
City of Montclair Retail Report September 2017

9/7/2017

PREPARED BY:



City of Montclair

5111 Benito St
Montclair, CA 91763

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1 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: **\$12.00/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)**

2 8801-8851 Central Ave - Montclair Village Plaza

AKA 8801-8891 Central Ave Building Type: **Retail/(Neighborhood Ctr)** Space Avail: **12,080 SF**
NEC Arrow Hwy & Central Ave Building Status: **Built 1984** Max Contig: **3,834 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: **\$1.10 - \$18.00/nnn**
Stories: **1** % Leased: **85.6%**
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 / Maggie Gonzalez (909) 230-4500 -- 12,080 SF (1,107-3,834 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.

3 8891 Central Ave - Montclair Village Plaza

Montclair, CA 91763 Building Type: **Retail/Freestanding** Space Avail: **2,116 SF**
San Bernardino County Building Status: **Built 1985** Max Contig: **2,116 SF**
Building Size: **9,180 SF** Smallest Space: **2,116 SF**
Land Area: **1.06 AC** Rent/SF/Yr: **\$21.00/nnn**
Stories: **1** % Leased: **100%**
Expenses: **2016 Tax @ \$1.46/sf, 2011 Est Tax @ \$1.33/sf; 2011 Est Ops @ \$1.68/sf**
Parking: **30 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 -- 2,116 SF (2,116 SF)**

4 9197 Central Ave - Montclair Plaza East - Montclair East Shopping Center

AKA 9137-9197 Central Ave Building Type: **Retail/(Community Ctr)** Space Avail: **18,171 SF**
NEC Central Ave & I-10 Fwy Building Status: **Built 1990** Max Contig: **11,921 SF**
Montclair, CA 91763 Building Size: **28,003 SF** Smallest Space: **2,250 SF**
San Bernardino County Land Area: **4.36 AC** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **35.1%**
Expenses: **2016 Tax @ \$0.95/sf; 2012 Ops @ \$3.36/sf**
Parking: **149 free Surface Spaces are available; Ratio of 5.32/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **CBRE / Dan Samulski (949) 725-8595 -- 18,171 SF (2,250-11,921 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.

5 9451-9477 Central Ave

Montclair, CA 91763 Building Type: **Retail/Freestanding** Space Avail: **4,000 SF**
San Bernardino County Building Status: **Built 1980** Max Contig: **2,500 SF**
Building Size: **10,406 SF** Smallest Space: **1,000 SF**
Land Area: **0.88 AC** Rent/SF/Yr: **\$24.00/nnn**
Stories: **1** % Leased: **85.6%**
Expenses: **2016 Tax @ \$1.36/sf**
Parking: **60 free Surface Spaces are available; Ratio of 5.77/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **FitzGerald and Associates / Keith Fitzgerald (949) 650-9514 -- 4,000 SF (1,000-2,500 SF)**

6 9666-9686 Central Ave - Circle Center

Montclair, CA 91763 Building Type: **Retail** Space Avail: **950 SF**
San Bernardino County Building Status: **Existing** Max Contig: **950 SF**
Building Size: **19,031 SF** Smallest Space: **950 SF**
Land Area: **1.55 AC** Rent/SF/Yr: **\$13.80/nnn**
Stories: **1** % Leased: **95.0%**
Expenses: **2016 Tax @ \$1.13/sf, 2012 Est Tax @ \$0.19/sf; 2014 Ops @ \$4.44/sf, 2012 Est Ops @ \$1.81/sf**
Parking: **53 free Surface Spaces are available; Ratio of 3.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Centers Business Management / Robert Chaikin (310) 575-1517 X231 -- 950 SF (950 SF)**

7 9710-9880 Central Ave - Montclair Town Center

AKA 5220-5230 Benito St Building Type: **Retail/Freestanding (Neighborhood Ctr)** Space Avail: **20,996 SF**
SWC Central Ave & San Bernardino St Building Status: **Built 1980** Max Contig: **8,050 SF**
Montclair, CA 91763 Building Size: **96,989 SF** Smallest Space: **1,200 SF**
San Bernardino County Land Area: **9.67 AC** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **78.4%**
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**



Landlord Rep: **Ophir Management Services / Eric Treibatch (818) 708-0888 X123 -- 20,996 SF (1,200-8,050 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.

