

END CAP RETAIL/RESTAURANT SPACE FOR LEASE | 8,713 SF & 3,997 SF WITH PATIO AVAILABLE

# Montclair Place



MONTCLAIR PLACE

AMC



Lower Level Center Court



MONTCLAIR PLACE

In Good Company | Tenant Mix



CONTACT

**Bryan Norcott**  
t 213-298-3595  
bryan.norcott@nmrk.com  
CA RE Lic. #01200077

**Dan Samulski**  
t 949-608-2064  
dan.samulski@nmrk.com  
CA RE Lic. #01251771

**Peter Spragg**  
t 213-298-3594  
peter.spragg@nmrk.com  
CA RE Lic. #01485613

New Food Hall Tenants



NEWMARK

## MONTCLAIR PLACE



**1,130**  
LINEAR FEET OF  
FREEWAY EXPOSURE

**1.2M** SQUARE FEET | **150+** STORES & SERVICES

**ANCHORED BY:**

- MACY'S
- SEARS
- JC PENNY
- BARNES & NOBLE

**TOP RETAIL:**

- MAC
- H&M
- SEPHORA
- FOREVER 21
- VICTORIA'S SECRET EXPRESS



### TRAFFIC COUNTS

Moreno St.	Approx. 19,700 cars per day
Monte Vista Ave.	Approx. 30,087 per day
Central Ave.	Approx. 43,877 cars per day
10 Freeway	Approx. 246,000 cars per day

# "A DIVERSE TRADE AREA"

## POPULATION

BASED ON A 10-MILE RADIUS

	ESTIMATED 2017	PROJECTED 2023
POPULATION	993,801	1,033,256
MEDIAN AGE	35.0	36.5
HOUSEHOLDS	298,283	309,190
AVERAGE INCOME	\$99,654	\$116,647
COLLEGE EDUCATED	38.3%	

## WORKPLACE POPULATION

3-MILES	66,760 EMPLOYEES
5-MILES	138,658 EMPLOYEES
10-MILES	380,145 EMPLOYEES

## PRESTIGIOUS COLLEGES

**15** COLLEGES WITHIN A 15-MINUTE DRIVE

INCLUDES

- CLAREMONT COLLEGES
- CALIFORNIA STATE POLYTECHNIC UNIVERSITY
- UNIVERSITY OF LAVERNE

**110,000** COMBINED STUDENT ENROLLMENT

**37% > \$100,000**

OF HH INCOMES IN TRADE AREA

(REFERENCE: CUSTOMER INTERCEPT SURVEY 2014)

