



OFFERING MEMORANDUM

Holt Plaza

4651 HOLT BLVD

Montclair, CA 91763

\$5.27M

PRICE

5.15%

CAP RATE

\$271.40K

NOI

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Acreage Real Estate

15210 Central Avenue

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Holt Plaza

4651 HOLT BLVD
Montclair, CA 91763

PRICE
\$5,269,485

CAP RATE
5.15%

NOI
\$271,398

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Executive Summary

4651 HOLT BLVD - Montclair, CA 91763

 ASKING PRICE \$5,269,485	 NOI \$271,398	 CAP RATE 5.15%
 PRICE/SF \$343.24	 OCCUPANCY 100%	 GRI \$271K

- Acreage Real Estate is pleased to offer for sale Holt Plaza, a RETAIL property conveniently located in Montclair, CA. Holt Plaza is strategically located on Holt Blvd. The center is currently 100% occupied with long-term leases to Tenants such as Health Service Alliance, a federally qualified health center. Offering a compelling combination of strong in-place cash flow and clear upside through continued rent growth. The subject property sits on 1.26 acres, was built in 1984, and consists of approximately 15,352 SF. There is ample parking with 78 total parking spaces. Holt Plaza is located in a high-traffic area (23,990 Average Daily Traffic Count), surrounded by many national retail brands including a CVS, Dollar Tree, and many others.

PROPERTY DATA

NOI	\$271,424
Cap Rate	5.15%
Building SqFt	15,352 SqFt
Lot Size (acres)	1.26
Year Built	1984
Parcel ID	1012-081-04-0000
Zoning Type	Commercial
Traffic Count	23,990 VPD
Frontage	235 Ft

Investment Highlights

- Stabilized, fully leased retail center with long term tenant leases.
- Stable cash flow with significant NOI growth.
- Minimal Landlord responsibilities.
- Recession & E-commerce Resistant Tenant Mix.
- Fantastic Signage, Exposure, and Frontage on Holt Blvd.
- Recently renovated. Seller spared no cost in exterior and interior renovations.
- NNN LEASES: Tenants reimburse for 100% of CAM, Real Estate Taxes, and Insurance.
- SECURE INCOME STREAM – LONG-TERM LEASES WITH ANNUAL RENTAL RATE INCREASES.

Asking Price	\$5,269,485
NOI	\$271,398
Cap Rate	5.15%
Price/SF	\$343.24
Occupancy	100%
GRI	\$271K
EGI	\$363K
Building SF	15,352 SqFt

Location Highlights

- Excellent visibility from Holt Boulevard and surrounding businesses.
- Located on Holt Blvd, a major east/west thoroughfare and premier location in the western Inland Empire submarket.
- Located in a busy retail area, surrounded by national retail brands including CVS, Dollar Tree, and many others.
- The site also benefits from its positioning in an extremely dense and growing commercial area featuring new retail and industrial developments.
- Excellent access, frontage and visibility offering approximately 235 feet of frontage on the highly travelled Holt Boulevard.
- High traffic count with daily vehicle count of 23,990 vehicles per day.
- Strong mid-to-upper middle-class neighborhood.
- Strong demographics with a population of over 475,000 residents within a 5-mile radius of the subject property.
- The estimated population for the City of Montclair as of July 1, 2019, according to the U.S. Census Bureau, was 40,083 residents. The total land area within the City's corporate boundary is 5.54 square miles, with an additional .92 square miles in the City's Sphere of Influence, which extends west to the Los Angeles County line; south to Phillips Boulevard; and east to Benson Avenue.



LOCATION	
Address	4651 HOLT BLVD
City	Montclair
State	California
Zip Code	91763
APN / Parcel #	1012-081-04-0000
Traffic Count	23,990 VPD
Coordinates	34.062703, -117.703935

TRANSIT	
Ramona And Brooks	0.2 mi
Holt And Mills	0.8 mi
Holt @ 4600 Block	46 ft

AIRPORTS	
Ontario International Airport	6.1 mi
John Wayne Airport	28.4 mi
Fullerton Municipal Airport	20.6 mi

HIGHWAYS	
San Bernardino Freeway	1.3 mi
I-10 Metro ExpressLanes	1.3 mi
Pomona Freeway	2.3 mi
CA 60	3.0 mi



INCOME TAX

- INDIVIDUAL
- PARTNERSHIP
- S-CORP CORPORATION
- NON-PROFIT/ORG.

