

FOR LEASE + TEMPORARY LEASE

# RESTAURANT / RETAIL AVAILABLE

## MONTCLAIR PROMENADE

NEC Central Ave & Moreno St — Montclair, CA



## Please Contact

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FOUNDING MEMBER | **CHAINLINKS**  
RETAIL ADVISORS

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.





## PROPERTY HIGHLIGHTS

- + Signalized corner; Excellent street exposure; Abundant parking.
- + Montclair Place Mall tenants include: Nordstroms, Macy's, JC Penney, Barnes & Noble and a 12 screens AMC Theatre.
- + Other neighboring retailers include Costco, Ross Dress For Less, Ashley Home Store, 99 Cent Only, Target, Petco, Five Below and Gold's Gym.
- + Full freeway access immediate.
- + Less than 1 mile from the Montclair train station.



## DEMOGRAPHICS:

	<b>Population</b>		<b>Avg. Household Income</b>
	<b>1 MILE</b> 21,316		<b>1 MILE</b> \$96,333
	<b>2 MILE</b> 87,542		<b>2 MILE</b> \$104,888
	<b>3 MILE</b> 184,634		<b>3 MILE</b> \$113,587
	<b>Daytime Population</b>		<b>Avg. Median Income</b>
	<b>1 MILE</b> 12,391		<b>1 MILE</b> \$79,732
	<b>2 MILE</b> 39,749		<b>2 MILE</b> \$80,055
	<b>3 MILE</b> 65,890		<b>3 MILE</b> \$85,618



