

# VILLAGE

AT MONTCLAIR



5050 E. ARROW HWY  
MONTCLAIR, CA



A DEVELOPMENT BY  
Village Partners



CBRE





# EXCITING NEW MIXED-USE DEVELOPMENT IN MONTCLAIR, CA

## **Prime Retail Space Available**

Seize the opportunity to establish your business in a brand new, upscale mixed-use development.

## **Residential & Recreational Features**

This project boasts over 350 residential units, complemented by a spacious park, picturesque paseos, stylish common areas, and 75 convenient street-level parking spots.

## **Strategic Location**

Located next to Montclair Place Mall and directly adjacent to the Metrolink station with direct pedestrian access, ensuring high visibility and foot traffic.

## **Traditional Design**

Experience modern, architecturally striking buildings with luxurious finishes.

## **Affluent Community**

Montclair attracts a well-educated and affluent demographic from nearby areas, including Rancho Cucamonga, Claremont, Upland, and Chino Hills.

# SITE PLAN

## BUILDING 1

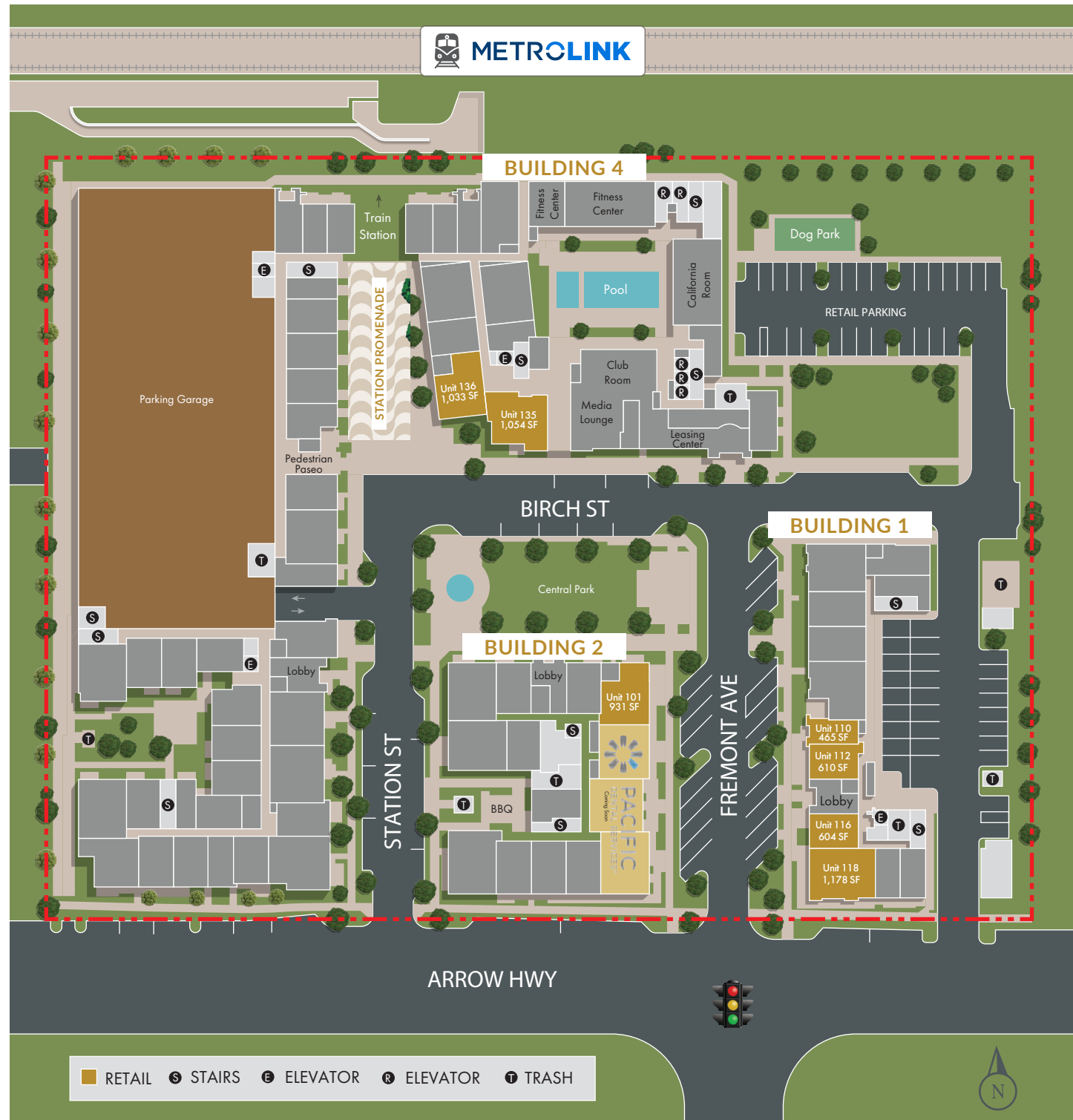
UNIT 110	456 SF
UNIT 112	610 SF
UNIT 116	604 SF
UNIT 118	1,178 SF

