
Retail Space Available For Lease

Pad and Shop Space Available in Montclair

**SWC CENTRAL AVENUE & HOLT BOULEVARD
MONTCLAIR, CA 91736**



NEWMARK

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Property Features:

- Anchored by the most recent Cardenas Market prototype
- Restaurant and retail uses allowed
- Highly traveled intersection
- Densely populated area
- Up to 4,000 SF for medical use

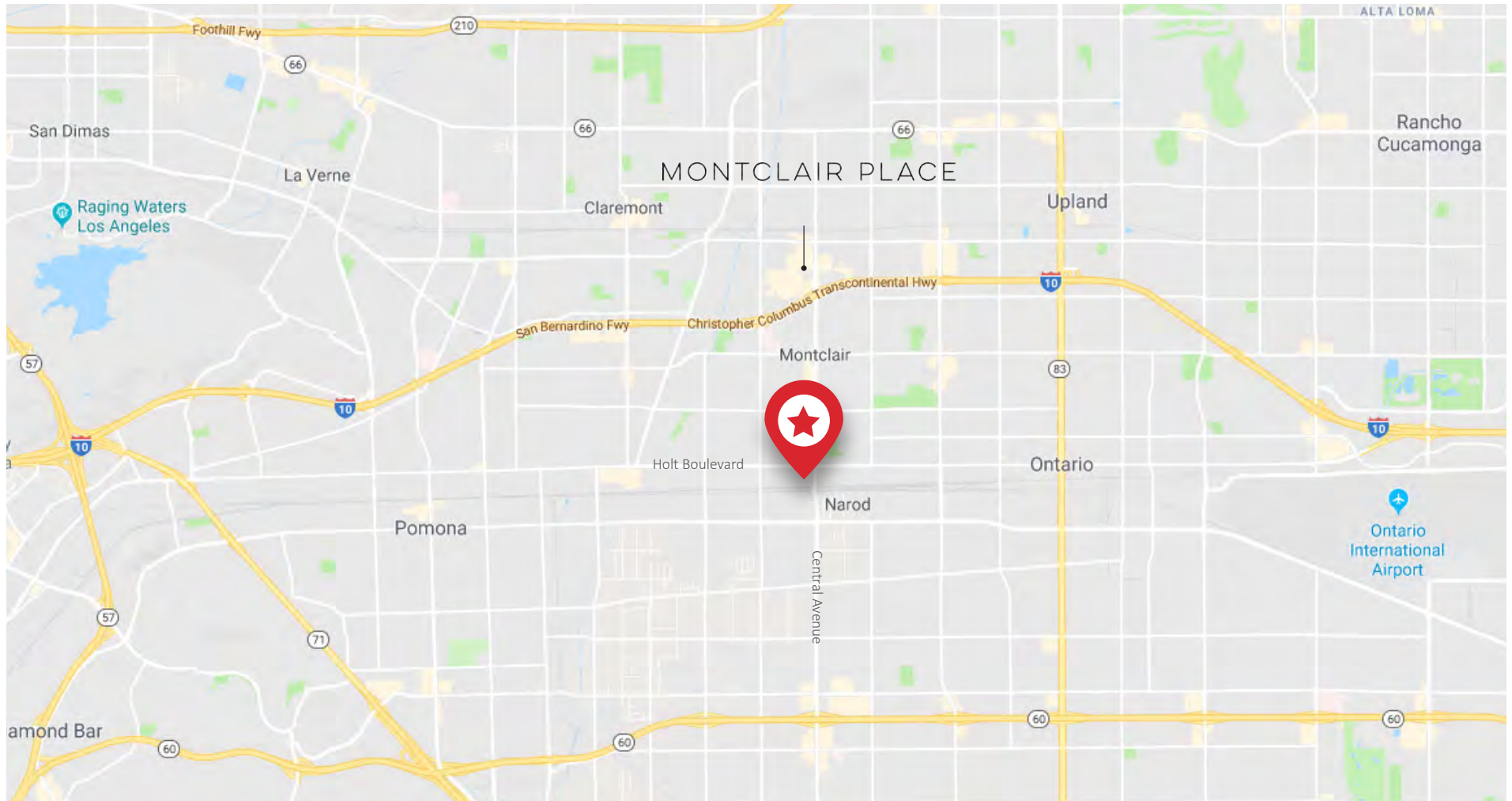
Traffic Count:

- ±25,218 Average Daily Traffic on Holt Blvd.
- ±47,258 Average Daily Traffic on Central Ave.

