

MONTCLAIR EAST SHOPPING CENTER



RETAIL INVESTMENT OPPORTUNITY

5391-5467 Moreno St. Montclair, CA 91763

Ashwill
Associates
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY

Ashwill Associates is pleased to present, for sale, **Montclair East Shopping Center**; a fully leased Southern California shopping plaza with 87% of its square footage leased to national brand tenants. Located at 5391-5467 Moreno St. Montclair, CA 91763, the 9.56 Acre property is made up of a healthy tenant mix and is well positioned for the local demographics. Freeway frontage off the 10 Freeway and sitting next to Montclair Place, a recently modernized and updated indoor mall, Montclair East Shopping Center features freeway visible monument signage, ample parking, high foot traffic and excellent ingress/egress. With freeway on ramps and off ramps at Central Ave. The center can be easily accessed from both Los Angeles and the Inland Empire. Surprisingly, this thriving center can now be purchased for below replacement cost. It is the perfect 1031 upleg property for investors seeking an investment with low management. The two separate parcels can be sold together or independently.

PROPERTY HIGHLIGHTS

Type:	Retail Shopping Center
Sq. Ft.:	135,987 SF
Stories:	1
Year Built:	1993
Parking:	515 Spaces 4.31/1 Ratio
Land Acres:	9.56AC (416,330 SF)
APN #'s	1008-201-22 & 1008-201-23
Zoning:	C3 General Commercial
NOI:	\$1,622,451.96
Asking Price:	\$25,000,000
More info:	www.montclairstshoppingcenter.com



