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# City of Montclair Industrial/Flex September 2017

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9/7/2017

PREPARED BY:



**City of Montclair**

5111 Benito St  
Montclair, CA 91763

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**1 4650 Arrow Hwy - Bldg E - Montclair Business Center**

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

Building Type: <b>Class B Flex/R&amp;D</b>	Space Avail: <b>3,342 SF</b>
Building Status: <b>Built 1980</b>	Max Contig: <b>1,732 SF</b>
Building Size: <b>11,655 SF</b>	Smallest Space: <b>1,610 SF</b>
Land Area: <b>0.68 AC</b>	Rent/SF/Yr: <b>\$11.40/mg</b>
Stories: <b>1</b>	% Leased: <b>86.2%</b>
Expenses: <b>2009 Tax @ \$8.75/sf, 2011 Est Tax @ \$6.89/sf; 2011 Est Ops @ \$1.36/sf</b>	
Parking: <b>26 free Surface Spaces are available; Ratio of 2.36/1,000 SF</b>	
For Sale: <b>Not For Sale</b>	



Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 / Dave McErlean (909) 660-3548 / Don Barmakian (909) 945-4599 -- 3,342 SF /1,800 ofc (1,610-1,732 SF)**

**2 4650 Arrow Hwy - Bldg G - Montclair Business Center**

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

Building Type: <b>Class B Flex/R&amp;D</b>	Space Avail: <b>2,038 SF</b>
Building Status: <b>Built 1980</b>	Max Contig: <b>2,038 SF</b>
Building Size: <b>20,970 SF</b>	Smallest Space: <b>2,038 SF</b>
Land Area: <b>0.97 AC</b>	Rent/SF/Yr: <b>\$11.40/mg</b>
Stories: <b>1</b>	% Leased: <b>90.3%</b>
Expenses: <b>2009 Tax @ \$4.86/sf, 2011 Est Tax @ \$3.83/sf; 2011 Est Ops @ \$1.44/sf</b>	
For Sale: <b>Not For Sale</b>	



Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 / Dave McErlean (909) 660-3548 / Don Barmakian (909) 945-4599 -- 2,038 SF /775 ofc (2,038 SF)**

**3 5405 Arrow Hwy - Mountain Commercial Plaza**

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

Building Type: <b>Class C Flex/Light Manufacturing</b>	Space Avail: <b>3,025 SF</b>
Building Status: <b>Built 1985</b>	Max Contig: <b>1,893 SF</b>
Building Size: <b>17,000 SF</b>	Smallest Space: <b>1,132 SF</b>
Land Area: <b>2.44 AC</b>	Rent/SF/Yr: <b>\$11.40</b>
Stories: <b>1</b>	% Leased: <b>82.2%</b>
Expenses: <b>2011 Tax @ \$2.10/sf</b>	
Parking: <b>60 free Surface Spaces are available; Ratio of 5.21/1,000 SF</b>	
For Sale: <b>Not For Sale</b>	



Landlord Rep: **Delmar Commercial R.E. Services / Mark McErlean (909) 945-4595 / Dave McErlean (909) 660-3548 -- 1,893 SF (1,893 SF)**

Leasing Company: **Pan American Properties, Inc. / Emily Rizvi (714) 628-6269 -- 1,132 SF (1,132 SF)**

**Building Notes:**

March 2002: Robert Schmit, Tr., represented by Pan American Properties, purchased this building along with 8920 Vernon Ave., and CB Richard Ellis represented the seller, ClairWest Properties, Ltd. For more information see COMPS report SBC-37272.

Building is located directly in front of 8920 Arrow Highway.

