



**120,394 SF
ANCHOR RETAIL SPACE AT
MONTCLAIR PLACE**

NEWMARK
PACIFIC



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TABLE OF CONTENTS

- [3 True Trade Area](#)
- [4 First Floor Plan](#)
- [5 Second Floor Plan](#)
- [6 Parking](#)
- [7 Signage Opportunities](#)
- [8 Logo Lease Highlights](#)
- [10 Views of Space](#)
- [11 Montclair Place Highlights](#)

A LOOK AT THE TRUE TRADE AREA

True Trade Area (TTA) uses mobile phone location data to determine a property's precise trade area by weighing actual contribution of visitors to the property. By calculating the volume of traffic coming to the property, TTA provides a more accurate analysis of your target audience. The current map depicts a traffic volume of 50% which is equivalent to a 5-mile radius

True Trade Area

Source: Placer Ai

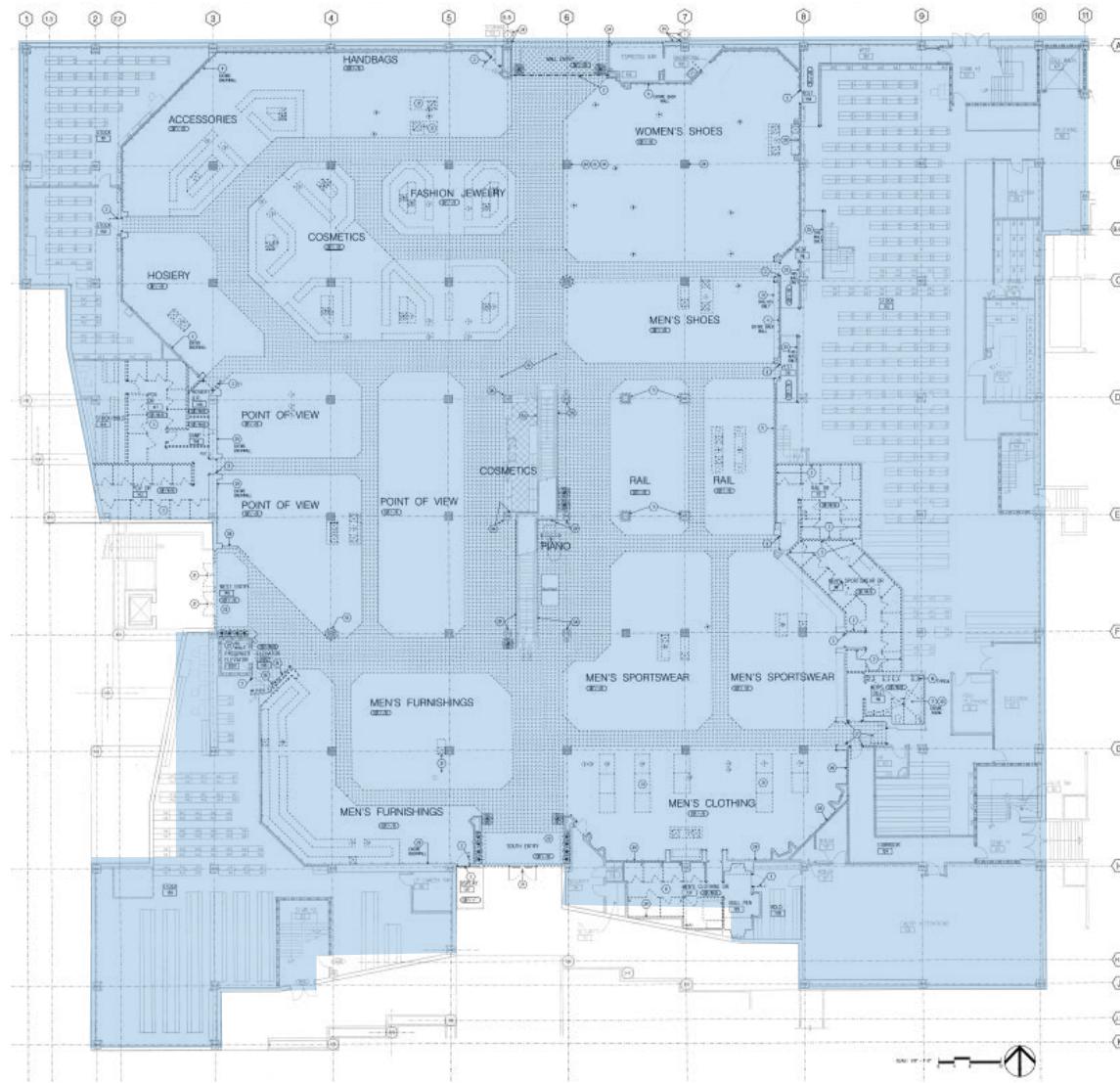


MONTCLAIR PLACE

1st Floor Site Plan

CEILING HEIGHT: 23'-0"

58,788 SF

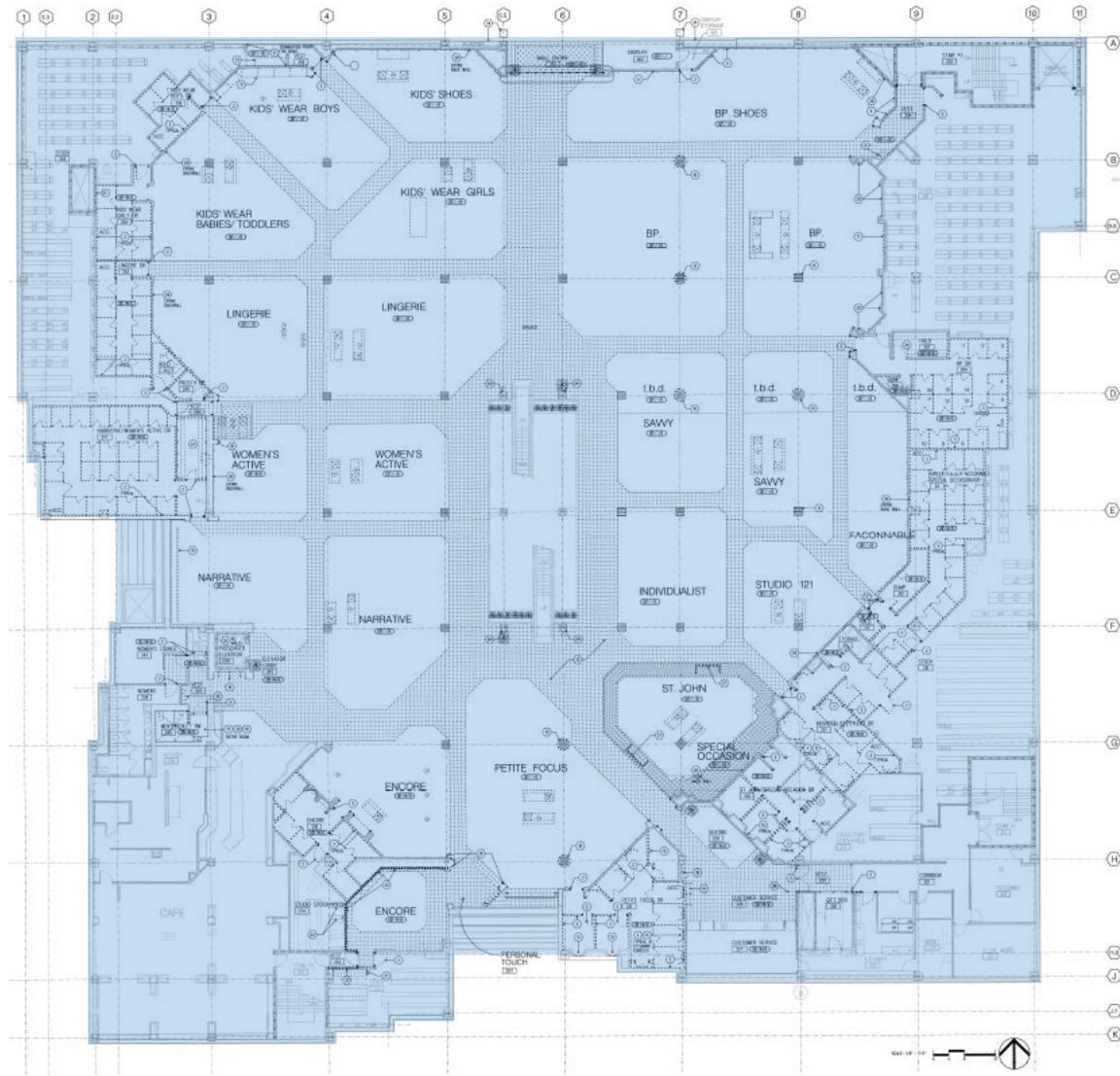


MONTCLAIR PLACE

2nd Floor Site Plan

CEILING HEIGHT: 15'-0"