## BUILDING 2

UNIT 101	931 SF
UNIT 112	Pacific Dental
UNIT 113	Pacific Dental
UNIT 115	Pacific Dental

## BUILDING 4

UNIT 135	1,054 SF
UNIT 136	1,033 SF





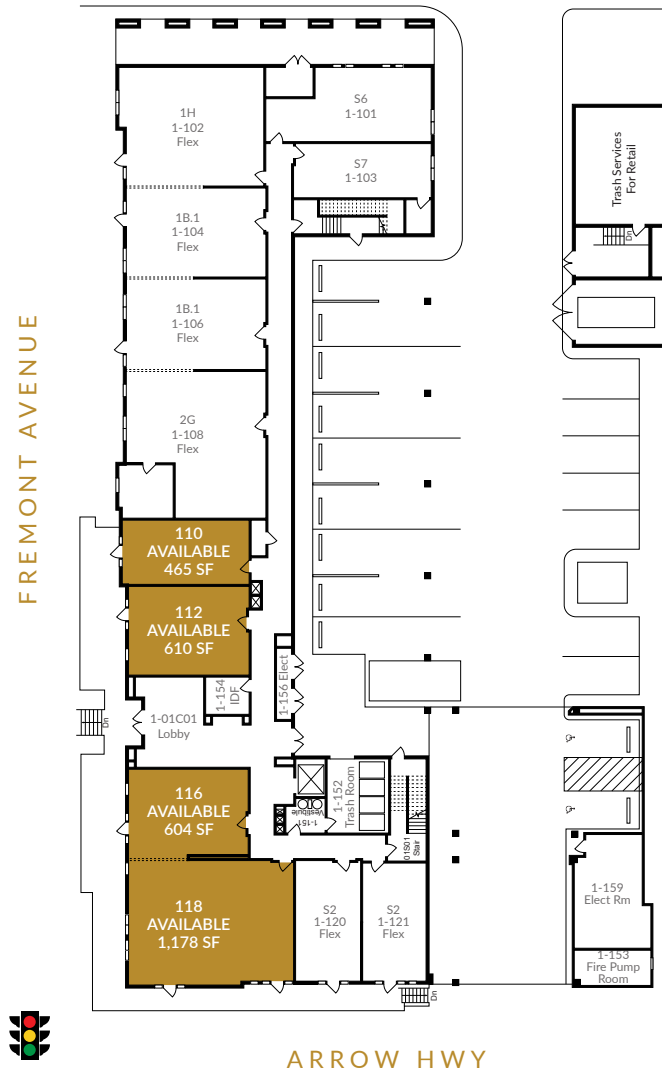
# FLOOR PLAN

## BUILDING 1



### RETAIL Availabilities

UNIT NUMBER	UNIT SIZE (SF)
110	465 SF
112	610 SF
116	604 SF
118	1,178 SF End Cap Restaurant



# FLOOR PLAN

## BUILDING 2



### RETAIL Availabilities

UNIT NUMBER	UNIT SIZE (SF)
101	931 SF
112	Pacific Dental Services
113	Pacific Dental Services
115	Pacific Dental Services