**138,658**  
PEOPLE WORK WITHIN  
**5**  
MILES

**992,039**

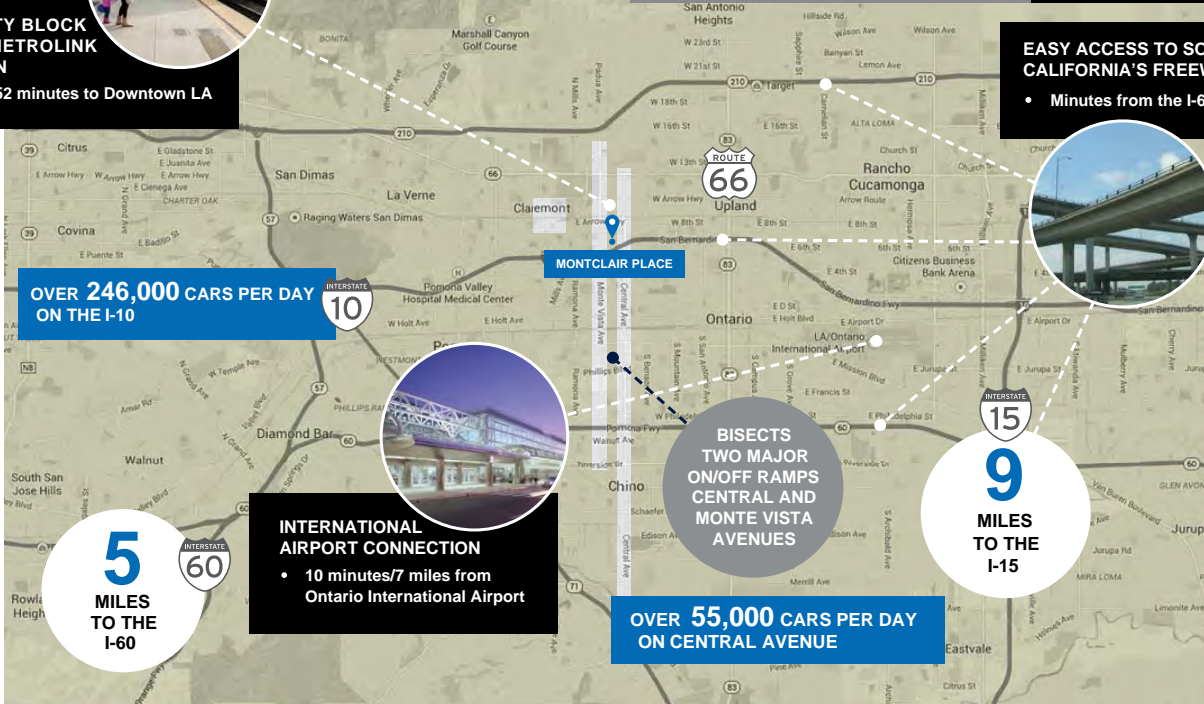
POPULATION BASE HOMEOWNERS IN MULTILINGUAL NEIGHBORHOODS, COLLEGE GRADUATES, UPWARDLY MOBILE FAMILIES WITH CHILDREN