8 9885 Central Ave

Montclair, CA 91763 Building Type: **Retail** Space Avail: **992 SF**
San Bernardino County Building Status: **Built 1989, Renov Mar 2006** Max Contig: **992 SF**
Building Size: **3,500 SF** Smallest Space: **992 SF**
Land Area: **0.38 AC** Rent/SF/Yr: **\$21.00/nnn**
Stories: **1** % Leased: **71.7%**
Expenses: **2016 Tax @ \$1.85/sf; 2012 Ops @ \$4.32/sf**
Parking: **14 Surface Spaces are available; Ratio of 4.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Progressive Real Estate Partners / Maggie Gonzalez (909) 230-4500 -- 992 SF (992 SF)**

9 10144-10152 Central Ave

Montclair, CA 91763 Building Type: **Retail/Freestanding** Space Avail: **8,860 SF**
San Bernardino County Building Status: **Built 1975** Max Contig: **8,860 SF**
Building Size: **22,000 SF** Smallest Space: **8,860 SF**
Land Area: **2.53 AC** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **59.7%**
Expenses: **2013 Combined Tax/Ops @ \$1.20/sf**
Parking: **24 free Surface Spaces are available; Ratio of 1.09/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **CBRE / Vicky Espinosa (909) 418-2120 -- 8,860 SF (8,860 SF)**

10 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: **2,972 SF**

Max Contig: **2,972 SF**

Smallest Space: **2,972 SF**

Rent/SF/Yr: **\$18.00/nnn**

% Leased: **100%**



Sales Company: **KB Real Estate: Kavita Bhatia (909) 210-1570**

Landlord Rep: **KB Real Estate / Kavita Bhatia (909) 210-1570 -- 2,972 SF (2,972 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.

11 4027 Holt Ave

Montclair, CA 91763

San Bernardino County

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

Building Status: **Existing**

Building Size: **2,500 SF**

Land Area: **0.16 AC**

Stories: **1**

Expenses: **2010 Tax @ \$0.86/sf; 2010 Est Ops @ \$2.02/sf**

Parking: **12 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

For Sale: **For Sale - Active**

Space Avail: **2,500 SF**

Max Contig: **2,500 SF**

Smallest Space: **2,500 SF**

Rent/SF/Yr: **\$14.40/+util**

% Leased: **100%**



Sales Company: **Elat Properties: Shawn Shirazi (310) 464-7997**

Landlord Rep: **Elat Properties Investment & Development / Ray Golbari (213) 927-2700 X114**

Leasing Company: **Elat Properties / Shawn Shirazi (310) 464-7997 -- 2,500 SF (2,500 SF)**

12 4749-4759 Holt Ave - Montclair Retail Center

Montclair, CA 91763

San Bernardino County

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

Building Status: **Built 1948**

Building Size: **7,740 SF**

Land Area: **1.12 AC**

Stories: **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**

Space Avail: **7,250 SF**

Max Contig: **2,000 SF**

Smallest Space: **1,000 SF**

Rent/SF/Yr: **\$10.20 - \$10.80**

% Leased: **22.5%**



Landlord Rep: **GG Properties Inc. / Rodney Gleicher (818) 771-0072 X101 -- 7,250 SF (1,000-2,000 SF)**

13 4948-4962 Holt Ave - Holt Plaza

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Storefront**
 Building Status: **Built 1980**
 Building Size: **8,200 SF**
 Land Area: **0.71 AC**
 Stories: **1**
 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: **For Sale at \$2,180,000 (\$265.85/SF) - Active**

