

# NOW UNDER CONSTRUCTION - COMING 4Q2019

## ANCHORED BY CARDENAS MARKETS | ANTICIPATED OPENING 1Q2020



SWC Central Avenue & Holt Boulevard  
 Montclair, CA 91736

### LEASING OPPORTUNITY

Pad and Shop Space Available

#### Description:

- Anchored by the most recent Cardenas Market prototype.
- Restaurant and retail uses allowed.
- Highly traveled intersection.
- Densely populated area.

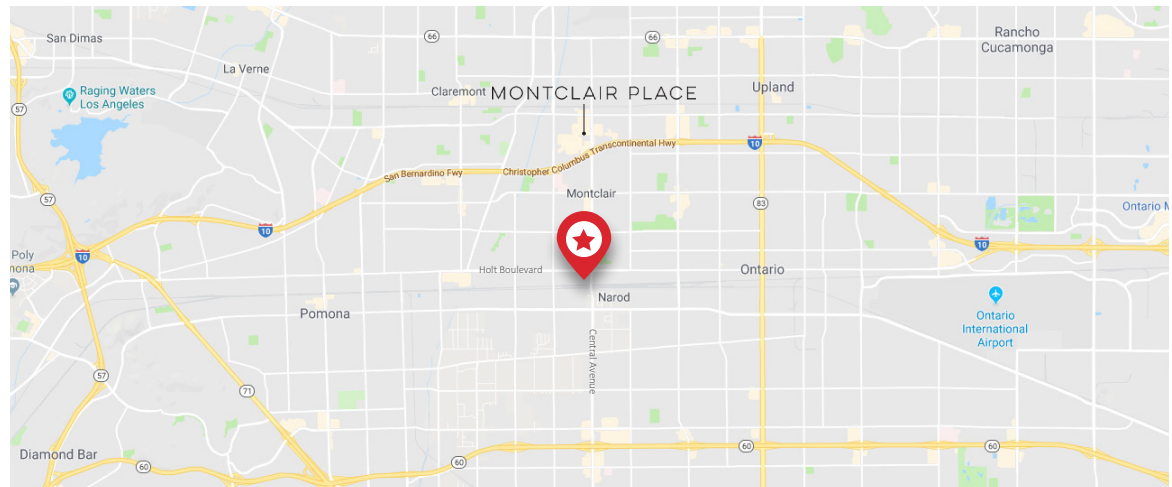
#### Traffic Count:

- ±25,400 Average Daily Traffic on Holt Blvd.
- ±47,258 Average Daily Traffic on Central Ave.

#### Demographics:

	1 MILE	3 MILES	5 MILES
Population '18	22,464	210,184	504,278
Average H.H. Income	\$69,385	\$72,830	\$80,808
Daytime Population	6,186	60,421	170,930

Source: ESRI



For further information, please contact our exclusive agents:

**DAN SAMULSKI** Senior Managing Director  
**KEVIN HANSEN** Associate Director

949.608.2064  
 949.608.2194

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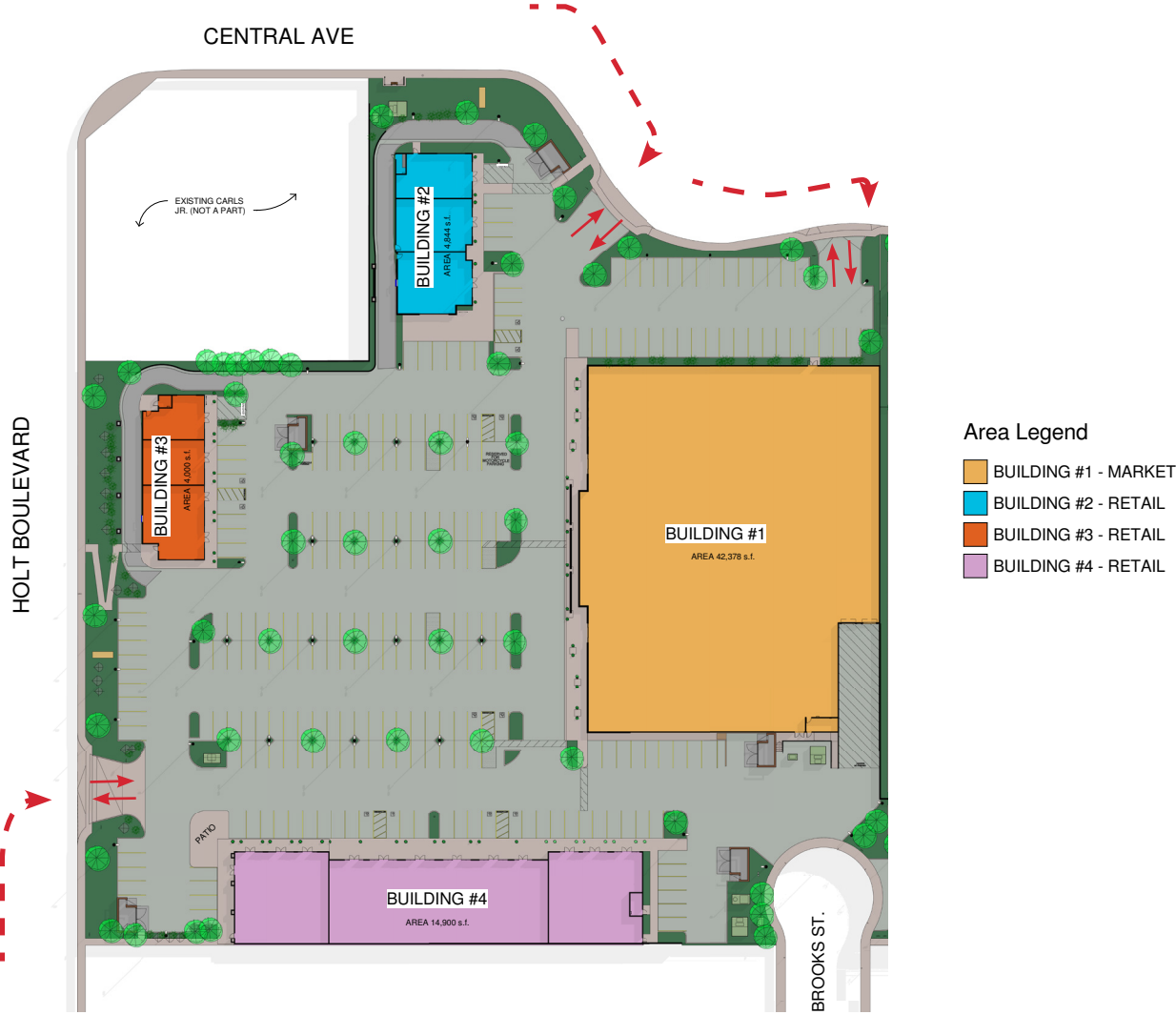
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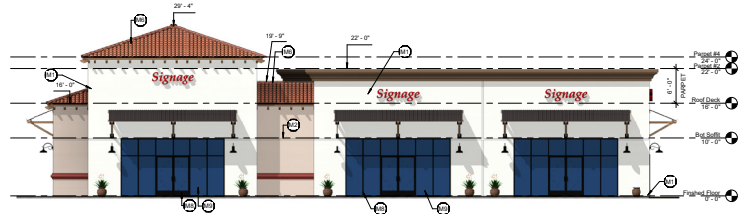
<b>DAN SAMULSKI</b>	Senior Managing Director	949.608.2064	dan.samulski@ngkf.com	CA RE License #01251771
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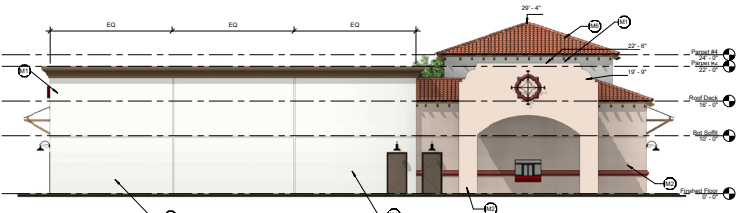
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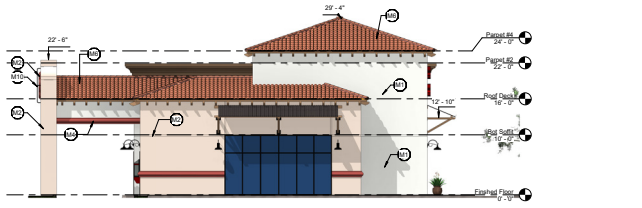
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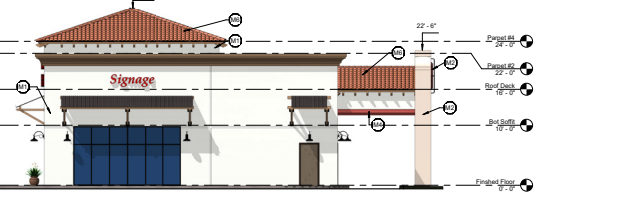
**Elevation - South**  
 1/8" = 1'-0"