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AERIAL PHOTOS



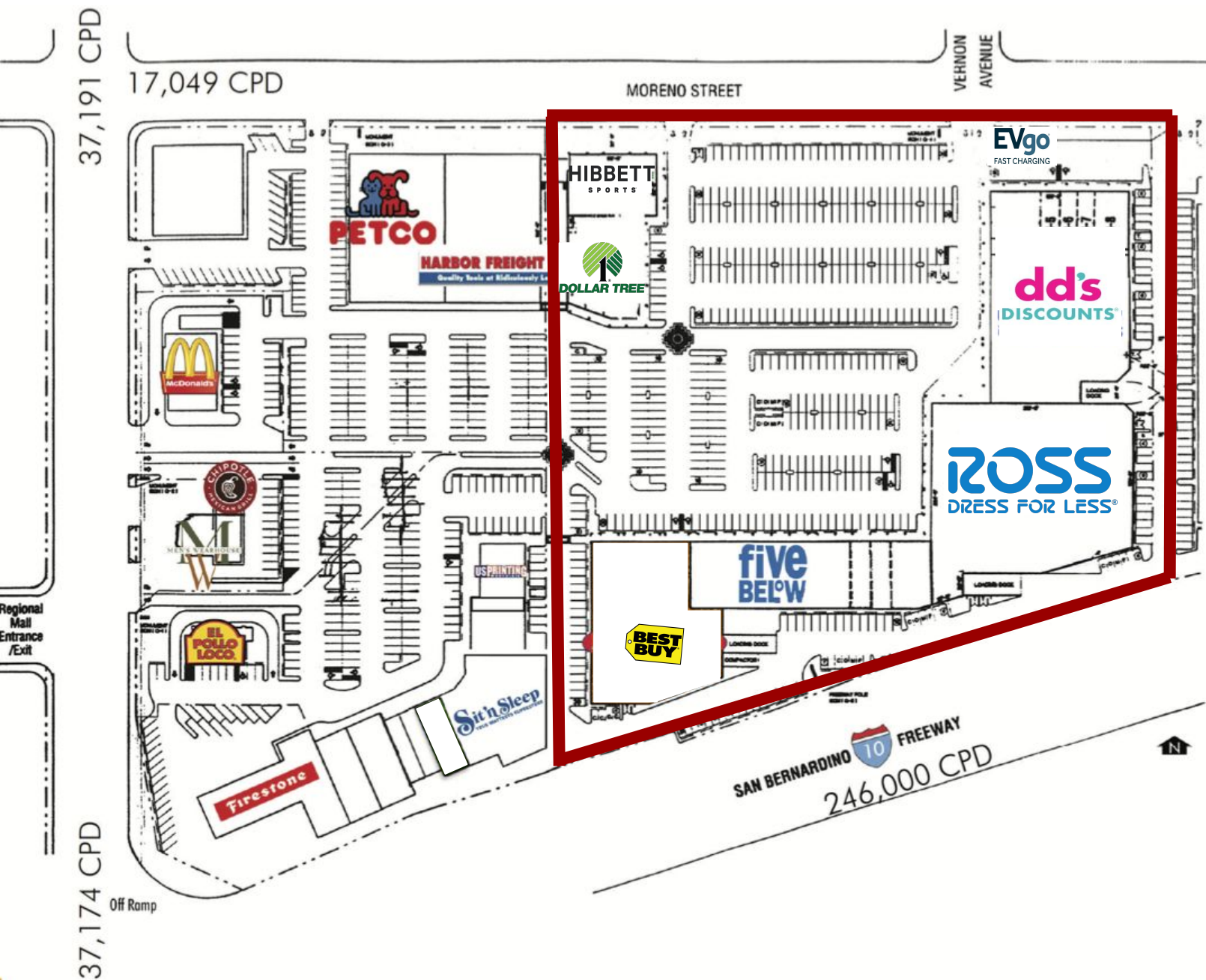
PROPERTY PHOTOS CONTINUED



SITE PLAN

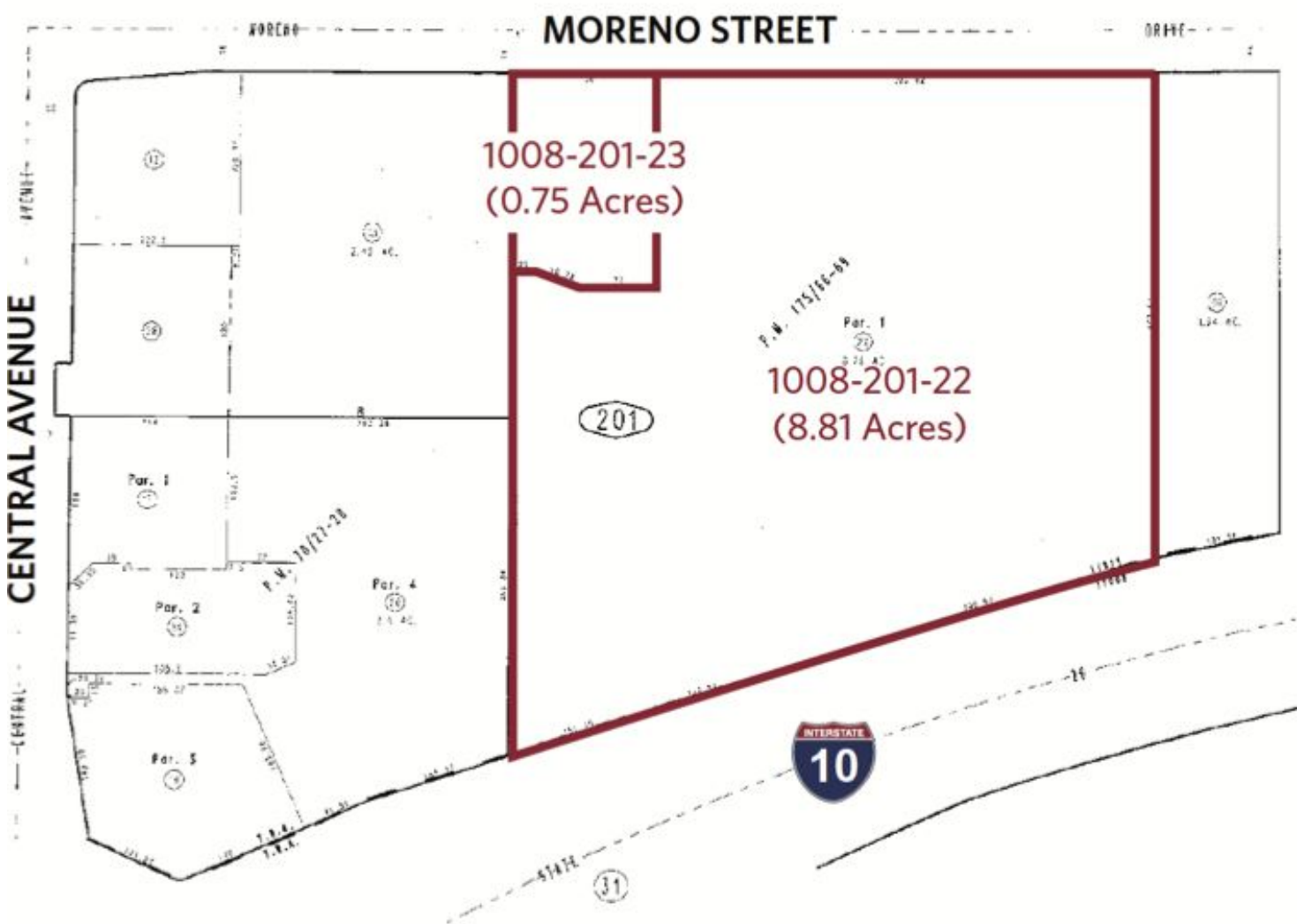
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5391-5467 MORENO ST.
MONTCLAIR, CA 91763