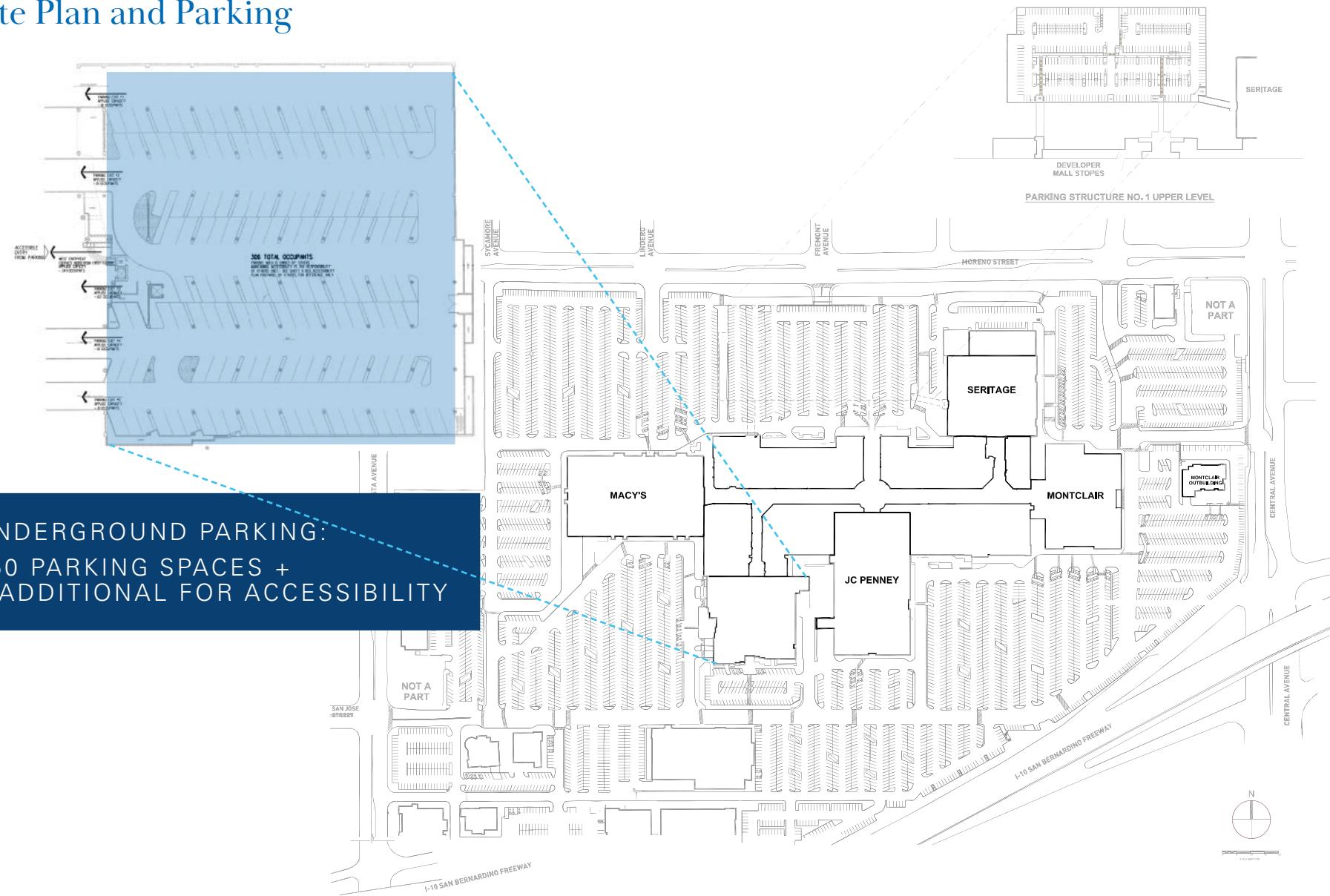
61,606 SF



MONTCLAIR PLACE

Site Plan and Parking

UNDERGROUND PARKING:
150 PARKING SPACES +
6 ADDITIONAL FOR ACCESSIBILITY