### ONE CITY BLOCK FROM METROLINK STATION

- Only 52 minutes to Downtown LA

### EASY ACCESS TO SOUTHERN CALIFORNIA'S FREEWAY HUB

- Minutes from the I-60, I-210 and I-15



**OVER 246,000 CARS PER DAY ON THE I-10**

**5**  
MILES TO THE I-60

**INTERNATIONAL AIRPORT CONNECTION**  
• 10 minutes/7 miles from Ontario International Airport

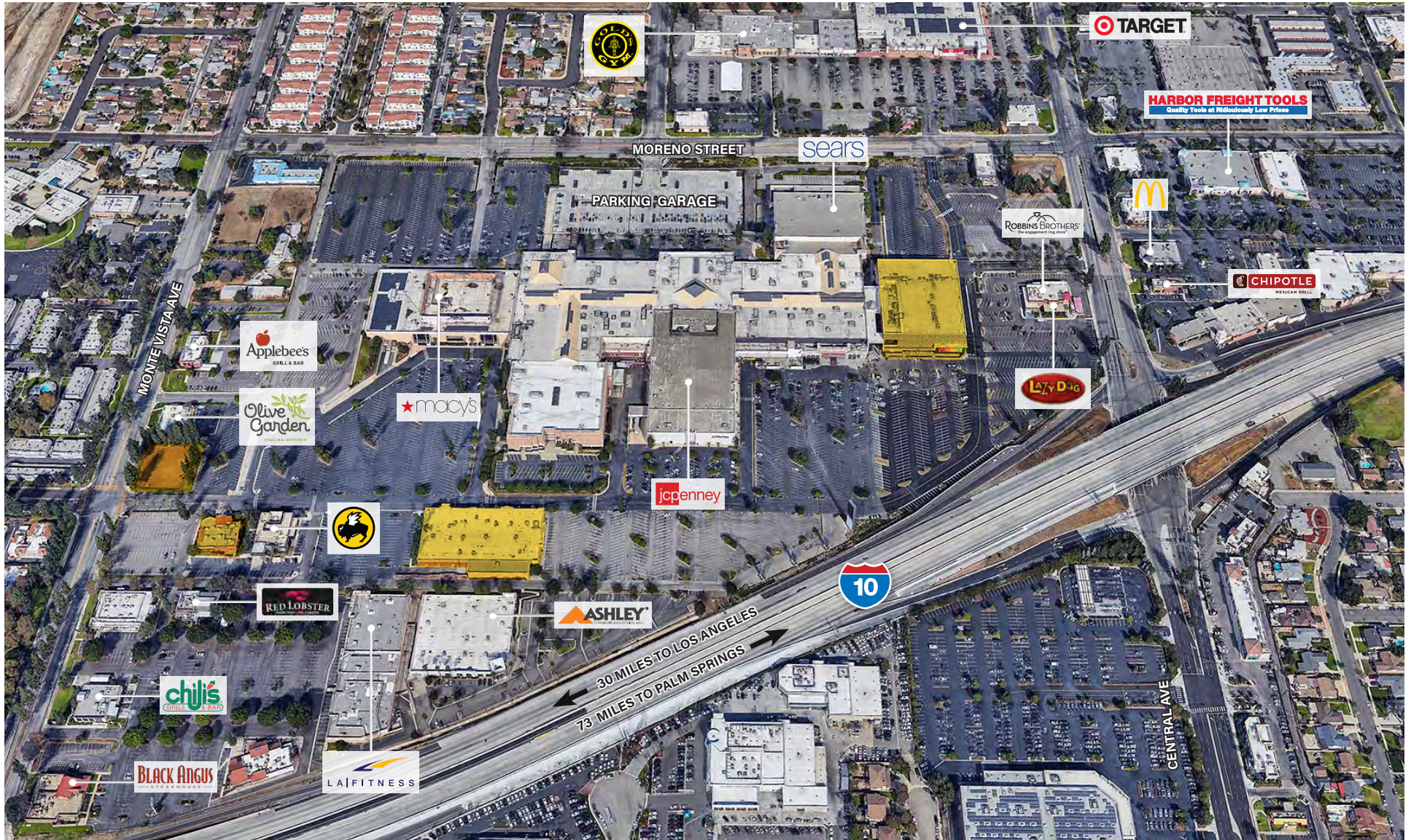
**BISECTS TWO MAJOR ON/OFF RAMPS CENTRAL AND MONTE VISTA AVENUES**

**OVER 55,000 CARS PER DAY ON CENTRAL AVENUE**

**9**  
MILES TO THE I-15

MONTCLAIR PLACE

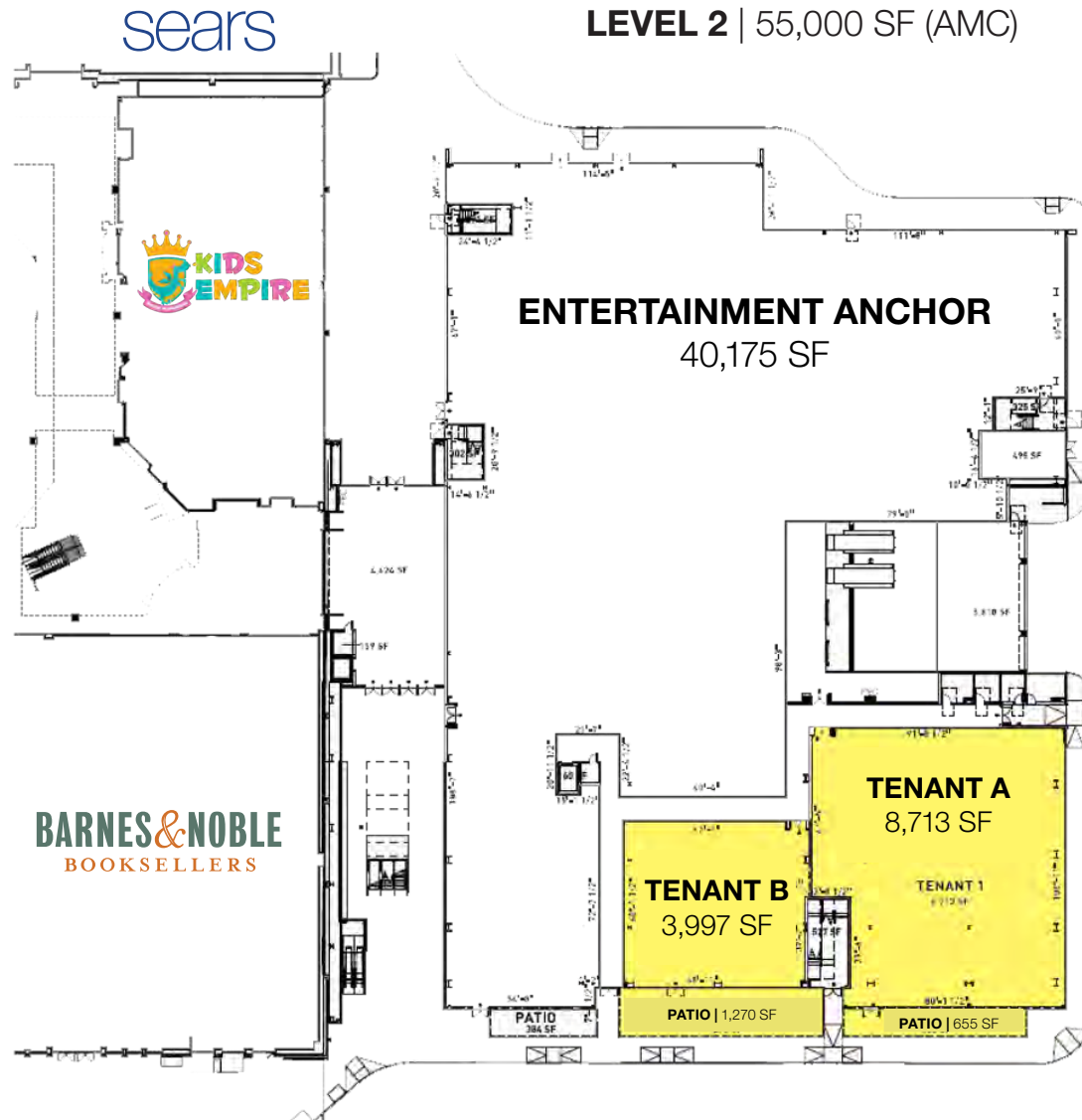
# Major Retail Centers in the Area



## Major Retail Centers in the Area



Entertainment Theater Wing | AMC Box