Space Avail: **4,189 SF**
 Max Contig: **2,460 SF**
 Smallest Space: **1,729 SF**
 Rent/SF/Yr: **\$12.00/nnn**
 % Leased: **48.9%**



Sales Company: **KoTai Realty: Steve Shih (626) 237-2187**
 Landlord Rep: **KoTai Realty / Steve Shih (626) 237-2187 -- 4,189 SF (1,729-2,460 SF)**

14 4468-4488 Holt Blvd - Bldg A - Orchard Plaza

NWC Holt Blvd & Ramona Ave

Montclair, CA 91763

San Bernardino County

Building Type: **Retail**
 Building Status: **Built Aug 2016**
 Building Size: **15,895 SF**
 Land Area: **2.91 AC**
 Stories: **1**
 Expenses: **2016 Combined Tax/Ops @ \$5.64/sf**
 Parking: **Ratio of 4.80/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **2,360 SF**
 Max Contig: **2,360 SF**
 Smallest Space: **1,180 SF**
 Rent/SF/Yr: **\$33.00/nnn**
 % Leased: **85.2%**



Landlord Rep: **Legendary Commercial / Armando Aguirre (213) 986-5579 -- 2,360 SF (1,180 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

15 4480 Holt Blvd - Built-to-Suit - Orchard Plaza

Bldg D

Montclair, CA 91763

San Bernardino County

Building Type: **Retail**
 Building Status: **Proposed, breaks ground Nov 2017**
 Building Size: **5,000 SF**
 Land Area: **2.96 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$2.29/sf**
 For Sale: **Not For Sale**

Space Avail: **5,000 SF**
 Max Contig: **12,552 SF**
 Smallest Space: **5,000 SF**
 Rent/SF/Yr: **\$24.00/nnn**
 % Leased: **0%**



Landlord Rep: **Legendary Commercial / Armando Aguirre (213) 986-5579**
 Leasing Company: **Joseph Khoshshima / Joseph Khoshshima (213) 675-9775 -- 5,000 SF (5,000 SF)**

16 4601 Holt Blvd

Montclair, CA 91763
San Bernardino County

Building Type: **Retail**
Building Status: **Proposed, breaks ground Jan 2018**
Building Size: **6,000 SF**
Land Area: **2.20 AC**
Stories: **1**
Expenses: **2015 Tax @ \$1.67/sf**
Parking: **33 Surface Spaces are available; Ratio of 5.50/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **6,000 SF**
Max Contig: **3,000 SF**
Smallest Space: **1,500 SF**
Rent/SF/Yr: **\$24.00/nnn**
% Leased: **0%**



Landlord Rep: **Re/Max 2000 Commercial / Carlos Skubacz (626) 964-8999 -- 6,000 SF (1,500-3,000 SF)**

17 4911 Holt Blvd

Montclair, CA 91763
San Bernardino County

Building Type: **Retail**
Building Status: **Proposed, breaks ground Sep 2017**
Building Size: **40,000 SF**
Land Area: **-**
Stories: **4**
For Sale: **Not For Sale**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: **-**
Rent/SF/Yr: **-**
% Leased: **100%**



Landlord Rep: **Galleria Centers, Inc. / J.Anthony J. Karber (714) 550-9100**

18 4990-5010 Holt Blvd - Holt Plaza

Montclair, CA 91763
San Bernardino County

Building Type: **Retail**
Building Status: **Under Renovation, delivers Jan 2018**
Building Size: **16,508 SF**
Land Area: **1.32 AC**
Stories: **1**
Expenses: **2016 Tax @ \$0.62/sf**
Parking: **45 free Surface Spaces are available; Ratio of 5.70/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,800 SF**
Max Contig: **1,800 SF**
Smallest Space: **1,800 SF**
Rent/SF/Yr: **\$12.00/mg**
% Leased: **89.1%**



