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# City of Montclair Retail Report March 2017

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PREPARED BY:



**City of Montclair**

5111 Benito St  
Montclair, CA 91763

**Thailin Martin**

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**1 5280 Arrow Hwy - Central Plaza**

**Montclair, CA 91763** Building Type: **Retail/Freestanding (Community Ctr)** Space Avail: **43,000 SF**  
**San Bernardino County** Building Status: **Built 1986** Max Contig: **43,000 SF**  
Building Size: **92,000 SF** Smallest Space: **43,000 SF**  
Land Area: **5.80 AC** Rent/SF/Yr: **\$6.00/mg**  
Stories: **1** % Leased: **100%**  
Expenses: **2012 Tax @ \$0.87/sf; 2012 Ops @ \$2.13/sf**  
Parking: **480 free Surface Spaces are available; Ratio of 5.22/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Ark Holdings / Kamran Ardebilchi (310) 477-1500 -- 43,000 SF (43,000 SF)**

**2 9014 Benson Ave - Montclair Shopping Center**

**Montclair, CA 91763** Building Type: **Retail/Freestanding (Strip Ctr)** Space Avail: **1,150 SF**  
**San Bernardino County** Building Status: **Built 1978** Max Contig: **1,150 SF**  
Building Size: **6,000 SF** Smallest Space: **1,150 SF**  
Land Area: **0.53 AC** Rent/SF/Yr: **\$13.80/nnn**  
Stories: **1** % Leased: **80.8%**  
Expenses: **2009 Tax @ \$1.08/sf, 2012 Est Tax @ \$1.13/sf; 2012 Ops @ \$2.16/sf**  
Parking: **20 free Surface Spaces are available; Ratio of 2.34/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Westland Real Estate Group / Yanki Greenspan (310) 639-5085 / Manny Bukiet (310) 639-5530 -- 1,150 SF (1,150 SF)**

**3 8801-8851 Central Ave - Montclair Village Plaza**

**AKA 8801-8891 Central Ave** Building Type: **Retail/(Neighborhood Ctr)** Space Avail: **15,595 SF**  
**NEC Arrow Hwy & Central Ave** Building Status: **Built 1984** Max Contig: **8,000 SF**  
**Montclair, CA 91763** Building Size: **53,816 SF** Smallest Space: **1,107 SF**  
**San Bernardino County** Land Area: **3.38 AC** Rent/SF/Yr: **\$13.20 - \$20.40/nnn**  
Stories: **1** % Leased: **87.9%**  
Expenses: **2016 Tax @ \$1.60/sf, 2011 Est Tax @ \$1.45/sf; 2011 Est Ops @ \$1.30/sf**  
Parking: **216 free Surface Spaces are available; Ratio of 5.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Progressive Real Estate Partners / Paul Su (909) 230-4500 -- 15,595 SF (1,107-8,000 SF)**

**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. 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.

**4 8891 Central Ave - Montclair Village Plaza**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: <b>Retail/Freestanding</b>	Space Avail: <b>2,116 SF</b>
Building Status: <b>Built 1985</b>	Max Contig: <b>2,116 SF</b>
Building Size: <b>9,180 SF</b>	Smallest Space: <b>2,116 SF</b>
Land Area: <b>1.06 AC</b>	Rent/SF/Yr: <b>\$24.00/nnn</b>
Stories: <b>1</b>	% Leased: <b>100%</b>
Expenses: <b>2016 Tax @ \$1.46/sf, 2011 Est Tax @ \$1.33/sf; 2011 Est Ops @ \$1.68/sf</b>	
Parking: <b>30 free Surface Spaces are available; Ratio of 5.00/1,000 SF</b>	
For Sale: <b>Not For Sale</b>	



Landlord Rep: **Progressive Real Estate Partners / Paul Su (909) 230-4500 -- 2,116 SF (2,116 SF)**

