - Landlord willing to develop anchor space, in-line shops & pads - Mixed used space available							
P 1st / Suite A103	1,080	1,080	1,080	Withheld	TBD	Negotiable	New
<i>Progressive Real Estate Partners / Janine Peltier (909) 230-4500</i> Proposed 45,000 sq.ft. neighborhood retail center in Montclair. Configured to include anchor space, inline shops and pads. Densely populated in a strong Hispanic trade area. Located on the signalized intersection at Holt Blvd and Ramona Ave. - 45,000 SF proposed retail zoned shopping center - Prime commercial site located in a strong Hispanic trade area - Strategically located on one of Montclair's busiest retail thoroughfares - Strong retail location & traffic count - Approx. 40,000+ cars per day - Signalized intersection at Holt Boulevard & Ramona Avenue - Minutes away from the 10 and 60 Freeway - Landlord willing to develop anchor space, in-line shops & pads - Mixed used space available							
P 1st / Suite A104	1,149	1,149	1,149	Withheld	TBD	Negotiable	New
<i>Progressive Real Estate Partners / Janine Peltier (909) 230-4500</i> Proposed 45,000 sq.ft. neighborhood retail center in Montclair. Configured to include anchor space, inline shops and pads. Densely populated in a strong Hispanic trade area. Located on the signalized intersection at Holt Blvd and Ramona Ave. - 45,000 SF proposed retail zoned shopping center - Prime commercial site located in a strong Hispanic trade area - Strategically located on one of Montclair's busiest retail thoroughfares - Strong retail location & traffic count - Approx. 40,000+ cars per day - Signalized intersection at Holt Boulevard & Ramona Avenue - Minutes away from the 10 and 60 Freeway - Landlord willing to develop anchor space, in-line shops & pads - Mixed used space available							
P 1st / Suite Major A	10,439	10,439	10,439	Withheld	TBD	Negotiable	New
<i>Progressive Real Estate Partners / Janine Peltier (909) 230-4500</i> Proposed 45,000 sq.ft. neighborhood retail center in Montclair. Configured to include anchor space, inline shops and pads. Densely populated in a strong Hispanic trade area. Located on the signalized intersection at Holt Blvd and Ramona Ave. - 45,000 SF proposed retail zoned shopping center - Prime commercial site located in a strong Hispanic trade area - Strategically located on one of Montclair's busiest retail thoroughfares - Strong retail location & traffic count - Approx. 40,000+ cars per day - Signalized intersection at Holt Boulevard & Ramona Avenue - Minutes away from the 10 and 60 Freeway - Landlord willing to develop anchor space, in-line shops & pads - Mixed used space available							

**Building Notes**

50,000 SF proposed retail zoned shopping center  
 Prime commercial site located in a strong Hispanic trade area  
 Strategically located on one of Montclair's busiest retail thoroughfares  
 Strong retail location & traffic count - Approx. 40,000+ cars per day  
 Signalized intersection at Holt Boulevard & Ramona Avenue  
 Minutes away from the 10 and 60 Freeway  
 Landlord willing to develop anchor space, in-line shops & pads  
 Mixed used space available



**23 RETAIL**

**FOR SALE ONLY**

**4667 Holt Blvd  
Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **Freestanding**  
 Class: **-**  
 RBA: **6,000 SF**  
 Typical Floor: **6,000 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **-**  
 % Leased: **100%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Single Tenant**  
 Land Area: **0.37 AC**  
 Zoning: **-**  
 Parcel No: **1012-091-02**  
 Parking: **15 free Surface Spaces are available  
Ratio of 2.74/1,000 SF**

**Lease**

Total Available: **6,000 SF**  
 Smallest Space: **6,000 SF**  
 Max Contig: **6,000 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **For Sale Only**  
 Expenses: **2013 Tax @ \$0.93/sf**

**For Sale Info**

**For Sale at \$660,000 (\$110.00/SF) - Active**

**Sales Company**

KW Commercial: David Neault, CCIM (909) 957-4811

**Amenities**

Bus Line, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	6,000	6,000	6,000	Withheld	30 Days	TBD	Direct

*KW Commercial / David Neault, CCIM (909) 957-4811*

**24 RETAIL**

**FOR LEASE**

**Holt Plaza**  
**4990-5010 Holt Blvd**  
**Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 Class: **-**  
 RBA: **16,508 SF**  
 Typical Floor: **16,508 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1982**  
 % Leased: **68.5%**  
 Owner Occupied: **No**  
 Owner Type: **Individual**  
 Tenancy: **Multiple Tenant**  
 Land Area: **1.32 AC**  
 Zoning: **-**  
 Parcel No: **1010-643-27**  
 Parking: **45 free Surface Spaces are available**  
**Ratio of 5.70/1,000 SF**

**Lease**

Total Available: **5,200 SF**  
 Smallest Space: **1,712 SF**  
 Max Contig: **5,200 SF**  
 Space Use: **Off/Ret**  
 Rent/SF/Yr: **\$9.00-\$12.00**  
 Expenses: **2013 Tax @ \$0.60/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

John Adem / John Adem (818) 790-3487

**Amenities**

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 4996 <i>John Adem / John Adem (818) 790-3487</i>	1,712	5,200	5,200	\$9.00-\$12.00/nnn	Vacant	Negotiable	Direct
Unit 4996. In-line. Available individually, or contiguously w/ste 4998.							
P 1st / Suite 4998 <i>John Adem / John Adem (818) 790-3487</i>	1,712	5,200	5,200	\$9.00-\$12.00/nnn	Vacant	Negotiable	Direct
Unit 4998. In-line. Available individually, or contiguously w/ste 5000 or 4996.							
P 1st / Suite 5000 <i>John Adem / John Adem (818) 790-3487</i>	1,776	5,200	5,200	\$12.00/nnn	Vacant	Negotiable	Direct
Suite 5000. In-line. Available individually, or contiguously w/ste 4998.							



## City of Montclair

Holt Plaza

-- cont'd

4990-5010 Holt Blvd  
Montclair, CA 91763



**25 RETAIL**

**FOR SALE**

**5086-5110 Holt Blvd  
Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **(Neighborhood Center)**  
 Class: -  
 RBA: **17,461 SF**  
 Typical Floor: **17,461 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1963**  
 % Leased: **100%**  
 Owner Occupied: **No**  
 Owner Type: -  
 Tenancy: **Multiple Tenant**  
 Land Area: **1.25 AC**  
 Zoning: **C, Montclair**  
 Parcel No: **1010-611-20, 1010-643-35**  
 Parking: **45 free Surface Spaces are available  
Ratio of 2.55/1,000 SF**

**Lease**

Total Available: **0**  
 Smallest Space: -  
 Max Contig: **0**  
 Space Use: -  
 Rent/SF/Yr: **For Sale Only**  
 Expenses: **2013 Tax @ \$0.77/sf**

**For Sale Info**

**For Sale at \$2,199,000 (\$125.94/SF) - Active**

**Sales Company**

IRN Realty: Peter Fanon (626) 447-5100

**Presented By**

IRN Realty / Peter Fanon (626) 447-5100

**Building Notes**

Located between Highway 60 and I-10.

**26 RETAIL**

**FOR LEASE**

**5118-5132 Holt Blvd  
Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 Class: **-**  
 RBA: **15,000 SF**  
 Typical Floor: **15,000 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1952**  
 % Leased: **66.1%**  
 Owner Occupied: **No**  
 Owner Type: **Developer/Owner-RGNL**  
 Tenancy: **Multiple Tenant**  
 Land Area: **1.07 AC**  
 Zoning: **BP**  
 Parcel No: **1010-611-18**  
 Parking: **30 free Surface Spaces are available  
Ratio of 2.00/1,000 SF**

**Lease**

Total Available: **5,080 SF**  
 Smallest Space: **5,080 SF**  
 Max Contig: **5,080 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **\$10.20**  
 Expenses: **2013 Tax @ \$0.18/sf, 2011 Est Tax @ \$0.18/sf; 2010 Ops @ \$1.01/sf, 2011 Est Ops @ \$0.40/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Centers Business Management / Jason Ehrenpreis (310) 575-1517 X213 / Jason Ehrenpreis (310) 575-1517 x213

**Amenities**

Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 5118	5,080	5,080	5,080	\$10.20/mg	Vacant	1-5 yrs	Direct

Centers Business Management / Jason Ehrenpreis (310) 575-1517 x213

**\*\*END-CAP IN MONTCLAIR SHOPPING CENTER -- FOR LEASE\*\*** Approx. 5,080 SQFT end-cap space available in neighborhood shopping center with excellent curb appeal, strong tenant mix, ample parking and monument signage opportunity. Prime Montclair location, adjacent to a busy signalized intersection with strong traffic counts. Area features dense Hispanic demographics and countless national retailers.



## City of Montclair

5118-5132 Holt Blvd  
-- cont'd  
Montclair, CA 91763



**27 OFFICE**

**FOR LEASE**

**Holt Medical Center - Holt Medical Plaza  
5153 Holt Blvd  
Montclair, CA 91763**



**Structure**

Building Type: **Office**  
 SubType: **Medical**  
 Class: **B**  
 RBA: **25,000 SF**  
 Typical Floor: **25,000 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **2006**  
 % Leased: **90.0%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **1.04 AC**  
 Zoning: **-**  
 Parcel No: **1011-031-33**  
 Parking: **30 Surface Spaces are available  
Ratio of 1.20/1,000 SF**

**Lease**

Total Available: **2,500 SF**  
 Smallest Space: **1,200 SF**  
 Max Contig: **1,300 SF**  
 Space Use: **Off/Med**  
 Rent/SF/Yr: **\$21.00**  
 Expenses: **2011 Tax @ \$0.68/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Khosravi Realty / Farhad E. Khosravi (949) 632-9126

**Amenities**

Bus Line

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A4 <i>Khosravi Realty / Farhad E. Khosravi (949) 632-9126</i> Ready to use medical office. Has x-ray unit suitable for orthopedic center.	1,300	1,300	1,300	\$21.00/nnn	Vacant	2-5 yrs	Direct
P 1st / Suite A6 <i>Khosravi Realty / Farhad E. Khosravi (949) 632-9126</i> Suitable for medical/optometry/retail	1,200	1,200	1,200	\$21.00/nnn	Vacant	2-5 yrs	Direct

**Building Notes**

Medical building with busy family practice, pediatrics, internal medicine, OB/GYN, physiotherapy, and has spaces available for orthopedic/general surgery, or other specialties.



