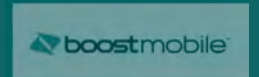
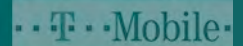




new listing



POTENTIAL TO REDEVELOP AS A DRIVE-THRU

NWC of Holt Blvd. + Central Ave. – Montclair

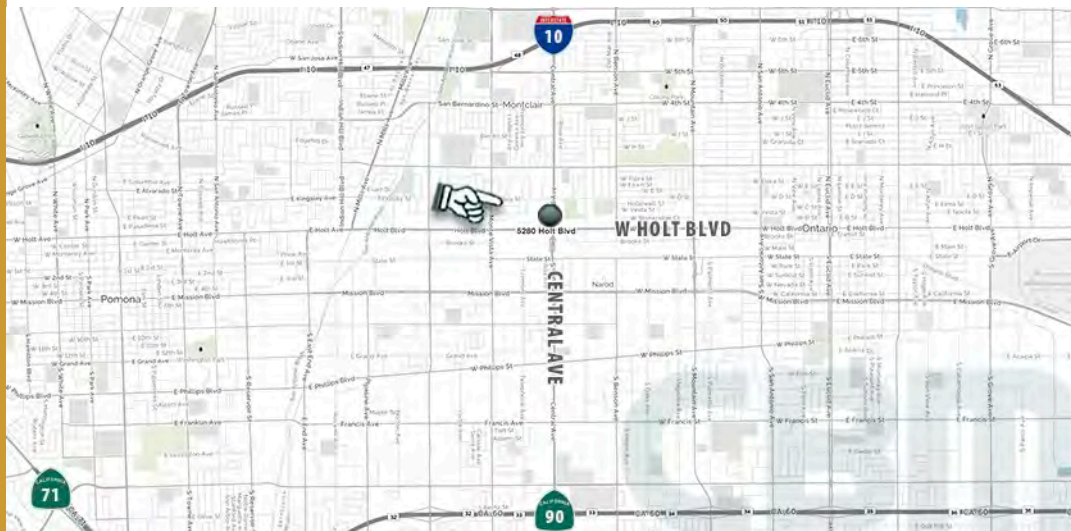
FEATURES...

- ± 5,293 sq ft available
- Freestanding building on a 23,522 sq ft parcel
- Former WSS
- Potential redevelopment with drive thru
- Ample parking
- Monument signage available

AREA AMENITIES...

- Prime Montclair location
- Major signalized intersection
- Strong traffic counts: 44,000 CPD
- Dense Hispanic demographics
- Close proximity to countless national retailers

**5280 HOLT BOULEVARD
MONTCLAIR, CA 91763**



CONTACT...