**5 9197 Central Ave - Montclair Plaza East - Montclair East Shopping Center**

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

Building Type: <b>Retail/(Community Ctr)</b>	Space Avail: <b>4,000 SF</b>
Building Status: <b>Built 1990</b>	Max Contig: <b>4,000 SF</b>
Building Size: <b>28,003 SF</b>	Smallest Space: <b>4,000 SF</b>
Land Area: <b>4.36 AC</b>	Rent/SF/Yr: <b>Withheld</b>
Stories: <b>1</b>	% Leased: <b>85.7%</b>
Expenses: <b>2016 Tax @ \$0.95/sf; 2012 Ops @ \$3.36/sf</b>	
Parking: <b>149 free Surface Spaces are available; Ratio of 5.32/1,000 SF</b>	
For Sale: <b>Not For Sale</b>	



Landlord Rep: **Quackenbos-Bell Commercial RE / C.Nick C. Quackenbos (909) 624-1313 X1 -- 4,000 SF (4,000 SF)**

**Building Notes:**

Adjacent to Montclair Plaza, this center offers excellent freeway visibility and accessibility. Dense daytime population of 14,906 people within 1 mile of site.

**6 9451-9477 Central Ave**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: <b>Retail/Freestanding</b>	Space Avail: <b>3,500 SF</b>
Building Status: <b>Built 1980</b>	Max Contig: <b>2,500 SF</b>
Building Size: <b>10,406 SF</b>	Smallest Space: <b>1,000 SF</b>
Land Area: <b>0.88 AC</b>	Rent/SF/Yr: <b>\$24.00/nnn</b>
Stories: <b>1</b>	% Leased: <b>90.4%</b>
Expenses: <b>2016 Tax @ \$1.36/sf</b>	
Parking: <b>60 free Surface Spaces are available; Ratio of 5.77/1,000 SF</b>	
For Sale: <b>Not For Sale</b>	



Landlord Rep: **FitzGerald and Associates / Keith Fitzgerald (949) 650-9514 -- 3,500 SF (1,000-2,500 SF)**

**7 9525-9565 Central Ave**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail**  
Building Status: **Built 1977**  
Building Size: **12,480 SF**  
Land Area: **0.97 AC**  
Stories: **1**

Expenses: **2016 Tax @ \$1.56/sf**  
Parking: **60 free Surface Spaces are available; Ratio of 5.06/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **1,300 SF**  
Max Contig: **1,300 SF**  
Smallest Space: **1,300 SF**  
Rent/SF/Yr: **\$19.80/fs**  
% Leased: **89.6%**



Landlord Rep: **TRCI Properties / Thomas Chow (562) 592-0997 / Stephanie Wu (562) 592-0997 -- 1,300 SF (1,300 SF)**

**8 9710-9880 Central Ave - Montclair Town Center**

**AKA 5220-5230 Benito St**

**SWC Central Ave & San Bernardino St**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/Freestanding (Neighborhood Ctr)**  
Building Status: **Built 1980**  
Building Size: **96,989 SF**  
Land Area: **9.67 AC**  
Stories: **1**

Expenses: **2016 Tax @ \$0.65/sf; 2012 Ops @ \$3.63/sf**  
Parking: **361 free Surface Spaces are available; Ratio of 3.85/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **13,871 SF**  
Max Contig: **5,275 SF**  
Smallest Space: **1,220 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **85.7%**



Landlord Rep: **Ophir Management Services / Eric Treibatch (818) 708-0888 X123 -- 13,871 SF (1,220-5,275 SF)**

**Building Notes:**

This property is located 1 mile south of the I-10 Freeway, on an entire block of Central Ave - between the signalized corners of both San Bernardino Rd and Benito St.

