

MONTCLAIR PLACE

NEC OF CENTRAL AVENUE
& 10 FREEWAY



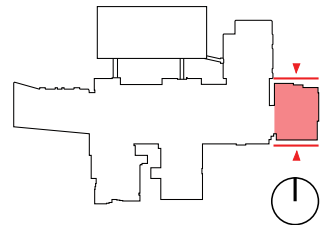
AMC RENDERING | 5060 EAST MONTCLAIR PLAZA LANE, MONTCLAIR, CA



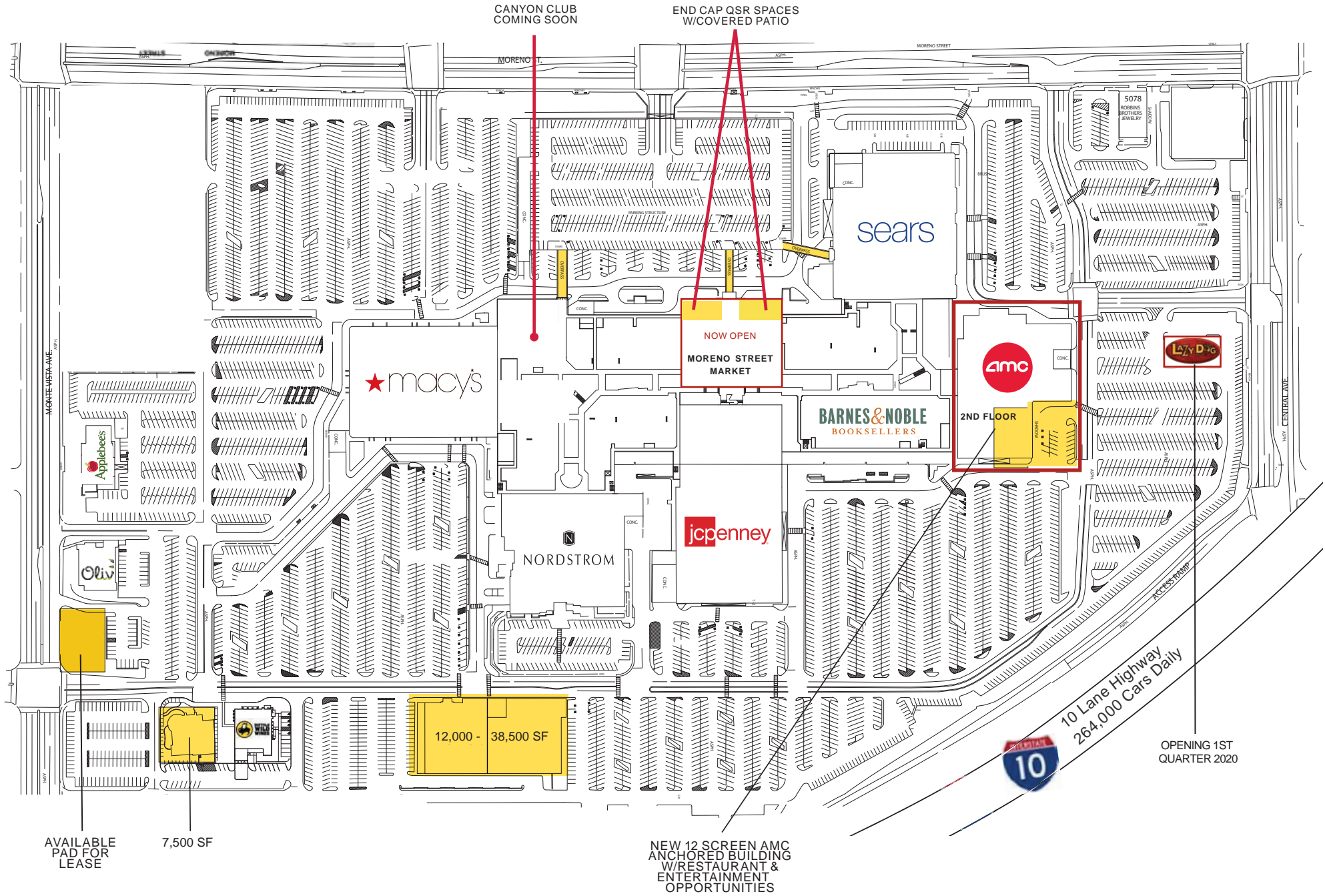
NORTH ELEVATION



SOUTH ELEVATION



SITE PLAN



MONTCLAIR PLACE | 5060 EAST MONTCLAIR PLAZA LANE, MONTCLAIR, CA



1,130
LINEAR FEET OF
FREEWAY EXPOSURE

OVER
1.2/150
MILLION SQUARE
FEET STORES &
SERVICES

ANCHORED BY
• NORDSTROM
• MACY'S
• SEARS
• JC PENNEY
• BARNES & NOBLE

TOP RETAIL BRANDS
• 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

MAJOR RETAIL CENTERS IN THE AREA



“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%	

138,658
PEOPLE WORK WITHIN
5
MILES

WORKPLACE POPULATION

3-MILES	66,760 EMPLOYEES
5-MILES	138,658 EMPLOYEES