## City of Montclair

### Holt Medical Center - Holt Medical Plaza

-- cont'd

5153 Holt Blvd

Montclair, CA 91763

Cross section of Holt and Central Ave. in the city of Montclair. Has close access to Fwy 10 & 60.



**28 RETAIL**

**FOR LEASE**

**Central Holt Plaza**  
**5319-5325 Holt Blvd**  
**SEC Holt & Central**  
**Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 Class: **-**  
 RBA: **20,268 SF**  
 Typical Floor: **20,268 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1978**  
 % Leased: **84.7%**  
 Owner Occupied: **No**  
 Owner Type: **Individual**  
 Tenancy: **Multiple Tenant**  
 Land Area: **1.68 AC**  
 Zoning: **CO, Montclair**  
 Parcel No: **1011-052-14, 1011-052-15,  
 1011-052-16**  
 Parking: **30 free Surface Spaces are available  
 Ratio of 2.37/1,000 SF**

**Lease**

Total Available: **3,100 SF**  
 Smallest Space: **3,100 SF**  
 Max Contig: **3,100 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **\$18.00**  
 Expenses: **2011 Tax @ \$1.78/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Progressive Real Estate Partners / Robert Levyssohn (909) 230-4500

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 5325	3,100	3,100	3,100	\$18.00/mg	Vacant	1-5 yrs	Direct

*Progressive Real Estate Partners / Robert Levyssohn (909) 230-4500*

Corner parcel with existing L-shaped retail center at a busy signalized intersection. 7-Eleven is on the west endcap; 3,100sf available on the east endcap fronting Holt Ave. One mile population is 22,034, one mile daytime population is 6,364 and one mile average HH income is \$53,320. Corner location at very busy intersection with over 60,000cpd. 7-Eleven is under construction and will open mid-October 2012. North on Central Ave is Costco, the Montclair Mall and Interstate 10. Easy access and high visibility center. Monument signage available.

**29 RETAIL**

**FOR LEASE**

**Montclair Auto Service Center - Montclair / Center**  
**5436 Holt Blvd**  
**Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **(Strip Center)**  
 Class: **-**  
 RBA: **24,946 SF**  
 Typical Floor: **24,946 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1989**  
 % Leased: **62.3%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **1.55 AC**  
 Zoning: **SP, Montclair**  
 Parcel No: **1010-591-14**  
 Parking: **25 free Surface Spaces are available**  
**Ratio of 4.00/1,000 SF**

**Lease**

Total Available: **9,400 SF**  
 Smallest Space: **1,500 SF**  
 Max Contig: **3,000 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **\$12.00**  
 Expenses: **2013 Tax @ \$0.72/sf, 2011 Est Tax @ \$0.68/sf; 2013 Ops @ \$2.28/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Ingenious Asset Group / Vinny Jain (310) 433-6214 / William Park (310) 357-3292

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A1 & A2	3,000	3,000	3,000	\$12.00/mg	Vacant	Negotiable	Direct
<i>Ingenious Asset Group / Vinny Jain (310) 433-6214 / William Park (310) 357-3292</i>							
Great space for automotive related business Established automotive center, very high traffic! Plenty of parking. Located on major boulevard							
P 1st / Suite B3	1,500	1,500	1,500	\$12.00/mg	Vacant	Negotiable	Direct
<i>Ingenious Asset Group / Vinny Jain (310) 433-6214 / William Park (310) 357-3292</i>							
Great space for automotive related business Established automotive center, very high traffic! Plenty of parking. Located on major boulevard							
P 1st / Suite C1	2,500	2,500	2,500	\$12.00/mg	Vacant	Negotiable	Direct
<i>Ingenious Asset Group / Vinny Jain (310) 433-6214 / William Park (310) 357-3292</i>							
Great space for automotive related business Established automotive center, very high traffic! Plenty of parking. Located on major boulevard							
P 1st / Suite C-3	2,400	2,400	2,400	\$12.00/mg	Vacant	Negotiable	Direct
<i>Ingenious Asset Group / Vinny Jain (310) 433-6214 / William Park (310) 357-3292</i>							
Great space for automotive related business Established automotive center, very high traffic! Plenty of parking. Located on major boulevard							

**Building Notes**



## City of Montclair

**Montclair Auto Service Center - Montclair  
Auto Center  
-- cont'd  
5436 Holt Blvd  
Montclair, CA 91763**

01/02: John Bobo purchased the property from 5436 Holt LLC. Parker Financial Group represented the seller.

The property is a retail auto service building.



**30 RETAIL**

**FOR LEASE**

**Montclair Auto Plaza**  
**5438 Holt Blvd**  
**Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **Auto Repair**  
 Class: **-**  
 RBA: **25,334 SF**  
 Typical Floor: **25,334 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1985**  
 % Leased: **76.4%**  
 Owner Occupied: **No**  
 Owner Type: **Individual**  
 Tenancy: **Multiple Tenant**  
 Land Area: **1.49 AC**  
 Zoning: **-**  
 Parcel No: **1010-591-15**  
 Parking: **74 free Surface Spaces are available**  
**Ratio of 2.92/1,000 SF**

**Lease**

Total Available: **5,969 SF**  
 Smallest Space: **1,786 SF**  
 Max Contig: **4,183 SF**  
 Space Use: **Flex, Retail**  
 Rent/SF/Yr: **\$8.28-\$10.20**  
 Expenses: **2013 Tax @ \$0.45/sf, 2012 Est Tax @ \$0.42/sf; 2012 Est Ops @ \$1.32/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Allied Commercial Real Estate / Steven D. Roppel (909) 786-4300 X104 / Steven D. Roppel (909) 786-4300 x104  
 Johanna Thomson / Gabriel Loya (949) 375-3911

**Amenities**

Bus Line, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite E9	1,786	1,786	1,786	\$8.28/nnn	Vacant	Negotiable	Direct
<i>Johanna Thomson / Gabriel Loya (949) 375-3911</i>							
Beautiful display showroom Conveniently located near the high traffic corner of Holt Blvd and Central Ave. Monument and major roof top signage available Central Montclair location in the heart of the inland Empire's "Auto Row" One month free rent, lease negotiable with low cam charges Street frontage end unit with abundant parking Located on Holt Blvd between the 60 and 10 fwys Available space: up to 5800 sq.ft.							
P 1st / Suite F-6	3,588 - 4,183	4,183	4,183	\$10.20/nnn	Vacant	Negotiable	Direct
<i>Allied Commercial Real Estate / Steven D. Roppel (909) 786-4300 x104</i> <i>Johanna Thomson / Gabriel Loya (949) 375-3911</i>							
CAM \$0.15 /SF Showroom facing Holt Boulevard with air conditioning. Three large (12' h x 12' w overhead doors) shop space and restroom.							



## City of Montclair

**Montclair Auto Plaza**  
-- cont'd  
**5438 Holt Blvd**  
**Montclair, CA 91763**

### Building Notes

Property Description: AUTO SERVICE CENTER



**31 RETAIL**

**FOR LEASE**

**5461 Holt Blvd  
Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **Freestanding (Strip Center)**  
 Class: **-**  
 RBA: **25,786 SF**  
 Typical Floor: **25,786 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1988**  
 % Leased: **90.3%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **1.96 AC**  
 Zoning: **300, Montclair**  
 Parcel No: **1011-061-17**  
 Parking: **35 Surface Spaces are available  
Ratio of 1.36/1,000 SF**

**Lease**

Total Available: **2,504 SF**  
 Smallest Space: **1,160 SF**  
 Max Contig: **1,344 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **\$9.00**  
 Expenses: **2013 Tax @ \$1.24/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Investors Property Services / Patricia Sheehan (949) 900-6160

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite D	1,160	1,160	1,160	\$9.00/nnn	Vacant	3-5 yrs	Direct
<i>Investors Property Services / Patricia Sheehan (949) 900-6160</i> Call for details.							
P 1st / Suite P	1,344	1,344	1,344	\$9.00/nnn	Vacant	3-5 yrs	Direct
<i>Investors Property Services / Patricia Sheehan (949) 900-6160</i> Call for details.							

**Building Notes**

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

**32 OFFICE**

**FOR SALE ONLY**

**4883 Kingsley St  
Montclair, CA 91763**



**Structure**

Building Type: **Office**  
 Class: **B**  
 RBA: **2,120 SF**  
 Typical Floor: **2,120 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1999**  
 % Leased: **100%**  
 Owner Occupied: **Yes**  
 Owner Type: **Individual**  
 Tenancy: **Single Tenant**  
 Land Area: **0.35 AC**  
 Zoning: **C2, Montclair**  
 Parcel No: **1009-451-01**  
 Parking: **8 free Surface Spaces are available  
Ratio of 4.50/1,000 SF**

**Lease**

Total Available: **2,120 SF**  
 Smallest Space: **2,120 SF**  
 Max Contig: **2,120 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **For Sale Only**  
 Expenses: **2013 Tax @ \$1.58/sf**

**For Sale Info**

**For Sale at \$440,000 (\$207.55/SF) - Active**

**Sales Company**

Century 21 Masters: August Wen (909) 595-6697 X249

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
	2,120	2,120	2,120	Withheld	30 Days	TBD	Direct

Century 21 Masters / August Wen (909) 595-6697 x249

**Building Notes**

M/M Jesse & Veronica Landeros purchased the building from M/M Louie & Lucy Lora. Re/Max- Realty 100 represented both sides.