**9 8660 S Central Ave - Central Park Plaza**

**Intersection of Central Ave & Richton St**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/Freestanding**  
Building Status: **Built Aug 2008**  
Building Size: **8,779 SF**  
Land Area: **0.76 AC**  
Stories: **1**

Expenses: **2016 Tax @ \$1.88/sf**  
Parking: **46 free Surface Spaces are available; Ratio of 5.22/1,000 SF**  
For Sale: **For Sale at \$2,280,000 (\$259.71/SF) - Active**

Space Avail: **2,770 SF**  
Max Contig: **2,770 SF**  
Smallest Space: **2,770 SF**  
Rent/SF/Yr: **\$21.00/nnn**  
% Leased: **100%**



Sales Company: **Z Real Estate: Kavita Bhatia (909) 210-1570**  
Landlord Rep: **Z Real Estate / Kavita Bhatia (909) 210-1570 -- 2,770 SF (2,770 SF)**

**Building Notes:**

The property is located at the intersection of Central Avenue & Richton Street and is adjacent to Taco Bell. Only 1/2 mile from Montclair Plaza and excellent access to the 10, 210, 57, 71 & 15 fwys.

**10 4749-4759 Holt Ave - Montclair Retail Center**

**Montclair, CA 91763** Building Type: **Retail/Storefront** Space Avail: **4,250 SF**  
**San Bernardino County** **Retail/Office** Max Contig: **2,000 SF**  
Building Status: **Built 1948** Smallest Space: **1,000 SF**  
Building Size: **7,740 SF** Rent/SF/Yr: **\$10.20 -**  
Land Area: **1.12 AC** **\$16.80**  
Stories: **1** % Leased: **45.1%**  
Expenses: **2011 Tax @ \$1.20/sf, 2012 Est Tax @ \$1.20/sf; 2012**  
**Ops @ \$0.48/sf, 2009 Est Ops @ \$0.52/sf**  
Parking: **20 free Surface Spaces are available; Ratio of**  
**2.36/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **NAI Capital, Inc. / Lidia Talavera (909) 945-2339**  
Leasing Company: **Kenski Properties, Inc. / Linda Kenski (562) 430-4545 -- 3,000 SF (1,000-2,000 SF)**  
**NAI Capital Commercial / Lidia Talavera (909) 945-2339 -- 1,250 SF (1,250 SF)**

**11 4948-4962 Holt Ave - Holt Plaza**

**Montclair, CA 91763** Building Type: **Retail/Storefront** Space Avail: **4,189 SF**  
**San Bernardino County** Building Status: **Built 1980** Max Contig: **2,460 SF**  
Building Size: **8,200 SF** Smallest Space: **1,729 SF**  
Land Area: **0.71 AC** Rent/SF/Yr: **\$12.00/nnn**  
Stories: **1** % Leased: **48.9%**  
Expenses: **2016 Tax @ \$1.78/sf, 2012 Est Tax @ \$1.62/sf; 2015**  
**Ops @ \$1.18/sf, 2012 Est Ops @ \$1.32/sf**  
Parking: **45 free Surface Spaces are available; Ratio of**  
**4.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **KoTai Realty / Steve Shih (626) 285-8333 -- 4,189 SF (1,729-2,460 SF)**

**12 4234 Holt Blvd - Arirang Plaza**

**Montclair, CA 91763** Building Type: **Retail** Space Avail: **4,000 SF**  
**San Bernardino County** Building Status: **Built 1979** Max Contig: **3,000 SF**  
Building Size: **9,352 SF** Smallest Space: **1,000 SF**  
Land Area: **0.60 AC** Rent/SF/Yr: **\$15.00/nnn**  
Stories: **1** % Leased: **89.3%**  
Expenses: **2016 Tax @ \$0.77/sf**  
Parking: **31 free Surface Spaces are available; Ratio of**  
**3.31/1,000 SF**  
For Sale: **For Sale at \$2,400,000 (\$256.63/SF) - Active**



Sales Company: **RE/MAX International, Inc.: Sang Lee (909) 348-0471**  
Landlord Rep: **RE/MAX International, Inc. / Sang Lee (909) 348-0471 -- 4,000 SF (1,000-3,000 SF)**

