



Central Ave (±37,796 CPD)

Arrow Hwy (±17,148 CPD)

MONTCLAIR VILLAGE CENTER

1,288 SF- 2,664 SF SHOP SPACE FOR LEASE

8801-8891 Central Avenue, Montclair, CA 91763

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Presented By



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Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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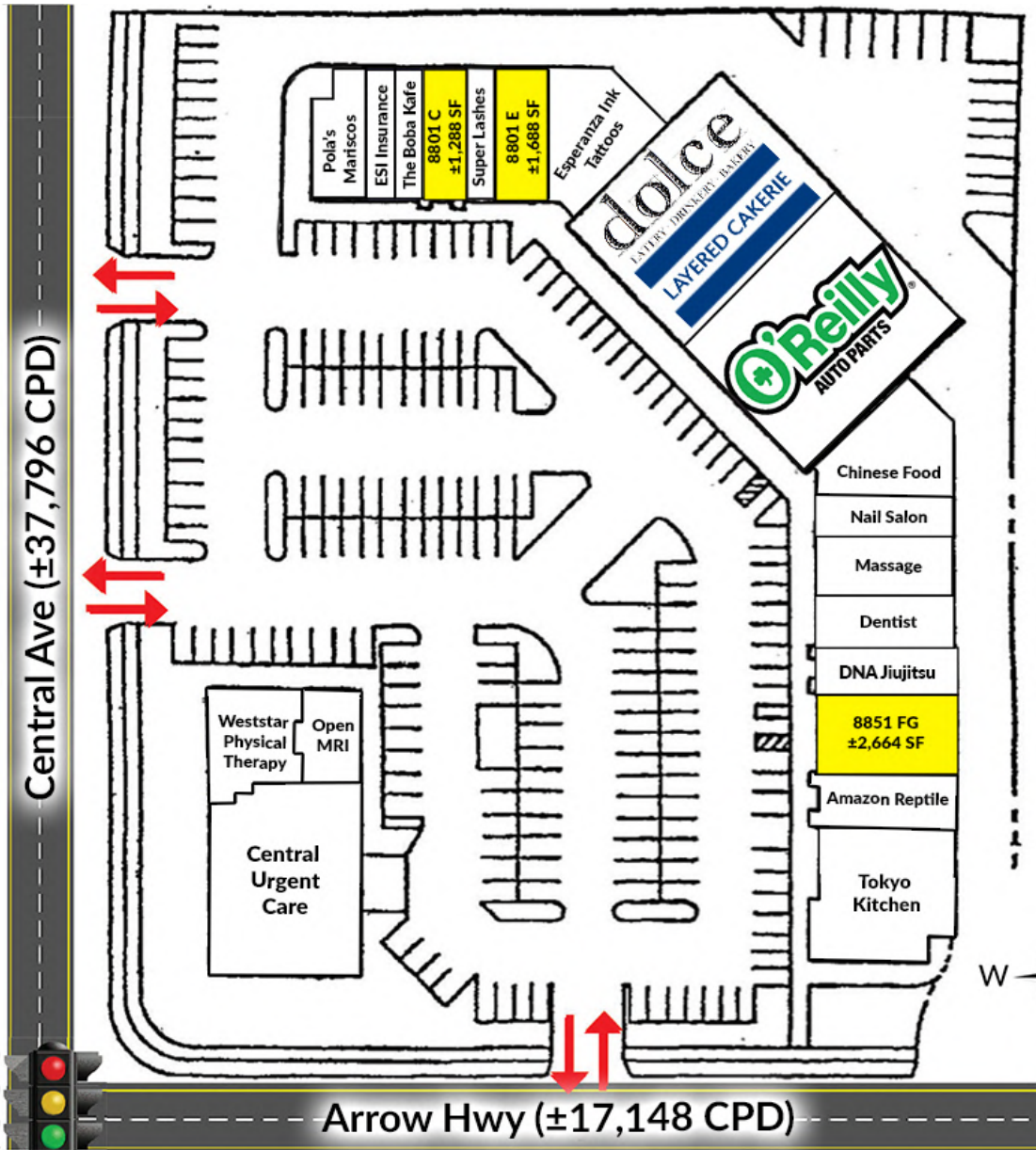
PROPERTY DESCRIPTION



PROPERTY OVERVIEW

- Shop space available ranging from $\pm 1,288$ SF - $\pm 2,664$ SF
- Located on the signalized intersection of Central Ave and Arrow Highway
- Ample parking with easy ingress/egress
- Located in major retail hub with surrounding areas including: JCPenney, John's Incredible Pizza, Target, Best Buy & More!
- Easy access to/from I-10
- Close proximity to Regional Shopping Mall, Montclair Place, I-10 & Claremont Colleges with over 10,500 students, faculty & staff

SITE PLAN



TENANT MATRIX	
8801 A	Pola's Mariscos
8801 B-1	ESI Insurance
8801 B-2	The Boba Kafe
8801 C	±1,288 SF AVAILABLE
8801 D	Super Lashes
8801 E	±1,688 SF AVAILABLE
8801 F	Esperanza Ink Tattoos
8821	Dolce Café & Bakery and Layered Cakerie
8831	O'Reilly Auto Parts
8851 A	Chinese Food
8851 B	Nail Salon
8851 C	Massage
8851 D	Dentist
8851 E	DNA Jiujitsu
8851 FG	±2,664 SF AVAILABLE
8851 H	Amazon Reptile
8851 I&J	Tokyo Kitchen
8891 A	Central Urgent Care
8891 B	Western Physical Therapy
8891 C	Open MRI

ADDITIONAL PHOTOS



RETAILER MAP



DEMOGRAPHICS

	1 mi	3 mi	5 mi
<u>POPULATION</u>			
2023 Total Population	19,804	178,538	436,948
2023 Median Age	31.5	34.9	35.0
2023 Total Households	6,585	56,990	135,574
2023 Average Household Size	2.9	3.0	3.1
<u>INCOME</u>			
2023 Average Household Income	\$98,817	\$116,073	\$117,896
2023 Median Household Income	\$79,998	\$87,446	\$89,334
2023 Per Capita Income	\$34,266	\$37,396	\$36,802
<u>BUSINESS SUMMARY</u>			
2023 Total Businesses	1,598	8,565	17,054
2023 Total Employees	12,620	64,493	134,895

