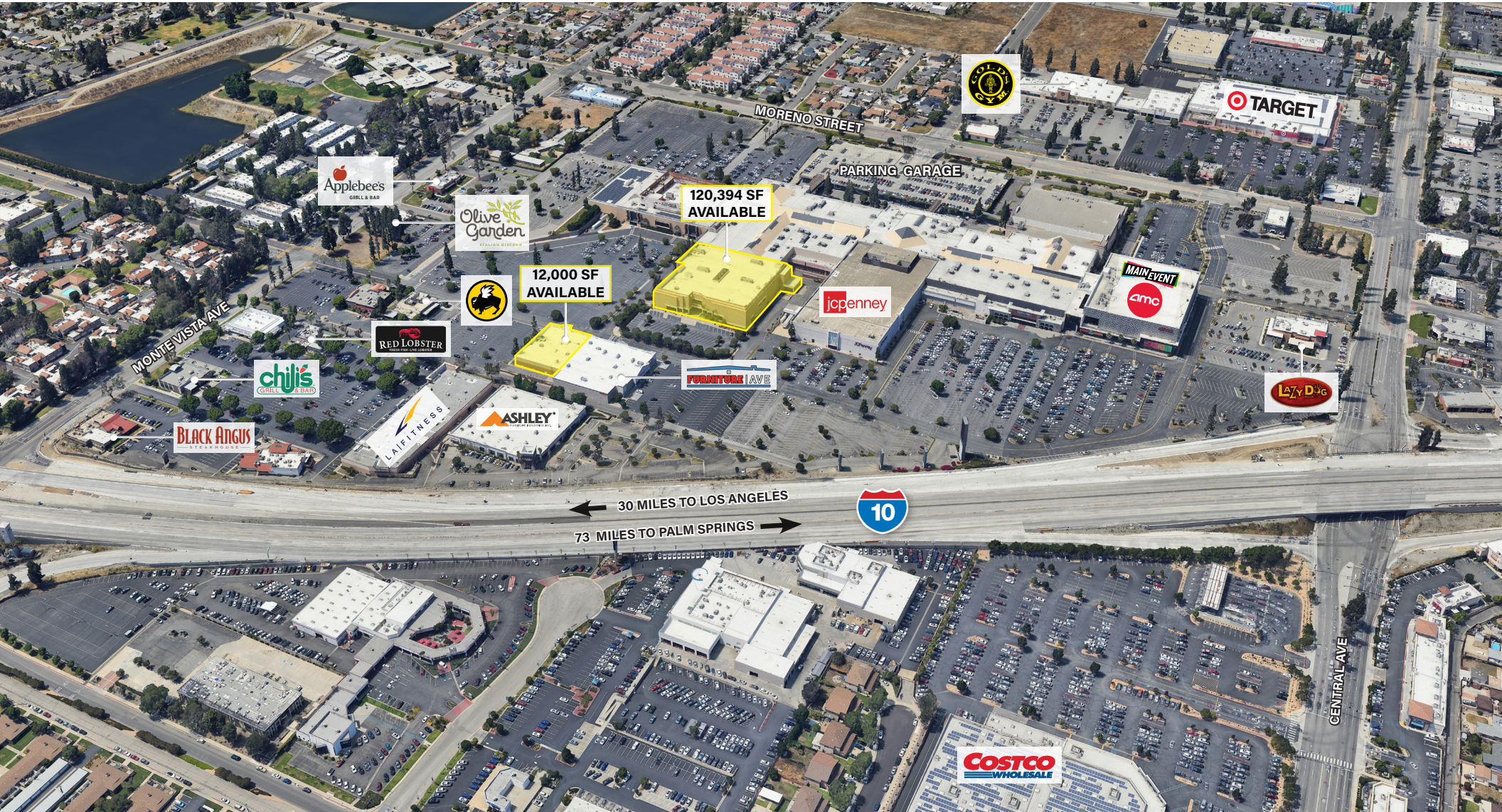


Montclair Place

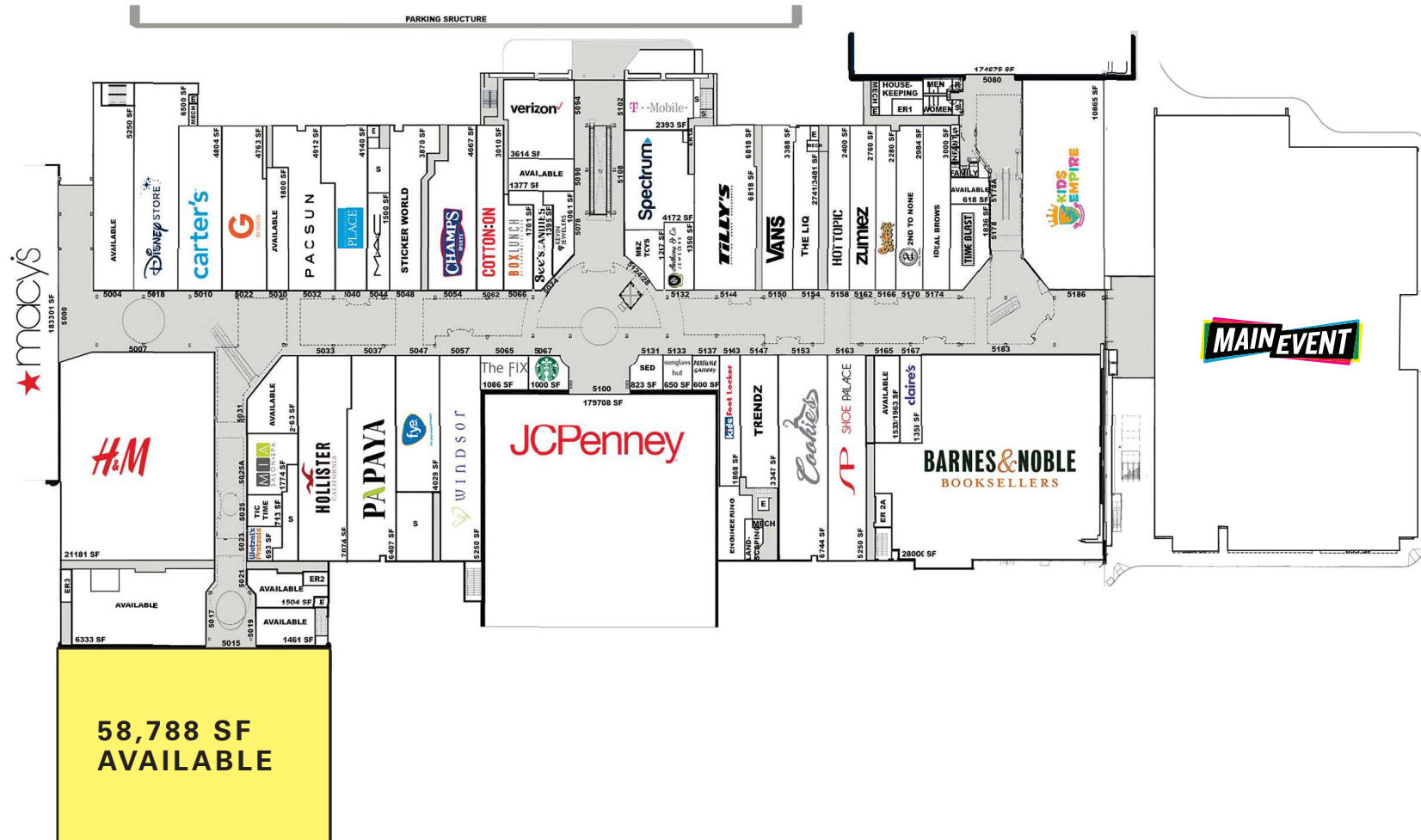
ANCHOR SPACE FOR LEASE | 120,394 SF

5060 N. MONTCLAIR PLAZA LN. | MONTCLAIR, CA 91763



MONTCLAIR PLACE

1st Floor Site Plan



MONTCLAIR PLACE



MONTCLAIR PLACE

In Good Company | Tenant Mix



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New Food Hall Tenants

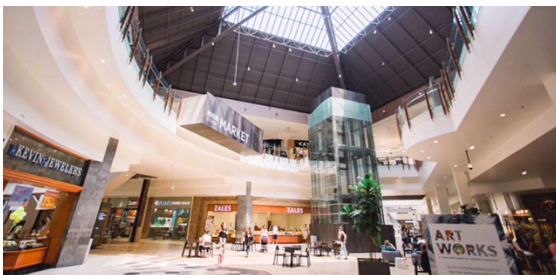


NEWMARK

Lower Level Center Court



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

992,039

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

37% > \$100,000

OF HH INCOMES IN TRADE AREA

(REFERENCE: CUSTOMER INTERCEPT SURVEY 2014)

138,658
PEOPLE WORK WITHIN
5
MILES

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

Major Retail Centers in the Area



Montclair Place

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

Corporate License #01355491

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