

5280 ARROW HIGHWAY | Montclair, CA 91763

**ANCHOR SPACE AND DRIVE THRU PAD
FOR LEASE**



NEWMARK

Property Highlights

BUILDING SIZE: 92,000 SF

- ±40,000 SF to ±70,000 SF anchor space (with loading dock) for lease, and up to ±5,000 SF drive thru pad available for ground lease
- Excellent ingress / egress access and visibility from two signalized intersections
- Located at Central Ave, the major north / south arterial thoroughfare of Montclair
- ±0.4 mile north of the I-10 and just north of Montclair Plaza regional shopping center

Demographics

POPULATION

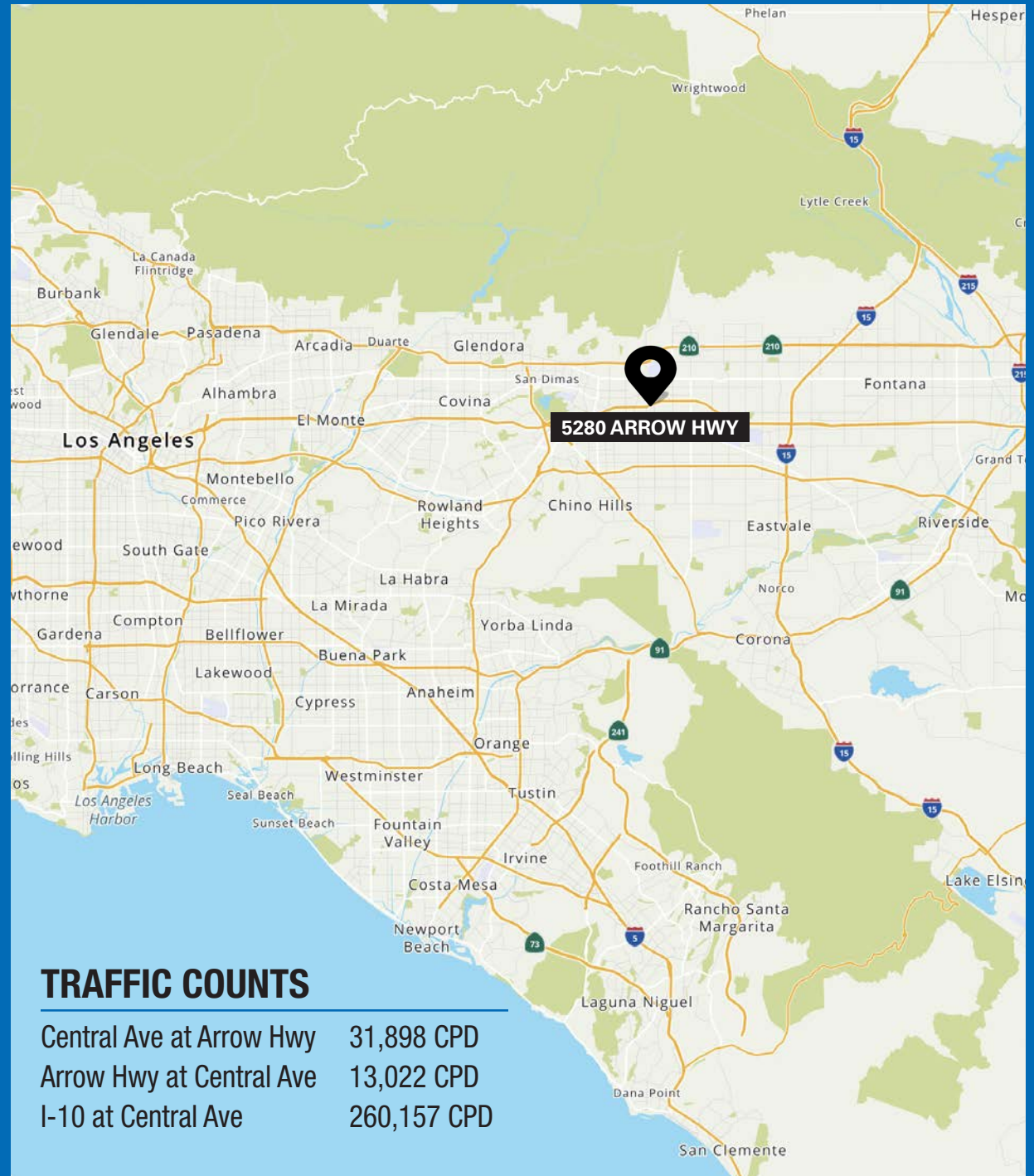
1 mile	18,708
3 miles	180,220
5 miles	448,632