**Building Notes:**

Property Description: Strip Center

**13 4480 Holt Blvd - Bldg B - Orchard Plaza**

**NWC Holt Blvd & Ramona Ave** Building Type: **Retail** Space Avail: **7,552 SF**  
**Montclair, CA 91763** Building Status: **Built Aug 2016** Max Contig: **7,552 SF**  
**San Bernardino County** Building Size: **10,872 SF** Smallest Space: **1,053 SF**  
Land Area: **0.69 AC** Rent/SF/Yr: **\$30.00 - \$33.00/nnn**  
Stories: **1** % Leased: **0%**  
Expenses: **2016 Combined Tax/Ops @ \$5.64/sf**  
Parking: **78 Surface Spaces are available; Ratio of 7.17/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Legendary Commercial / Armando Aguirre (213) 986-5579 -- 7,552 SF (1,053-1,123 SF)**

**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

**14 4480 Holt Blvd - Built-to-Suit - Orchard Plaza**

**Montclair, CA 91763** Building Type: **Retail** Space Avail: **5,000 SF**  
**San Bernardino County** Building Status: **Proposed, breaks ground Feb 2017** Max Contig: **5,000 SF**  
Building Size: **5,000 SF** Smallest Space: **5,000 SF**  
Land Area: **2.96 AC** Rent/SF/Yr: **\$24.00/nnn**  
Stories: **1** % Leased: **0%**  
Expenses: **2015 Tax @ \$2.29/sf**  
For Sale: **Not For Sale**



Landlord Rep: **Legendary Commercial / Armando Aguirre (213) 986-5579 -- 5,000 SF (5,000 SF)**

**15 4601 Holt Blvd**

**Montclair, CA 91763** Building Type: **Retail** Space Avail: **6,000 SF**  
**San Bernardino County** Building Status: **Proposed, breaks ground Jan 2018** Max Contig: **3,000 SF**  
Building Size: **6,000 SF** Smallest Space: **1,500 SF**  
Land Area: **2.20 AC** Rent/SF/Yr: **\$24.00/nnn**  
Stories: **1** % Leased: **0%**  
Expenses: **2015 Tax @ \$1.67/sf**  
Parking: **33 Surface Spaces are available; Ratio of 5.50/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **RE/MAX 2000 Realty / Kuan Sung (626) 964-8999 / Carlos Skubacz (626) 964-8999 -- 6,000 SF (1,500-3,000 SF)**



**16 5280 Holt Blvd**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/Freestanding**  
Building Status: **Built 1986**  
Building Size: **5,293 SF**  
Land Area: **0.54 AC**  
Stories: **1**  
Expenses: **2016 Tax @ \$2.78/sf**  
Parking: **18 free Surface Spaces are available; Ratio of 3.39/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **5,293 SF**  
Max Contig: **5,293 SF**  
Smallest Space: **916 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **0%**



Landlord Rep: **Centers Business Management / Jason Ehrenpreis (310) 575-1517 X213 -- 5,293 SF (916-5,293 SF)**

**17 5319-5325 Holt Blvd - Central Holt Plaza**

**SEC Holt & Central**  
**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail**  
Building Status: **Built 1978**  
Building Size: **20,268 SF**  
Land Area: **1.68 AC**  
Stories: **1**  
Expenses: **2011 Tax @ \$1.78/sf**  
Parking: **30 free Surface Spaces are available; Ratio of 2.37/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **3,000 SF**  
Max Contig: **3,000 SF**  
Smallest Space: **1,500 SF**  
Rent/SF/Yr: **\$18.00/mg**  
% Leased: **85.2%**



Landlord Rep: **STC Management / Susan Hsu (562) 695-1513 X106 / Kathy Tung (562) 695-1513 - 3,000 SF (1,500-3,000 SF)**

**18 5461 Holt Blvd**

**Montclair, CA 91763**  
**San Bernardino County**

Building Type: **Retail/Freestanding (Strip Ctr)**  
Building Status: **Built 1988**  
Building Size: **25,786 SF**  
Land Area: **1.96 AC**  
Stories: **1**  
Expenses: **2016 Tax @ \$1.28/sf**  
Parking: **35 Surface Spaces are available; Ratio of 1.36/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **5,639 SF**  
Max Contig: **1,975 SF**  
Smallest Space: **1,160 SF**  
Rent/SF/Yr: **\$9.00/nnn**  
% Leased: **78.1%**