**4 5440 Arrow Hwy**

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Warehouse**      Space Avail: **245 SF**  
 Building Status: **Built 2008**      Max Contig: **245 SF**  
 Building Size: **22,400 SF**      Smallest Space: **120 SF**  
 Land Area: **1.10 AC**      Rent/SF/Yr: **\$28.80/fs**  
 Stories: **1**      % Leased: **98.9%**  
 Expenses: **2016 Tax @ \$0.75/sf, 2010 Est Tax @ \$0.96/sf; 2010 Est Ops @ \$1.68/sf**  
 Parking: **36 free Surface Spaces are available; Ratio of 4.00/1,000 SF**  
 For Sale: **Not For Sale**



Landlord Rep: **MGR Real Estate, Inc. / Jerry Tomeo (909) 996-8877 / Michael Rademaker (909) 579-1340 -- 245 SF (120-125 SF)**

**5 5512 Arrow Hwy**

Arrow Hwy & Central Ave

Montclair, CA 91763

San Bernardino County

Building Type: **Class C Service**      Space Avail: **5,624 SF**  
 Building Status: **Built 2008**      Max Contig: **5,624 SF**  
 Building Size: **15,679 SF**      Smallest Space: **5,624 SF**  
 Land Area: **2.20 AC**      Rent/SF/Yr: **For Sale Only**  
 Stories: **1**      % Leased: **100%**  
 Expenses: **2011 Est Tax @ \$1.51/sf; 2011 Est Ops @ \$0.96/sf**  
 Parking: **30 free Surface Spaces are available; Ratio of 4.00/1,000 SF**  
 For Sale: **This property has one 5,624 condo for sale.**



Seller Rep (Condo): **Lee & Associates Commercial Real Estate Service /Brian D. Melkesian (909) 373-2943(5,624 SF)**

**Building Notes:**

Part of auto center complex near the Montclair Plaza. 4 blocks from the 10 freeway. Features oversized roll-up doors, frontage on Arrow Hwy and 4:1 parking. 450,000 population within 5 miles.

**6 5637 Arrow Hwy - Benson Commerce Center**

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Flex**      Space Avail: **1,600 SF**  
 Building Status: **Built 1975**      Max Contig: **1,600 SF**  
 Building Size: **16,868 SF**      Smallest Space: **1,600 SF**  
 Land Area: **1.01 AC**      Rent/SF/Yr: **\$12.00/mg**  
 Stories: **1**      % Leased: **90.5%**  
 Expenses: **2011 Tax @ \$2.66/sf**  
 Parking: **26 free Surface Spaces are available; Ratio of 3.40/1,000 SF**  
 For Sale: **For Sale as part of a portfolio of 6 properties - Active**



Sales Company: **Cushman & Wakefield: Mike Adey (949) 930-4376, Jeff A. Chiate (949) 930-9234, Jeffrey W. Cole (949) 955-7652, Edward Hernandez (949) 930-4380, Nico Napolitano (949) 955-7642**  
**Cushman & Wakefield: Kyle Kehner (909) 942-4645**

Landlord Rep: **Rexford Industrial / Danyeil Stallworth (424) 256-2129 -- 1,600 SF (1,600 SF)**

**Building Notes:**

Located on the corner of Arrow Hwy and Benson Ave near the I-10 Fwy.

**7 8966 Benson Ave - Benson Commerce Center**

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

Building Type: <b>Class C Warehouse</b>	Space Avail: <b>3,816 SF</b>
Building Status: <b>Built 1975</b>	Max Contig: <b>3,816 SF</b>
Building Size: <b>15,781 SF</b>	Smallest Space: <b>1,440 SF</b>
Land Area: <b>0.94 AC</b>	Rent/SF/Yr: <b>\$9.72/mg</b>
Stories: <b>1</b>	% Leased: <b>75.8%</b>
Expenses: <b>2011 Tax @ \$2.84/sf</b>	
Parking: <b>20 free Surface Spaces are available; Ratio of 3.40/1,000 SF</b>	
For Sale: <b>For Sale as part of a portfolio of 6 properties - Active</b>	



Sales Company: **Cushman & Wakefield: Mike Adey (949) 930-4376, Jeff A. Chiare (949) 930-9234, Jeffrey W. Cole (949) 955-7652, Edward Hernandez (949) 930-4380, Nico Napolitano (949) 955-7642**  
**Cushman & Wakefield: Kyle Kehner (909) 942-4645**

Landlord Rep: **Rexford Industrial / Danyeil Stallworth (424) 256-2129 -- 3,816 SF (1,440-2,376 SF)**

**Building Notes:**

Located on the corner of Arrow Hwy and Benson Ave near the I-10 Fwy.