Landlord Rep: **John Adem / John Adem (818) 790-3487 -- 1,800 SF (1,800 SF)**

19 5158 Holt Blvd

Montclair, CA 91763
San Bernardino County

Building Type: **Retail**
Building Status: **Existing**
Building Size: **10,000 SF**
Land Area: **0.57 AC**
Stories: **1**
Expenses: **2011 Tax @ \$0.27/sf**
For Sale: **Not For Sale**

Space Avail: **10,000 SF**
Max Contig: **10,000 SF**
Smallest Space: **10,000 SF**
Rent/SF/Yr: **\$10.20/mg**
% Leased: **0%**



Landlord Rep: **N & H Motors, Inc. / Sam Hijazi (909) 626-1232 -- 10,000 SF (10,000 SF)**

20 5280 Holt Blvd

Montclair, CA 91763
San Bernardino County

Building Type: **Retail/Freestanding**
Building Status: **Built 1986**
Building Size: **7,293 SF**
Land Area: **0.54 AC**
Stories: **1**
Expenses: **2016 Tax @ \$2.02/sf**
Parking: **18 free Surface Spaces are available; Ratio of 3.39/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **7,293 SF**
Max Contig: **5,293 SF**
Smallest Space: **2,000 SF**
Rent/SF/Yr: **Withheld**
% Leased: **27.4%**



Landlord Rep: **Centers Business Management / Jason Ehrenpreis (310) 575-1517 X213 -- 7,293 SF (2,000-5,293 SF)**

21 5319-5325 Holt Blvd - Central Holt Plaza

SEC Holt & Central
Montclair, CA 91763
San Bernardino County

Building Type: **Retail/(Strip Ctr)**
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: **1,187 SF**
Max Contig: **1,187 SF**
Smallest Space: **1,187 SF**
Rent/SF/Yr: **\$18.00/mg**
% Leased: **94.1%**



Landlord Rep: **STC Management / Susan Hsu (562) 695-1513 X106 / Kathy Tung (562) 695-1513 - 1,187 SF (1,187 SF)**

22 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:

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

23 5521 Holt Blvd - Montclair Auto Center

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Auto Repair**

Building Status: **Built 1989**

Building Size: **15,027 SF**

Land Area: **1.49 AC**

Stories: **1**

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**

Space Avail: **1,320 SF**

Max Contig: **1,320 SF**

Smallest Space: **1,320 SF**

Rent/SF/Yr: **\$10.80/nnn**

% Leased: **91.2%**



Landlord Rep: **Newcastle & Associates / Brook Campbell (310) 858-3333 -- 1,320 SF (1,320 SF)**

24 4651 E Holt Blvd - Holt Plaza - Holt Blvd. Center

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding (Strip Ctr)**

Building Status: **Built 1984**

Building Size: **15,352 SF**

Land Area: **1.26 AC**

Stories: **1**

Expenses: **2016 Tax @ \$1.72/sf, 2012 Est Tax @ \$1.44/sf; 2012 Ops @ \$2.40/sf**

Parking: **30 free Surface Spaces are available; Ratio of 2.27/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **6,143 SF**

Max Contig: **2,451 SF**

Smallest Space: **1,750 SF**

Rent/SF/Yr: **\$9.60 - \$15.00**

% Leased: **76.0%**



Landlord Rep: **CBRE / Vicky Espinosa (909) 418-2120 -- 6,143 SF (1,750-2,451 SF)**

25 10643-10673 Mills Ave

Montclair, CA 91763 Building Type: **Retail/Freestanding (Strip Ctr)** Space Avail: **4,200 SF**
San Bernardino County Building Status: **Built 1960** Max Contig: **2,100 SF**
Building Size: **13,650 SF** Smallest Space: **2,100 SF**
Land Area: **0.90 AC** Rent/SF/Yr: **\$9.36/nnn**
Stories: **1** % Leased: **69.2%**
Expenses: **2016 Tax @ \$1.29/sf, 2004 Est Tax @ \$0.93/sf; 2004 Est Ops @ \$0.91/sf**
Parking: **Free Covered Spaces; 30 free Surface Spaces are available; Ratio of 2.20/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Masters Realty Eastern Group / Steve Kang (626) 810-8000**
Leasing Company: **Masters Realty Eastern Group / Masters realty Estern group (626) 786-4500 -- 4,200 SF (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.