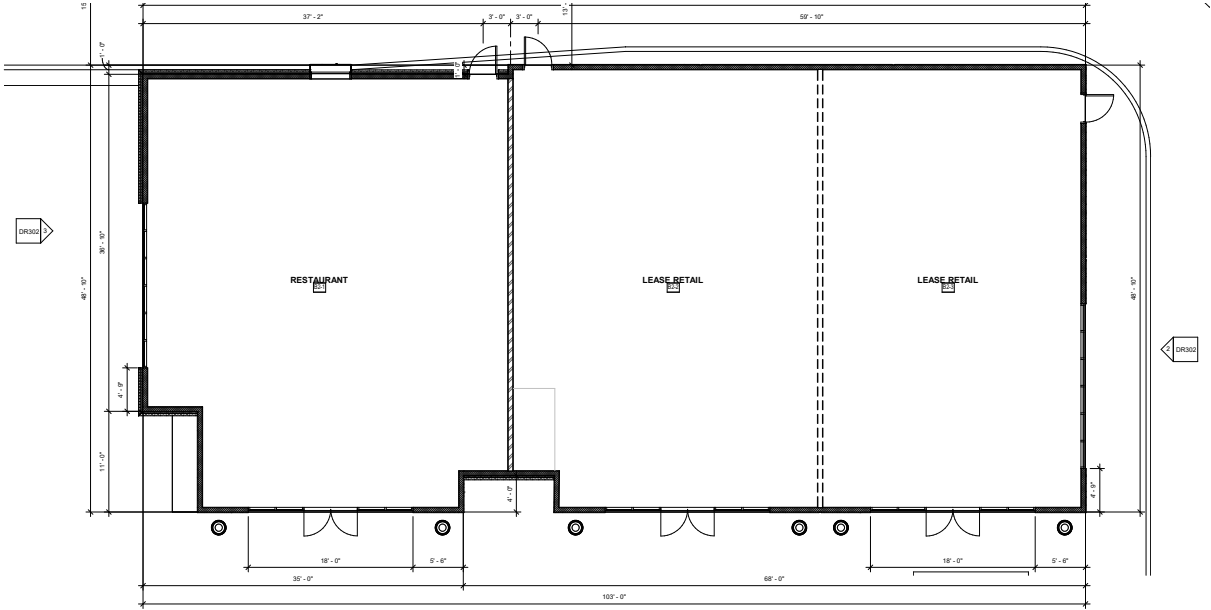
**Elevation - North**  
 1/8" = 1'-0"



**Elevation - West**  
 1/8" = 1'-0"



**Elevation - East**  
 1/8" = 1'-0"



**Building #2 - Floor Plan**

For further information, please contact our exclusive agents:

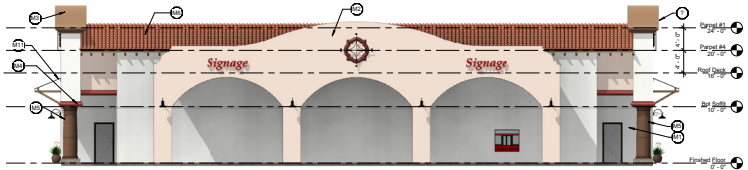
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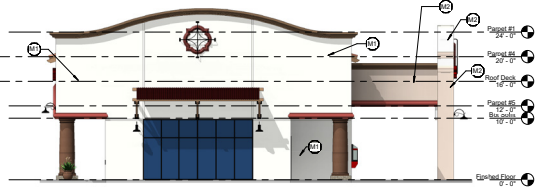
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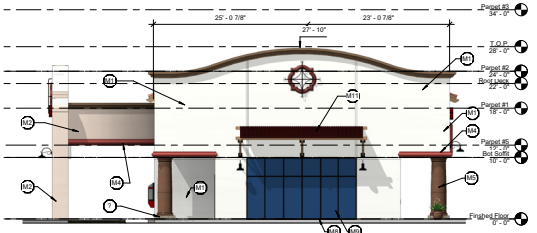
*Elevation - North - Faces Holt Blvd.*  
 1/8" = 1'-0"