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jason@cbm1.com

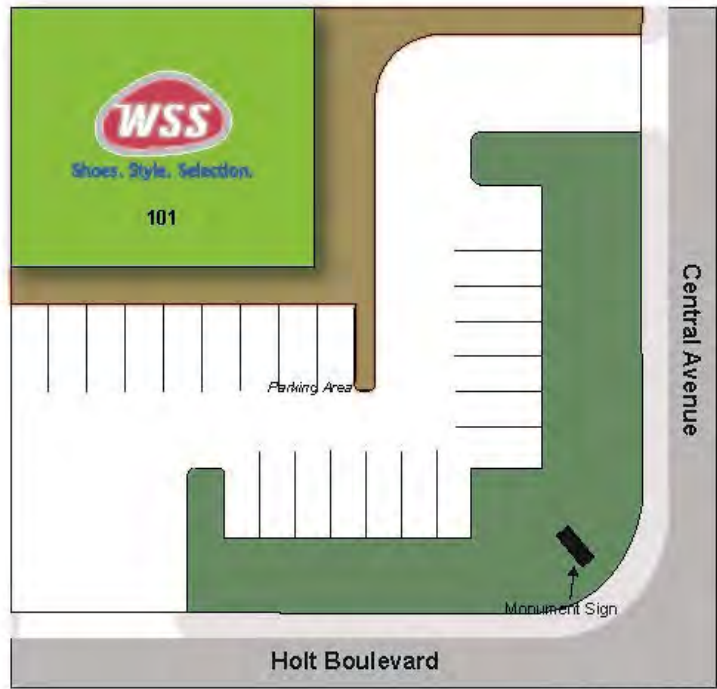
MORE INFO...
▶ visit cbm1.com

Site Plan—Existing

Central/Holt Shopping Center

5280 Holt Blvd | Montclair, CA 91763

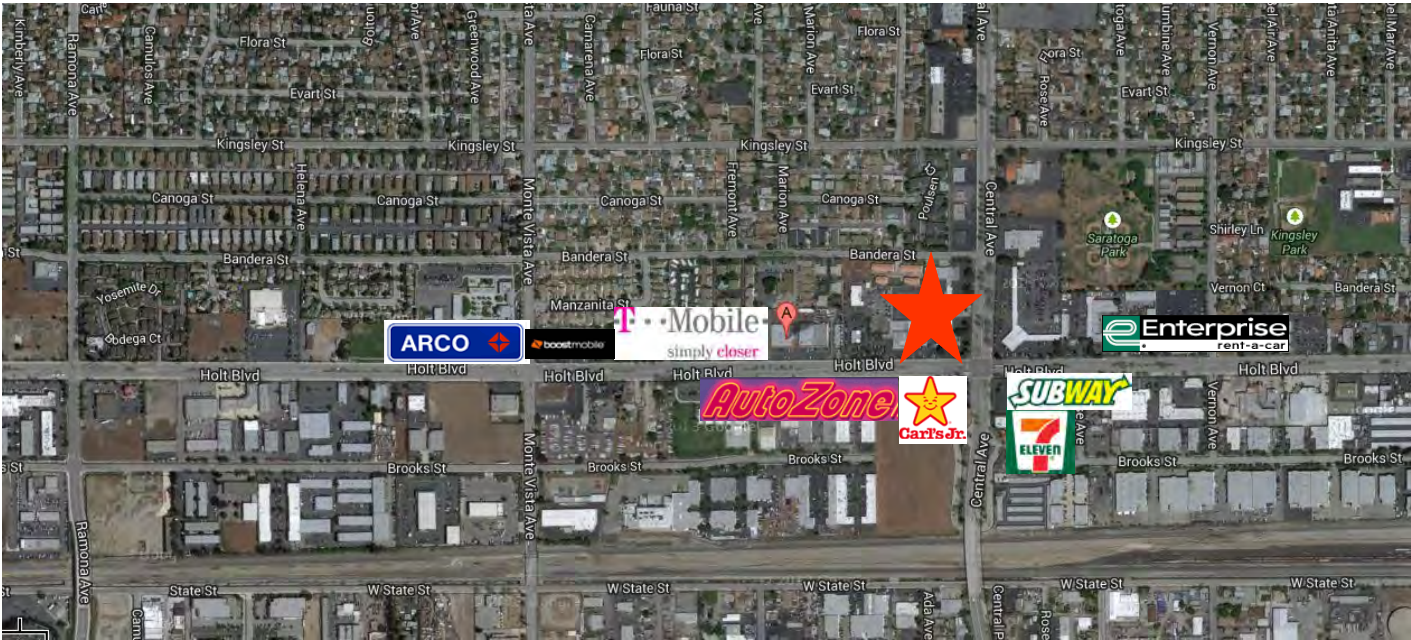
Suite	Tenant	GLA sq. ft.
101	Future Availability	5,293



Potential Site Plan - Drive Thru



Aerial



Demographics

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2015B			
Total Population	22,091	210,078	496,081
Female Population	49.74%	50.40%	50.51%
Male Population	50.26%	49.60%	49.49%
Population Density	7,031	7,429	6,315
Population Median Age	30.5	30.8	32.0
Employed Civilian Population 16+	8,382	86,123	207,765
% White Collar	39.1%	46.9%	50.8%
% Blue Collar	60.9%	53.1%	49.2%
Total Employees	5,295	54,741	156,219
Total Establishments*	732	6,596	16,281
Population Growth 2000-2010	7.75%	3.53%	3.78%
Population Growth 2015B-2020	1.72%	1.51%	1.87%
Income: 2015B			
Average Household Income	\$60,465	\$64,164	\$72,848
Median Household Income	\$47,993	\$49,682	\$54,900
Per Capita Income	\$15,604	\$18,386	\$21,220
Avg Income Growth 2000-2010	32.26%	33.65%	31.90%
Avg Income Growth 2015B-2020	16.53%	15.82%	14.89%
Households: 2015B			
Households	5,613	58,932	142,131
Average Household Size	3.90	3.45	3.40
Hhld Growth 2000-2010	2.91%	2.07%	2.98%
Hhld Growth 2015B-2020	1.58%	1.83%	2.22%
Housing Units: 2015B			
Occupied Units	5,613	58,932	142,131
% Occupied Units	98.83%	97.98%	98.08%
% Vacant Housing Units	1.17%	2.02%	1.92%
Owner Occ Housing Growth 2000-2010	4.76%	-1.30%	0.44%
Owner Occ Housing Growth 2000-2020	7.99%	0.09%	3.42%
Owner Occ Housing Growth 2015B-2020	1.45%	0.43%	1.15%
Occ Housing Growth 2000-2010	2.91%	2.07%	2.98%
Occ Housing Growth 2010-2020	5.59%	6.76%	7.25%
Occ Housing Growth 2015B-2020	1.58%	1.83%	2.22%
Race and Ethnicity: 2015B			
% American Indian or Alaska Native Population	1.16%	1.08%	1.05%
% Asian Population	8.95%	6.75%	8.05%
% Black Population	4.38%	5.47%	5.77%
% Hawaiian or Pacific Islander Population	0.31%	0.23%	0.24%
% Multirace Population	4.14%	4.70%	4.82%
% Other Race Population	27.63%	30.31%	27.21%
% White Population	53.44%	51.46%	52.88%
% Hispanic Population	76.18%	69.58%	64.54%
% Non Hispanic Population	23.82%	30.42%	35.46%