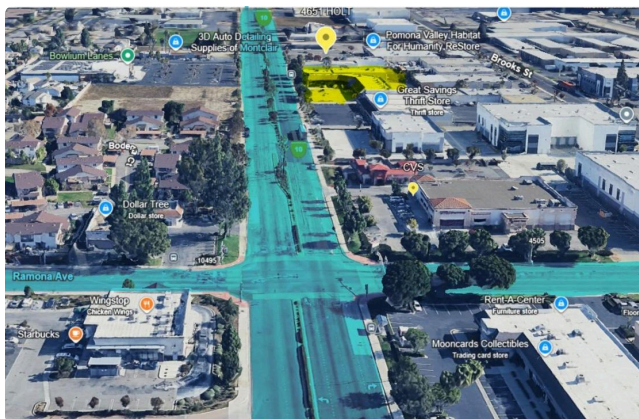
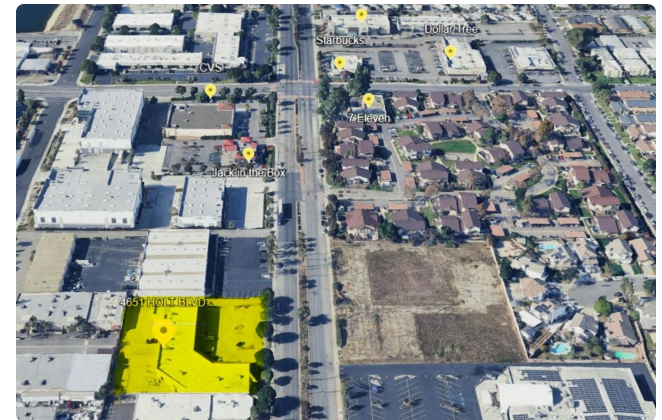
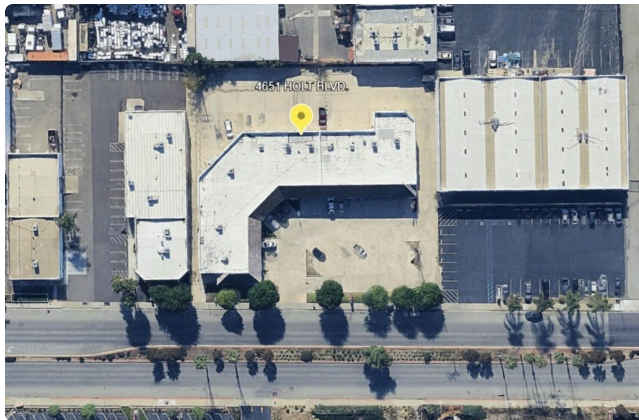
BOOKKEEPING

- PAYROLL/TAXES
- SALES/TAXES
- W-2/1099/MISC

INSURANCE

- INDIVIDUAL HOME
- BUSINESS/COMMERCIAL
- LIABILITY
- HEALTH
- MEDICAL ADVANTAGE
- CDM SERVICE
- RENEWAL TICKETS
- UTILITY DISCOUNT
- IMMIGRATION SERVICE
- TRAVEL INSURANCE
- RENEWAL SERVICE
- RENEWAL SERVICE
- RENEWAL SERVICE

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Tenant Profiles



Health Service Alliance

Health Service Alliance is a federally funded HPSA-approved medical and behavioural healthcare service provider. Health Service Alliance provides high-quality care that is comprehensive, coordinated, patient-centered, and accessible to the community. From wellness checks and urgent car...



East West Physical Therapy

East West Physical Therapy employs the latest techniques to deliver relief to its many patients. Their physical therapists are committed to relieving pain, restoring function, and improving the health of their patients. With over 2 years of providing physical therapy services at this location, East...



Chino Medical Supply

Chino Medical Supply is an authorized full service mobility services, medical supplies, and equipment store. Providing the best in mobility solutions such as lift chairs, scooters, and power wheelchairs, they also retail bathroom safety products, compression hosiery, diabetic shoes,...



Farmers Insurance

Farmers Insurance is one of the country's largest insurers of vehicles, homes, and small businesses, and provides a wide range of other insurance and financial services products. With over 90 years of providing service, Farmers Insurance serves millions of households and businesse...



PFT Boxing Club

Train like a fighter-become your best self. Offering adult, youth, and 1-on-1 training, PFT Boxing Club is dedicated to making boxing accessible, empowering, and fun for everyone. Trainers are certified with years of experience. Members train with professional-grade gloves, bags, and...



Fantastic Hair Salon

Experienced hair salon operators offering women's hair and barbering services. Fantastic Hair Salon is an affordable neighborhood hair salon with a dedicated clientele. With over 8 years at this location, this salon has demonstrated its strength and success as an experienced operator

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