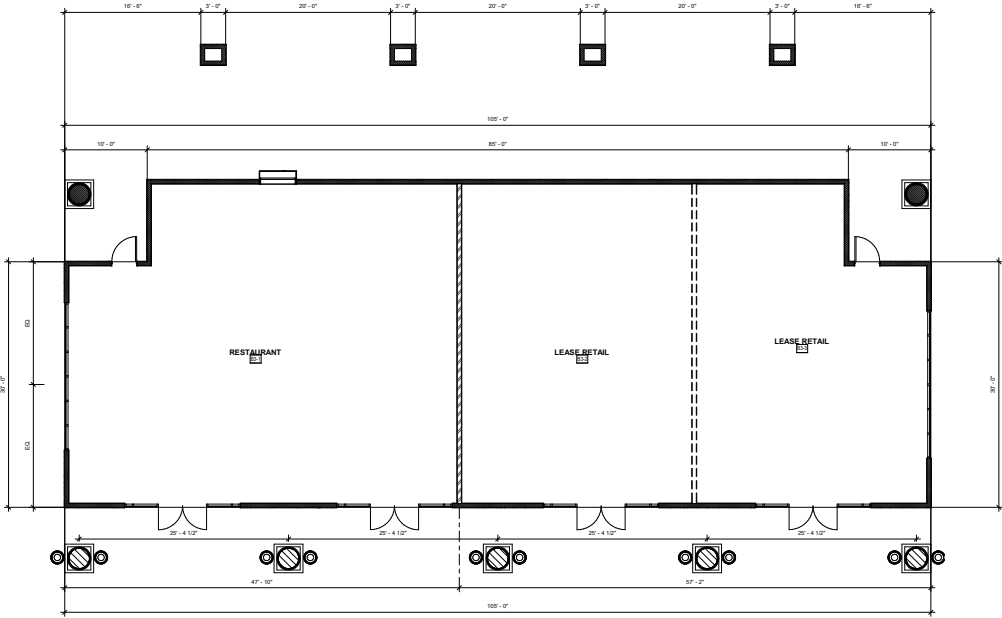
*Elevation - South*  
 1/8" = 1'-0"



*Elevation - East - Faces Carls Jr.*  
 1/8" = 1'-0"



*Elevation - West*  
 1/8" = 1'-0"



**Buildin #3 - Floor Plan**

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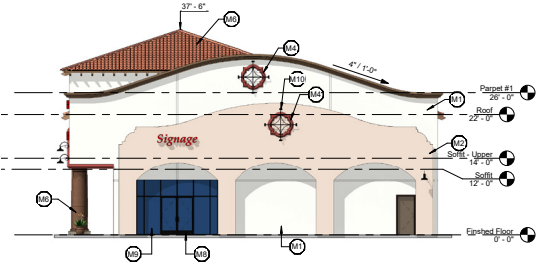
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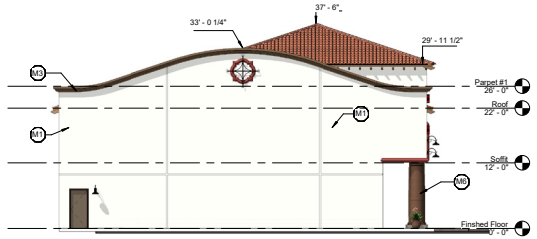
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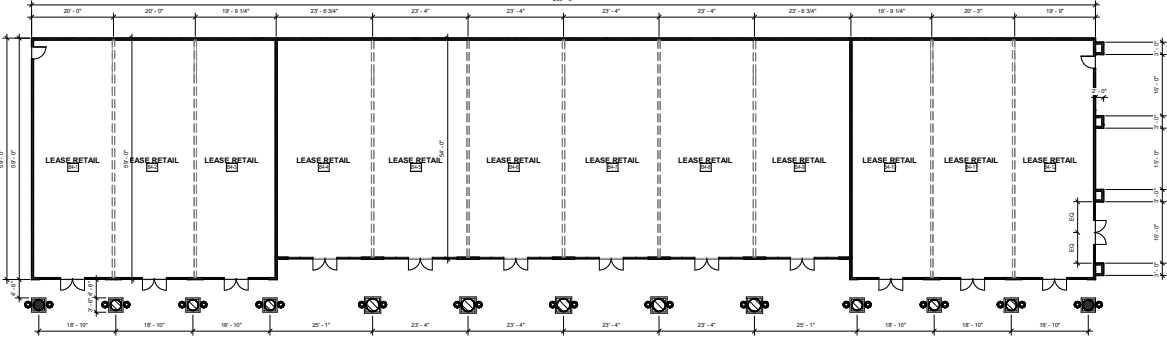
Elevation - West  
 3/32" = 1'-0"