26 4439 Mission Blvd - Montclair Mission Plaza

AKA 4100-4150 Mission Blvd Building Type: **Retail/(Strip Ctr)** Space Avail: **2,620 SF**
SWC Mission Blvd. & Ramona Building Status: **Built 1990** Max Contig: **1,500 SF**
Montclair, CA 91763 Building Size: **12,800 SF** Smallest Space: **1,120 SF**
San Bernardino County Land Area: **3 AC** Rent/SF/Yr: **\$15.00/nnn**
Stories: **1** % Leased: **79.5%**
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 -- 2,620 SF (1,120-1,500 SF)**

Building Notes:

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

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

27 4545 Mission Blvd - Brighton Plaza

SEC Mission & Ramona
Montclair, CA 91763
San Bernardino County

Building Type: **Retail**
Building Status: **Built Feb 2006**
Building Size: **6,808 SF**
Land Area: **0.60 AC**
Stories: **1**
Expenses: **2016 Tax @ \$3.32/sf; 2012 Ops @ \$3.12/sf**
Parking: **50 Surface Spaces are available; Ratio of 7.34/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,732 SF**
Max Contig: **866 SF**
Smallest Space: **866 SF**
Rent/SF/Yr: **\$15.00/nnn**
% Leased: **74.6%**



Landlord Rep: **Renken & Co / John Renken (909) 482-1060 -- 1,732 SF (866 SF)**

Building Notes:

The property is located between Mission Blvd & Ramona Avenue.

28 4855-4875 Mission Blvd

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

Building Type: **Retail/Freestanding**
Building Status: **Built Feb 2009**
Building Size: **18,186 SF**
Land Area: **1.56 AC**
Stories: **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**

Space Avail: **4,336 SF**
Max Contig: **3,500 SF**
Smallest Space: **836 SF**
Rent/SF/Yr: **\$19.20 - \$22.20/nnn**
% Leased: **76.2%**



Landlord Rep: **Century Commercial / Sam Yacoub (909) 612-2102 -- 4,336 SF (836-3,500 SF)**

Building Notes:

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

29 4465-4467 E Mission Blvd

AKA 4467 Mission Blvd Building Type: **Retail/Storefront** Space Avail: **884 SF**
Building Status: **Built 2007** Max Contig: **884 SF**
SWC Mission Blvd & Ramona Ave Building Size: **5,881 SF** Smallest Space: **884 SF**
Land Area: **0.70 AC** Rent/SF/Yr: **Withheld**
Montclair, CA 91763 Stories: **1** % Leased: **100%**
San Bernardino County Expenses: **2016 Tax @ \$4.21/sf; 2008 Combined Est Tax/Ops @ \$11.50/sf**
Parking: **33 Surface Spaces are available; Ratio of 5.62/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Progressive Real Estate Partners / Paul Galmarini (909) 230-4500 / Gretchen Lastra (909) 230-4500 -- 884 SF (884 SF)**

Building Notes:

-Anchored by Starbucks with Drive Thru (over 15,000 locations and over \$9 Billion Dollars in Sales) Panda Express, Little Caesar's, Ace Check Cashing.

-Rental Increases in Each NNN Lease. Interest only Assumable Loan, Ideal for 1031 Exchange Buyer. Densely Populated Trade Area. Excellent Intersection of Mission and Ramona.