FREMONT AVENUE

ARROW HWY

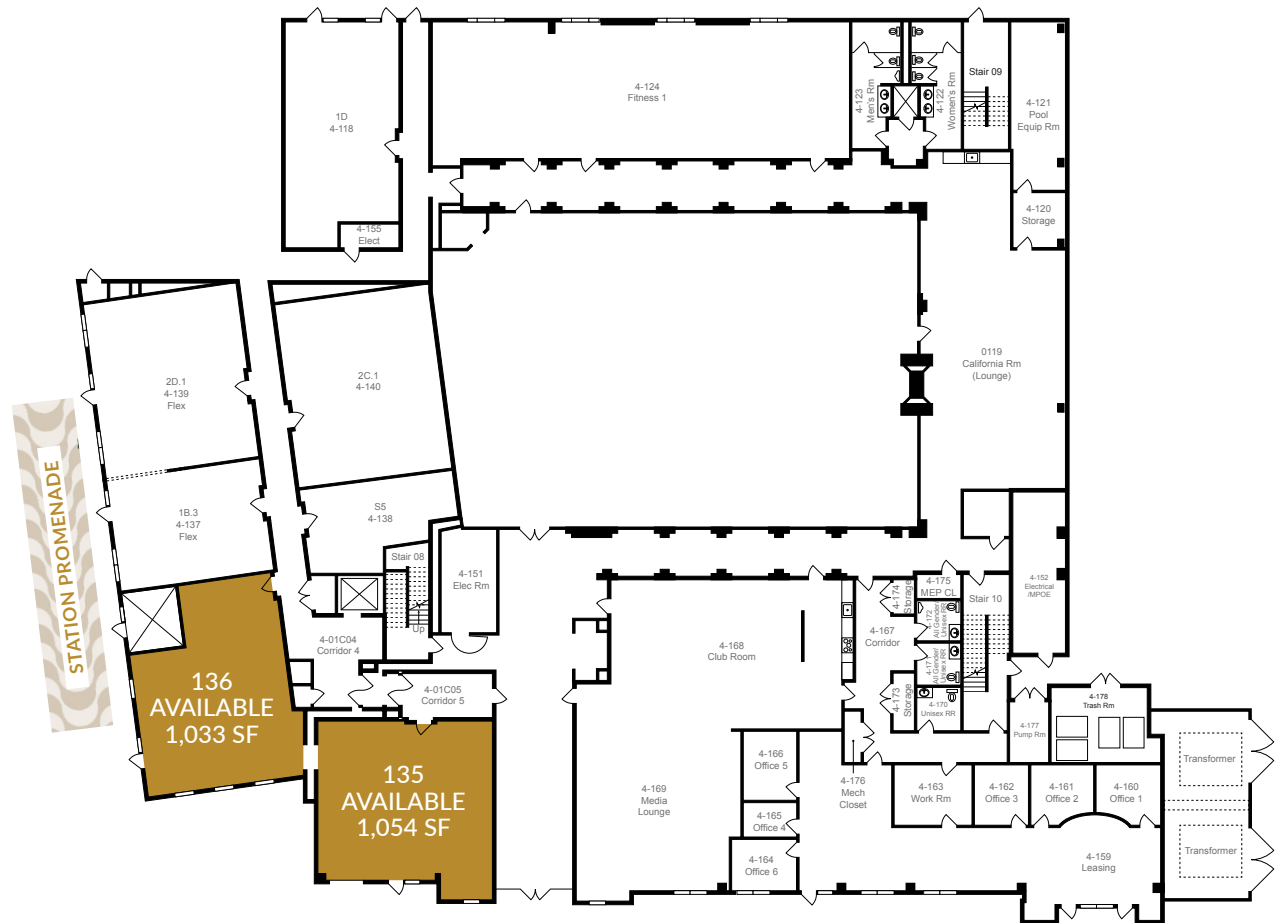


# FLOOR PLAN

## BUILDING 4

### RETAIL Availabilities

UNIT NUMBER	UNIT SIZE (SF)
135	1,054 SF
136	1,033 SF

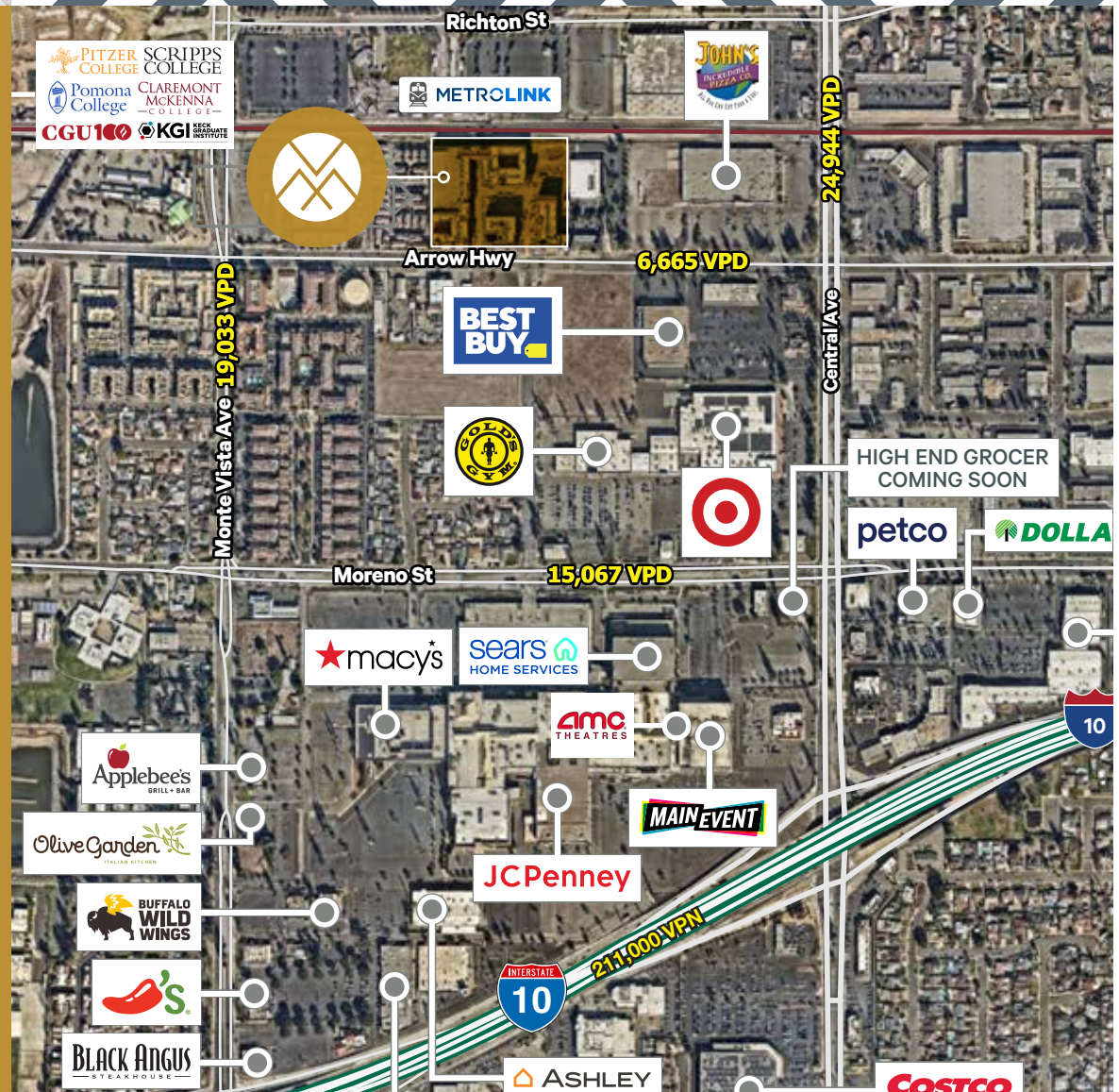


North-facing  
view to Station  
Promenade



# WELCOME TO MONTCLAIR

Montclair, CA, is a thriving community offering a strategic location with easy access to major highways and a robust transportation network including transit. Known for its diverse population and vibrant local economy, Montclair boasts a mix of residential, retail, and commercial spaces, making it an attractive destination for both businesses and residents. The area features a well-established mall, shopping centers, parks, and recreational amenities, enhancing its appeal for families and professionals alike.



180,285

POPULATION

(3 Miles)



120,123

HOUSEHOLDS

(3 Miles)



\$114,577

AVG. HH INCOME

(3 Miles)



403,368

DAYTIME POPULATION

(5 Miles)



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## CONTACT US

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