Landlord Rep: **Investors Property Services / Patricia Sheehan (949) 900-6160 -- 5,639 SF (1,160-1,975 SF)**

**Building Notes:**

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

**19 5521 Holt Blvd - Montclair Auto Center**

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Auto Repair**      Space Avail: **1,995 SF**  
Building Status: **Built 1989**      Max Contig: **1,995 SF**  
Building Size: **15,027 SF**      Smallest Space: **1,995 SF**  
Land Area: **1.49 AC**      Rent/SF/Yr: **\$9.60/mg**  
Stories: **1**      % Leased: **86.7%**  
Expenses: **2016 Tax @ \$0.51/sf, 2012 Est Tax @ \$0.72/sf; 2012 Est Ops @ \$1.68/sf**  
Parking: **43 free Surface Spaces are available; Ratio of 2.19/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Newcastle & Associates / Brook Campbell (310) 858-3333 -- 1,995 SF (1,995 SF)**

**20 4651 E Holt Blvd - Holt Plaza - Holt Blvd. Center**

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/(Strip Ctr)**      Space Avail: **6,379 SF**  
Building Status: **Built 1984**      Max Contig: **4,437 SF**  
Building Size: **15,352 SF**      Smallest Space: **1,942 SF**  
Land Area: **1.26 AC**      Rent/SF/Yr: **\$9.60 - \$12.00**  
Stories: **1**      % Leased: **71.1%**  
Expenses: **2016 Tax @ \$1.72/sf, 2012 Est Tax @ \$1.44/sf; 2012 Est Ops @ \$2.40/sf**  
Parking: **30 free Surface Spaces are available; Ratio of 2.27/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **CBRE / Vicky Espinosa (909) 418-2120 -- 6,379 SF (1,942-4,437 SF)**

**21 10643-10673 Mills Ave**

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/(Strip Ctr)**      Space Avail: **5,600 SF**  
Building Status: **Built 1960**      Max Contig: **2,100 SF**  
Building Size: **13,650 SF**      Smallest Space: **1,400 SF**  
Land Area: **0.90 AC**      Rent/SF/Yr: **\$8.88/nnn**  
Stories: **1**      % Leased: **59.0%**  
Expenses: **2016 Tax @ \$1.29/sf, 2004 Est Tax @ \$0.93/sf; 2004 Est Ops @ \$0.91/sf**  
Parking: **30 free Surface Spaces are available; Free Covered Spaces; Ratio of 2.20/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Masters Realty Eastern Group / Lucia Kim (626) 810-8000 -- 5,600 SF (1,400-2,100 SF)**

**Building Notes:**

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



**22 4439 Mission Blvd - Montclair Mission Plaza**

**AKA 4100-4150 Mission Blvd**      Building Type: **Retail/(Strip Ctr)**      Space Avail: **5,565 SF**  
**SWC Mission Blvd. & Ramona**      Building Status: **Built 1990**      Max Contig: **2,945 SF**  
**Montclair, CA 91763**      Building Size: **12,800 SF**      Smallest Space: **1,120 SF**  
**San Bernardino County**      Land Area: **3 AC**      Rent/SF/Yr: **\$18.00/nnn**  
Stories: **1**      % Leased: **56.5%**  
Expenses: **2013 Combined Tax/Ops @ \$5.40/sf**  
Parking: **75 free Surface Spaces are available; Ratio of 4.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Century 21 Experience / Pinling Lin (909) 373-4425 -- 5,565 SF (1,120-2,945 SF)**

**Building Notes:**

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

**23 4855-4875 Mission Blvd**

**SWC of Mission & Monte Vista**      Building Type: **Retail/Freestanding**      Space Avail: **4,351 SF**  
**Montclair, CA 91763**      Building Status: **Built Feb 2009**      Max Contig: **3,501 SF**  
**San Bernardino County**      Building Size: **18,186 SF**      Smallest Space: **850 SF**  
Land Area: **1.56 AC**      Rent/SF/Yr: **Withheld**  
Stories: **1**      % Leased: **76.1%**  
Expenses: **2016 Tax @ \$2.49/sf, 2011 Est Tax @ \$5.08/sf; 2015 Ops @ \$1.82/sf, 2011 Est Ops @ \$0.36/sf**  
Parking: **80 Surface Spaces are available; Ratio of 4.50/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **KWS Commercial / Mark El Tine (909) 992-3255 -- 4,351 SF (850-3,501 SF)**

