

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)
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110	465 SF
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112	610 SF
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116	604 SF
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118	1,178 SF End Cap Restaurant
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ARROW HWY

FLOOR PLAN

BUILDING 2



RETAIL Availabilities

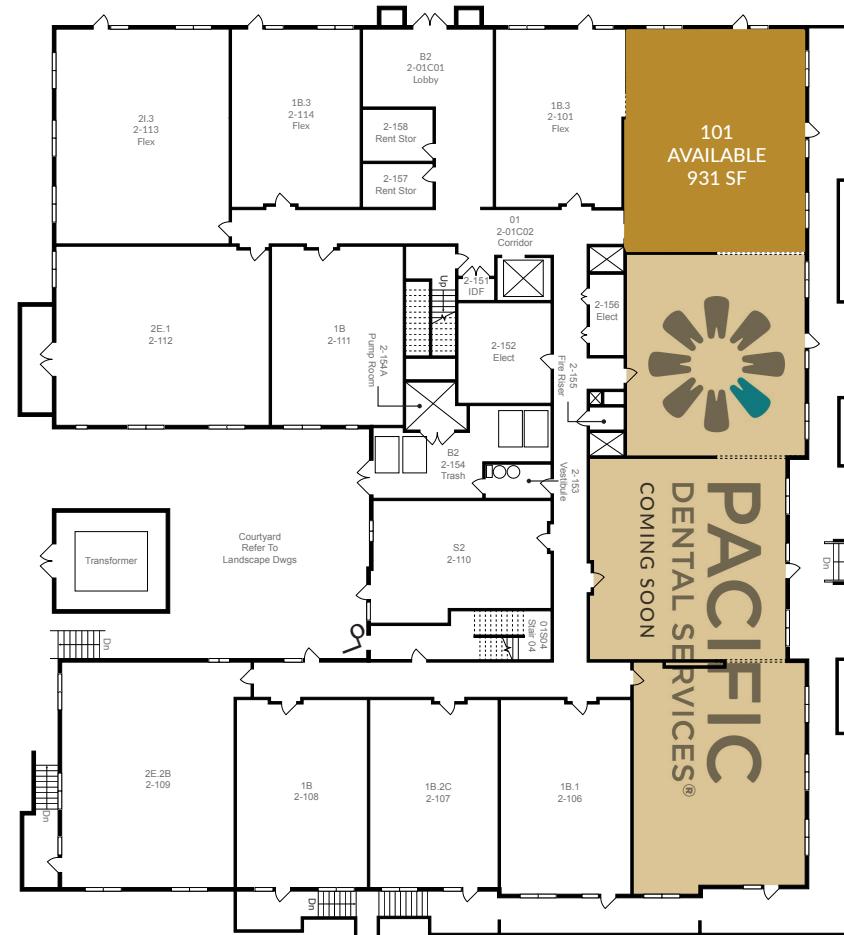
UNIT NUMBER UNIT SIZE (SF)