30 5060 Montclair Plaza Ln - Montclair Place

AKA 5060 E Montclair Plaza Ln Building Type: **Retail/(Super Regional Mall)** Space Avail: **19,651 SF**
Max Contig: **17,170 SF**
I-10 & Central Ave & Monte Vista Ave Building Status: **Built 1968, Renov 1997** Smallest Space: **2,481 SF**
Building Size: **849,752 SF** Rent/SF/Yr: **Withheld**
Land Area: **78 AC** % Leased: **99.7%**
Montclair, CA 91763 Stories: **2**
San Bernardino County Expenses: **2016 Tax @ \$1.43/sf**
Parking: **6,249 free Surface Spaces are available; Ratio of 5.00/1,000 SF**
For Sale: **Not For Sale**



Landlord Rep: **Savills Studley / Peter Spragg (213) 553-3800 -- 19,651 SF (2,481-17,170 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.

31 5080 E Montclair Plaza Ln - Sears - Montclair Place

Montclair, CA 91763
San Bernardino County

Building Type: Retail/Department Store	Space Avail: 83,551 SF
Building Status: Built 1985	Max Contig: 83,551 SF
Building Size: 186,553 SF	Smallest Space: 24,078 SF
Land Area: 3.23 AC	Rent/SF/Yr: Withheld
Stories: 3	% Leased: 100%
Expenses: 2016 Tax @ \$1.00/sf	
For Sale: Not For Sale	



Landlord Rep: **JLL / Erik Westedt (909) 962-6366**
Leasing Company: **JLL / Shauna Mattis (310) 694-3190 Scott Burns (310) 694-3188 -- 83,551 SF (24,078-30,896 SF)**

32 5121-5182 N Montclair Plaza Ln - Montclair Place

AKA 5130-5200 N Montclair Plaza Ln
Montclair, CA 91763
San Bernardino County

Building Type: Retail	Space Avail: 6,500 SF
Building Status: Built 1969	Max Contig: 3,250 SF
Building Size: 75,103 SF	Smallest Space: 3,250 SF
Land Area: 7.93 AC	Rent/SF/Yr: \$27.00/nnn
Stories: 1	% Leased: 95.7%
Expenses: 2011 Tax @ \$1.20/sf	
Parking: 150 free Surface Spaces are available; Ratio of 2.00/1,000 SF	
For Sale: Not For Sale	



Landlord Rep: **FM Enterprises, Inc. / Frank Mushmel (818) 667-0875 -- 3,250 SF (3,250 SF)**
Leasing Company: **CBRE / Ryan Gast (909) 418-2129 Chris Swieca (909) 418-2130 -- 3,250 SF (3,250 SF)**

33 4949 S Montclair Plaza Ln - Elephant Bar - Montclair Place

Montclair, CA 91763
San Bernardino County

Building Type: Retail/Restaurant	Space Avail: 7,500 SF
Building Status: Built 2004	Max Contig: 7,500 SF
Building Size: 7,500 SF	Smallest Space: 7,500 SF
Land Area: 9.74 AC	Rent/SF/Yr: Withheld
Stories: 1	% Leased: 100%
Expenses: 2011 Tax @ \$11.98/sf	
Parking: 60 free Surface Spaces are available; Ratio of 8.22/1,000 SF	
For Sale: Not For Sale	



Landlord Rep: **Savills Studley / Peter Spragg (213) 553-3800 -- 7,500 SF (7,500 SF)**

34 5001-5065 S Montclair Plaza Ln - Montclair Place

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding**

Building Status: **Built 2004**

Building Size: **48,500 SF**

Land Area: **9.74 AC**

Stories: **1**

Expenses: **2011 Tax @ \$1.85/sf**

Parking: **80 free Surface Spaces are available; Ratio of 1.65/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **12,000 SF**

Max Contig: **12,000 SF**

Smallest Space: **12,000 SF**

Rent/SF/Yr: **Withheld**

% Leased: **100%**



Landlord Rep: **Savills Studley / Peter Spragg (213) 553-3800 -- 12,000 SF (12,000 SF)**

35 5200 S Montclair Plaza Ln - Montclair Place

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding**

Building Status: **Built 1968**

Building Size: **145,820 SF**

Land Area: **1 AC**

Stories: **2**

Expenses: **2011 Tax @ \$0.91/sf**

Parking: **350 free Surface Spaces are available; Ratio of 2.40/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **57,875 SF**