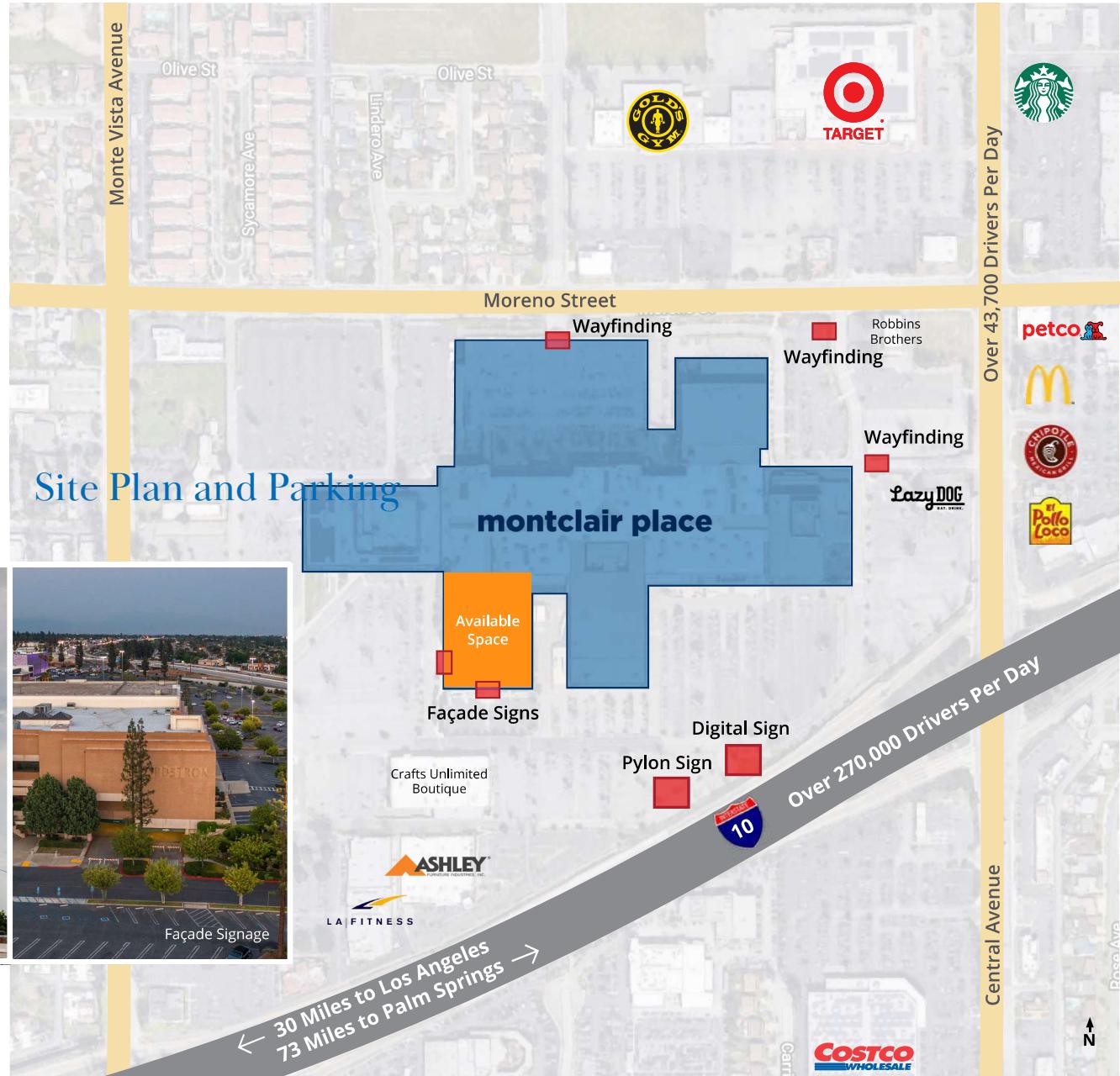


MONTCLAIR PLACE

Signage Opportunities

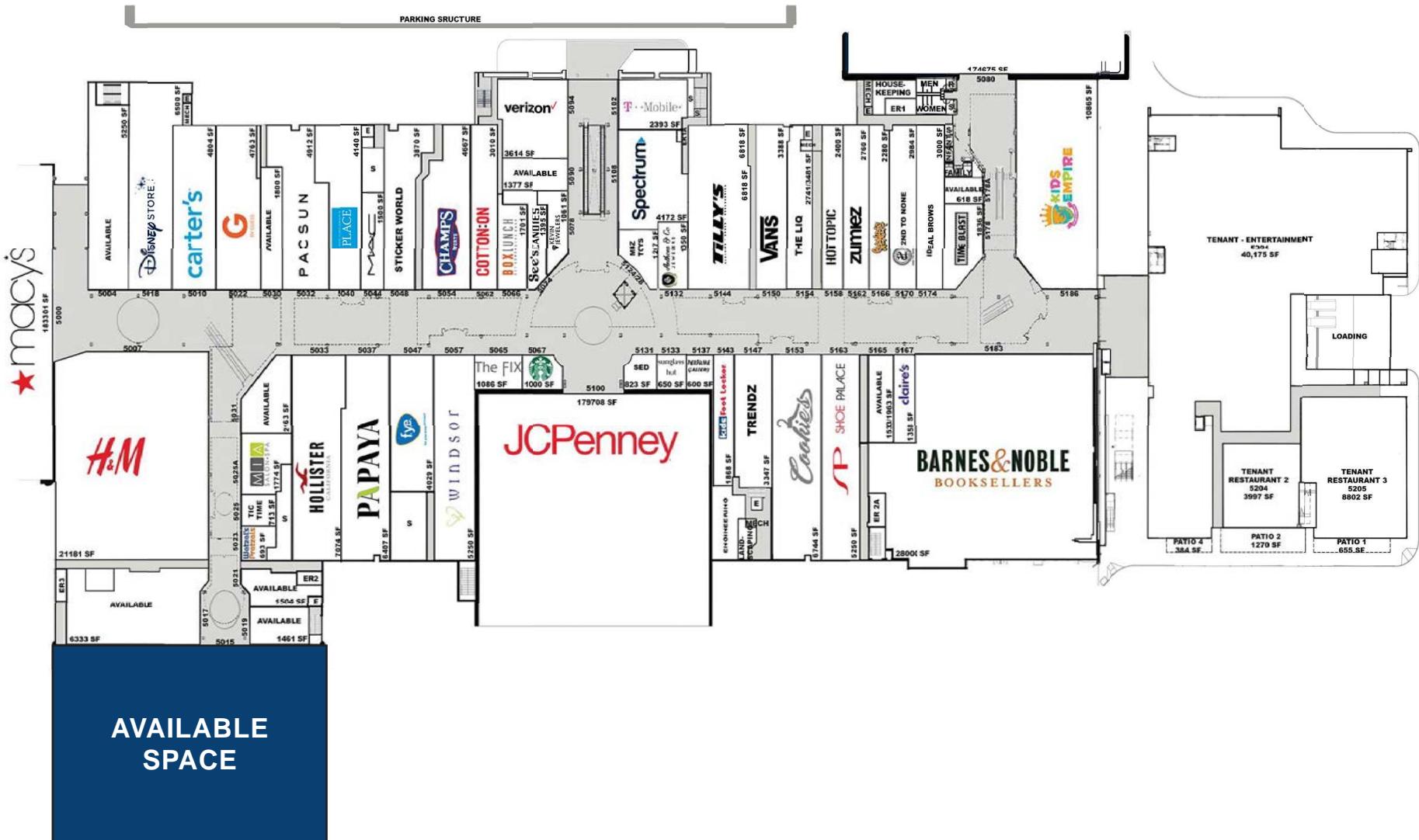
NEW 95' TALL DIGITAL PYLON

MONTCLAIR PLACE'S NEW HIGHLY VISIBLE, DOUBLE-SIDED DIGITAL PYLON IS LOCATED ADJACENT TO THE I-10 FREEWAY, ONE OF THE BUSIEST INTERSTATES ON THE WEST COAST, AND VIEWED BY MORE THAN 274,000 DRIVERS PER DAY.