### VISITS

**PER MONTH:** 61.9K  
**PER YEAR:** 742.9K



### TRAFFIC COUNTS

**Central Ave:** 80,243 CPD  
**Moreno St:** 30,891 CPD

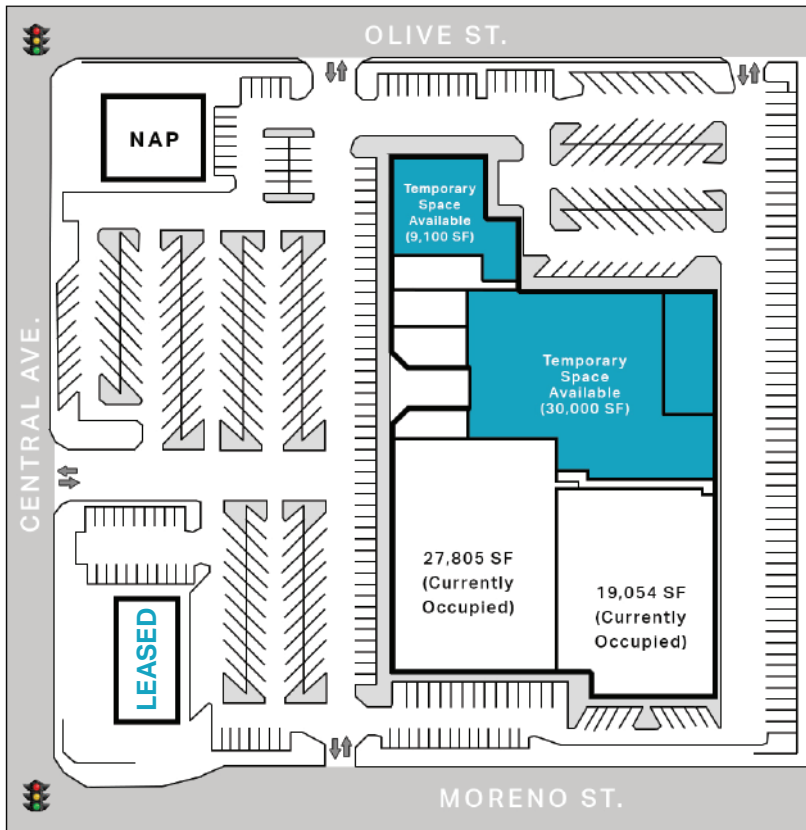


### WALK SCORE

**80**

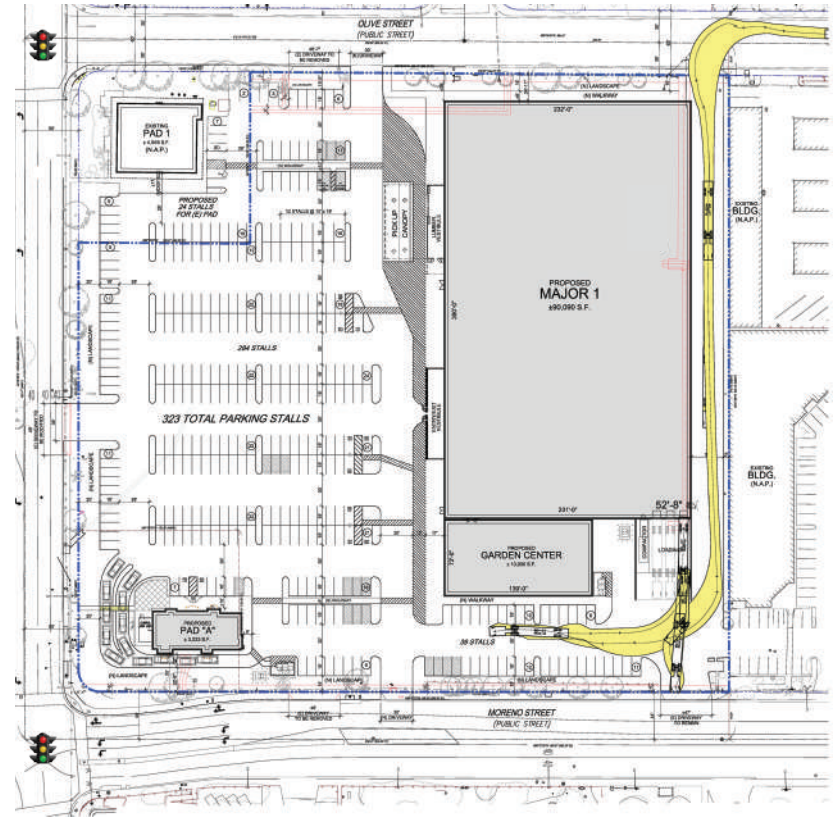
# OPTION 1

IMMEDIATE  
Temporary Space Available



# OPTION 2

FUTURE REDEVELOPMENT AREA  
Anchor Space Available



## ABOUT OPTIONS 1 & 2

### OPTION 1:

Seeking an Anchor/Junior Anchor Tenant to take occupancy for a period of three (3) years.

- + **Condition of Premises:** As-is with all mechanical equipment to go working order.
- + **Projected Delivery:** Immediate.
- + **Asking Rent:** Modified Gross.

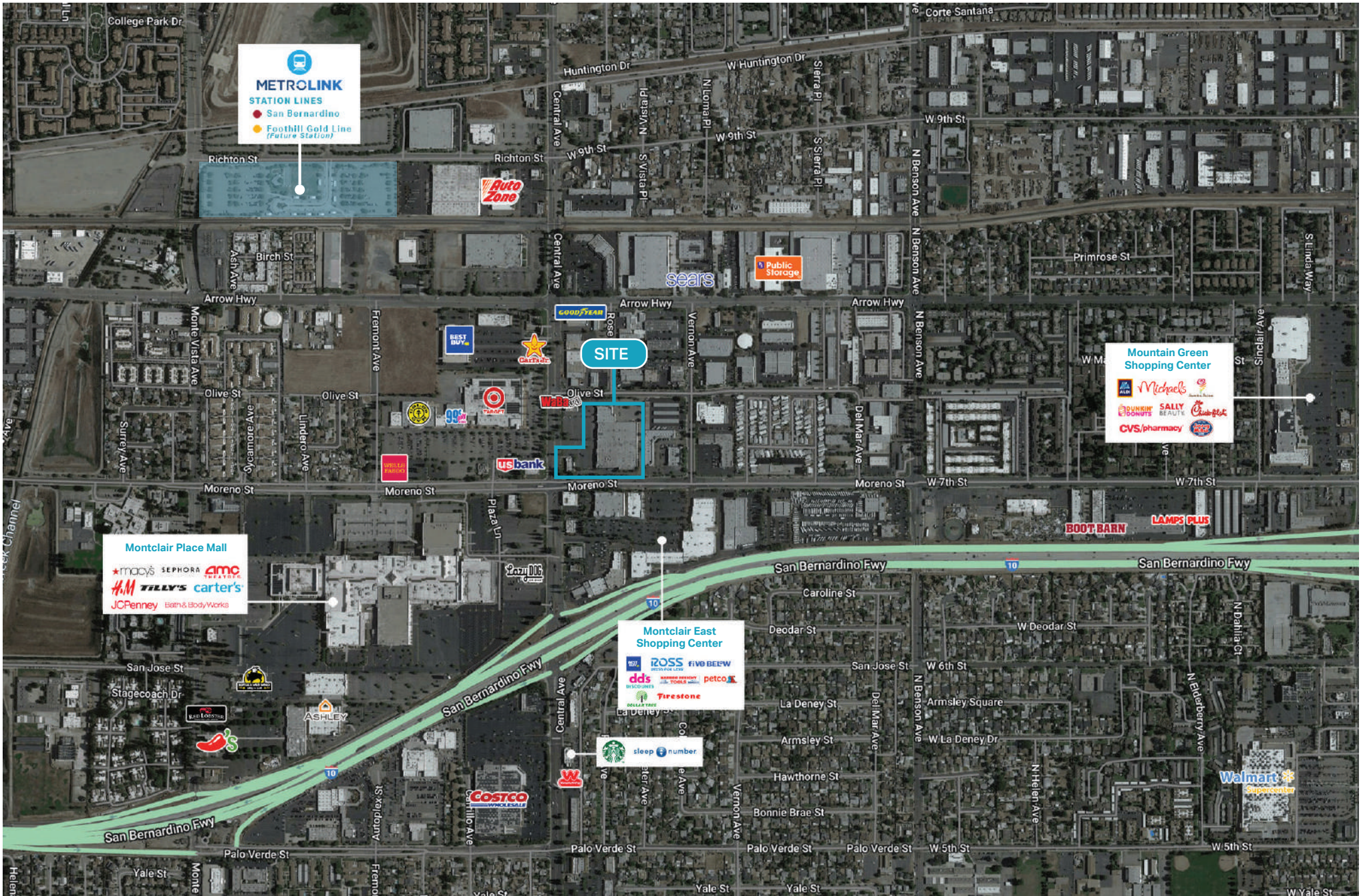
### OPTION 2:

A planned retail shopping center to include Anchor/Junior Anchor Tenants.

- + **Projected Delivery:** Early 2026.
- + **Project Size:** 7.44 Acres (103,000 SF).
- + Garden patio optional



# RETAIL AERIAL



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