**33 RETAIL**

**FOR LEASE**

**10643-10673 Mills Ave  
Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **(Strip Center)**  
 Class: **-**  
 RBA: **13,650 SF**  
 Typical Floor: **13,650 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1960**  
 % Leased: **59.0%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **0.90 AC**  
 Zoning: **C3, Montclair**  
 Parcel No: **1012-021-02, 1012-021-28**  
 Parking: **30 free Surface Spaces are available  
Free Covered Spaces  
Ratio of 2.20/1,000 SF**

**Lease**

Total Available: **5,600 SF**  
 Smallest Space: **1,400 SF**  
 Max Contig: **2,100 SF**  
 Space Use: **Off/Ret**  
 Rent/SF/Yr: **\$10.20**  
 Expenses: **2013 Tax @ \$1.25/sf, 2004 Est Tax  
@ \$0.93/sf; 2004 Est Ops @ \$0.91/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

AcePex Management Corp / Brian Rhee (909) 625-6900 / Thomas Rhee (909) 625-6900

**Amenities**

Bus Line

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 10655	2,100	2,100	2,100	\$10.20/nnn	Vacant	3 yrs	Direct
<i>AcePex Management Corp / Thomas Rhee (909) 625-6900</i>							
P 1st / Suite 10659	1,400	1,400	1,400	\$10.20/nnn	Vacant	3 yrs	Direct
<i>AcePex Management Corp / Thomas Rhee (909) 625-6900</i>							
P 1st / Suite 10665	2,100	2,100	2,100	\$10.20/nnn	Vacant	3 yrs	Direct
<i>AcePex Management Corp / Thomas Rhee (909) 625-6900</i>							

Bring offers. Price is negotiable.

**Building Notes**



## City of Montclair

**10643-10673 Mills Ave**

**-- cont'd**

**Montclair, CA 91763**

Newly remodeled building with new store front, air conditioning, parking lot and landscaping. Excellent parking. Close to Freeway, shopping and restaurants.



**34 RETAIL**

**FOR LEASE**

**Ramona Town Plaza  
4439 Mission Blvd  
SWC Mission Blvd. & Ramona  
Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **(Strip Center)**  
 Class: **-**  
 RBA: **12,800 SF**  
 Typical Floor: **12,800 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1990**  
 % Leased: **47.8%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **3 AC**  
 Zoning: **C3, Montclair**  
 Parcel No: **1012-271-87**  
 Parking: **75 free Surface Spaces are available  
Ratio of 4.00/1,000 SF**

**Lease**

Total Available: **6,685 SF**  
 Smallest Space: **1,500 SF**  
 Max Contig: **5,185 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **\$15.00-\$18.00**  
 Expenses: **2013 Combined Tax/Ops @ \$5.40/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Coldwell Banker George Realty / Linda Lee (626) 289-6660

**Amenities**

Adaptive Reuse Project

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A <i>Coldwell Banker George Realty / Linda Lee (626) 289-6660</i> Former Restaurant space. NNN charges of \$0.45/sf.	1,500	1,500	1,500	\$18.00/mg	Vacant	Negotiable	Direct
P 1st / Suite F/G <i>Coldwell Banker George Realty / Linda Lee (626) 289-6660</i> NNN charges of \$0.45/sf.	2,240	5,185	5,185	\$15.00/mg	Vacant	Negotiable	Direct
P 1st / Suite I, J, K <i>Coldwell Banker George Realty / Linda Lee (626) 289-6660</i> NNN charges of \$0.45/sf.	2,945	5,185	5,185	\$15.00/mg	Vacant	Negotiable	Direct

**Building Notes**



## City of Montclair

### Ramona Town Plaza

-- cont'd

4439 Mission Blvd

SWC Mission Blvd. & Ramona

Montclair, CA 91763

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

. Construction Cost = \$200000. Construction Date is unknown



**35 RETAIL**

**FOR LEASE**

**Brighton Plaza**  
**4545 Mission Blvd**  
**SEC Mission & Ramona**  
**Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 Class: -  
 RBA: **6,808 SF**  
 Typical Floor: **6,808 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **2006**  
 % Leased: **87.3%**  
 Owner Occupied: -  
 Owner Type: -  
 Tenancy: **Multiple Tenant**  
 Land Area: **0.60 AC**  
 Zoning: -  
 Parcel No: **1012-281-63**  
 Parking: **50 Surface Spaces are available**  
**Ratio of 7.34/1,000 SF**

**Lease**

Total Available: **866 SF**  
 Smallest Space: **866 SF**  
 Max Contig: **866 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **\$12.00**  
 Expenses: **2013 Tax @ \$3.28/sf; 2012 Ops @ \$3.12/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Renken Consulting Group / Kelly Arft (909) 482-1060 / Bobby Del Real (909) 482-1060

**Amenities**

Bus Line, Pylon Sign, Signage, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite E	866	866	866	\$12.00/nnn	Vacant	1-5 yrs	Direct

Renken Consulting Group / Kelly Arft (909) 482-1060 / Bobby Del Real (909) 482-1060

Newly constructed retail center located at the highly visible SEC of Mission Blvd. and Ramona Ave. Tenants include McDonald's, Sprint and Subway.

**Building Notes**

The property is located between Mission Blvd & Ramona Avenue.



## City of Montclair

**Brighton Plaza**

**-- cont'd**

**4545 Mission Blvd**

**SEC Mission & Ramona**

**Montclair, CA 91763**



**36 RETAIL**

**FOR LEASE**

**4855-4875 Mission Blvd  
SWC of Mission & Monte Vista  
Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **Freestanding**  
 Class: **-**  
 RBA: **18,186 SF**  
 Typical Floor: **18,186 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **2009**  
 % Leased: **60.8%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **1.56 AC**  
 Zoning: **-**  
 Parcel No: **1012-311-35**  
 Parking: **80 Surface Spaces are available  
Ratio of 4.50/1,000 SF**

**Lease**

Total Available: **7,137 SF**  
 Smallest Space: **836 SF**  
 Max Contig: **3,423 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **Withheld**  
 Expenses: **2013 Tax @ \$2.42/sf, 2011 Est Tax  
@ \$5.08/sf; 2012 Ops @ \$5.40/sf,  
2011 Est Ops @ \$0.36/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Calvin Quach / Calvin Quach (626) 898-3551

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite E <i>Calvin Quach / Calvin Quach (626) 898-3551</i>	862	862	862	Withheld	Vacant	Negotiable	New
Unit sizes may be adjusted to meet specific tenant size requirements.							
P 1st / Suite H <i>Calvin Quach / Calvin Quach (626) 898-3551</i>	836	836	836	Withheld	30 Days	Negotiable	New
P 1st / Suite J <i>Calvin Quach / Calvin Quach (626) 898-3551</i>	3,423	3,423	3,423	Withheld	Vacant	Negotiable	New
P 1st / Suite K <i>Calvin Quach / Calvin Quach (626) 898-3551</i>	993	993	993	Withheld	Vacant	Negotiable	New
Unit sizes may be adjusted to meet specific tenant size requirements.							
P 1st / Suite N <i>Calvin Quach / Calvin Quach (626) 898-3551</i>	1,023	1,023	1,023	Withheld	Vacant	Negotiable	New
Unit sizes may be adjusted to meet specific tenant size requirements.							



## City of Montclair

**4855-4875 Mission Blvd**

-- cont'd

**SWC of Mission & Monte Vista**

**Montclair, CA 91763**

### **Building Notes**

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



**37 RETAIL**

**FOR SALE / FOR LEASE**

**4975 Mission Blvd  
Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **Freestanding**  
 Class: **-**  
 RBA: **18,923 SF**  
 Typical Floor: **18,923 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1966**  
 % Leased: **0%**  
 Owner Occupied: **No**  
 Owner Type: **Individual**  
 Tenancy: **Single Tenant**  
 Land Area: **2.40 AC**  
 Zoning: **C2, Montclair**  
 Parcel No: **1011-321-13**  
 Parking: **-**

**Lease**

Total Available: **18,923 SF**  
 Smallest Space: **18,923 SF**  
 Max Contig: **18,923 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **\$9.00**  
 Expenses: **2013 Tax @ \$0.96/sf**

**For Sale Info**

**For Sale at \$1,950,000 (\$103.05/SF) - Active**

**Sales Company**

RE/MAX Commercial: Jorge L. Yamzon (626) 786-5869

**Presented By**

RE/MAX Commercial Pacific / Jorge L. Yamzon (626) 786-5869

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	18,923	18,923	18,923	\$9.00/nnn	Vacant	Negotiable	Direct

RE/MAX Commercial / Jorge L. Yamzon (626) 786-5869

+/- 18,923 SF +/- 2.4 Acres (part of 4.60 Acres) Walk-in Cooler Built-in restaurant Divisible shops 1,200 Amps 325' Street Frontage Newly renovated new electrical Move-in ready City incentives Newly built communities Area lacks support centers Possible multi-tenant retail



**38 RETAIL**

**FOR SALE**

**5065 Mission Blvd  
Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
SubType: **Restaurant**  
Class: -  
RBA: **2,038 SF**  
Typical Floor: **3,585 SF**  
Stories: -  
Building Status: **Existing**  
Year Built: -  
% Leased: **100%**  
Owner Occupied: -  
Owner Type: -  
Tenancy: -  
Land Area: **1.08 AC**  
Zoning: -  
Parcel No: **1011-321-26**  
Parking: **10 Surface Spaces are available**

**Lease**

Total Available: **0**  
Smallest Space: -  
Max Contig: **0**  
Space Use: -  
Rent/SF/Yr: **For Sale Only**  
Expenses: **2013 Tax @ \$1.70/sf**

**For Sale Info**

**For Sale at \$649,900 (\$318.89/SF) - Active**

**Sales Company**

CENTURY 21 Beachside Realtors: Lori Bright (909) 981-4851 X176

**39 RETAIL**

**FOR LEASE**

**Montclair Plaza**  
**5060 Montclair Plaza Ln**  
**I-10 & Central Ave & Monte Vista Ave**  
**Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **(Super Regional Mall)**  
 Class: **-**  
 RBA: **1,024,427 SF**  
 Typical Floor: **512,214 SF**  
 Stories: **2**  
 Building Status: **Existing**  
 Year Built: **1968**  
 % Leased: **98.7%**  
 Owner Occupied: **No**  
 Owner Type: **Investment Manager**  
 Tenancy: **Multiple Tenant**  
 Land Area: **78 AC**  
 Zoning: **-**  
 Parcel No: **1008-181-05**  
 Parking: **6,249 free Surface Spaces are available**  
**Ratio of 5.00/1,000 SF**