Max Contig: **26,950 SF**

Smallest Space: **5,820 SF**

Rent/SF/Yr: **Withheld**

% Leased: **100%**



Landlord Rep: **Savills Studley / Peter Spragg (213) 553-3800 -- 57,875 SF (5,820-26,950 SF)**

36 5399 Moreno St - Montclair East Shopping Center

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding**

Building Status: **Built 1996**

Building Size: **17,000 SF**

Land Area: **0.74 AC**

Stories: **1**

Expenses: **2017 Combined Tax/Ops @ \$4.20/sf**

Parking: **80 free Surface Spaces are available; Ratio of 4.82/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **6,615 SF**

Max Contig: **6,615 SF**

Smallest Space: **6,615 SF**

Rent/SF/Yr: **\$16.20/nnn**

% Leased: **61.1%**



Landlord Rep: **Sunset Equity / Benjamin Donel (310) 864-7600 -- 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.

37 5404 Moreno St - Montclair Towers

Montclair, CA 91763

San Bernardino County

Building Type: **Retail**
Building Status: **Built 1991**
Building Size: **22,217 SF**
Land Area: **1.45 AC**
Stories: **1**
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**

Space Avail: **4,800 SF**
Max Contig: **3,000 SF**
Smallest Space: **1,800 SF**
Rent/SF/Yr: **\$12.00/nnn**
% Leased: **78.4%**



Landlord Rep: **Pac West Management, Inc. / Joseph Ramani (310) 474-8844 / Ayda Kach (310) 474-8844 -- 4,800 SF (1,800-3,000 SF)**

38 5445-5467 Moreno St - Montclair East Shopping Center

Montclair, CA 91763

San Bernardino County

Building Type: **Retail**
Building Status: **Built 1993**
Building Size: **119,400 SF**
Land Area: **8.81 AC**
Stories: **1**
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**

Space Avail: **17,298 SF**
Max Contig: **10,318 SF**
Smallest Space: **1,367 SF**
Rent/SF/Yr: **\$15.00 - \$16.20/nnn**
% Leased: **85.5%**



Landlord Rep: **Sunset Equity / Benjamin Donel (310) 864-7600 -- 17,298 SF (1,367-10,318 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.

39 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**
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**

Space Avail: **8,775 SF**
Max Contig: **3,225 SF**
Smallest Space: **2,400 SF**
Rent/SF/Yr: **Withheld**
% Leased: **88.6%**



Landlord Rep: **Progressive Real Estate Partners / Pablo Velasco (951) 961-1883 -- 8,775 SF (2,400-3,225 SF)**

Building Notes:

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

40 5483 Moreno St

Montclair, CA 91763

San Bernardino County

Building Type: **Retail/Freestanding**
Building Status: **Built 1968**
Building Size: **28,000 SF**
Land Area: **1.54 AC**
Stories: **1**
Expenses: **2016 Tax @ \$1.04/sf, 2011 Est Tax @ \$0.80/sf; 2011 Est Ops @ \$1.20/sf**
Parking: **58 free Surface Spaces are available; Ratio of 2.07/1,000 SF**
For Sale: **For Sale at \$5,600,000 (\$200.00/SF) - Active**

Space Avail: **28,000 SF**
Max Contig: **28,000 SF**
Smallest Space: **28,000 SF**
Rent/SF/Yr: **\$13.80/nnn**
% Leased: **100%**