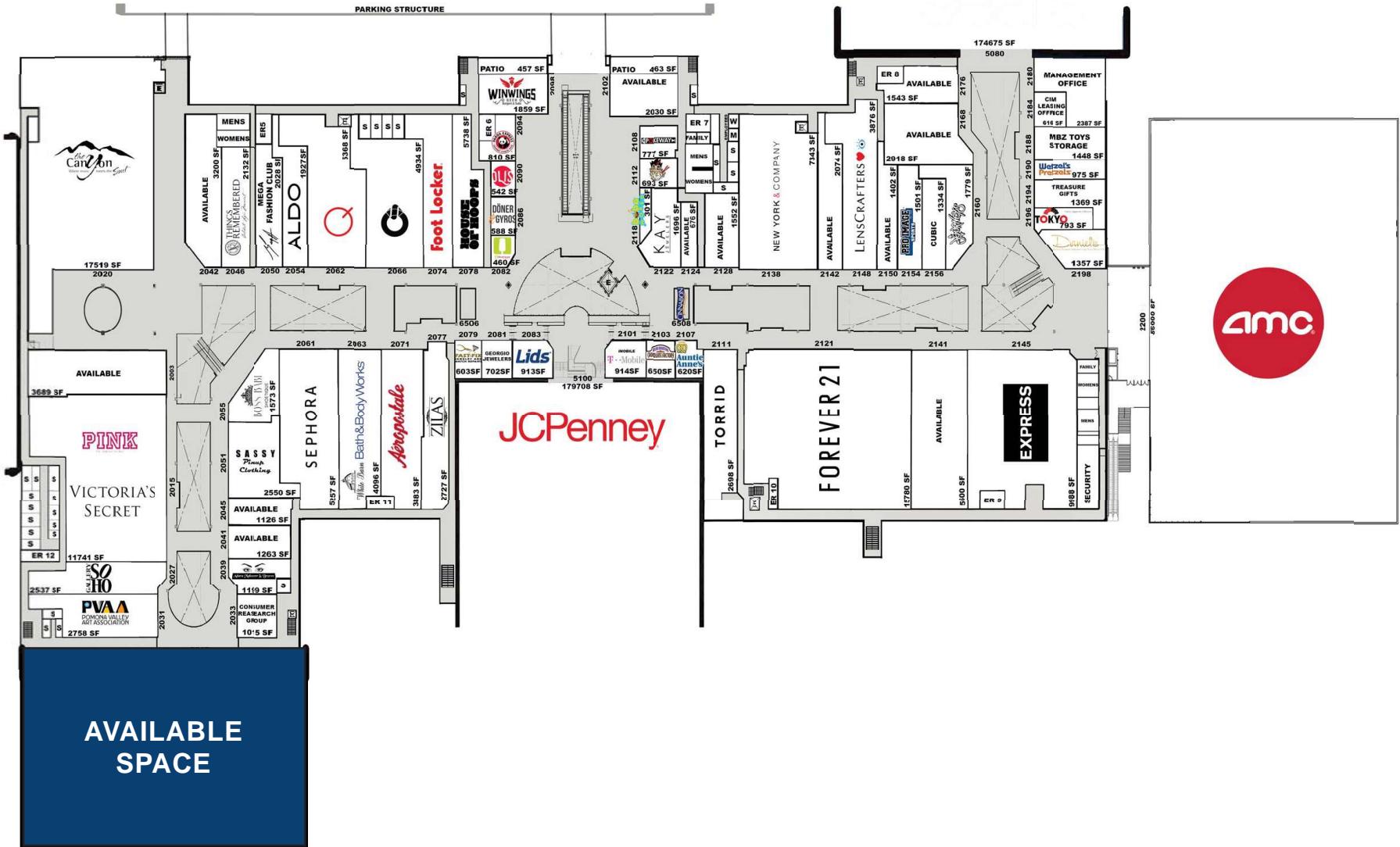
MONTCLAIR PLACE

Lease Plan - First Floor

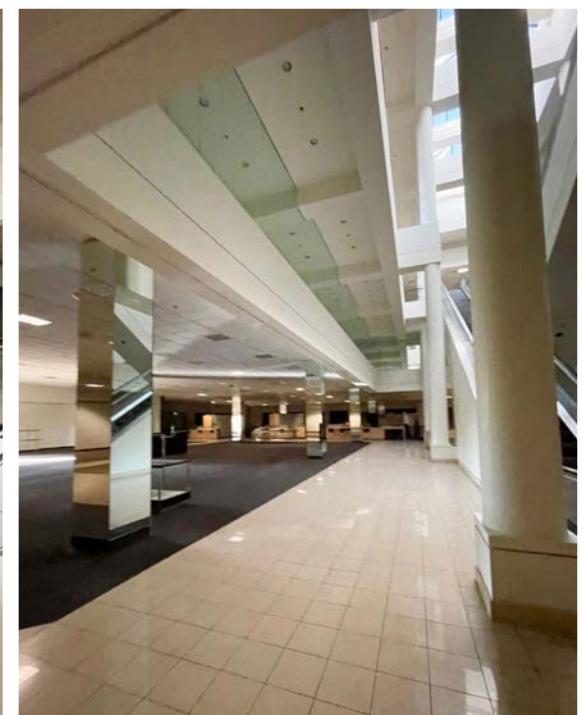


MONTCLAIR PLACE

Lease Plan - Second Floor



MONTCLAIR PLACE



Space Available - Interior/Exterior Views

MONTCLAIR PLACE



#1 Shopping Center Within a Five-Mile Radius

6 MILLION

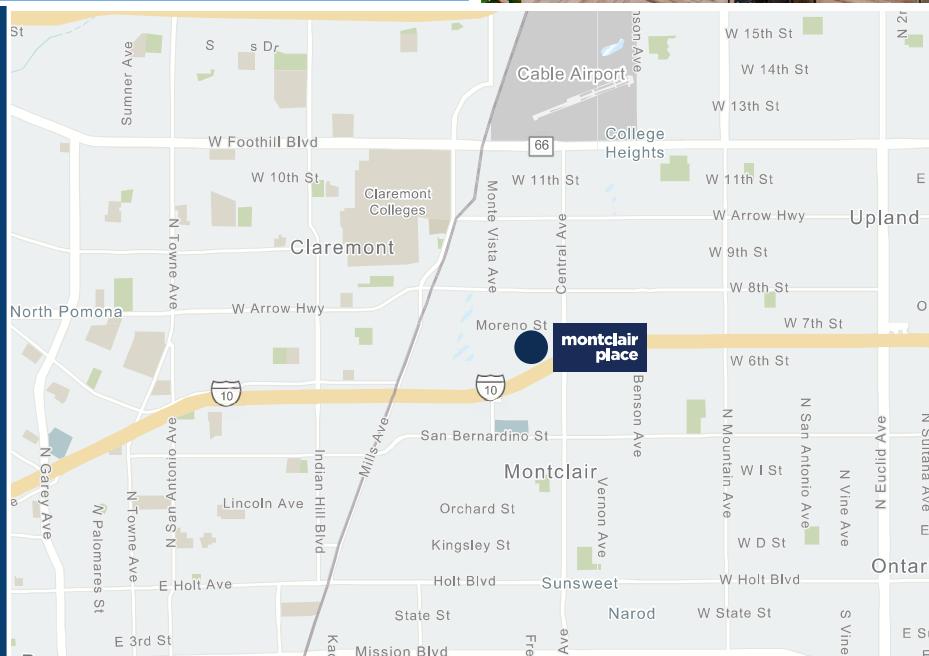
Annual Visits

150+

Retailers

56.7%

Returning Customers



Montclair Place Highlights

Montclair Place is a 1.2 million-square-foot shopping and dining destination on the southwestern edge of San Bernardino County.

This center recently unveiled a complete interior remodel including a nine-unit Food Hall, live music and family entertainment.

Convenient access to Interstate 10, Interstate 210 and Interstate 15

- Walking distance to the Metrolink Station and upcoming Gold Line Station
- 15 colleges within a 15-minute drive including: (110,000 combined student enrollment)
- A block away from Gold's Gym and LA Fitness
- Adjacent to major retail anchors such as Target, Costco, Walmart, Best Buy and Home Depot
- \$50.8 million annual food and beverage sales
- Average stay of 79 Minutes

Montclair Place

**5060 N. MONTCLAIR PLAZA LN.
MONTCLAIR, CA 91763**

Corporate License #01355491

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