**Lease**

Total Available: **92,207 SF**  
 Smallest Space: **149 SF**  
 Max Contig: **6,898 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **Withheld**  
 Expenses: **2013 Tax @ \$1.38/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

CIM Group LP / Jeri Erling (909) 626-2501 X240 / Jeri Erling (909) 626-2501 x240

**Amenities**

Dedicated Turn Lane, Enclosed Mall, Food Court, Freeway Visibility, Kiosk/Cart Space, On Site Management, Pylon Sign, Restaurant, Signalized Intersection, Temporary Tenants

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 5010 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	4,804	4,804	4,804	Withheld	30 Days	3-5 yrs	Direct
P 1st / Suite 5019 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	1,461	1,461	1,461	Withheld	30 Days	3-5 yrs	Direct
P 1st / Suite 5066 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	6,898	6,898	6,898	Withheld	30 Days	3-5 yrs	Direct
P 1st / Suite 5102 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	2,989	2,989	2,989	Withheld	Vacant	3-5 yrs	Direct
P 1st / Suite 5153 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	6,744	6,744	6,744	Withheld	30 Days	3-5 yrs	Direct



# City of Montclair

**Montclair Plaza  
-- cont'd  
5060 Montclair Plaza Ln  
I-10 & Central Ave & Monte Vista Ave  
Montclair, CA 91763**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 5154 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	3,784	3,784	3,784	Withheld	Vacant	3-5 yrs	Direct
P 1st / Suite 5170 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	2,988	2,988	2,988	Withheld	30 Days	3-5 yrs	Direct
P 1st / Suite 5178 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	1,836	1,836	1,836	Withheld	30 Days	3-5 yrs	Direct
P 1st / Suite 5178A <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	714	714	714	Withheld	Vacant	3-5 yrs	Direct
P 1st / Suite 5186 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	1,551	1,551	1,551	Withheld	Vacant	3-5 yrs	Direct
P 1st / Suite 5190 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	587	587	587	Withheld	30 Days	3-5 yrs	Direct
P 1st / Suite 5194 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	1,333	1,333	1,333	Withheld	Vacant	3-5 yrs	Direct
P 1st / Suite 5194A <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	149	149	149	Withheld	Vacant	3-5 yrs	Direct
P 1st / Suite 5196 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	1,287	1,287	1,287	Withheld	30 Days	3-5 yrs	Direct
P 1st / Suite 5198 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	1,313	1,313	1,313	Withheld	Vacant	3-5 yrs	Direct
P 2nd / Suite 2001 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	1,250	1,250	1,250	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2003 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	810	810	810	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2005 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	477	477	477	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2007 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	556	556	556	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2009 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	805	805	805	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2012 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	557	557	557	Withheld	Vacant	3-5 yrs	Direct
P 2nd / Suite 2014 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	1,023	1,023	1,023	Withheld	Vacant	3-5 yrs	Direct
P 2nd / Suite 2018 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	539	539	539	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2026 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	962	962	962	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2027 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	2,537	2,537	2,537	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2031 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	2,758	2,758	2,758	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2033 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	1,015	1,015	1,015	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2036 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	993	993	993	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2038 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	672	672	672	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2039 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	1,199	1,199	1,199	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2040 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	832	832	832	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2041 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	1,263	1,263	1,263	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2042 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	653	653	653	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2045 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	1,106	1,106	1,106	Withheld	30 Days	3-5 yrs	Direct



The City of Montclair makes no warranty or guarantee as to the content, accuracy, timeliness or completeness of any of the information provided and assumes no liability for the use of the information.  
This copyrighted report contains research licensed to City of Montclair - 637531.

## City of Montclair

**Montclair Plaza**  
**-- cont'd**  
**5060 Montclair Plaza Ln**  
**I-10 & Central Ave & Monte Vista Ave**  
**Montclair, CA 91763**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 2054 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	1,927	1,927	1,927	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2055 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	1,573	1,573	1,573	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2063 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	4,066	4,066	4,066	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2077 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	2,727	2,727	2,727	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2078 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	2,649	2,649	2,649	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2081 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	702	702	702	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2090 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	1,437	1,437	1,437	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2102 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	2,282	2,282	2,282	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2104 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	503	503	503	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2108 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	2,345	2,345	2,345	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2113 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	2,097	2,097	2,097	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2116 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	724	724	724	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2117 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	1,391	1,391	1,391	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2124 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	718	718	718	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2133 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	1,432	1,432	1,432	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2156 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	1,334	1,334	1,334	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2176 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	1,543	1,543	1,543	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2184 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	1,495	1,495	1,495	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2188 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	1,448	1,448	1,448	Withheld	30 Days	3-5 yrs	Direct
P 2nd / Suite 2194 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	1,369	1,369	1,369	Withheld	30 Days	3-5 yrs	Direct

### 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.



**40 RETAIL**

**FOR LEASE**

**Montclair Plaza**  
**5128-5182 N Montclair Plaza Ln**  
**Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 Class: **-**  
 RBA: **75,103 SF**  
 Typical Floor: **75,103 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1969**  
 % Leased: **22.2%**  
 Owner Occupied: **No**  
 Owner Type: **Investment Manager**  
 Tenancy: **Multiple Tenant**  
 Land Area: **7.93 AC**  
 Zoning: **-**  
 Parcel No: **1008-151-04**  
 Parking: **150 free Surface Spaces are available**  
**Ratio of 2.00/1,000 SF**

**Lease**

Total Available: **58,421 SF**  
 Smallest Space: **3,240 SF**  
 Max Contig: **40,881 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **Withheld**  
 Expenses: **2011 Tax @ \$1.20/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

CIM Group LP / Jeri Erling (909) 626-2501 X240 / Jeri Erling (909) 626-2501 x240

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 5136	9,000	9,000	9,000	Withheld	Vacant	3-10 yrs	Direct
<i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>							
P 1st / Suite 5150	40,881	40,881	40,881	Withheld	Vacant	3-10 yrs	Direct
<i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>							
P 1st / Suite 5182	3,240	3,240	3,240	Withheld	Vacant	3-10 yrs	Direct
<i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>							
P 1st / Suite 5220	5,300	5,300	5,300	Withheld	Vacant	4-10 yrs	Direct
<i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>							



**41 RETAIL**

**FOR LEASE**

**Montclair Plaza**  
**5001-5065 S Montclair Plaza Ln**  
**Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **Freestanding**  
 Class: **-**  
 RBA: **48,429 SF**  
 Typical Floor: **48,429 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **2004**  
 % Leased: **0.2%**  
 Owner Occupied: **No**  
 Owner Type: **Investment Manager**  
 Tenancy: **Multiple Tenant**  
 Land Area: **9.74 AC**  
 Zoning: **-**  
 Parcel No: **1008-181-07**  
 Parking: **80 free Surface Spaces are available**  
**Ratio of 1.65/1,000 SF**

**Lease**

Total Available: **48,355 SF**  
 Smallest Space: **1,178 SF**  
 Max Contig: **35,127 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **Withheld**  
 Expenses: **2011 Tax @ \$1.86/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

CIM Group LP / Jeri Erling (909) 626-2501 X240 / Jeri Erling (909) 626-2501 x240

**Amenities**

Dedicated Turn Lane, Freeway Visibility, Signalized Intersection

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 5001SP <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i> Former Ethan Allen	12,050	12,050	12,050	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 5005SP <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i> Former Salon Amica Mia	1,178	1,178	1,178	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 5045 <i>CIM Group LP / Jeri Erling (909) 626-2501 x240</i>	35,127	35,127	35,127	Withheld	Vacant	Negotiable	Direct



## City of Montclair

**Montclair Plaza**  
**-- cont'd**  
**5001-5065 S Montclair Plaza Ln**  
**Montclair, CA 91763**



**42 RETAIL**

**FOR SALE**

**Red Lobster - Montclair Entertainment Plaza  
9345 Monte Vista Ave  
Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **Restaurant**  
 Class: -  
 RBA: **6,223 SF**  
 Typical Floor: **6,223 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1981**  
 % Leased: **100%**  
 Owner Occupied: **No**  
 Owner Type: **REIT**  
 Tenancy: **Single Tenant**  
 Land Area: **0.30 AC**  
 Zoning: -  
 Parcel No: **1008-331-09**  
 Parking: **60 free Surface Spaces are available  
Ratio of 9.64/1,000 SF**

**Lease**

Total Available: **0**  
 Smallest Space: -  
 Max Contig: **0**  
 Space Use: -  
 Rent/SF/Yr: **For Sale Only**  
 Expenses: **2011 Tax @ \$3.92/sf**

**For Sale Info**

**For Sale at \$3,200,000 (\$514.22/SF) - Active**

**Sales Company**

Colliers International: Eric Carlton (949) 724-5561, Jereme Snyder (949) 474-0707, John Sharpe (949) 724-5546

**Amenities**

Dedicated Turn Lane, Freeway Visibility, Signalized Intersection

**Building Notes**

Single tenant building occupied by Red Lobster. The property is located in Montclair Entertainment Plaza, Restaurant Row, featuring Chili's, Applebee's, Black Angus, Elephant Bar, Macaroni Grill, Olive Garden and Tony Romas. Adjacent to the 1.3 million SF super-regional Montclair Plaza, one of the largest shopping centers in the Inland Empire.

