

RETAIL FOR LEASE | INLINE & END-CAP SHOP SPACE

Orchard Plaza

4430-4488 HOLT BLVD. | MONTCLAIR, CA 91763



1,080 - 4,320 SF Available

±5,000 SF B-T-S/Ground Lease Opportunity

1,763 SF Available

HOLT BLVD.

RAMONA AVE.



1,080 - 4,320 SF Available

±5,000 SF B-T-S/Ground Lease Opportunity

Demographics

Estimated Population

1 mile	27,477
3 miles	213,450
5 miles	495,127

Daytime Population

1 mile	22,454
3 miles	203,408
5 miles	469,481

Average HH Income

1 mile	\$64,704
3 miles	\$77,636
5 miles	\$86,308

Property Features

- 4,320 SF Build-to-Suit or Ground Lease Opportunity
- 1,080 to 5,400 SF Shop Space Available
- Monument and Building Signage
- Strong Trade Area Demographic

Join Co-Tenants!



CONTACT

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Site Plan

ADDRESS/STE	TENANT	SF
Building A		
4468-A	Panda Wok	1,120
4468-B, C	La Bufadora	2,106
4468-D	La Michoacana Ice Cream	1,180
4468-E	Nail Salon	1,130
4430	Anchor -WSS	7,080
Building B		
4432-A, B, C	Restaurant	3,320
4432-D	A'Cortar Barbershop	1,080
4432-E	Same Day Insurance	1,080
4432-F	Vacant	1,080
4432-G	Vacant	1,080
4432-H	Vacant	1,080
4432-J	Vacant	1,080
4432-K	El Gallo Fino Hats	1,080
Building C		
4480-A	Starbucks	2,035
4480-C	Wingstop	1,500
4480-E	Vacant	1,763
4488	Anchor - Dollar Tree	10,422
Land Pad	Build-to-Suite/Ground Lease	





ORCHARD PLAZA | MONTCLAIR, CA





For More Information Contact:

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