PARCEL MAP

MONTCLAIR EAST SHOPPING CENTER



TENANT MIX

MORENO STREET
15,334 CARS PER DAY



#	TENANT	SF
1	Hibbett Sports	6,615
2	Dollar Tree	10,385
3	Best Buy	22,500
4	Eyebrow Image Salon	1,470
5	Jan's Tropical Fish	3,225
6	Five Below	12,652
7	Vacant	2,410
8	Royal Barbers	1,134
9/10	Ross	41,200
11	DD's	24,000
12/13	USA Furniture	4,133
14	Miracle Ear	1,960
15	Mini Beauty	1,676
16	Beauty Salon	1,367
17	Dental Office	1,260
18	EVgo	5 Stalls

DEMOGRAPHIC SUMMARY

5467 Moreno St, Montclair, California, 91763

Ring of 1 mile

KEY FACTS

20,348

Population



6,748

Households

32.2

Median Age

\$44,994

Median Disposable Income

EDUCATION

17%

No High School Diploma



24%

High School Graduate



33%

Some College



26%

Bachelor's/Grad/Prof Degree

INCOME



\$53,937

Median Household Income



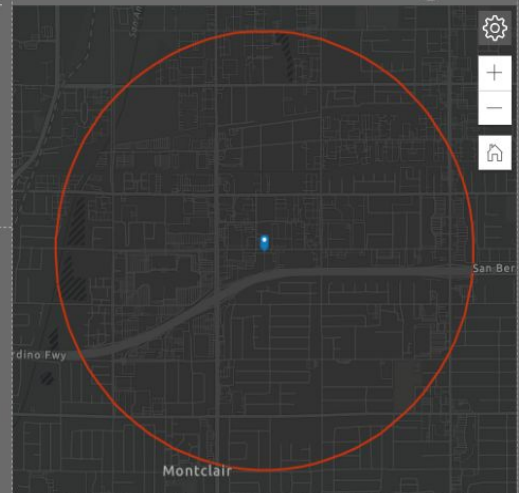
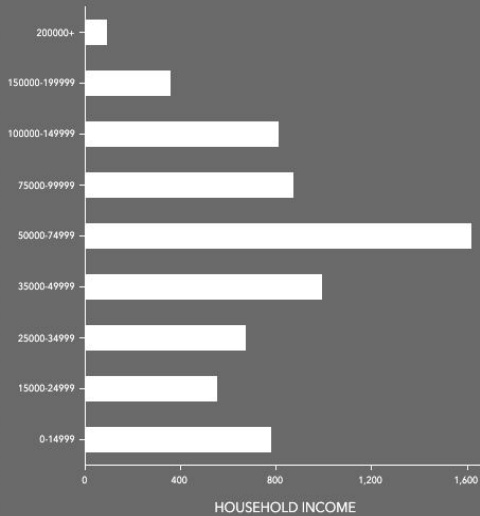
\$21,908