10-MILES	380,145 EMPLOYEES

992,039

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

PRESTIGIOUS COLLEGES

15 COLLEGES WITHIN
A 15-MINUTE DRIVE

- INCLUDES
- CLAREMONT COLLEGES
 - CALIFORNIA STATE POLYTECHNIC UNIVERSITY
 - UNIVERSITY OF LAVERNE

110,000
COMBINED STUDENT ENROLLMENT

37% > \$100,000

OF HH INCOMES IN TRADE AREA

(REFERENCE: CUSTOMER INTERCEPT SURVEY 2014)

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

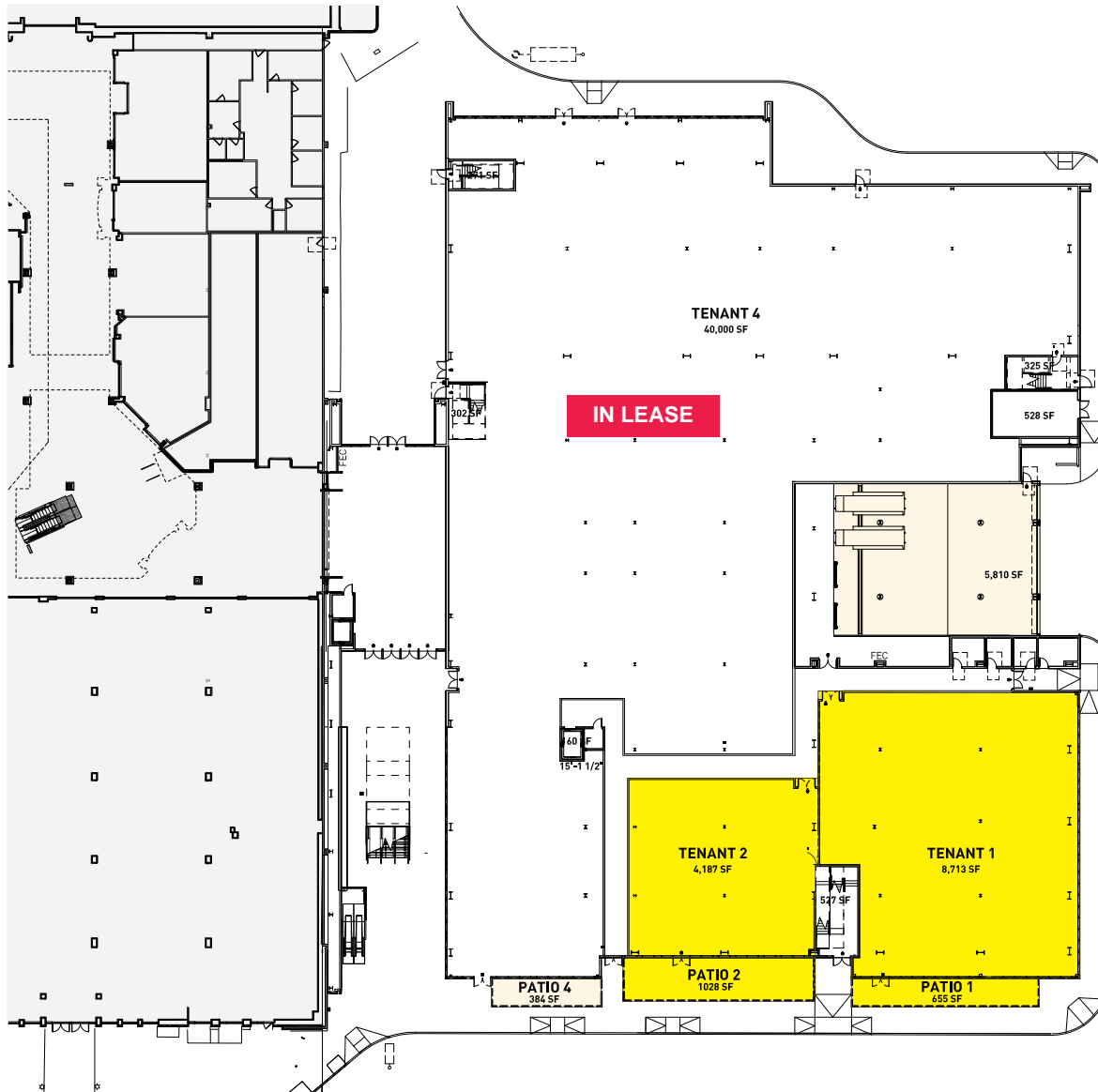
BISECTS TWO MAJOR ON/OFF RAMPS CENTRAL AND MONTE VISTA AVENUES

9
MILES TO THE I-15

OVER 55,000 CARS PER DAY ON CENTRAL AVENUE



ENTERTAINMENT WING - AMC THEATER BOX



FOR MORE INFORMATION

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LEASING OPPORTUNITY - ANCHOR PAD



