

CIRCLE CENTER PLAZA

MONTCLAIR, CA 91763

9680 CENTRAL AVENUE, CHINO



KAVITA BHATIA

President/Broker

CalDRE #01895064 | CalDRE #02034779

909.210.1570

Kavita@TheAcreage.net



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Affordable retail center located at the northwest signalized corner of the highly traveled Central Avenue and San Bernardino Street. The Circle Center retail center is strategically positioned less than half a mile from the I-10 freeway on a signalized intersection. Situated in a prominent retail corridor of Montclair, this retail center is within walking distance of Costco and the Montclair Place shopping mall. The Circle Center also offers many conveniences to its Tenants and their customers. Parking spaces are abundant in the front and back of this property and there are two options for Ingress/Egress from Central Avenue and the second at San Bernardino Street. Call us for a tour today!

OFFERING SUMMARY

Lease Rate:	\$1.29 - 1.50 SF/month (NNN)
Available SF:	2,500(+/-) SF
Lot Size:	57,886 SF
Building Size:	18,800 (+/-) SF

SPACES	LEASE RATE	SPACE SIZE
9670	\$1.29 SF/month	2,500 SF
9680-A	\$1.50 SF/month	1,000 SF
9686	\$1.29 SF/month	5,500 SF

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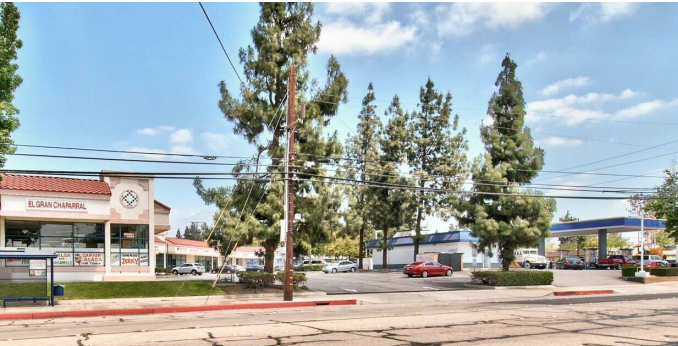
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ADDITIONAL PHOTOS



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CENTRAL AVENUE IS A PRIMARY RETAIL CORRIDOR OF MONTCLAIR



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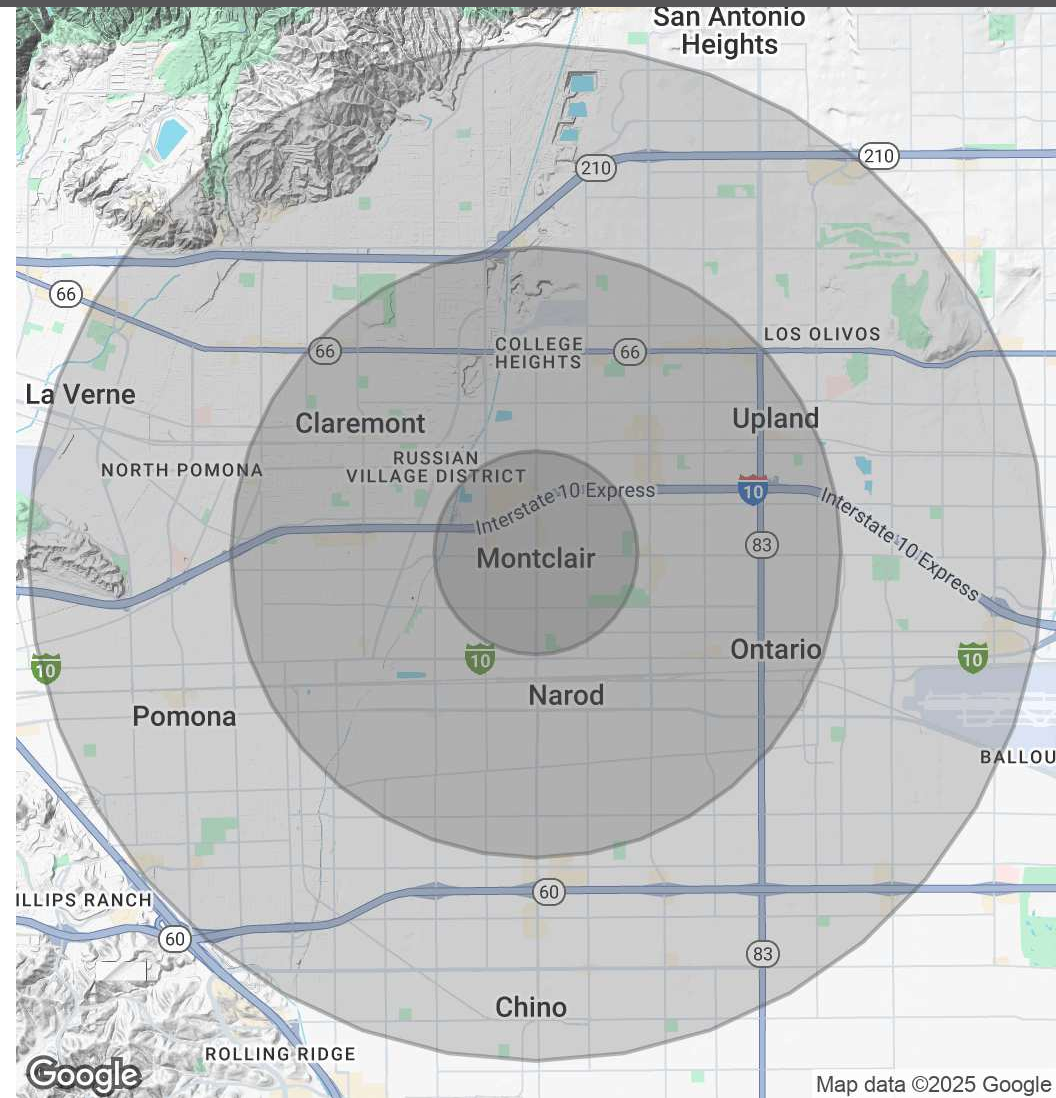
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,664	195,852	491,600
Average Age	38	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,312	59,641	150,452
# of Persons per HH	3.4	3.3	3.3
Average HH Income	\$104,993	\$99,866	\$108,354
Average House Value	\$589,411	\$653,066	\$664,634

Demographics data derived from AlphaMap



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