MONTCLAIR PLACE

Tenant A - 8,713 SF



**TENANT A**

8,713 SF WITH 655 SF PATIO

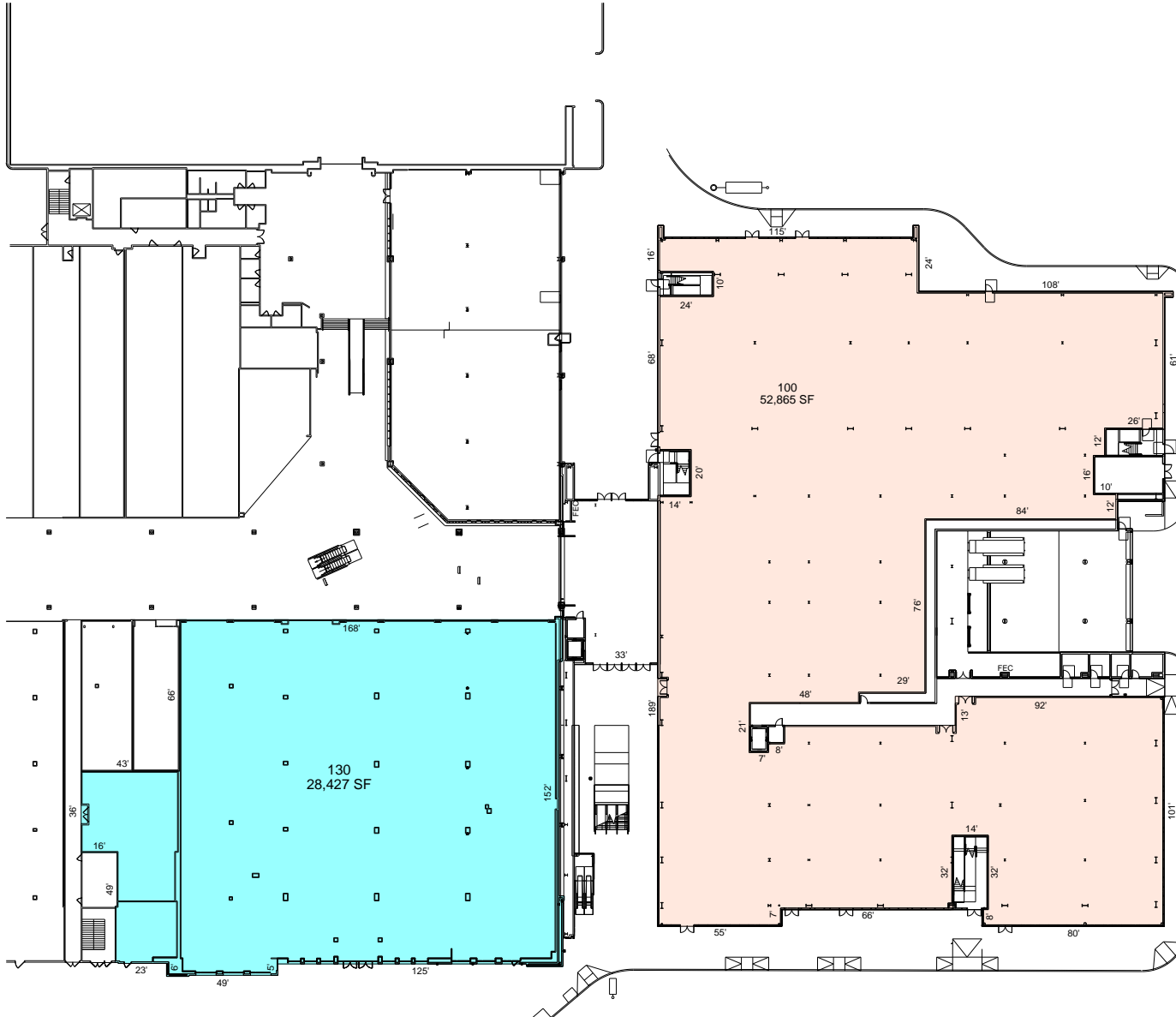
MONTCLAIR PLACE

Tenant B - 3,997 SF

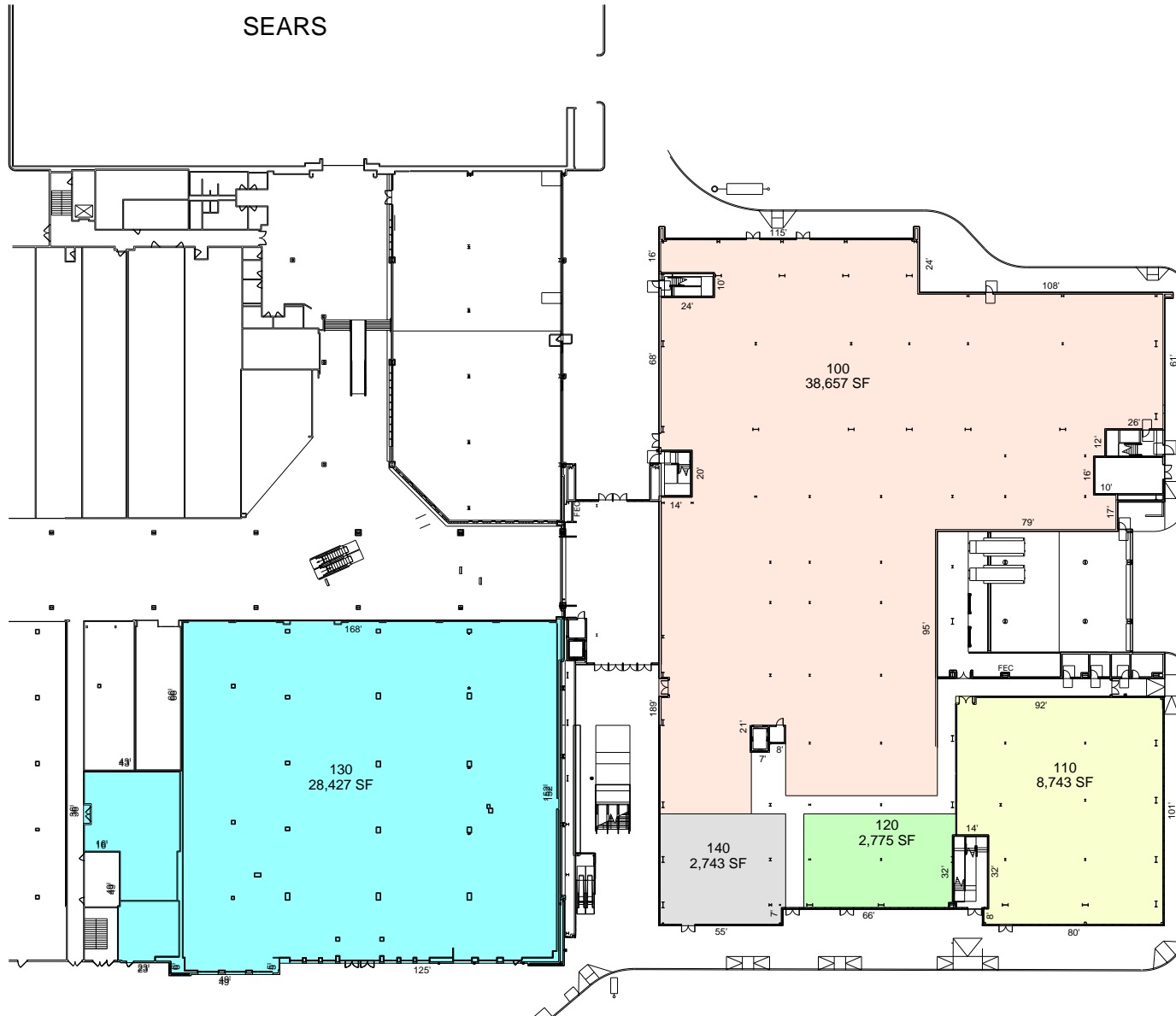


**TENANT B**  
3,997 SF WITH 1,270 SF PATIO

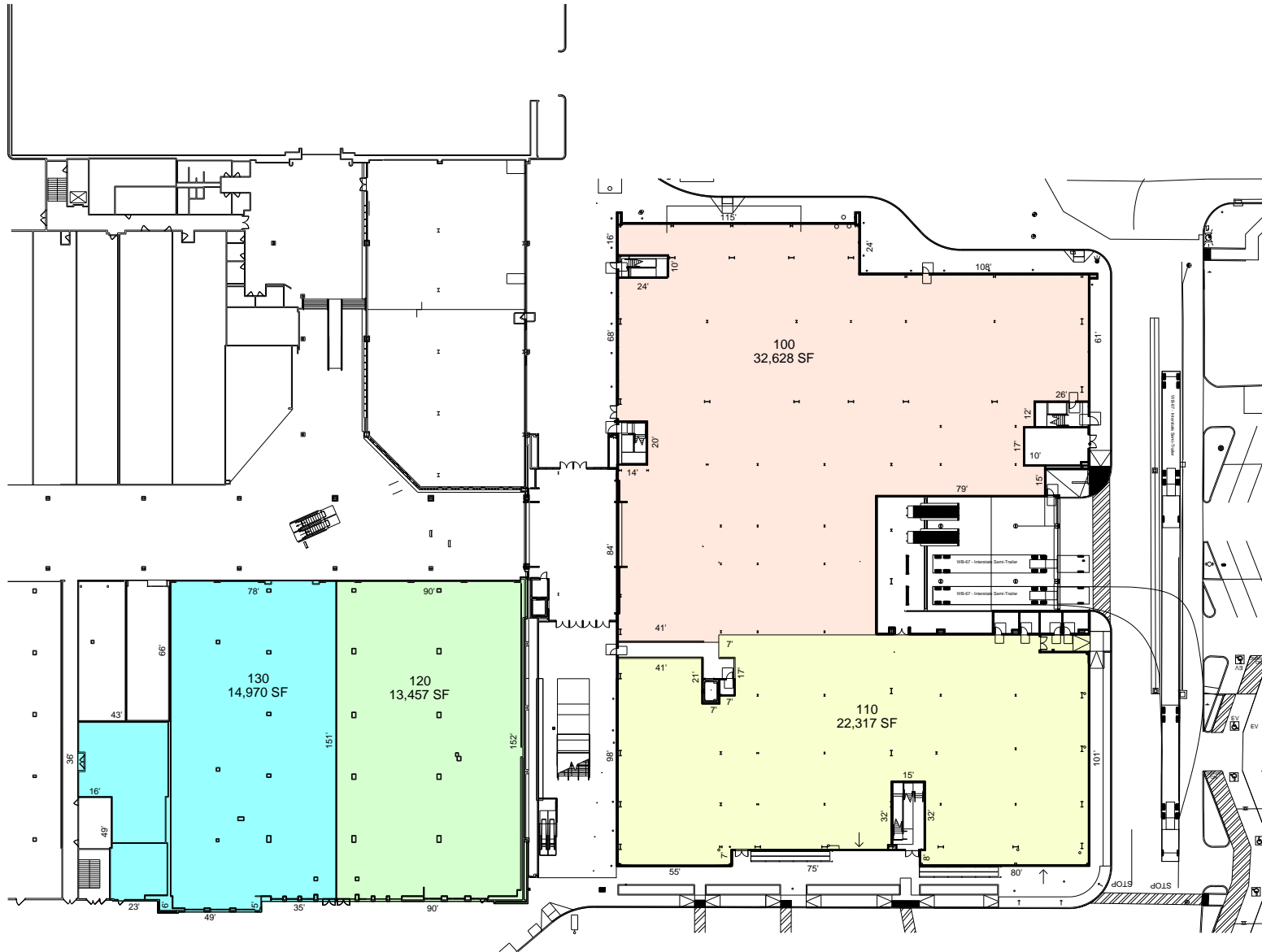
Site Plan



Site Plan



Site Plan



---

# Montclair Place

**5060 E. MONTCLAIR PLAZA LN.  
MONTCLAIR, CA 91763**

---

*For More Information Contact:*

**Bryan Norcott**

*Executive Managing Director*

t 213-298-3595

bryan.norcott@nmrk.com

CA RE Lic. #01200077

**Peter Spragg**

*Senior Managing Director*

t 213-298-3594

peter.spragg@nmrk.com

CA RE Lic. #01485613

**Dan Samulski**

*Senior Managing Director*

t 949-608-2064

dan.samulski@nmrk.com

CA RE Lic. #01251771

**DTLA Office**

700 S. Flower St, Suite 2500  
Los Angeles, CA 90017

**Irvine Office**

18401 Von Karman Ave, Suite 150  
Irvine, CA 92612

Corporate License #01355491

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.