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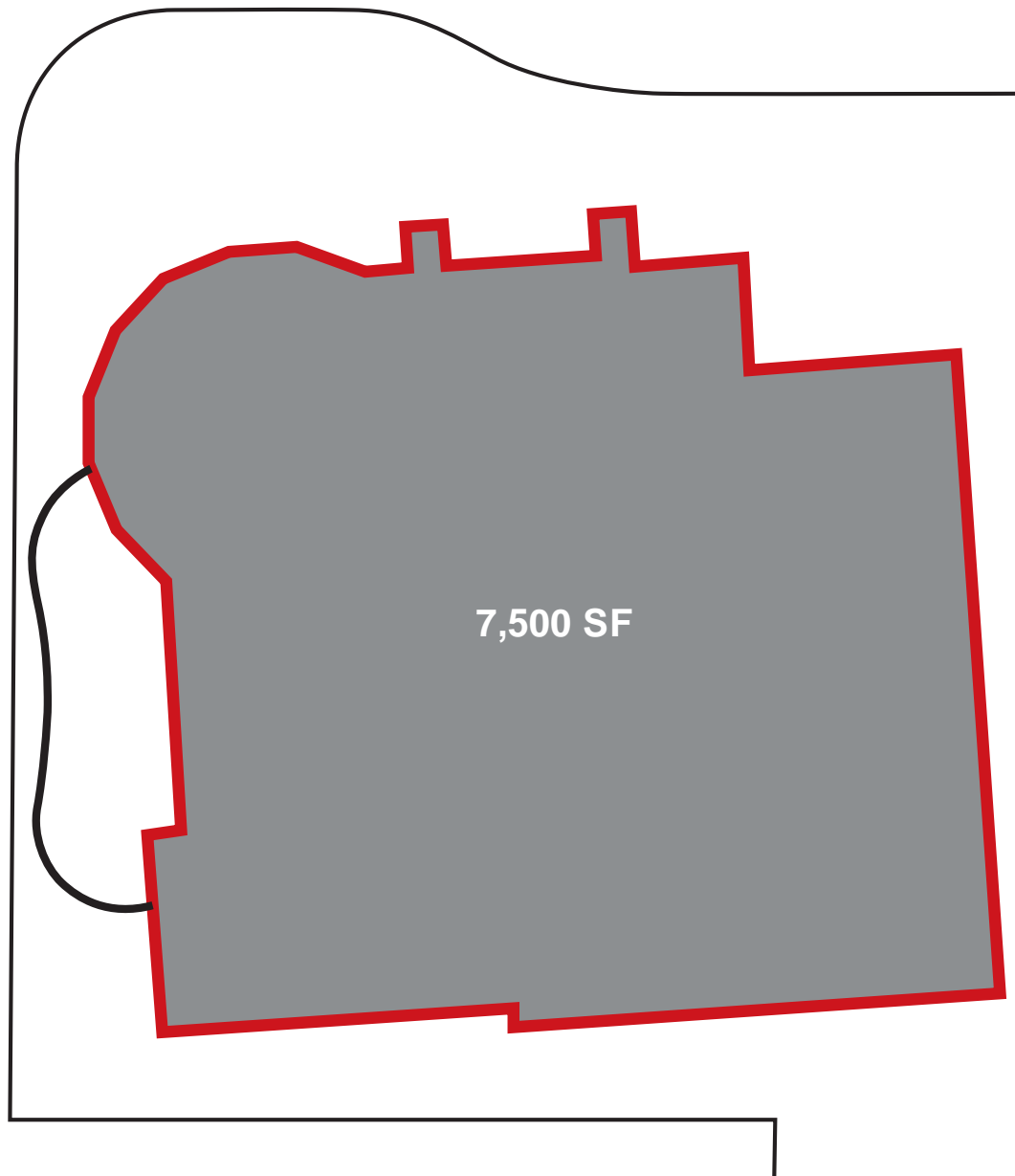
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LEASING OPPORTUNITY - FREESTANDING RESTAURANT PAD



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