**Building Notes:**

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

**24 5010 W Mission Blvd**

**Montclair, CA 91762**

**San Bernardino County**

Building Type: <b>Retail/Auto Dealership</b>	Space Avail: <b>8,400 SF</b>
Building Status: <b>Built 1967</b>	Max Contig: <b>8,400 SF</b>
Building Size: <b>8,400 SF</b>	Smallest Space: <b>8,400 SF</b>
Land Area: <b>2.64 AC</b>	Rent/SF/Yr: <b>Withheld</b>
Stories: <b>1</b>	% Leased: <b>0%</b>
Expenses: <b>2016 Tax @ \$1.67/sf</b>	
Parking: <b>200 free Surface Spaces are available</b>	
For Sale: <b>For Sale at \$2,000,000 (\$238.10/SF) - Active</b>	



Sales Company: **Century Commercial: Sal Salinas (323) 385-9516**  
 Landlord Rep: **Century Commercial / Sam Yacoub (909) 612-2102 / Sal Salinas (323) 385-9516 -- 8,400 SF (8,400 SF)**

**25 5060 Montclair Plaza Ln - Montclair Place**

**AKA 5060 E Montclair Plaza Ln**

**I-10 & Central Ave & Monte Vista Ave**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: <b>Retail/(Super Regional Mall)</b>	Space Avail: <b>52,696 SF</b>
Building Status: <b>Built 1968, Renov 1997</b>	Max Contig: <b>26,950 SF</b>
Building Size: <b>849,752 SF</b>	Smallest Space: <b>2,327 SF</b>
Land Area: <b>78 AC</b>	Rent/SF/Yr: <b>Withheld</b>
Stories: <b>2</b>	% Leased: <b>99.4%</b>
Expenses: <b>2016 Tax @ \$1.43/sf</b>	
Parking: <b>6,249 free Surface Spaces are available; Ratio of 5.00/1,000 SF</b>	
For Sale: <b>Not For Sale</b>	



Landlord Rep: **BRC Advisors / Marcus O'Bryant (213) 226-8700 -- 4,821 SF (2,327-2,494 SF)**  
 Leasing Company: **Savills Studley / Peter Spragg (213) 553-3800 -- 47,875 SF (5,820-26,950 SF)**

**Building Notes:**

Located off I-10, one of the most heavily traveled thoroughfares in the United States, this two-story enclosed malls features over 200 specialty retailers.

General Growth has 50.5% ownership.

**26 5399 Moreno St - Montclair East Shopping Center****Montclair, CA 91763****San Bernardino County**

Building Type: **Retail/Freestanding**      Space Avail: **6,615 SF**  
 Building Status: **Built 1996**      Max Contig: **6,615 SF**  
 Building Size: **17,000 SF**      Smallest Space: **6,615 SF**  
 Land Area: **0.74 AC**      Rent/SF/Yr: **Withheld**  
 Stories: **1**      % Leased: **61.1%**  
 Expenses: **2015 Tax @ \$1.66/sf, 2016 Est Tax @ \$1.65/sf; 2010 Ops @ \$1.79/sf**  
 Parking: **80 free Surface Spaces are available; Ratio of 4.82/1,000 SF**  
 For Sale: **Not For Sale**



Landlord Rep: **SRS Real Estate Partners / C.Terrison C. Quinn (949) 698-1107 / Casey Mahony (949) 698-1108 / Adam Handfield (949) 698-1109 -- 6,615 SF (6,615 SF)**

**Building Notes:**

Join Ross, Sports Authority, David's Bridal and Anna's Linens. Adjacent major box tenants include Target, Best Buy, Circuit City, Barnes & Noble, Office Depot and Petco. Adjacent to Montclair Plaza, a well established 1.2 million sf regional shopping center.