**43 OFFICE**

**FOR LEASE**

**Monte Vista Medical  
9625 Monte Vista Ave  
Montclair, CA 91763**



**Structure**

Building Type: **Office**  
 SubType: **Medical**  
 Class: **B**  
 RBA: **8,848 SF**  
 Typical Floor: **8,848 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1979**  
 % Leased: **58.4%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **1.23 AC**  
 Zoning: **AP**  
 Parcel No: **1008-651-09**  
 Parking: **35 free Surface Spaces are available  
Ratio of 2.03/1,000 SF**

**Lease**

Total Available: **3,684 SF**  
 Smallest Space: **1,069 SF**  
 Max Contig: **2,615 SF**  
 Space Use: **Medical**  
 Rent/SF/Yr: **\$15.60**  
 Expenses: **2013 Tax @ \$2.02/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Coldwell Banker Commercial George Realty / Shumei S. Kam (626) 445-6660

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 204-5	2,615	2,615	2,615	\$15.60/mg	Vacant	Negotiable	Direct
<i>Coldwell Banker Commercial George Realty / Shumei S. Kam (626) 445-6660</i>							
Ground level office spaces for medical use or other purposes. Ranging from 1,200 to 2,600 SQFT in good condition with ample parking spaces. The property is located within a quarter mile of San Bernardino(10)Freeway. 1/2 mile to Montclair Plaza Mall with major department store. Adjacent to the property is the Montclair Hospital Medical Center. All professional area for your business. Exit 10 Freeway at Monte Vista Ave, southeast corner of Monte Vista Ave and Palo Verde St.							
P 1st / Suite 303	1,069	1,069	1,069	\$15.60/mg	Vacant	Negotiable	Direct
<i>Coldwell Banker Commercial George Realty / Shumei S. Kam (626) 445-6660</i>							
Ground level office spaces for medical use or other purposes. Ranging from 1,069 to 2,615 SQFT in good condition with ample parking spaces. The property is located within a quarter mile of San Bernardino (10) Freeway. 1/2 mile to Montclair Plaza Mall with major department store. Adjacent to the property is the Montclair Hospital Medical Center. All professional area for your business. Please call for special rent of the 1st year. Exit 10 Freeway at Monte Vista Ave South, southeast corner of Monte Vista Ave and Palo Verde St.							

**Building Notes**

Adjacent to the US Family Care Medical Center (formerly Doctor's Hospital), property is close to I-10 freeway, the Ontario International Airport, the Montclair Plaza Mall, and Ontario Mills Mall. Traffic count is 33,457 cars daily.

## City of Montclair

Monte Vista Medical  
-- cont'd  
9625 Monte Vista Ave  
Montclair, CA 91763



**44 OFFICE**

**FOR LEASE**

**Montclair Medical Plaza**  
**9675 Monte Vista Ave**  
**Montclair, CA 91763**



**Structure**

Building Type: **Office**  
 SubType: **Medical**  
 Class: **B**  
 RBA: **14,000 SF**  
 Typical Floor: **14,000 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1980**  
 % Leased: **92.8%**  
 Owner Occupied: **No**  
 Owner Type: **Government**  
 Tenancy: **Multiple Tenant**  
 Land Area: **1.57 AC**  
 Zoning: **-**  
 Parcel No: **1008-651-17**  
 Parking: **100 free Surface Spaces are available**  
**Ratio of 7.14/1,000 SF**

**Lease**

Total Available: **1,003 SF**  
 Smallest Space: **1,003 SF**  
 Max Contig: **1,003 SF**  
 Space Use: **Medical**  
 Rent/SF/Yr: **\$18.00**  
 Expenses: **2013 Tax @ \$1.45/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

DAUM Commercial Real Estate Services / Lee Spence (909) 980-1234 / Darrell Hale (909) 980-1234

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite C	1,003	1,003	1,003	\$18.00/mg	Vacant	Negotiable	Direct

DAUM Commercial Real Estate Services / Lee Spence (909) 980-1234 / Darrell Hale (909) 980-1234  
 Near doctors hospital. Medical office building. Tenant improvements available.

**45 RETAIL**

**FOR LEASE**

**Montclair East Shopping Center**  
**5391-5467 Moreno St**  
**Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 Class: -  
 RBA: **119,400 SF**  
 Typical Floor: **119,400 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1993**  
 % Leased: **95.8%**  
 Owner Occupied: **No**  
 Owner Type: **Investment Manager**  
 Tenancy: **Multiple Tenant**  
 Land Area: **8.81 AC**  
 Zoning: **C3**  
 Parcel No: **1008-201-22**  
 Parking: **515 free Surface Spaces are available**  
**Ratio of 4.31/1,000 SF**

**Lease**

Total Available: **49,671 SF**  
 Smallest Space: **1,134 SF**  
 Max Contig: **41,200 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **Withheld**  
 Expenses: **2013 Tax @ \$1.63/sf; 2010 Ops @ \$1.80/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Wilson Retail Group / Shauna Mattis (310) 473-4424 X3190 / Peter Kay (310) 473-4424 X3186 / Shauna Mattis (310) 473-4424 x3190 / Peter Kay (310) 473-4424 x3186

**Amenities**

Freeway Visibility

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 5427A	1,134	1,134	1,134	Withheld	30 Days	3-5 yrs	Direct
Wilson Retail Group / Shauna Mattis (310) 473-4424 x3190 / Peter Kay (310) 473-4424 x3186							
Regional center anchored by Ross Dress for Less, Anna's Linens, Petco, Harbor Freight Tools, Fallas Paredes and Men's Wearhouse. Located along I-10 at Central Avenue in a retail hub for the trade area. Across from Montclair Plaza, a regional mall anchored by Nordstrom, Macy's and Sears. Strong daytime population with approximately 18,000+ residents within a 1 mile radius.							
P 1st / Suite 5427C	2,334	2,334	2,334	Withheld	30 Days	3-5 yrs	Direct
Wilson Retail Group / Shauna Mattis (310) 473-4424 x3190 / Peter Kay (310) 473-4424 x3186							
Regional center anchored by Ross Dress for Less, Anna's Linens, Petco, Harbor Freight Tools, Fallas Paredes and Men's Wearhouse. Located along I-10 at Central Avenue in a retail hub for the trade area. Across from Montclair Plaza, a regional mall anchored by Nordstrom, Macy's and Sears. Strong daytime population with approximately 18,000+ residents within a 1 mile radius.							



# City of Montclair

**Montclair East Shopping Center**  
**-- cont'd**  
**5391-5467 Moreno St**  
**Montclair, CA 91763**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 5445	41,200	41,200	41,200	Withheld	60 Days	3-5 yrs	Direct
<i>Wilson Retail Group / Shauna Mattis (310) 473-4424 x3190 / Peter Kay (310) 473-4424 x3186</i>							
Regional center anchored by Ross Dress for Less, Anna's Linens, Petco, Harbor Freight Tools, Fallas Paredes and Men's Wearhouse. Located along I-10 at Central Avenue in a retail hub for the trade area. Across from Montclair Plaza, a regional mall anchored by Nordstrom, Macy's and Sears. Strong daytime population with approximately 18,000+ residents within a 1 mile radius.							
P 1st / Suite 5467B	1,367	5,003	5,003	Withheld	Vacant	3-5 yrs	Direct
<i>Wilson Retail Group / Shauna Mattis (310) 473-4424 x3190 / Peter Kay (310) 473-4424 x3186</i>							
Regional center anchored by Ross Dress for Less, Anna's Linens, Petco, Harbor Freight Tools, Fallas Paredes and Men's Wearhouse. Located along I-10 at Central Avenue in a retail hub for the trade area. Across from Montclair Plaza, a regional mall anchored by Nordstrom, Macy's and Sears. Strong daytime population with approximately 18,000+ residents within a 1 mile radius.							
P 1st / Suite 5467C	1,676	5,003	5,003	Withheld	Vacant	3-5 yrs	Direct
<i>Wilson Retail Group / Shauna Mattis (310) 473-4424 x3190 / Peter Kay (310) 473-4424 x3186</i>							
Regional center anchored by Ross Dress for Less, Anna's Linens, Petco, Harbor Freight Tools, Fallas Paredes and Men's Wearhouse. Located along I-10 at Central Avenue in a retail hub for the trade area. Across from Montclair Plaza, a regional mall anchored by Nordstrom, Macy's and Sears. Strong daytime population with approximately 18,000+ residents within a 1 mile radius.							
P 1st / Suite 5467D	1,960	5,003	5,003	Withheld	Vacant	3-5 yrs	Direct
<i>Wilson Retail Group / Shauna Mattis (310) 473-4424 x3190 / Peter Kay (310) 473-4424 x3186</i>							
Regional center anchored by Ross Dress for Less, Anna's Linens, Petco, Harbor Freight Tools, Fallas Paredes and Men's Wearhouse. Located along I-10 at Central Avenue in a retail hub for the trade area. Across from Montclair Plaza, a regional mall anchored by Nordstrom, Macy's and Sears. Strong daytime population with approximately 18,000+ residents within a 1 mile radius.							

**Building Notes**

Join Ross, 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.



**46 RETAIL**

**FOR LEASE**

**Montclair East Shopping Center**  
**5399 Moreno St**  
**Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 SubType: **Freestanding**  
 Class: **-**  
 RBA: **17,000 SF**  
 Typical Floor: **17,000 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1996**  
 % Leased: **0%**  
 Owner Occupied: **No**  
 Owner Type: **Investment Manager**  
 Tenancy: **Multiple Tenant**  
 Land Area: **0.74 AC**  
 Zoning: **C3**  
 Parcel No: **1008-201-23**  
 Parking: **80 free Surface Spaces are available**  
**Ratio of 4.82/1,000 SF**

**Lease**

Total Available: **17,000 SF**  
 Smallest Space: **7,200 SF**  
 Max Contig: **9,800 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **Withheld**  
 Expenses: **2013 Tax @ \$1.66/sf; 2010 Ops @ \$1.79/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Wilson Retail Group / Shauna Mattis (310) 473-4424 X3190 / Peter Kay (310) 473-4424 X3186 / Shauna Mattis (310) 473-4424 x3190 / Peter Kay (310) 473-4424 x3186

**Amenities**

Freeway Visibility

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 5399A	9,800	9,800	9,800	Withheld	Vacant	Negotiable	Direct
Wilson Retail Group / Shauna Mattis (310) 473-4424 x3190 / Peter Kay (310) 473-4424 x3186							
Regional center anchored by Ross Dress for Less, Anna's Linens, Petco, Harbor Freight Tools, Fallas Paredes and Men's Wearhouse. Located along I-10 at Central Avenue in a retail hub for the trade area. Across from Montclair Plaza, a regional mall anchored by Nordstrom, Macy's and Sears. Strong daytime population with approximately 18,000+ residents within a 1 mile radius.							
P 1st / Suite 5399B	7,200	7,200	7,200	Withheld	Vacant	Negotiable	Direct
Wilson Retail Group / Shauna Mattis (310) 473-4424 x3190 / Peter Kay (310) 473-4424 x3186							
Regional center anchored by Ross Dress for Less, Anna's Linens, Petco, Harbor Freight Tools, Fallas Paredes and Men's Wearhouse. Located along I-10 at Central Avenue in a retail hub for the trade area. Across from Montclair Plaza, a regional mall anchored by Nordstrom, Macy's and Sears. Strong daytime population with approximately 18,000+ residents within a 1 mile radius.							