**8 9024 Benson Ave - Montclair Shopping Center**

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

Building Type: <b>Class C Warehouse (Strip Ctr)</b>	Space Avail: <b>9,478 SF</b>
Building Status: <b>Built 1978</b>	Max Contig: <b>9,478 SF</b>
Building Size: <b>9,478 SF</b>	Smallest Space: <b>9,478 SF</b>
Land Area: <b>0.84 AC</b>	Rent/SF/Yr: <b>\$9.00/ig</b>
Stories: <b>1</b>	% Leased: <b>100%</b>
Expenses: <b>2009 Tax @ \$1.12/sf, 2012 Est Tax @ \$1.13/sf; 2012 Ops @ \$2.16/sf</b>	
Parking: <b>9 free Surface Spaces are available; Ratio of 0.95/1,000 SF</b>	
For Sale: <b>Not For Sale</b>	



Landlord Rep: **Westland Real Estate Group / Yanki Greenspan (310) 639-5085 / Manny Bukiet (310) 639-5530 -- 9,478 SF (9,478 SF)**

**9 4601 Brooks St - Brooks Commerce Center**

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

Building Type: <b>Class B Warehouse</b>	Space Avail: <b>1,000 SF</b>
Building Status: <b>Built 1973</b>	Max Contig: <b>1,000 SF</b>
Building Size: <b>9,996 SF</b>	Smallest Space: <b>1,000 SF</b>
Land Area: <b>2.88 AC</b>	Rent/SF/Yr: <b>\$9.84/mg</b>
Stories: <b>1</b>	% Leased: <b>90.0%</b>
Expenses: <b>2011 Tax @ \$3.81/sf</b>	
Parking: <b>30 free Surface Spaces are available; Ratio of 2.50/1,000 SF</b>	
For Sale: <b>Not For Sale</b>	



Landlord Rep: **Lee & Associates Commercial Real Estate Service / Todd Launchbaugh (909) 989-7771 X148 / Justin Leewood (909) 373-2989 -- 1,000 SF (1,000 SF)**

**10 4603 Brooks St - Brooks Commerce Center**

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Warehouse**      Space Avail: **1,000 SF**  
Building Status: **Built 1973**      Max Contig: **1,000 SF**  
Building Size: **9,999 SF**      Smallest Space: **1,000 SF**  
Land Area: **2.93 AC**      Rent/SF/Yr: **\$9.84/mg**  
Stories: **1**      % Leased: **90.0%**  
Expenses: **2011 Tax @ \$3.81/sf**  
Parking: **25 free Surface Spaces are available; Ratio of 2.66/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Lee & Associates Commercial Real Estate Service / Todd Launchbaugh (909) 989-7771 X148 / Justin Leewood (909) 373-2989 -- 1,000 SF (1,000 SF)**

**11 4671 Brooks St - Brooks Industrial Park**

Montclair, CA 91763

San Bernardino County

Building Type: **Class C Warehouse**      Space Avail: **3,008 SF**  
Building Status: **Built 1987**      Max Contig: **3,008 SF**  
Building Size: **22,195 SF**      Smallest Space: **3,008 SF**  
Land Area: **1.25 AC**      Rent/SF/Yr: **\$9.60/ig**  
Stories: **1**      % Leased: **86.5%**  
Parking: **30 free Surface Spaces are available; Ratio of 1.35/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **S & D Associates / Damian Porreca (714) 997-7956 / Dale Conner (714) 997-7956 - 3,008 SF (3,008 SF)**

