

RETAIL ENDCAP AVAILABLE FOR LEASE

5454 Moreno Street | Montclair, CA 91763

Leasing Brochure



THE MONTCLAIR OUTLETS

162M+ ANNUAL VISITS WITHIN A 1 MILE RADIUS

MATTHEWS™

PRIME LOCATION

High-Volume Daily Needs Corridor

ADJACENT TO MONTCLAIR PLACE
(±77,921 MONTHLY VISITS)

500,000+ Residents

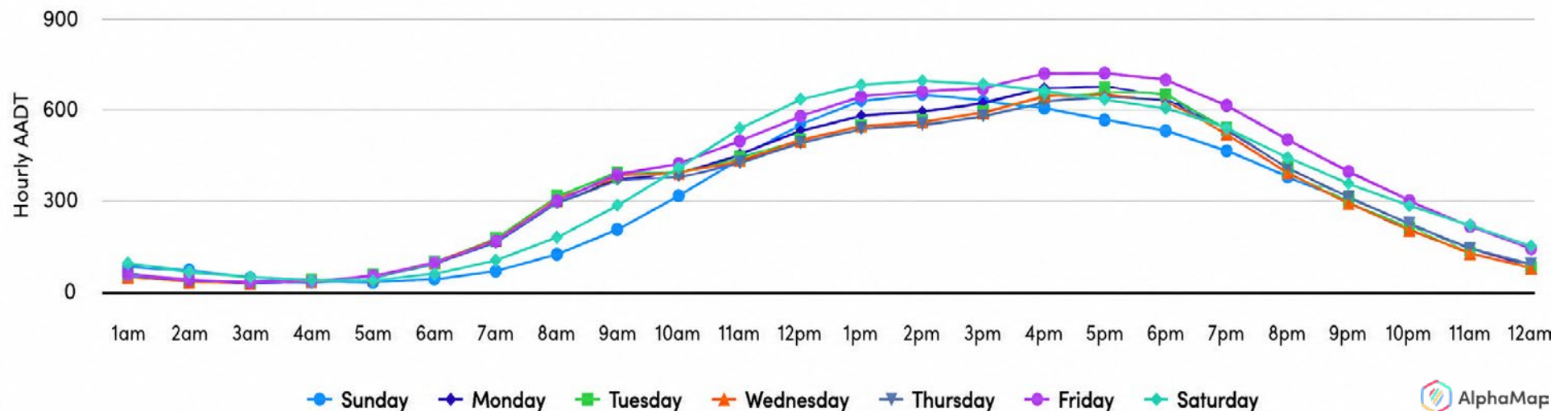
SERVING A REGIONAL
TRADE AREA

252,500+ VPD

IMMEDIATE ACCESS
TO INTERSTATE I-10

162M+ TOTAL ANNUAL VISITS
WITHIN A 1 MILE RADIUS

Annual Average Daily Traffic (AADT) by Hour | Moreno Street



LEASING HIGHLIGHTS

±3,150 SF
SPACE AVAILABLE

\$1.85/SF NNN
ASKING RENT PER MONTH

±110 PARKING STALLS AVAILABLE

HIGHLY VISIBLE ENDCAP

IDEAL USES

RETAIL

Suitable for a variety of retail concepts and boutique operations.

FITNESS

Well-suited for fitness studios, wellness centers, and training facilities.

MEDICAL

Ideal for medical, dental, or other professional healthcare uses.

