

10120 CENTRAL AVE

Montclair, CA 91763

LEASING BROCHURE



CENTRAL AVE
±78,000 VPD

ORCHARD ST
±3,000 VPD

GROUND LEASE OPPORTUNITY

MATTHEWS™

LEASING HIGHLIGHTS

10120 Central Ave | Montclair, CA
Address

±19,600 SF (0.45 Acres)
Land Area

±78,000 VPD
Traffic Counts

\$150,000/YEAR GROUND LEASE NNN
ASKING RENT

THE OPPORTUNITY

- Excellent visibility as a corner lot on intersection of Central Ave and Orchard Ave
- Multiple points of ingress and egress on massive ±19,600 SF lot
- Average annual consumer spending on retail purchases is \$313.4M within a 1-mile radius
- Established surrounding retailers averaging \$4M in annual sales



Little Caesars Chevron SUBWAY
 DOLLAR TREE FITNESS 19
 ExtraSpace Storage chico's jamba
 THE COFFEE BEAN & TEA LEAF BLAZE PIZZA
 Yogurtland ZIONS BANCORPORATION

TACO BELL BEST BUY T Public Storage
 Pep Boys Carl's Jr.
 sears O'Reilly
 SHERWIN-WILLIAMS AutoZone

DOLLAR TREE
 GROCERY OUTLET
 FLAME BROILER
 Shell

CIRCLE K HOBBY LOBBY
 Michaels Mobil
 BOOT BARN CVS pharmacy
 Staples SUBWAY
 SALLY BEAUTY BevMo!
 DUNKIN' jamba ALDI Party City

petco CHASE DOLLAR TREE
 VICTORIA'S SECRET HARBOR FREIGHT five BEL'W McDonald's dds BEST BUY
 ROSS HIBBETT usbank SUPERCUTS
 WELLS FARGO AMERICA'S TIRE target 99c ONLY Starbucks

Montclair Place

Firestone BARNES & NOBLE W H&M AÉROPOSTALE
 verizon HOLLISTER Starbucks EXPRESS PoloLoco
 RED LOBSTER Olive Garden macy's JCPenney
 carter's sleep + number
 ASHLEY Applebees claire's CHAMPS Foot Locker
 See's CANDIES TILLY'S MAC Jockey MISC BUFFALO WILD WINGS
 PACSUN Bath&BodyWorks ESPORTA FINISH LINE

INTERSTATE 10 ± 359,000 VPD

LAMPS PLUS COLD STONE SUBWAY
 JUICE IT UP! Yogurtland GREEN BURRITOS 76
 Carl's Jr. Walmart Starbucks Cane's
 WaBa Grill Supercenter

INTERSTATE 10 ± 359,000 VPD

Central Ave ± 78,000 VPD

Ontario Plaza

AutoZone CHASE
 7 ELEVEN Pizza Hut SUBWAY
 ROUND TABLE El Super
 DOLLAR TREE RITE AID Jack
 Aaron's In the box

ROUND TABLE PIZZA ROYALTY McDonald's Chevron 6 CHIPOTLE metro by T-Mobile
 7 ELEVEN IN-N-OUT BURGER GREEN BURRITOS Carl's Jr. POPEYES
 Starbucks SUBWAY Denny's Shell CHASE
 FAMILY DOLLAR SUPERCUTS ExtraSpace Storage

Chevron 7 ELEVEN DOLLAR GENERAL Jack In the box
 BURGER KING STATER BROS. markets COSTCO metro by T-Mobile
 WHOLESALE

O'Reilly Bank of America Speedway
 McDonald's TACO BELL DEL TACO 99c ONLY STORES

Montclair High School ± 2,605 Students

Subject Property

MONTCLAIR, CA

Situated 33 miles east of Los Angeles in Pomona Valley, Montclair is a bustling city in the southwestern side of San Bernardino County. The San Bernardino Freeway runs through the top half of the city connecting Montclair to other parts of the region. Most of Montclair is made up of residential developments with a variety of apartments and single-family homes for rent. The city's residential avenues are paired with commercial developments like Montclair Place, a shopping mall that's home to a theater and countless shops and restaurants. Just south of the shopping mall sits the Montclair Hospital Medical Center, which not only provides quality healthcare but an abundance of jobs. Other great features of Montclair include parks like Alma Hoffman Park, a drive-in theater, and local restaurants and bars.



200,590 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

59,676 HOUSEHOLDS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$90,678 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

\$1.18B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY

MARKET OVERVIEW



MATTHEWS™

10120 CENTRAL AVE

MONTCLAIR, CA 91763

LEASING BROCHURE

EXCLUSIVELY LISTED BY

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