## City of Montclair

### Montclair East Shopping Center

-- cont'd

5399 Moreno St  
Montclair, CA 91763

#### 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.



**47 RETAIL**

**FOR LEASE**

**Montclair Towers**  
**5404 Moreno St**  
**Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 Class: -  
 RBA: **22,217 SF**  
 Typical Floor: **22,217 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1991**  
 % Leased: **78.7%**  
 Owner Occupied: **No**  
 Owner Type: **Individual**  
 Tenancy: **Multiple Tenant**  
 Land Area: **1.45 AC**  
 Zoning: -  
 Parcel No: **1008-043-04**  
 Parking: **60 free Surface Spaces are available**  
**Ratio of 2.70/1,000 SF**

**Lease**

Total Available: **4,728 SF**  
 Smallest Space: **1,100 SF**  
 Max Contig: **4,728 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **Withheld**  
 Expenses: **2013 Tax @ \$1.11/sf, 2012 Est Tax @ \$2.01/sf; 2011 Ops @ \$3.99/sf, 2012 Est Ops @ \$3.99/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Black Lion Investment Group / Joseph Ramani (310) 474-8844 X140 / Joseph Ramani (310) 474-8844 x140

**Amenities**

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A/B	3,628	4,728	4,728	Withheld	Vacant	Negotiable	Direct
<i>Black Lion Investment Group / Joseph Ramani (310) 474-8844 x140</i>							
P 1st / Suite C	1,100	4,728	4,728	Withheld	Vacant	Negotiable	Direct
<i>Black Lion Investment Group / Joseph Ramani (310) 474-8844 x140</i>							



**48 RETAIL**

**FOR LEASE**

**The Montclair Outlets**  
**5454-5484 Moreno St**  
**Montclair, CA 91763**



**Structure**

Building Type: **Retail**  
 Class: -  
 RBA: **27,592 SF**  
 Typical Floor: **27,592 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1979**  
 % Leased: **42.0%**  
 Owner Occupied: **No**  
 Owner Type: -  
 Tenancy: **Multiple Tenant**  
 Land Area: **2.30 AC**  
 Zoning: **C3**  
 Parcel No: **1008-042-01**  
 Parking: **107 free Surface Spaces are available**  
**Ratio of 3.88/1,000 SF**

**Lease**

Total Available: **19,226 SF**  
 Smallest Space: **2,460 SF**  
 Max Contig: **9,705 SF**  
 Space Use: **Retail**  
 Rent/SF/Yr: **\$12.00-\$13.80**  
 Expenses: **2013 Tax @ \$1.56/sf, 2011 Est Tax @ \$2.17/sf; 2011 Est Ops @ \$1.44/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Progressive Real Estate Partners / Pablo Velasco (951) 961-1883

**Amenities**

Dedicated Turn Lane, Pylon Sign, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 5454-62	6,480	9,705	9,705	\$12.00/nnn	Vacant	Negotiable	Direct

Progressive Real Estate Partners / Pablo Velasco (951) 961-1883

Can be enlarged to 10,160 sf total for Anchor Space. Jr. Anchor space available in this recently renovated and well located shopping center. Excellent opportunity to locate adjacent to national tenants flourishing in neighboring properties, and gain access to a consistent stream of retail traffic. Recently renovated center is well positioned to offer regional and national tenants high visibility exposure amidst the area's main retail shopping district. Property features high visibility, great signage, easy ingress/egress and ample parking. Located on North East Corner of Moreno and Vernon Avenue, area serves as the major retail shopping district for Montclair and Upland. Neighboring national tenants including Ross, Pier 1 Imports and Sports Authority to name a few.



# City of Montclair

**The Montclair Outlets  
-- cont'd  
5454-5484 Moreno St  
Montclair, CA 91763**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 5454-66	3,225	9,705	9,705	\$12.00/nnn	30 Days	Negotiable	Direct
<i>Progressive Real Estate Partners / Pablo Velasco (951) 961-1883</i> Can be enlarged to 10,160 sf total for Anchor Space. Jr. Anchor space available in this recently renovated and well located shopping center. Excellent opportunity to locate adjacent to national tenants flourishing in neighboring properties, and gain access to a consistent stream of retail traffic. Recently renovated center is well positioned to offer regional and national tenants high visibility exposure amidst the area's main retail shopping district. Property features high visibility, great signage, easy ingress/egress and ample parking. Located on North East Corner of Moreno and Vernon Avenue, area serves as the major retail shopping district for Montclair and Upland. Neighboring national tenants including Ross, Pier 1 Imports and Sports Authority to name a few.							
P 1st / Suite 5472	2,460	2,460	2,460	\$13.80/nnn	Vacant	3-5 yrs	Direct
<i>Progressive Real Estate Partners / Pablo Velasco (951) 961-1883</i> Jr. Anchor space available in this recently renovated and well located shopping center. Excellent opportunity to locate adjacent to national tenants flourishing in neighboring properties, and gain access to a consistent stream of retail traffic. Recently renovated center is well positioned to offer regional and national tenants high visibility exposure amidst the area's main retail shopping district. Property features high visibility, great signage, easy ingress/egress and ample parking. Located on North East Corner of Moreno and Vernon Avenue, area serves as the major retail shopping district for Montclair and Upland. Neighboring national tenants including Ross, Pier 1 Imports and Sports Authority to name a few.							
P 1st / Suite 5478-80	3,911	7,061	7,061	\$13.80/nnn	Vacant	Negotiable	Direct
<i>Progressive Real Estate Partners / Pablo Velasco (951) 961-1883</i> Jr. Anchor space available in this recently renovated and well located shopping center. Excellent opportunity to locate adjacent to national tenants flourishing in neighboring properties, and gain access to a consistent stream of retail traffic. Recently renovated center is well positioned to offer regional and national tenants high visibility exposure amidst the area's main retail shopping district. Property features high visibility, great signage, easy ingress/egress and ample parking. Located on North East Corner of Moreno and Vernon Avenue, area serves as the major retail shopping district for Montclair and Upland. Neighboring national tenants including Ross, Pier 1 Imports and Sports Authority to name a few.							
P 1st / Suite 5484	3,150	7,061	7,061	\$13.80/nnn	Vacant	Negotiable	Direct
<i>Progressive Real Estate Partners / Pablo Velasco (951) 961-1883</i> Jr. Anchor space available in this recently renovated and well located shopping center. Excellent opportunity to locate adjacent to national tenants flourishing in neighboring properties, and gain access to a consistent stream of retail traffic. Recently renovated center is well positioned to offer regional and national tenants high visibility exposure amidst the area's main retail shopping district. Property features high visibility, great signage, easy ingress/egress and ample parking. Located on North East Corner of Moreno and Vernon Avenue, area serves as the major retail shopping district for Montclair and Upland. Neighboring national tenants including Ross, Pier 1 Imports and Sports Authority to name a few.							

**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



**49 OFFICE**

**FOR LEASE**

**Bldg A - Palo Verde Professional Building**  
**4959 Palo Verde St**  
**Montclair, CA 91763**



**Structure**

Building Type: **Office**  
 Class: **B**  
 RBA: **13,785 SF**  
 Typical Floor: **6,892 SF**  
 Stories: **2**  
 Building Status: **Existing**  
 Year Built: **1980**  
 % Leased: **51.3%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **2.78 AC**  
 Zoning: **AP**  
 Parcel No: **1008-651-16**  
 Parking: **80 free Surface Spaces are available**  
**Ratio of 3.99/1,000 SF**

**Lease**

Total Available: **6,714 SF**  
 Smallest Space: **292 SF**  
 Max Contig: **2,400 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$15.60-\$16.80**  
 Expenses: **2011 Tax @ \$3.42/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Macromaster / Jonathan Hwang (909) 447-5308 / Wenny H. Chang (951) 833-8566

**Amenities**

Balcony, Bus Line, Courtyard, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 103A-10	292	292	292	\$16.44/mg	Vacant	6 mnths	Direct

Macromaster / Jonathan Hwang (909) 447-5308 / Wenny H. Chang (951) 833-8566

\$400.00 per month PALO VERDE PROFESSIONAL BUILDING - SUPER LOCATION & MODERN DESIGN PROFESSIONAL OFFICE, A COURTYARD STYLE OFFICE PLAZA. THE COMPLEX IS LOCATED ON 2.7 ACRE LOT, WITH APPROXIMATELY 48,315 S.F. RENTABLE SPACE SURROUNDING AN OPEN CENTRAL COURTYARD. OFFICES ARE FROM 100 SF - 3000 SF. THERE ARE TOTALLY 8 PUBLIC RESTROOMS, 6 STAIRWAYS, 1 ELEVATOR, 196 PARKING SPACES WITH HANDICAP ACCESS TO ALL OFFICES. JUST OFF HWY 10 MONTE VISTA AVE EXIT, NEAR COSTCO, MONTCLAIR MALL, CITY HALL, HOSPITAL. ONE MINUTE TO HWY 10. NO COMMON AREA MAINTENANCE FEE. ON-SITE LEASING OFFICE AND PROPERTY MANAGER. THE ZONING CAN BE MEDICAL, AUTO BROKER AND PROFESSIONAL BUSINESS. ONE MINUTE TO HWY 10. MONTE VISTA AVE EXIT. THE BUILDING LOCATED ON PALO VERDE STREET.