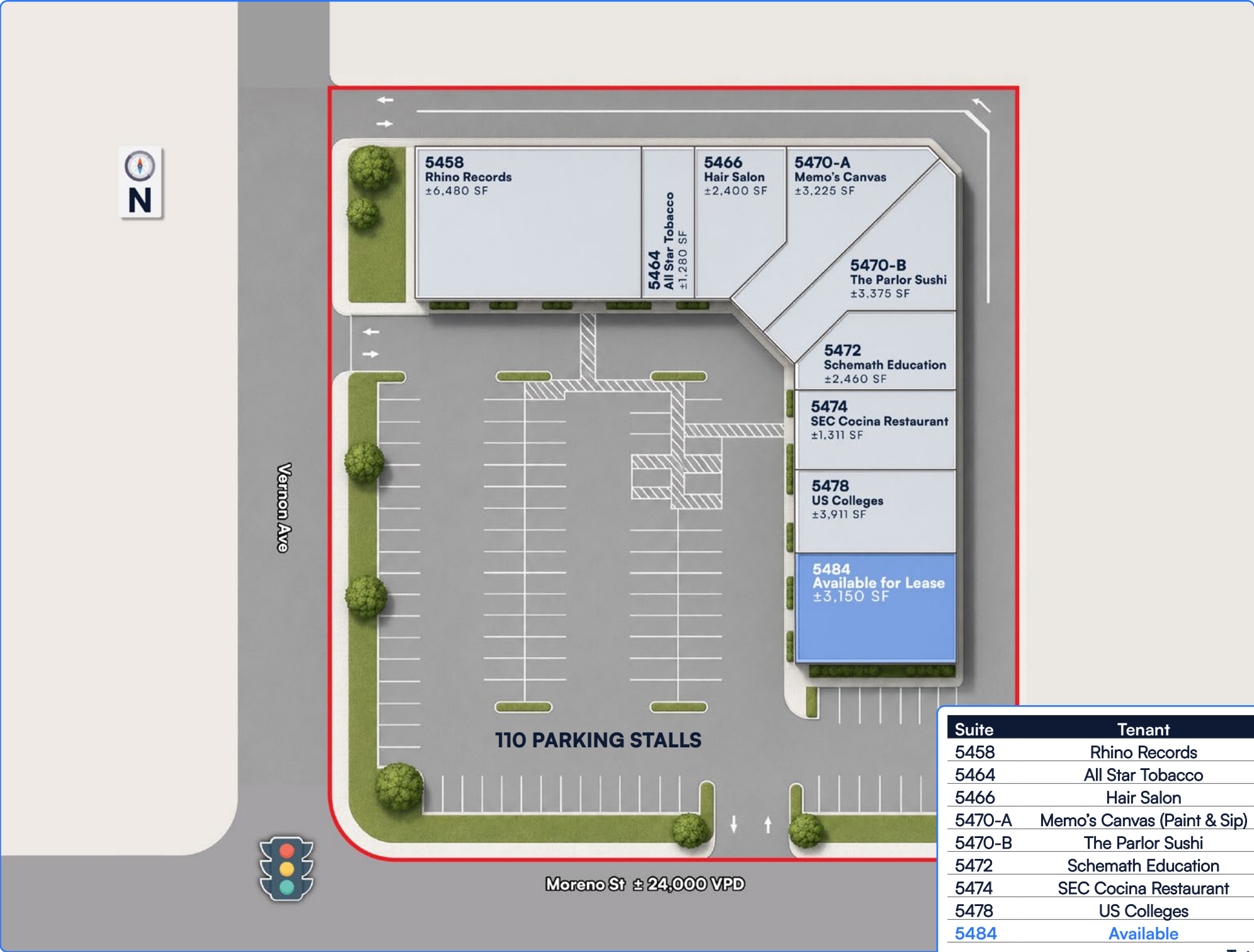
PROMINENT MONUMENT
SIGNAGE AVAILABLE



INTERIOR PHOTOS



SITE PLAN



Suite	Tenant	Sqft
5458	Rhino Records	6,480
5464	All Star Tobacco	1,280
5466	Hair Salon	2,400
5470-A	Memo's Canvas (Paint & Sip)	3,225
5470-B	The Parlor Sushi	3,375
5472	Schemath Education	2,460
5474	SEC Cocina Restaurant	1,311
5478	US Colleges	3,911
5484	Available	3,150
Total		27,592