**12 4691 Brooks St - Brooks Industrial Park**

Montclair, CA 91763

San Bernardino County

Building Type: **Class C Warehouse**      Space Avail: **2,304 SF**  
Building Status: **Built 1980**      Max Contig: **2,304 SF**  
Building Size: **22,194 SF**      Smallest Space: **2,304 SF**  
Land Area: **1.25 AC**      Rent/SF/Yr: **\$9.60/ig**  
Stories: **1**      % Leased: **89.6%**  
Expenses: **2016 Tax @ \$1.12/sf; 2010 Ops @ \$0.72/sf**  
Parking: **35 free Surface Spaces are available; Ratio of 2.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **S & D Associates / Dale Conner (714) 997-7956 -- 2,304 SF (2,304 SF)**

**13 5139 Brooks St**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class B Manufacturing**      Space Avail: **3,000 SF**  
Building Status: **Built 1986**                      Max Contig: **3,000 SF**  
Building Size: **15,027 SF**                      Smallest Space: **3,000 SF**  
Land Area: **1.07 AC**                      Rent/SF/Yr: **\$9.84/mg**  
Stories: **1**                      % Leased: **80.0%**  
Expenses: **2016 Tax @ \$0.43/sf**  
Parking: **25 free Surface Spaces are available; Ratio of 1.66/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Lee & Associates Commercial Real Estate Service / Todd Launchbaugh (909) 989-7771 X148 / Justin Leewood (909) 373-2989 -- 3,000 SF (3,000 SF)**

**14 5178 Brooks St**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class B Warehouse**                      Space Avail: **2,800 SF**  
Building Status: **Built 1989**                      Max Contig: **2,800 SF**  
Building Size: **11,232 SF**                      Smallest Space: **2,800 SF**  
Land Area: **0.56 AC**                      Rent/SF/Yr: **\$10.20/ig**  
Stories: **1**                      % Leased: **75.1%**  
Expenses: **2016 Tax @ \$0.73/sf**  
Parking: **20 Surface Spaces are available; Ratio of 2.00/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Precision Properties / Eli Anishban (818) 349-9953**  
Leasing Company: **Voit Real Estate Services / Ryan Miller (909) 545-8010 -- 2,800 SF /300 ofc (2,800 SF)**

**Building Notes:**

Property is located east of Monte Vista and south of Holt. Amenities include two restrooms and fluorescent lighting.

**15 5199 Brooks St - Montclair Business Park**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class B Warehouse**                      Space Avail: **2,275 SF**  
Building Status: **Built 1987**                      Max Contig: **2,275 SF**  
Building Size: **15,370 SF**                      Smallest Space: **2,275 SF**  
Land Area: **1.01 AC**                      Rent/SF/Yr: **\$8.88/ig**  
Stories: **1**                      % Leased: **85.2%**  
Expenses: **2016 Tax @ \$0.43/sf, 2010 Est Tax @ \$0.39/sf; 2010 Ops @ \$0.36/sf**  
Parking: **40 Surface Spaces are available; Ratio of 2.00/1,000 SF**  
For Sale: **Not For Sale**



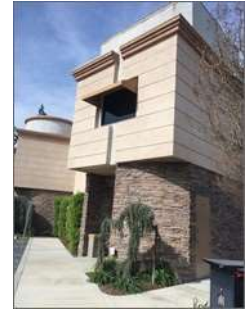
Landlord Rep: **DAUM Commercial Real Estate Services / Craig McKenzie (909) 652-9046 -- 2,275 SF (2,275 SF)**

**16 9301 Central Ave**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class B Office/Medical**      Space Avail: **3,000 SF**  
Building Status: **Existing**      Max Contig: **3,000 SF**  
Building Size: **5,479 SF**      Smallest Space: **1,500 SF**  
Typical Floor Size: **3,100 SF**      Rent/SF/Yr: **\$27.00/mg**  
Stories: **2**      % Leased: **45.3%**  
Expenses: **2016 Tax @ \$2.31/sf**  
Parking: **19 Surface Spaces are available; Ratio of 3.47/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Quackenbos-Bell Commercial RE / C.Richard C. Bell (909) 624-1313 X2 -- 3,000 SF (1,500-3,000 SF)**