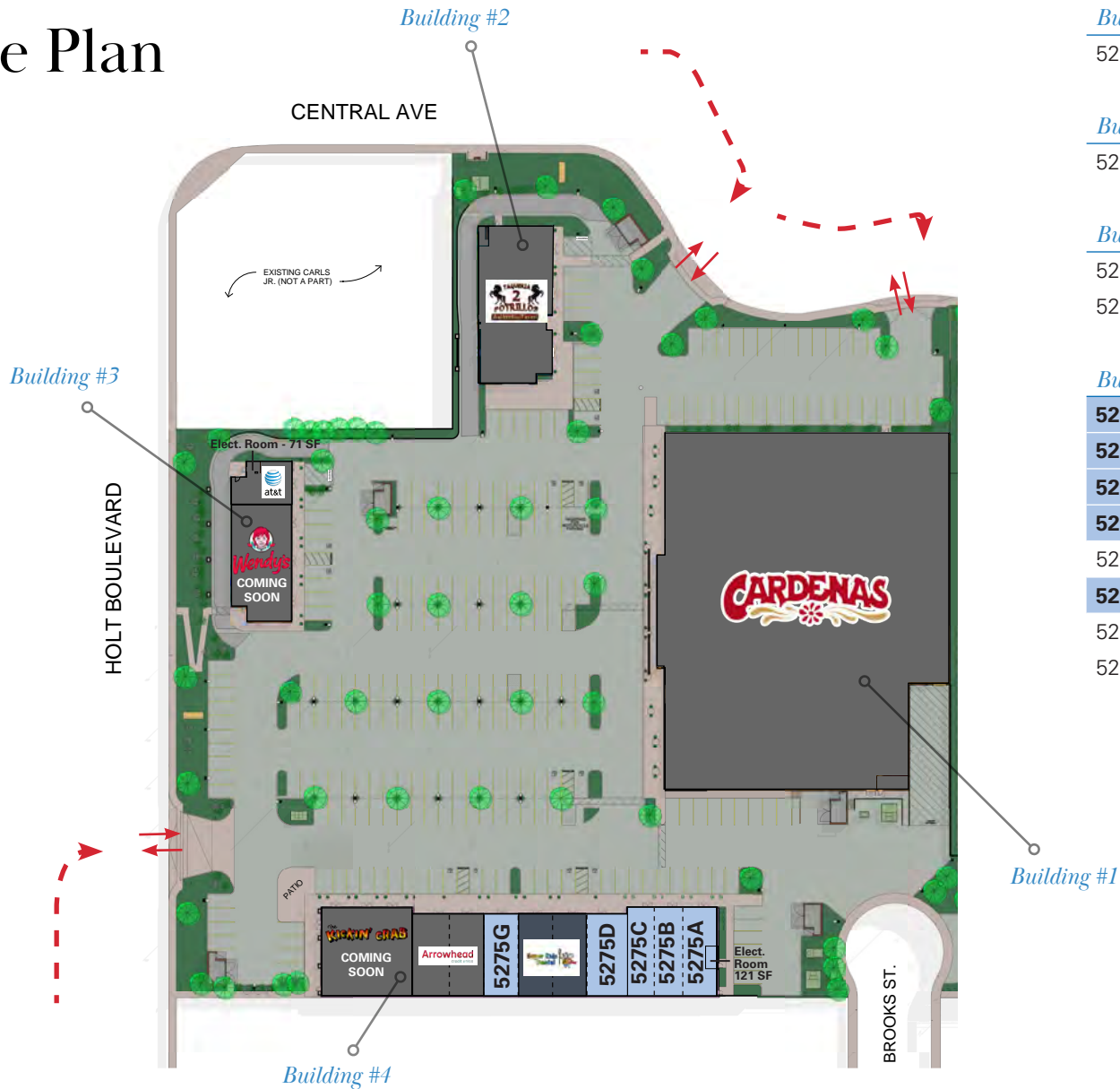


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Location Map



Site Plan



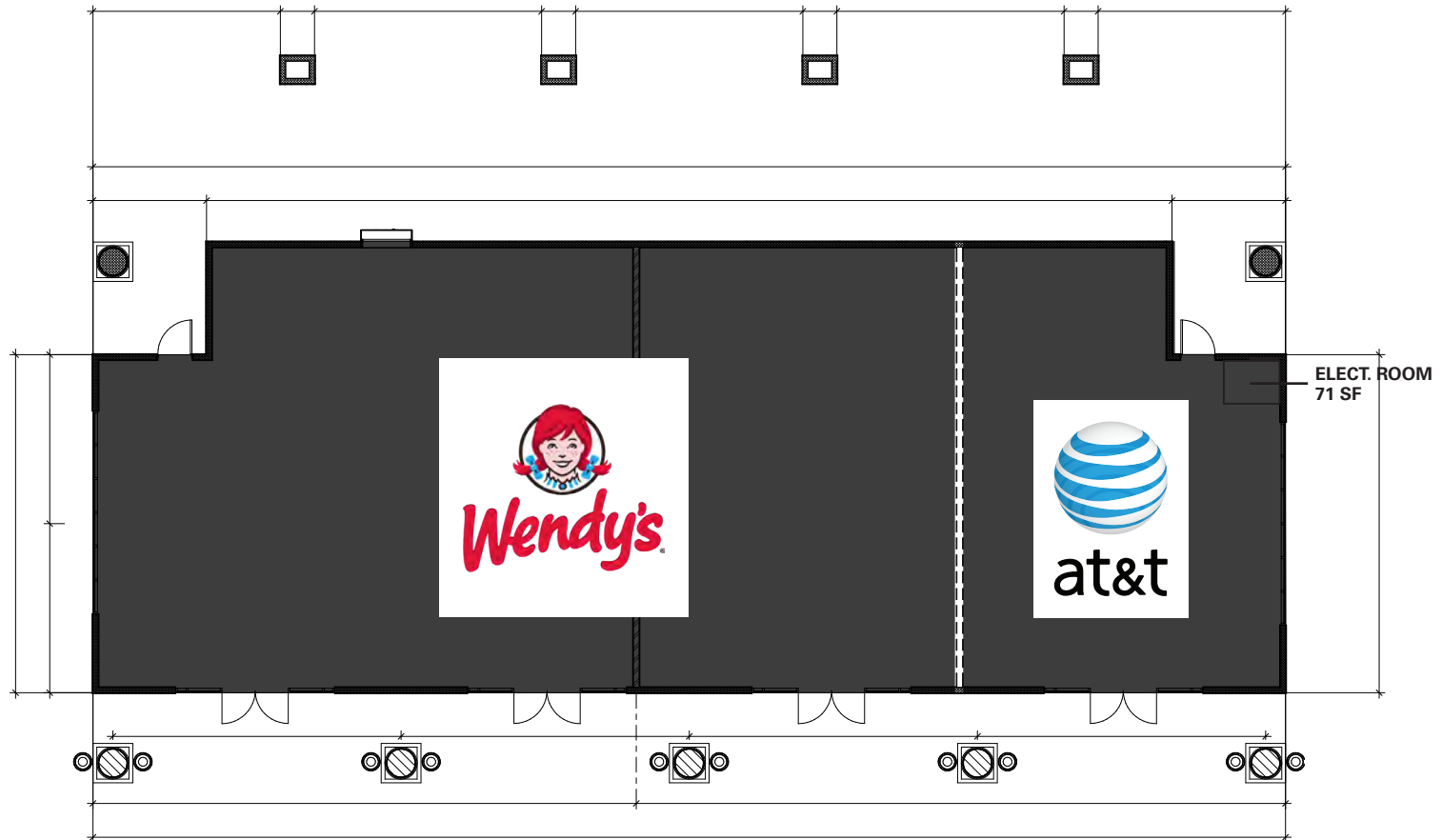
STE.	Tenant	SF
<i>Building #1 (5281 Holt Blvd.)</i>		
5281	Cardenas Market	
<i>Building #2 (5299 Holt Blvd.)</i>		
5299A/B/C	Taqueria 2 Potrillos	
<i>Building #3 (5291 Holt Blvd.)</i>		
5291A/B	Wendy's	
5291C	AT&T	
<i>Building #4 (5275 Holt Blvd.)</i>		
5275A	Available	1,065
5275B	Available	1,181
5275C	Available	1,169
5275D	Available	1,274
5275E/F	Super Kids Dental	
5275G	Available	1,263
5275H/J	Arrowhead Credit Union	
5275K/L/M	The Kickin' Crab	