# City of Montclair

## Bldg A - Palo Verde Professional Building -- cont'd 4959 Palo Verde St Montclair, CA 91763

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 109C	1,576	1,576	1,576	\$16.80/mg	Vacant	Negotiable	Direct
<p><i>Macromaster / Jonathan Hwang (909) 447-5308 / Wenny H. Chang (951) 833-8566</i>  <u>\$2,206/Month</u> PALO VERDE PROFESSIONAL BUILDING - SUPER LOCATION &amp; MODERN DESIGN PROFESSIONAL OFFICE, A COURTYARD STYLE OFFICE PLAZA. THE COMPLEX IS LOCATED ON 2.7 ACRE LOT, WITH APPROXIMATELY 48,315 S.F. RENTABLE SPACE SURROUNDING AN OPEN CENTRAL COURTYARD. OFFICES ARE FROM 100 SF - 3000 SF. THERE ARE TOTALLY 8 PUBLIC RESTROOMS, 6 STAIRWAYS, 1 ELEVATOR, 196 PARKING SPACES WITH HANDICAP ACCESS TO ALL OFFICES. JUST OFF HWY 10 MONTE VISTA AVE EXIT, NEAR COSTCO, MONTCLAIR MALL, CITY HALL, HOSPITAL. ONE MINUTE TO HWY 10. NO COMMON AREA MAINTENANCE FEE. ON-SITE LEASING OFFICE AND PROPERTY MANAGER. THE ZONING CAN BE MEDICAL, AUTO BROKER AND PROFESSIONAL BUSINESS. ONE MINUTE TO HWY 10. MONTE VISTA AVE EXIT. THE BUILDING LOCATED ON PALO VERDE STREET.</p>							
P 1st / Suite 110B	2,400	2,400	2,400	\$16.80/mg	Vacant	Negotiable	Direct
<p><i>Macromaster / Jonathan Hwang (909) 447-5308 / Wenny H. Chang (951) 833-8566</i>  <u>\$3,360/Month</u> PALO VERDE PROFESSIONAL BUILDING - SUPER LOCATION &amp; MODERN DESIGN PROFESSIONAL OFFICE, A COURTYARD STYLE OFFICE PLAZA. THE COMPLEX IS LOCATED ON 2.7 ACRE LOT, WITH APPROXIMATELY 48,315 S.F. RENTABLE SPACE SURROUNDING AN OPEN CENTRAL COURTYARD. OFFICES ARE FROM 100 SF - 3000 SF. THERE ARE TOTALLY 8 PUBLIC RESTROOMS, 6 STAIRWAYS, 1 ELEVATOR, 196 PARKING SPACES WITH HANDICAP ACCESS TO ALL OFFICES. JUST OFF HWY 10 MONTE VISTA AVE EXIT, NEAR COSTCO, MONTCLAIR MALL, CITY HALL, HOSPITAL. ONE MINUTE TO HWY 10. NO COMMON AREA MAINTENANCE FEE. ON-SITE LEASING OFFICE AND PROPERTY MANAGER. THE ZONING CAN BE MEDICAL, AUTO BROKER AND PROFESSIONAL BUSINESS. ONE MINUTE TO HWY 10. MONTE VISTA AVE EXIT. THE BUILDING LOCATED ON PALO VERDE STREET.</p>							
P 2nd / Suite 202B	1,062	1,062	1,062	\$15.60/mg	Vacant	Negotiable	Direct
<p><i>Macromaster / Jonathan Hwang (909) 447-5308 / Wenny H. Chang (951) 833-8566</i>  <u>\$1,380/Month</u> PALO VERDE PROFESSIONAL BUILDING - SUPER LOCATION &amp; MODERN DESIGN PROFESSIONAL OFFICE, A COURTYARD STYLE OFFICE PLAZA. THE COMPLEX IS LOCATED ON 2.7 ACRE LOT, WITH APPROXIMATELY 48,315 S.F. RENTABLE SPACE SURROUNDING AN OPEN CENTRAL COURTYARD. OFFICES ARE FROM 100 SF - 3000 SF. THERE ARE TOTALLY 8 PUBLIC RESTROOMS, 6 STAIRWAYS, 1 ELEVATOR, 196 PARKING SPACES WITH HANDICAP ACCESS TO ALL OFFICES. JUST OFF HWY 10 MONTE VISTA AVE EXIT, NEAR COSTCO, MONTCLAIR MALL, CITY HALL, HOSPITAL. ONE MINUTE TO HWY 10. NO COMMON AREA MAINTENANCE FEE. ON-SITE LEASING OFFICE AND PROPERTY MANAGER. THE ZONING CAN BE MEDICAL, AUTO BROKER AND PROFESSIONAL BUSINESS. ONE MINUTE TO HWY 10. MONTE VISTA AVE EXIT. THE BUILDING LOCATED ON PALO VERDE STREET.</p>							
P 2nd / Suite 204A	815	815	815	\$15.60/mg	Vacant	Negotiable	Direct
<p><i>Macromaster / Jonathan Hwang (909) 447-5308 / Wenny H. Chang (951) 833-8566</i>  <u>\$1,059/Month</u> PALO VERDE PROFESSIONAL BUILDING - SUPER LOCATION &amp; MODERN DESIGN PROFESSIONAL OFFICE, A COURTYARD STYLE OFFICE PLAZA. THE COMPLEX IS LOCATED ON 2.7 ACRE LOT, WITH APPROXIMATELY 48,315 S.F. RENTABLE SPACE SURROUNDING AN OPEN CENTRAL COURTYARD. OFFICES ARE FROM 100 SF - 3000 SF. THERE ARE TOTALLY 8 PUBLIC RESTROOMS, 6 STAIRWAYS, 1 ELEVATOR, 196 PARKING SPACES WITH HANDICAP ACCESS TO ALL OFFICES. JUST OFF HWY 10 MONTE VISTA AVE EXIT, NEAR COSTCO, MONTCLAIR MALL, CITY HALL, HOSPITAL. ONE MINUTE TO HWY 10. NO COMMON AREA MAINTENANCE FEE. ON-SITE LEASING OFFICE AND PROPERTY MANAGER. THE ZONING CAN BE MEDICAL, AUTO BROKER AND PROFESSIONAL BUSINESS. ONE MINUTE TO HWY 10. MONTE VISTA AVE EXIT. THE BUILDING LOCATED ON PALO VERDE STREET.</p>							
P 2nd / Suite 206C-2	569	569	569	\$15.84/mg	Vacant	Negotiable	Direct
<p><i>Macromaster / Jonathan Hwang (909) 447-5308 / Wenny H. Chang (951) 833-8566</i>  <u>\$750/Month</u> PALO VERDE PROFESSIONAL BUILDING - SUPER LOCATION &amp; MODERN DESIGN PROFESSIONAL OFFICE, A COURTYARD STYLE OFFICE PLAZA. THE COMPLEX IS LOCATED ON 2.7 ACRE LOT, WITH APPROXIMATELY 48,315 S.F. RENTABLE SPACE SURROUNDING AN OPEN CENTRAL COURTYARD. OFFICES ARE FROM 100 SF - 3000 SF. THERE ARE TOTALLY 8 PUBLIC RESTROOMS, 6 STAIRWAYS, 1 ELEVATOR, 196 PARKING SPACES WITH HANDICAP ACCESS TO ALL OFFICES. JUST OFF HWY 10 MONTE VISTA AVE EXIT, NEAR COSTCO, MONTCLAIR MALL, CITY HALL, HOSPITAL. ONE MINUTE TO HWY 10. NO COMMON AREA MAINTENANCE FEE. ON-SITE LEASING OFFICE AND PROPERTY MANAGER. THE ZONING CAN BE MEDICAL, AUTO BROKER AND PROFESSIONAL BUSINESS. ONE MINUTE TO HWY 10. MONTE VISTA AVE EXIT. THE BUILDING LOCATED ON PALO VERDE STREET.</p>							

### Building Notes

Offering good freeway access at I-10 and Palo Verde, standard building operating hours are Monday-Friday 7:00AM-6:00PM, Saturdays 8:00AM-1:00PM.



**50 OFFICE**

**FOR LEASE**

**Bldg B - Palo Verde Professional Building**  
**4959 Palo Verde St**  
**Montclair, CA 91763**



**Structure**

Building Type: **Office**  
 Class: **B**  
 RBA: **15,000 SF**  
 Typical Floor: **7,500 SF**  
 Stories: **2**  
 Building Status: **Existing**  
 Year Built: **1980**  
 % Leased: **93.3%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **2.78 AC**  
 Zoning: **AP**  
 Parcel No: **1008-651-16**  
 Parking: **30 free Surface Spaces are available**  
**Ratio of 2.00/1,000 SF**

**Lease**

Total Available: **1,000 SF**  
 Smallest Space: **1,000 SF**  
 Max Contig: **1,000 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$15.60**  
 Expenses: **2011 Tax @ \$3.15/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Macromaster / Jonathan Hwang (909) 447-5308

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 202B	1,000	1,000	1,000	\$15.60/+util	Vacant	1-5 yrs	Direct

Macromaster / Jonathan Hwang (909) 447-5308

**51 OFFICE**

**FOR LEASE**

**Bldg C - Palo Verde Professional Building**  
**4959 Palo Verde St**  
**Montclair, CA 91763**



**Structure**

Building Type: **Office**  
 Class: **C**  
 RBA: **19,500 SF**  
 Typical Floor: **9,750 SF**  
 Stories: **2**  
 Building Status: **Existing**  
 Year Built: **1980**  
 % Leased: **78.6%**  
 Owner Occupied: **No**  
 Owner Type: **-**  
 Tenancy: **Multiple Tenant**  
 Land Area: **2.78 AC**  
 Zoning: **AP**  
 Parcel No: **1008-651-16**  
 Parking: **-**

**Lease**

Total Available: **4,180 SF**  
 Smallest Space: **500 SF**  
 Max Contig: **1,900 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$15.12-\$16.20**  
 Expenses: **2011 Tax @ \$2.42/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Macromaster / Jonathan Hwang (909) 447-5308