**17 5153 Holt Blvd - Holt Medical Center - Holt Medical Plaza**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class B Office/Medical**      Space Avail: **6,800 SF**  
Building Status: **Built Mar 2006**      Max Contig: **3,400 SF**  
Building Size: **25,000 SF**      Smallest Space: **3,400 SF**  
Typical Floor Size: **25,000 SF**      Rent/SF/Yr: **\$12.00**  
Stories: **1**      % Leased: **72.8%**  
Expenses: **2011 Tax @ \$0.68/sf**  
Parking: **30 Surface Spaces are available; Ratio of 1.20/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **KW Commercial / Fred Mandegari (714) 861-5500 -- 6,800 SF (3,400 SF)**

**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.

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

**18 10735 Kadota Ave**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class C Warehouse**      Space Avail: **37,500 SF**  
Building Status: **Built 1970**      Max Contig: **37,500 SF**  
Building Size: **37,500 SF**      Smallest Space: **37,500 SF**  
Land Area: **7.13 AC**      Rent/SF/Yr: **Withheld**  
Stories: **1**      % Leased: **100%**  
Expenses: **2011 Tax @ \$1.09/sf**  
Parking: **60 free Surface Spaces are available; Ratio of 1.60/1,000 SF**  
For Sale: **For Sale at \$8,000,000 (\$213.33/SF) - Active**



Sales Company: **CBRE: Eloy Covarrubias (909) 418-2000, Joe Werdein (909) 418-2000, Hunter McDonald (909) 418-2024**  
Landlord Rep: **CBRE / Eloy Covarrubias (909) 418-2000 / Joe Werdein (909) 418-2000 / Hunter McDonald (909) 418-2024 -- 37,500 SF (37,500 SF)**

**19 4331 Mission Blvd - Secard Pools**

**Montclair, CA 91763**

**San Bernardino County**

Building Type: **Class C Warehouse**      Space Avail: **7,200 SF**  
Building Status: **Built 1962**      Max Contig: **7,200 SF**  
Building Size: **7,200 SF**      Smallest Space: **7,200 SF**  
Land Area: **0.76 AC**      Rent/SF/Yr: **\$11.28/mg**  
Stories: **1**      % Leased: **100%**  
Expenses: **2016 Tax @ \$0.28/sf**  
Parking: **23 free Surface Spaces are available; Ratio of 4.17/1,000 SF**  
For Sale: **Not For Sale**



Landlord Rep: **Lee & Associates / Mat Skogebo (951) 276-3600 / Jeff Stanley (951) 276-3612 -- 7,200 SF (7,200 SF)**

**Building Notes:**

Property Description: INDUSTRIAL BUILDINGS

Property Use Description: Single Tenant Industrial Building



**20 4748 Mission Blvd - Mission Industrial Park**

Montclair, CA 91762

San Bernardino County

Building Type: **Class C Flex/Light Manufacturing**

Building Status: **Built 1949**

Building Size: **10,045 SF**

Land Area: **5.55 AC**

Stories: **1**

Expenses: **2011 Tax @ \$3.02/sf**

Parking: **30 free Surface Spaces are available; Ratio of 2.02/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **1,884 SF**

Max Contig: **1,884 SF**

Smallest Space: **1,884 SF**

Rent/SF/Yr: **\$10.20/mg**

% Leased: **81.2%**



Landlord Rep: **MGR Real Estate, Inc. / Jerry Tomeo (909) 996-8877 / Samantha Slater (909) 981-4466 -- 1,884 SF (1,884 SF)**

**21 4752 Mission Blvd - Mission Industrial Park**

Montclair, CA 91762

San Bernardino County

Building Type: **Class B Flex/Light Manufacturing**

Building Status: **Built 1949**

Building Size: **10,002 SF**

Land Area: **5.55 AC**

Stories: **1**

Expenses: **2011 Tax @ \$3.03/sf**

Parking: **20 free Surface Spaces are available; Ratio of 2.04/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **3,000 SF**

Max Contig: **3,000 SF**

Smallest Space: **1,500 SF**

Rent/SF/Yr: **\$10.20/mg**

% Leased: **70.0%**



Landlord Rep: **MGR Real Estate, Inc. / Jerry Tomeo (909) 996-8877 -- 3,000 SF (1,500-3,000 SF)**