DAYTIME POPULATION

1 mile	23,384
3 miles	180,478
5 miles	420,392

AVERAGE HOUSEHOLD INCOME

1 mile	\$72,634
3 miles	\$91,379
5 miles	\$92,229



TRAFFIC COUNTS

Central Ave at Arrow Hwy	31,898 CPD
Arrow Hwy at Central Ave	13,022 CPD
I-10 at Central Ave	260,157 CPD

Aerial View



5280 ARROW HIGHWAY

Montclair
California 91763

SITE

5280 Arrow Hwy
Montclair, CA 91763



ARROW HWY

ARROW HWY

MORENO ST

MORENO ST

MONTCLAIR PLACE

MONTCLAIR PLACE

BARNES & NOBLE



MAC



SEPHORA



NEWMARK

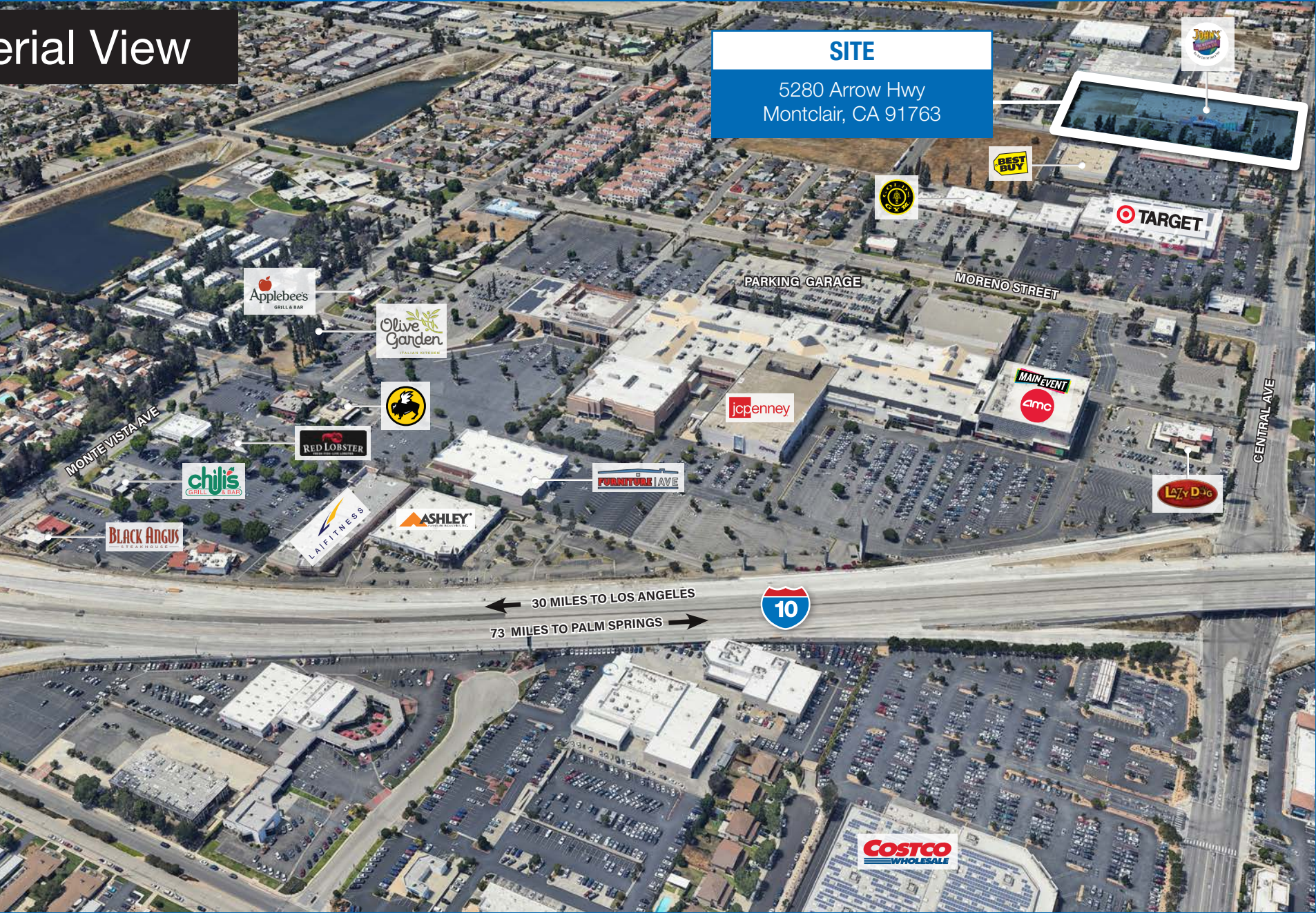
PALO VERDE ST

CENTRAL AVE

CENTRAL AVE



Aerial View



SITE
5280 Arrow Hwy
Montclair, CA 91763



← 30 MILES TO LOS ANGELES
73 MILES TO PALM SPRINGS →





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