Elevation - North  
 3/32" = 1'-0"



Elevation - South  
 3/32" = 1'-0"



Building #4 - Floor Plan



Elevation - East  
 3/32" = 1'-0"

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### Executive Summary

5295 Holt Blvd, Montclair, California, 91763 2  
 5295 Holt Blvd, Montclair, California, 91763  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 34.06311  
 Longitude: -117.69015

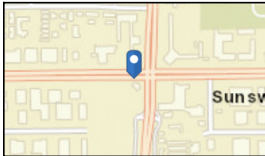
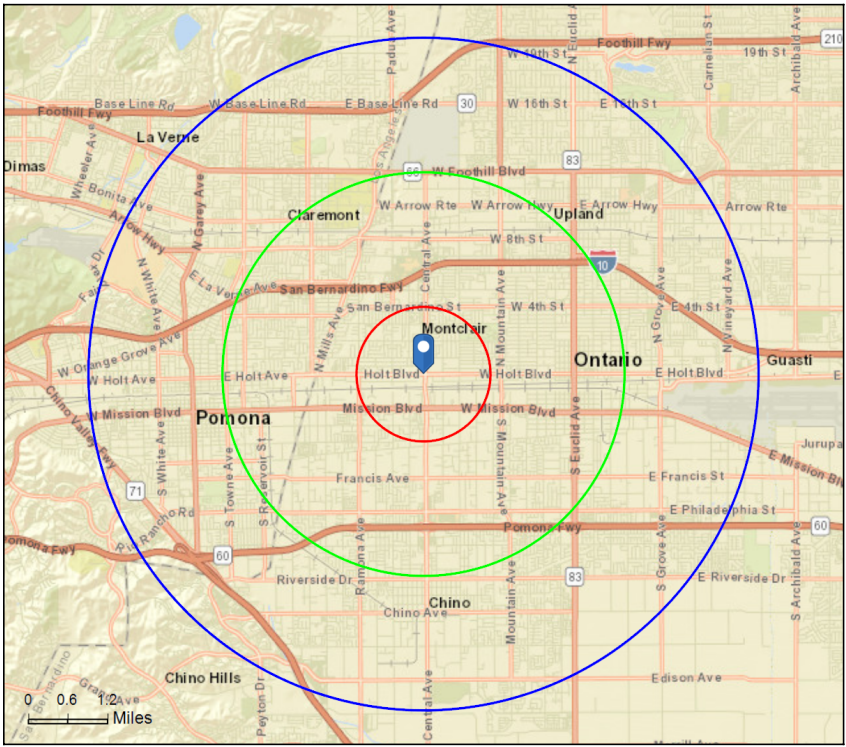
	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	20,272	191,644	461,046
2010 Population	21,821	199,330	477,302
2018 Population	22,464	210,184	504,278
2023 Population	23,049	217,319	521,674
2000-2010 Annual Rate	0.74%	0.39%	0.35%
2010-2018 Annual Rate	0.35%	0.64%	0.67%
2018-2023 Annual Rate	0.52%	0.67%	0.68%
2018 Male Population	50.0%	49.6%	49.6%
2018 Female Population	50.0%	50.4%	50.4%
2018 Median Age	31.1	31.3	32.6
<b>Households</b>			
2000 Households	5,382	53,872	131,067
2010 Households	5,550	55,259	134,986
2018 Total Households	5,681	58,122	142,184
2023 Total Households	5,815	60,014	146,791
2000-2010 Annual Rate	0.31%	0.25%	0.30%
2010-2018 Annual Rate	0.28%	0.61%	0.63%
2018-2023 Annual Rate	0.47%	0.64%	0.64%
2018 Average Household Size	3.91	3.54	3.47
<b>Median Household Income</b>			
2018 Median Household Income	\$53,182	\$55,692	\$60,241
2023 Median Household Income	\$60,115	\$63,879	\$70,143
2018-2023 Annual Rate	2.48%	2.78%	3.09%
<b>Average Household Income</b>			
2018 Average Household Income	\$69,385	\$72,830	\$80,808
2023 Average Household Income	\$81,887	\$86,240	\$95,108
2018-2023 Annual Rate	3.37%	3.44%	3.31%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$17,742	\$20,647	\$23,365
2023 Per Capita Income	\$20,741	\$24,303	\$27,317
2018-2023 Annual Rate	3.17%	3.31%	3.17%



### Site Map

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 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 34.06311  
 Longitude: -117.69015



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