**22 4780 W Mission Blvd**

Montclair, CA 91762

San Bernardino County

Building Type: **Class B Office**

Building Status: **Built 1954, Renov 2007**

Building Size: **17,000 SF**

Typical Floor Size: **8,500 SF**

Stories: **2**

Expenses: **2014 Tax @ \$0.80/sf; 2014 Ops @ \$2.27/sf**

Parking: **65 free Surface Spaces are available; Ratio of 3.82/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **650 SF**

Max Contig: **650 SF**

Smallest Space: **650 SF**

Rent/SF/Yr: **\$12.84 -**

**\$12.96/fs**

% Leased: **100%**



Landlord Rep: **GSE Realty / Steven Landis (951) 231-7206 -- 650 SF (650 SF)**

**23 9625 Monte Vista Ave - Monte Vista Medical**

**Montclair, CA 91763**  
**San Bernardino County**  
 Building Type: **Class B Office/Medical**      Space Avail: **2,377 SF**  
 Building Status: **Built 1979**      Max Contig: **1,285 SF**  
 Building Size: **8,848 SF**      Smallest Space: **1,092 SF**  
 Typical Floor Size: **8,848 SF**      Rent/SF/Yr: **\$15.60/mg**  
 Stories: **1**      % Leased: **73.1%**  
 Expenses: **2016 Tax @ \$2.08/sf**  
 Parking: **35 free Surface Spaces are available; Ratio of 2.03/1,000 SF**  
 For Sale: **For Sale at \$7,820,000 as part of a portfolio of 4 properties - Active**



Sales Company: **Coldwell Banker Commercial NRT: Ronald Chang (626) 318-6746**  
 Landlord Rep: **Coldwell Banker Commercial George Realty / S.Shumei S. Kam (626) 445-6660 -- 2,377 SF (1,092-1,285 SF)**

**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.

**24 4959 Palo Verde St - Bldg A - Palo Verde Professional Building**

**Montclair, CA 91763**  
**San Bernardino County**  
 Building Type: **Class B Office**      Space Avail: **1,908 SF**  
 Building Status: **Built 1980**      Max Contig: **1,908 SF**  
 Building Size: **13,785 SF**      Smallest Space: **800 SF**  
 Typical Floor Size: **6,892 SF**      Rent/SF/Yr: **\$16.20/mg**  
 Stories: **2**      % Leased: **86.2%**  
 Expenses: **2011 Tax @ \$3.42/sf**  
 Parking: **80 free Surface Spaces are available; Ratio of 3.99/1,000 SF**  
 For Sale: **Not For Sale**



Landlord Rep: **Macromaster / Jonathan Hwang (909) 447-5308 -- 1,908 SF (800-1,908 SF)**

**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.

**25 4959 Palo Verde St - Bldg C - Palo Verde Professional Building**

**Montclair, CA 91763**  
**San Bernardino County**  
 Building Type: **Class C Office**      Space Avail: **3,265 SF**  
 Building Status: **Built 1980**      Max Contig: **1,908 SF**  
 Building Size: **19,500 SF**      Smallest Space: **110 SF**  
 Typical Floor Size: **9,750 SF**      Rent/SF/Yr: **\$16.19 - \$30.47/mg**  
 Stories: **2**      % Leased: **83.3%**  
 Expenses: **2011 Tax @ \$2.42/sf**  
 For Sale: **Not For Sale**



Landlord Rep: **Macromaster / Jonathan Hwang (909) 447-5308 / Wenny H. Chang (951) 833-8566 -- 3,265 SF (110-1,908 SF)**

**26 5050 Palo Verde St - Metro OfficePlex**

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Office/Medical**      Space Avail: **1,558 SF**  
 Building Status: **Built 1984, Renov 1994**      Max Contig: **1,103 SF**  
 Building Size: **32,014 SF**      Smallest Space: **455 SF**  
 Typical Floor Size: **16,007 SF**      Rent/SF/Yr: **\$15.00 - \$19.78**  
 Stories: **2**      % Leased: **95.1%**