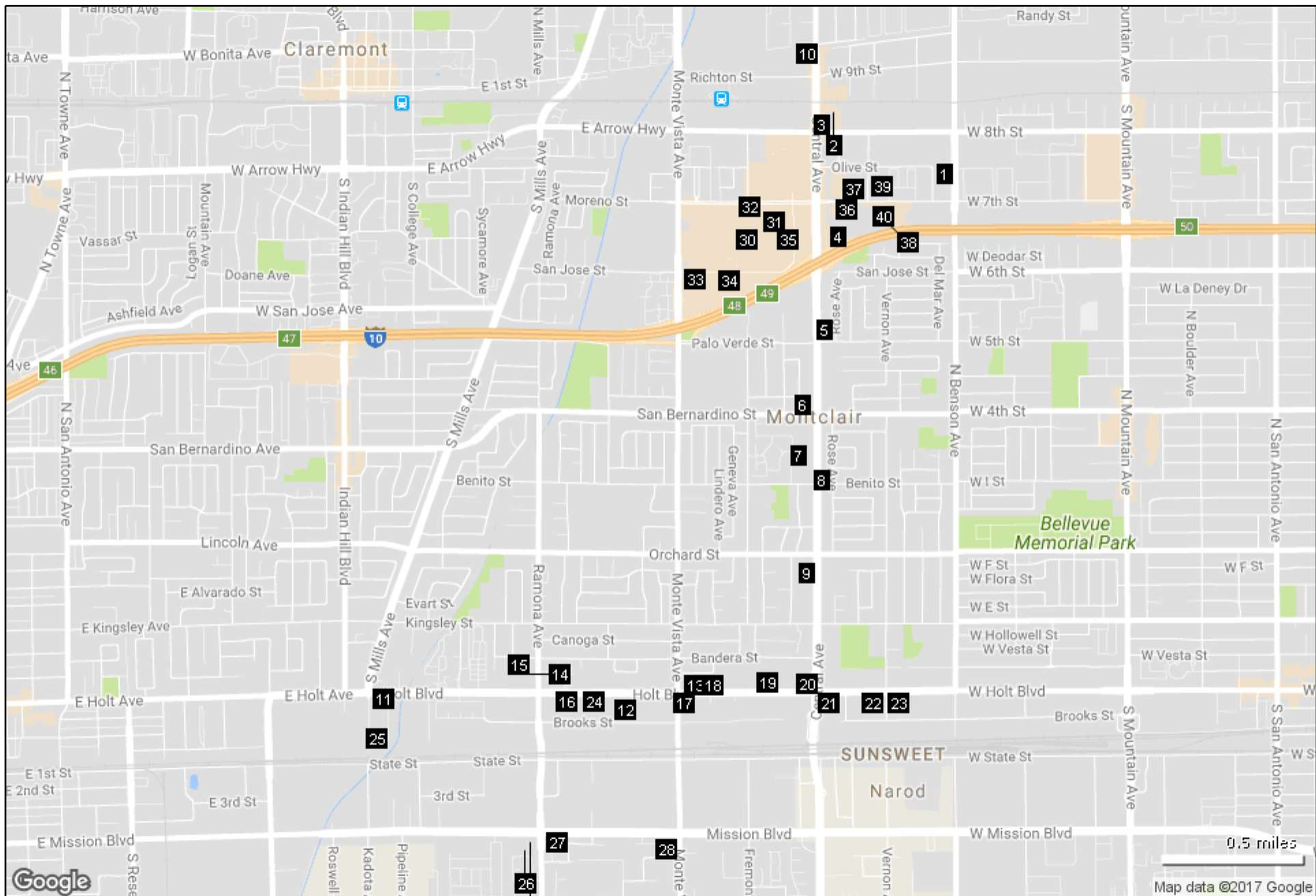
Sales Company: **NAI Capital Commercial: Joe Ingrin (909) 945-2339**

Landlord Rep: **NAI Capital Commercial / Joe Ingrin (909) 945-2339 -- 28,000 SF (28,000 SF)**

Building Notes:

Outstanding Retail possibility, Freeway Frontage, Ample Parking, reestanding, Excellent Access, Strong Demographics. Features Interstate 10 frontage.

I-10 Average annual daily traffic 246,000 cars per day. Newly renovated interior. Strong retail area near Montclair plaza regional mall and many other major retailers. Multiple uses allowed. Can be divided for two tenants.



Google



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9/7/2017