**27 5404 Moreno St - Montclair Towers****Montclair, CA 91763****San Bernardino County**

Building Type: **Retail**      Space Avail: **1,778 SF**  
 Building Status: **Built 1991**      Max Contig: **1,778 SF**  
 Building Size: **22,217 SF**      Smallest Space: **1,778 SF**  
 Land Area: **1.45 AC**      Rent/SF/Yr: **Withheld**  
 Stories: **1**      % Leased: **92.0%**  
 Expenses: **2016 Tax @ \$1.25/sf, 2012 Est Tax @ \$2.01/sf; 2011 Ops @ \$3.99/sf, 2012 Est Ops @ \$3.99/sf**  
 Parking: **60 free Surface Spaces are available; Ratio of 2.70/1,000 SF**  
 For Sale: **Not For Sale**



Landlord Rep: **Pac West Management, Inc. / Joseph Ramani (310) 474-8844 / Ayda Kach (310) 474-8844 -- 1,778 SF (1,778 SF)**

**28 5445-5467 Moreno St - Montclair East Shopping Center****Montclair, CA 91763****San Bernardino County**

Building Type: **Retail**      Space Avail: **58,498 SF**  
 Building Status: **Built 1993**      Max Contig: **41,200 SF**  
 Building Size: **119,400 SF**      Smallest Space: **1,367 SF**  
 Land Area: **8.81 AC**      Rent/SF/Yr: **Withheld**  
 Stories: **1**      % Leased: **51.0%**  
 Expenses: **2015 Tax @ \$1.62/sf, 2016 Est Tax @ \$1.61/sf; 2010 Ops @ \$1.80/sf**  
 Parking: **515 free Surface Spaces are available; Ratio of 4.31/1,000 SF**  
 For Sale: **Not For Sale**



Landlord Rep: **SRS Real Estate Partners / C.Terrison C. Quinn (949) 698-1107 / Casey Mahony (949) 698-1108 / Adam Handfield (949) 698-1109 -- 58,498 SF (1,367-41,200 SF)**

**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.

**29 5454-5484 Moreno St - The Montclair Outlets**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail**  
Building Status: **Built 1979**  
Building Size: **27,592 SF**  
Land Area: **2.30 AC**  
Stories: **1**

Space Avail: **10,286 SF**  
Max Contig: **3,911 SF**  
Smallest Space: **3,150 SF**  
Rent/SF/Yr: **\$12.00 - \$13.80/nnn**  
% Leased: **88.6%**

Expenses: **2016 Tax @ \$1.34/sf, 2011 Est Tax @ \$2.17/sf; 2011 Est Ops @ \$1.44/sf**

Parking: **107 free Surface Spaces are available; Ratio of 3.88/1,000 SF**

For Sale: **Not For Sale**



Landlord Rep: **Progressive Real Estate Partners / Pablo Velasco (951) 961-1883 -- 10,286 SF (3,150-3,911 SF)**

**Building Notes:**

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

**30 8901-8939 Rose Ave**

**AKA 5363 Arrow Hwy**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Retail/Auto Repair**  
Building Status: **Built 1964**  
Building Size: **7,550 SF**  
Land Area: **0.48 AC**  
Stories: **1**

Space Avail: **2,000 SF**  
Max Contig: **2,000 SF**  
Smallest Space: **2,000 SF**  
Rent/SF/Yr: **\$13.20/fig**  
% Leased: **0%**

Expenses: **2016 Tax @ \$0.65/sf**

Parking: **18 free Surface Spaces are available; 7 Surface Tandem Spaces are available; Ratio of 3.45/1,000 SF**

For Sale: **Not For Sale**



Landlord Rep: **RE/MAX Commercial / Hector Lopez (213) 700-8831 / Fernando Carmona (909) 568-8474 -- 2,000 SF (2,000 SF)**

**Building Notes:**

Property Description: **AUTO REPAIR & TAVERN BUILDING**