Expenses: **2016 Tax @ \$1.36/sf**  
 Parking: **100 free Surface Spaces are available; Ratio of 4.00/1,000 SF**  
 For Sale: **Not For Sale**



Landlord Rep: **Sunny Hills Management Co. / Rosalind Tan (909) 890-1226 -- 1,558 SF (455-1,103 SF)**

**Building Notes:**

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

**27 4950 San Bernardino St - Montclair I - Montclair Office Medical Bldg**

Montclair, CA 91763

San Bernardino County

Building Type: **Class B Office/Medical**      Space Avail: **22,721 SF**  
 Building Status: **Built 1973**      Max Contig: **4,999 SF**  
 Building Size: **27,385 SF**      Smallest Space: **820 SF**  
 Typical Floor Size: **11,803 SF**      Rent/SF/Yr: **\$22.20 - \$22.80**  
 Stories: **2**      % Leased: **87.4%**

Expenses: **2016 Tax @ \$0.85/sf**  
 Parking: **100 free Surface Spaces are available; Ratio of 4.49/1,000 SF**  
 For Sale: **This property has 12 condos that are for sale. The size of the for sale condos range from 820 SF to 4,999 SF.**



Seller Rep (Condo): **A L Capital /Gordon Lau (626) 913-5020 Peichin Lee (626) 913-5020(820-17,296 SF)**

**Building Notes:**

With renovations targeted to be completed by the end of 2016, the Montclair Medical Building offers 23 individual medical/office condos. This building offers offices ranging in size from 489 SF to 1,670 SF. Offices can be combined if you need more space.

Substantial upgrades to the interior of the building are planned including new modern restrooms, designer lighting, and contemporary flooring. The exterior will enjoy a facelift with a brand new entrance, paint, landscaping, and more.

With your very own office space, you will never have to pay rent again and have the flexibility to design your office the way you want it.

Located 500 feet east of Monte Vista Ave on the north side of San Bernardino St, the building is located in a medical plaza which includes the Montclair Hospital Medical Center (102 beds), Community Extended Care Hospital, and Montclair Royale (an assisted living center).

Easy access to Interstate 10 and close proximity to retail and restaurant outlets. Walking distance to Montclair Plaza shopping center.

**28 4749 State St - Mission Industrial Park**

**Montclair, CA 91762**  
**San Bernardino County**

Building Type: **Class B Flex**  
Building Status: **Built 1963**  
Building Size: **8,996 SF**  
Land Area: **5.55 AC**  
Stories: **1**  
Expenses: **2011 Tax @ \$3.37/sf**  
Parking: **25 free Surface Spaces are available; Ratio of 0.43/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **6,129 SF**  
Max Contig: **3,002 SF**  
Smallest Space: **1,243 SF**  
Rent/SF/Yr: **\$10.56/ig**  
% Leased: **31.9%**



Landlord Rep: **MGR Real Estate, Inc. / Jerry Tomeo (909) 996-8877 / Samantha Slater (909) 981-4466 -- 6,129 SF (1,243-3,002 SF)**

**29 8920 Vernon Ave - Mountain Commercial Plaza**

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

Building Type: **Class C Flex**  
Building Status: **Built 1985**  
Building Size: **16,813 SF**  
Land Area: **2.44 AC**  
Stories: **1**  
Expenses: **2011 Tax @ \$2.13/sf**  
Parking: **50 free Surface Spaces are available; Ratio of 2.97/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **1,312 SF**  
Max Contig: **1,312 SF**  
Smallest Space: **1,312 SF**  
Rent/SF/Yr: **\$11.40/mg**  
% Leased: **92.2%**