Per Capita Income



\$21,934

Median Net Worth



EMPLOYMENT



White Collar

58%



Blue Collar

23%

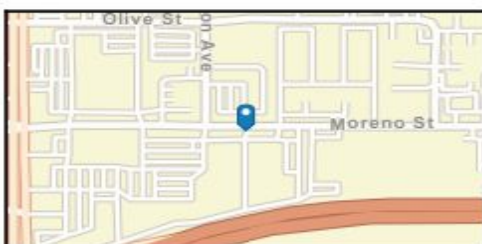
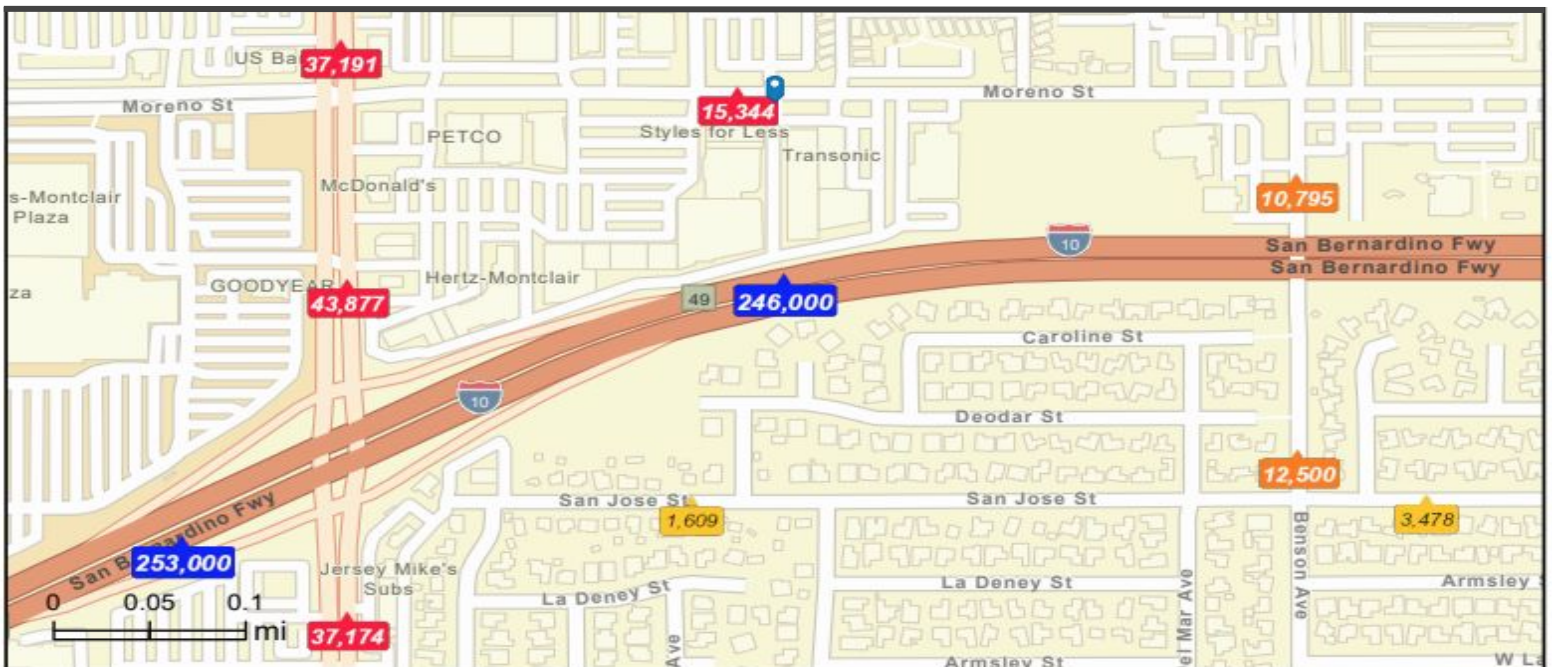


Services

18%

17.5%

Unemployment Rate



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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**FOR DUE DILIGENCE PACKAGE,
DETAILED FINANCIALS,
OR MORE INFORMATION,
PLEASE CONTACT:**

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