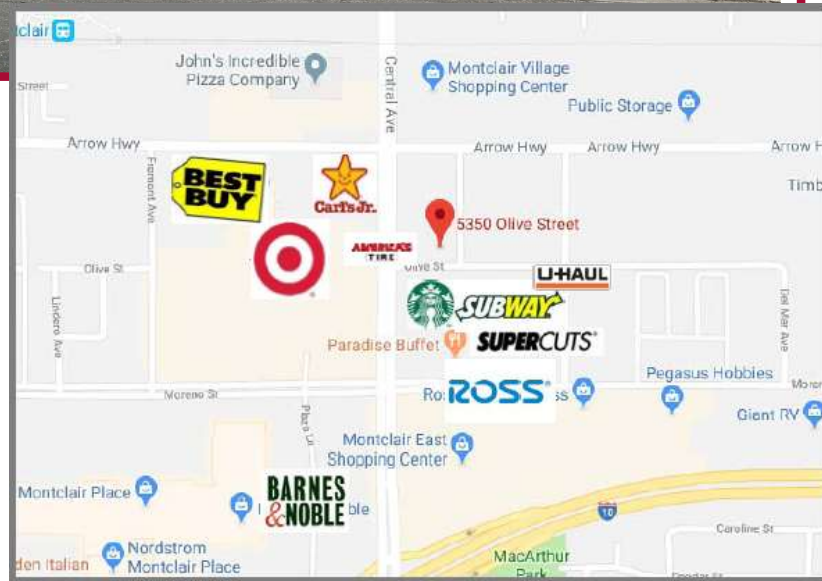




For Sale or Lease Retail/ R&D Space

5350 Olive St, Montclair CA
NW Corner of Olive & Rose



Features:

- Ⓢ Retail Office/R&D Space
- Ⓢ Former Therapy Staffing Company
- Ⓢ Free-Standing Building: 5,000sf
- Ⓢ Open Entry, 3 Offices, 2 Restrooms, 2 A/C Systems, Double Man Doors For Loading
- Ⓢ 100% Air Conditioned Space
- Ⓢ Lot Size: 14,400sf
- Ⓢ 18 Onsite Parking Spaces
- Ⓢ Surrounded by Regional and National Credit Tenants
- Ⓢ Surrounding tenants include America's Tire Store, U-Haul, Montclair Place; Carl's Jr, Target, US Bank, Best Buy, Cinnabon. Adjacent to Moreno Plaza; Starbucks, Subway, Supercuts, Paradise Buffet
- Ⓢ \$1.50 NNN \$0.25



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