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 103C	1,000	1,000	1,000	\$16.20/+util	Vacant	1 yr	Direct
<i>Macromaster / Jonathan Hwang (909) 447-5308</i>							
P 2nd / Suite 201C	500	500	500	\$15.60/+util	Vacant	1 yr	Direct
<i>Macromaster / Jonathan Hwang (909) 447-5308</i>							
<i>\$650.00 per month</i>							
P 2nd / Suite 205C	1,900	1,900	1,900	\$15.12/+util	Vacant	1 yr	Direct
<i>Macromaster / Jonathan Hwang (909) 447-5308</i>							
<i>\$2,385/mo</i>							
P 2nd / Suite 207C	780	780	780	\$15.60/+util	Vacant	1 yr	Direct
<i>Macromaster / Jonathan Hwang (909) 447-5308</i>							

## City of Montclair

**Bldg C - Palo Verde Professional Building**  
-- cont'd  
4959 Palo Verde St  
Montclair, CA 91763



**52 OFFICE**

**FOR LEASE**

**Metro OfficePlex  
5050 Palo Verde St  
Montclair, CA 91763**



**Structure**

Building Type: **Office**  
 Class: **B**  
 RBA: **32,014 SF**  
 Typical Floor: **16,007 SF**  
 Stories: **2**  
 Building Status: **Existing**  
 Year Built: **1984**  
 % Leased: **96.6%**  
 Owner Occupied: **No**  
 Owner Type: **Developer/Owner-RGNL**  
 Tenancy: **Multiple Tenant**  
 Land Area: **1.67 AC**  
 Zoning: **AP, Montclair**  
 Parcel No: **1008-344-02**  
 Parking: **100 free Surface Spaces are available  
Ratio of 4.00/1,000 SF**

**Lease**

Total Available: **8,546 SF**  
 Smallest Space: **835 SF**  
 Max Contig: **5,325 SF**  
 Space Use: **Office**  
 Rent/SF/Yr: **\$16.20-\$18.00**  
 Expenses: **2013 Tax @ \$0.83/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Sunny Hills Management Co. / Rosalind Tan (909) 890-1226

**Amenities**

Bus Line, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 113	835 - 5,325	5,325	5,325	\$16.20/mg	30 Days	Negotiable	Direct
Sunny Hills Management Co. / Rosalind Tan (909) 890-1226 1-1/2 months free with each year of lease. \$1/sf broker bonus in form of Amex gift card. 3 window lined offices, reception area, and small bullpen.							
P 1st / Suite 118	2,118	2,118	2,118	\$16.80/mg	30 Days	Negotiable	Direct
Sunny Hills Management Co. / Rosalind Tan (909) 890-1226							
P 2nd / Suite 219	1,103	1,103	1,103	\$18.00/mg	Vacant	Negotiable	Direct
Sunny Hills Management Co. / Rosalind Tan (909) 890-1226 1-1/2 months free with each year of lease. \$1/sf broker bonus in form of Amex gift card. 3 window lined offices, reception area, and small bullpen.							

**Building Notes**

5050 Palo Verde St. is located near I-10 Freeway at Monte Vista. The property is adjacent to Montclair Mall.



## City of Montclair

**Metro OfficePlex  
-- cont'd  
5050 Palo Verde St  
Montclair, CA 91763**



**53 OFFICE**

**FOR LEASE**

**Montclair I - Doctors Hospital Medical Cent**  
**4950 San Bernardino St**  
**Montclair, CA 91763**



**Structure**

Building Type: **Office**  
 SubType: **Medical**  
 Class: **B**  
 RBA: **22,263 SF**  
 Typical Floor: **22,263 SF**  
 Stories: **1**  
 Building Status: **Existing**  
 Year Built: **1973**  
 % Leased: **84.4%**  
 Owner Occupied: **No**  
 Owner Type: **Developer/Owner-RGNL**  
 Tenancy: **Multiple Tenant**  
 Land Area: **2.88 AC**  
 Zoning: **A-P**  
 Parcel No: **1008-651-06**  
 Parking: **100 free Surface Spaces are available**  
**Ratio of 4.49/1,000 SF**

**Lease**

Total Available: **3,469 SF**  
 Smallest Space: **946 SF**  
 Max Contig: **1,529 SF**  
 Space Use: **Off/Med**  
 Rent/SF/Yr: **\$18.60**  
 Expenses: **2013 Tax @ \$0.86/sf**

**For Sale Info**

**Not For Sale**

**Presented By**

Glendora Medical Investment Co Llc / Shawn Butler (626) 335-8008

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 101	1,529	1,529	1,529	\$18.60/mg	Vacant	Negotiable	Direct
<i>Glendora Medical Investment Co Llc / Shawn Butler (626) 335-8008</i>							
<i>Easy access to Interstate 10. Building signage opportunities. Abundant free surface parking. Adjacent to Doctors Hospital of Montclair, a 102 bed acute care facility with 24/7 emergency room, maternity care, and ICU/CCU. \$3/sf moving allowance.</i>							
P 1st / Suite 101-A	946	946	946	\$18.60/mg	Vacant	Negotiable	Direct
<i>Glendora Medical Investment Co Llc / Shawn Butler (626) 335-8008</i>							
<i>Easy access to Interstate 10. Building signage opportunities. Abundant free surface parking. Adjacent to Doctors Hospital of Montclair, a 102 bed acute care facility with 24/7 emergency room, maternity care, and ICU/CCU. \$3/sf moving allowance.</i>							
P 1st / Suite 215	994	994	994	\$18.60/mg	Vacant	Negotiable	Direct
<i>Glendora Medical Investment Co Llc / Shawn Butler (626) 335-8008</i>							
<i>Easy access to Interstate 10. Building signage opportunities. Abundant free surface parking. Adjacent to Doctors Hospital of Montclair, a 102 bed acute care facility with 24/7 emergency room, maternity care, and ICU/CCU. \$3/sf moving allowance.</i>							

**Building Notes**

26,149sf multi-tenant medical office building. Fully improved medical suites available from 946sf to 4,746sf. Easy access to I-10 freeway. Abundant

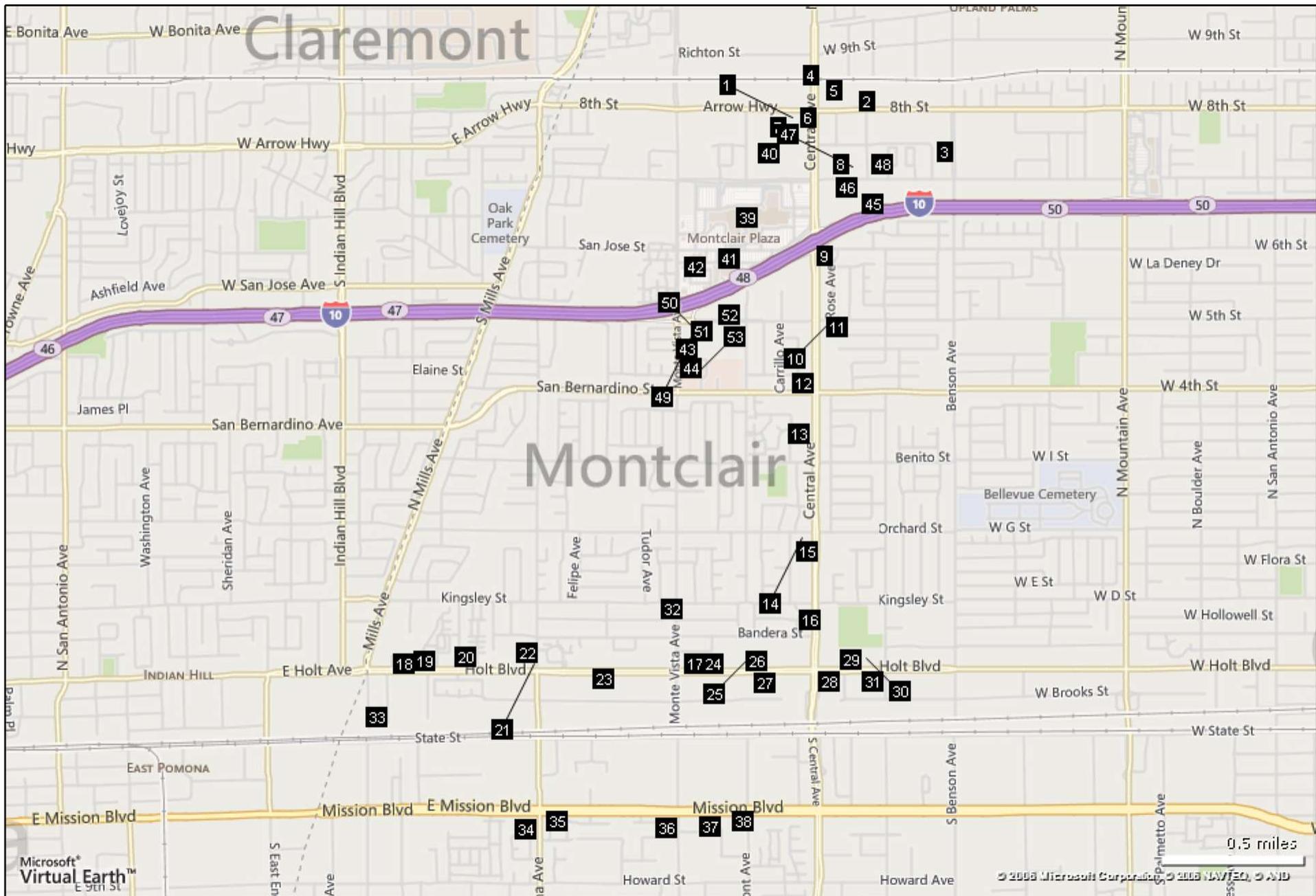


## City of Montclair

**Montclair I - Doctors Hospital Medical  
Center of  
-- cont'd  
4950 San Bernardino St  
Montclair, CA 91763**

free surface parking. Adjacent to Doctors Hospital of Montclair, a 102-bed acute care facility with 24/7 emergency room, maternity care, and ICU/CCU.





The City of Montclair makes no warranty or guarantee as to the content, accuracy, timeliness or completeness of any of the information provided and assumes no liability for the use of the information. This copyrighted report contains research licensed to City of Montclair - 637531.