Mountain Green Shopping Center



Montclair Place



Subject
Property



Mountain Square



Montclair East Shopping Center



± 252,500 VPD

El Camino Elementary
±350 Students



Chaffey High School
±3,346 Students



Central Ave ± 31,289 VPD



Hawthorne Elementary School
±577 Students

Montclair Hospital
±106 Beds

Vernon Middle School
±607 Students

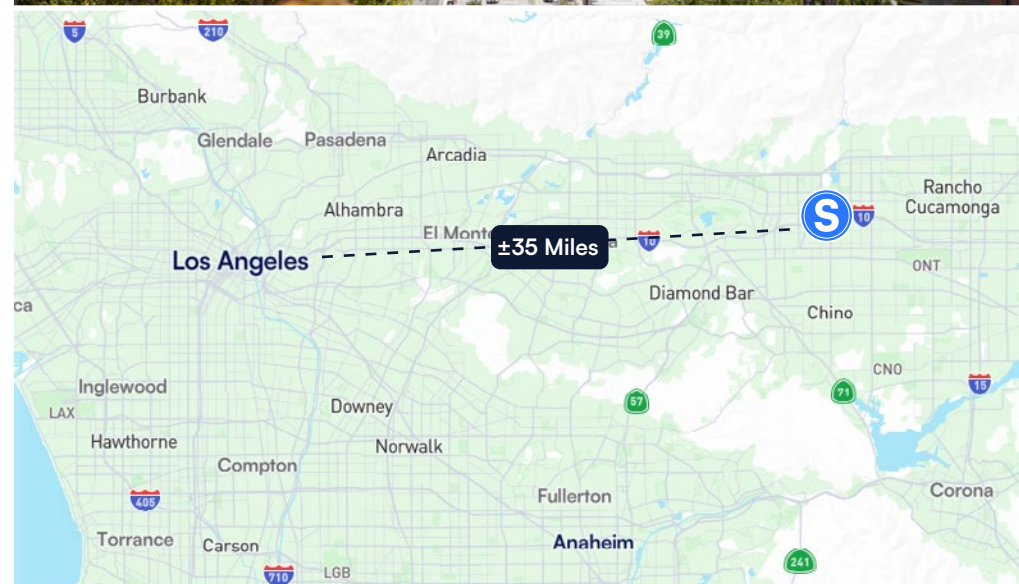


Elderberry Elementary School
±578 Students

Google Earth

Today, Montclair offers a diverse mix of retail, dining, healthcare, residential, and professional employment opportunities. Continued investment in commercial development, strong transportation infrastructure, and proximity to major employment centers throughout Ontario, Rancho Cucamonga, Pomona, and Claremont support sustained economic growth. Combined with a highly accessible location and affluent surrounding communities, Montclair remains one of the Inland Empire's most desirable retail and commercial markets.

104,500 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

An aerial photograph of a suburban neighborhood, likely in the Los Angeles area, showing a mix of residential housing, green spaces, and a winding road. A large white rectangular box is overlaid on the right side of the image, containing the text 'MARKET OVERVIEW' in a bold, dark blue, sans-serif font. The text is arranged in two lines: 'MARKET' on the top line and 'OVERVIEW' on the bottom line. The background image shows a dense residential area with many houses, some with swimming pools, and a few larger commercial or industrial buildings in the distance. A prominent road runs diagonally across the left side of the image, and a winding road curves through the right side. The overall scene is captured from a high angle, providing a comprehensive view of the neighborhood's layout.

MONTCLAIR RETAIL MARKET

1.8M+ SF

RETAIL INVENTORY

WITHIN 3 MILES

\$1.8B+

ANNUAL CONSUMER SPENDING

WITHIN 3 MILES

Montclair serves as one of the Inland Empire's most established retail destinations, anchored by Montclair Place, a ± 1.2 million-square-foot regional shopping center, and supported by a dense concentration of national retailers, restaurants, and entertainment uses. The city's strategic location along Interstate 10 and proximity to Ontario, Upland, Claremont, and Pomona provide access to a large and affluent consumer base. Continued residential growth throughout the western Inland Empire and limited new retail development continue to support strong tenant demand for well-located retail properties.

± 12 MINUTES FROM THE AIRPORT

± 13 MINUTES FROM CALIFORNIA STATE POLYTECHNIC UNIVERSITY



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EXCLUSIVELY LISTED BY



JAMES SANCHEZ
SENIOR ASSOCIATE
james.sanchez@matthews.com
DIR (949) 662-2255
LIC No. 02176906 (CA)

DAVID HARRINGTON | *BROKER OF RECORD* | Broker License No. 01320460 (CA) | Firm License No. 02168060 (CA)

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