101 931 SF

112 Pacific Dental Services

113 Pacific Dental Services

115 Pacific Dental Services



ARROW HWY



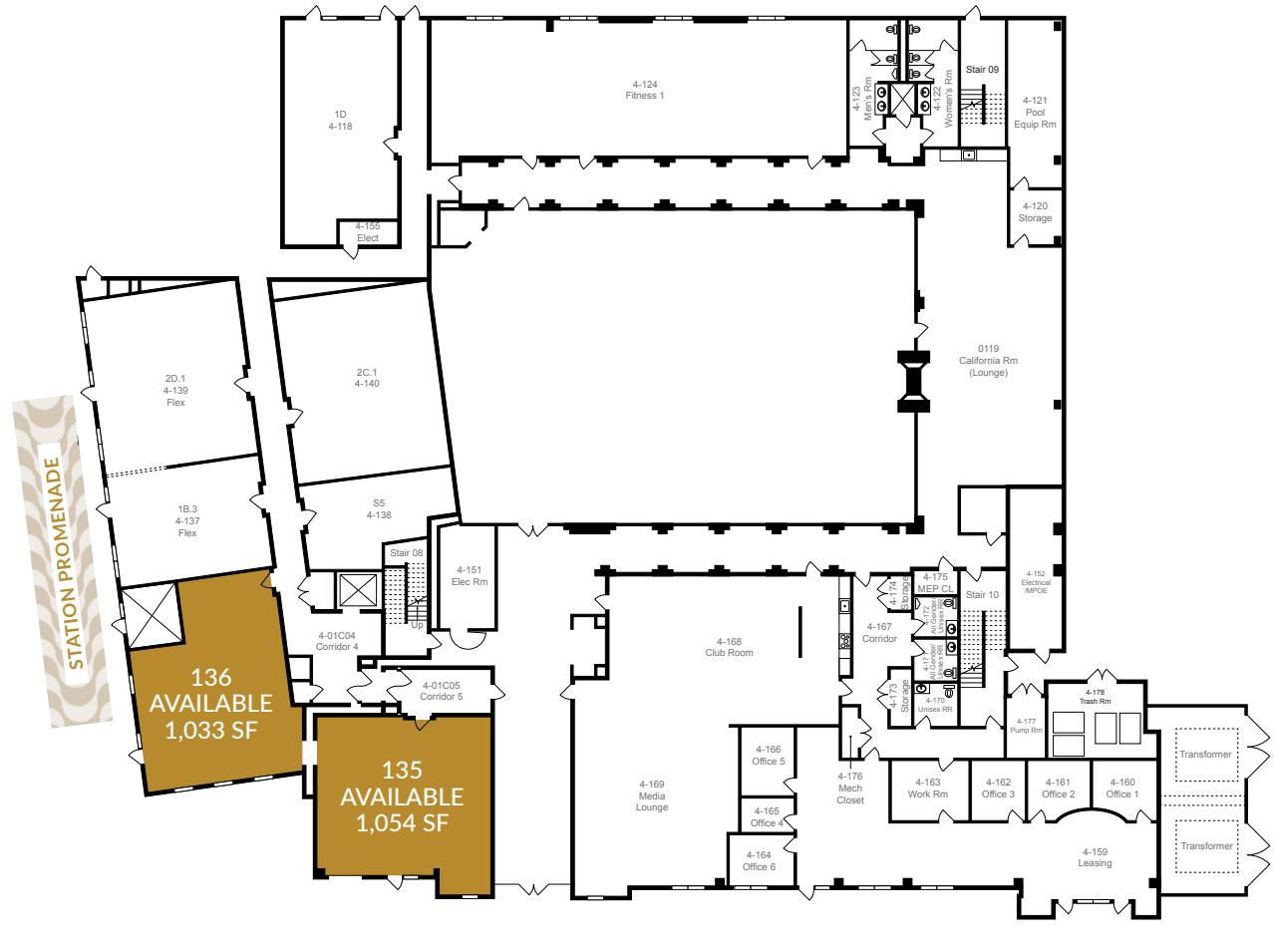
FLOOR PLAN

BUILDING 4



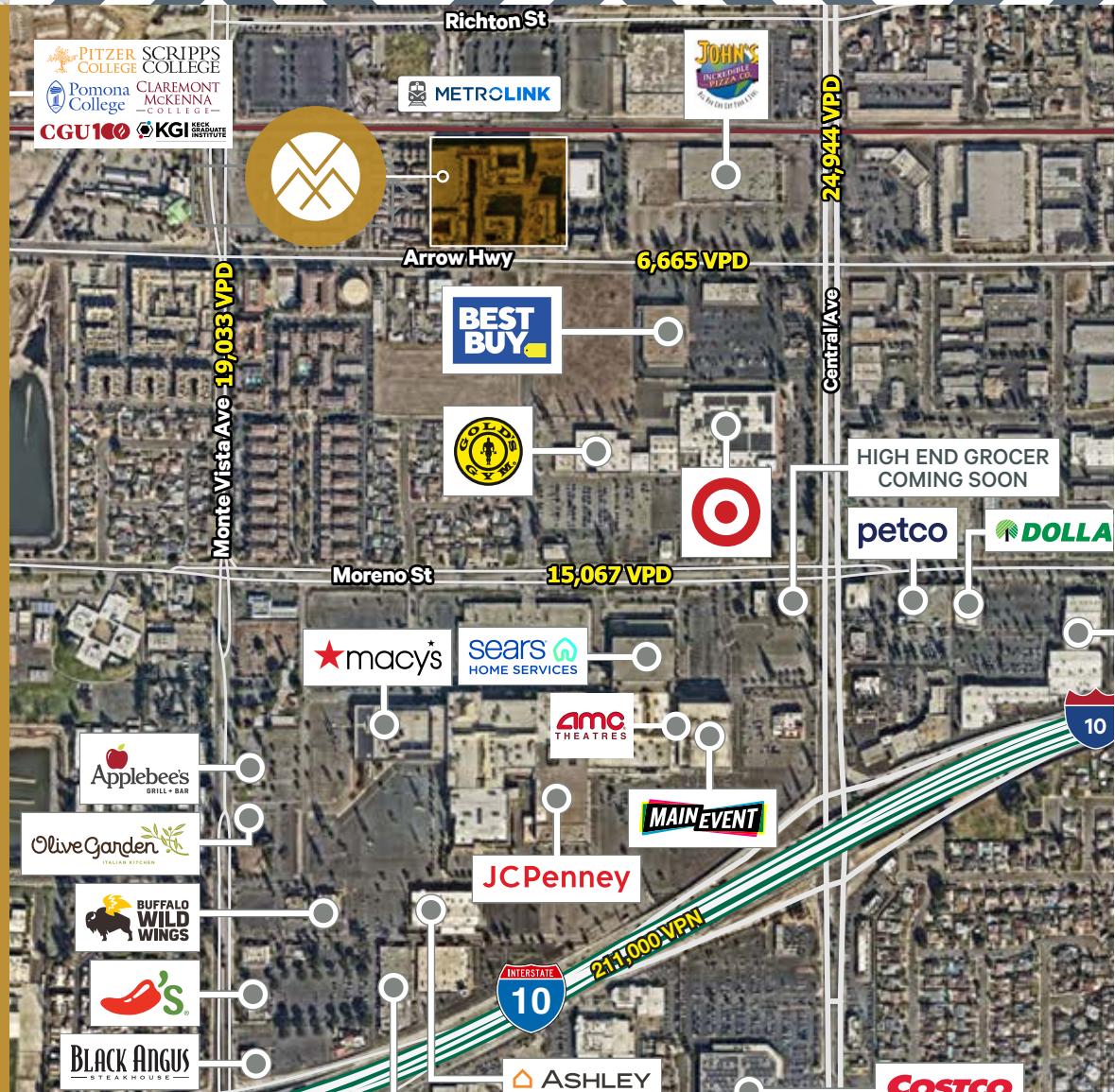
RETAIL Availabilities

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



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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