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Holt Boulevard Pad



Building #3 Floorplan

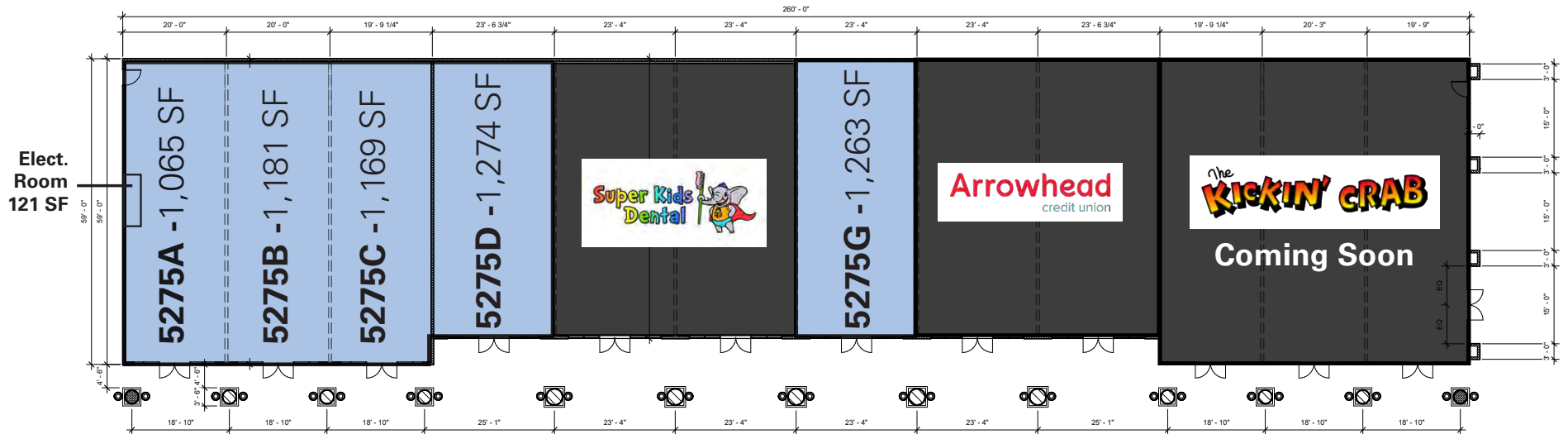


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Shop Spaces



Building #4 Floorplan



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Demographics

POPULATION

1 Mile	3 Miles	5 Miles
22,120	204,957	489,997

EMPLOYEES

1 Mile	3 Miles	5 Miles
6,438	64,589	178,650

AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$85,795	\$91,003	\$101,049

FAMILIES

1 Mile	3 Miles	5 Miles
5,006	46,079	113,028

HOUSEHOLDS

1 Mile	3 Miles	5 Miles
5,996	60,332	146,893

TRAFFIC COUNTS

Central Ave.	47,258
Holt Blvd.	25,218



SWC Central Avenue & Holt Boulevard

Please contact:

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