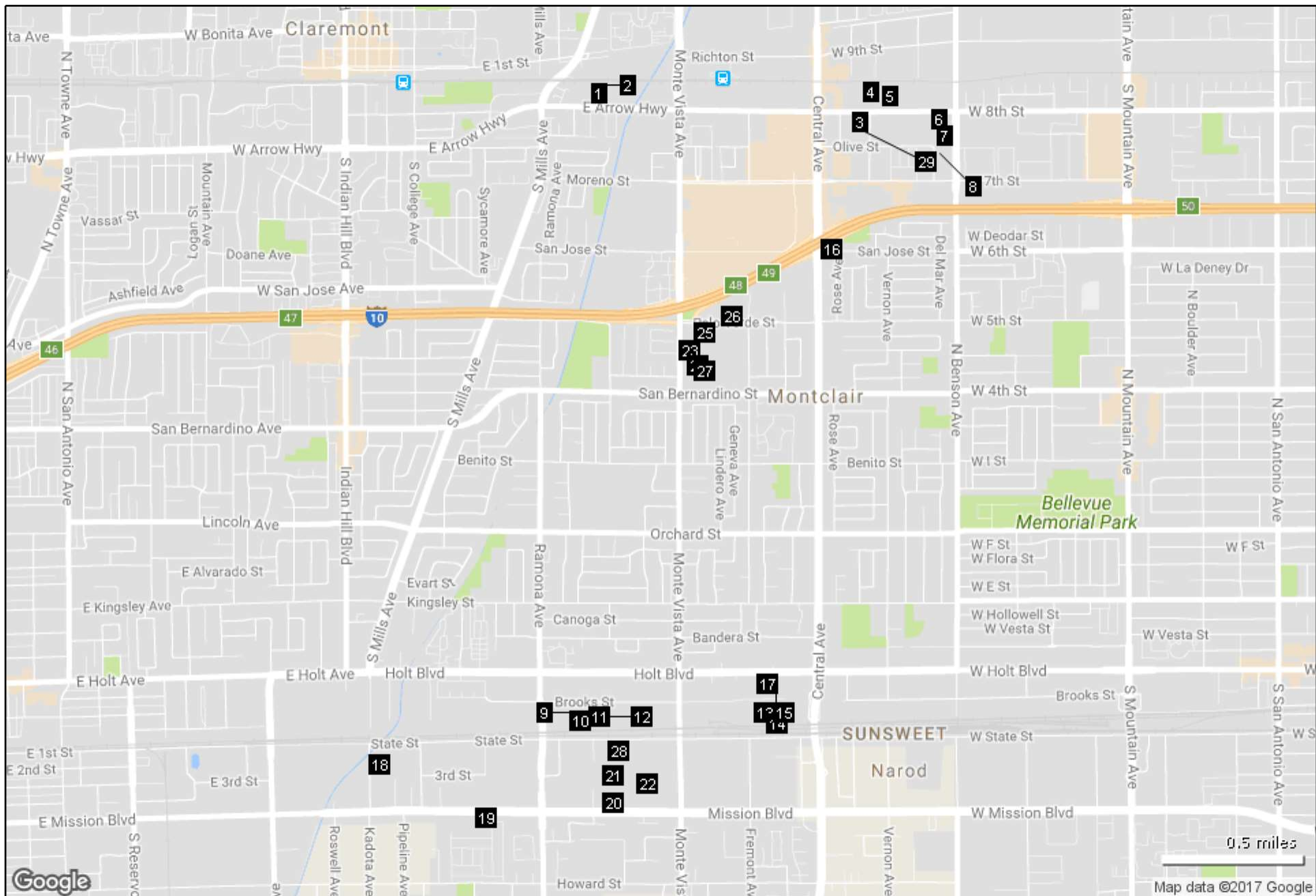


Landlord Rep: **Pan American Properties, Inc. / Rick Hoegler (714) 505-5544 X25 -- 1,312 SF (1,312 SF)**

**Building Notes:**

March 2002: Robert A. Schmit, represented by Pan American Properties, purchased this building along with 5405 Arrow Hwy., and CB Richard Ellis represented the seller, ClairWest Properties, Ltd. For more information see COMPS report SBC-37272.

Other tenants include a credit union, doctor, and veterinarian.



Google



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9/7/2017