



MAIN EVENT



270,000 CPD

**NEWMARK**  
PACIFIC

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





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# 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



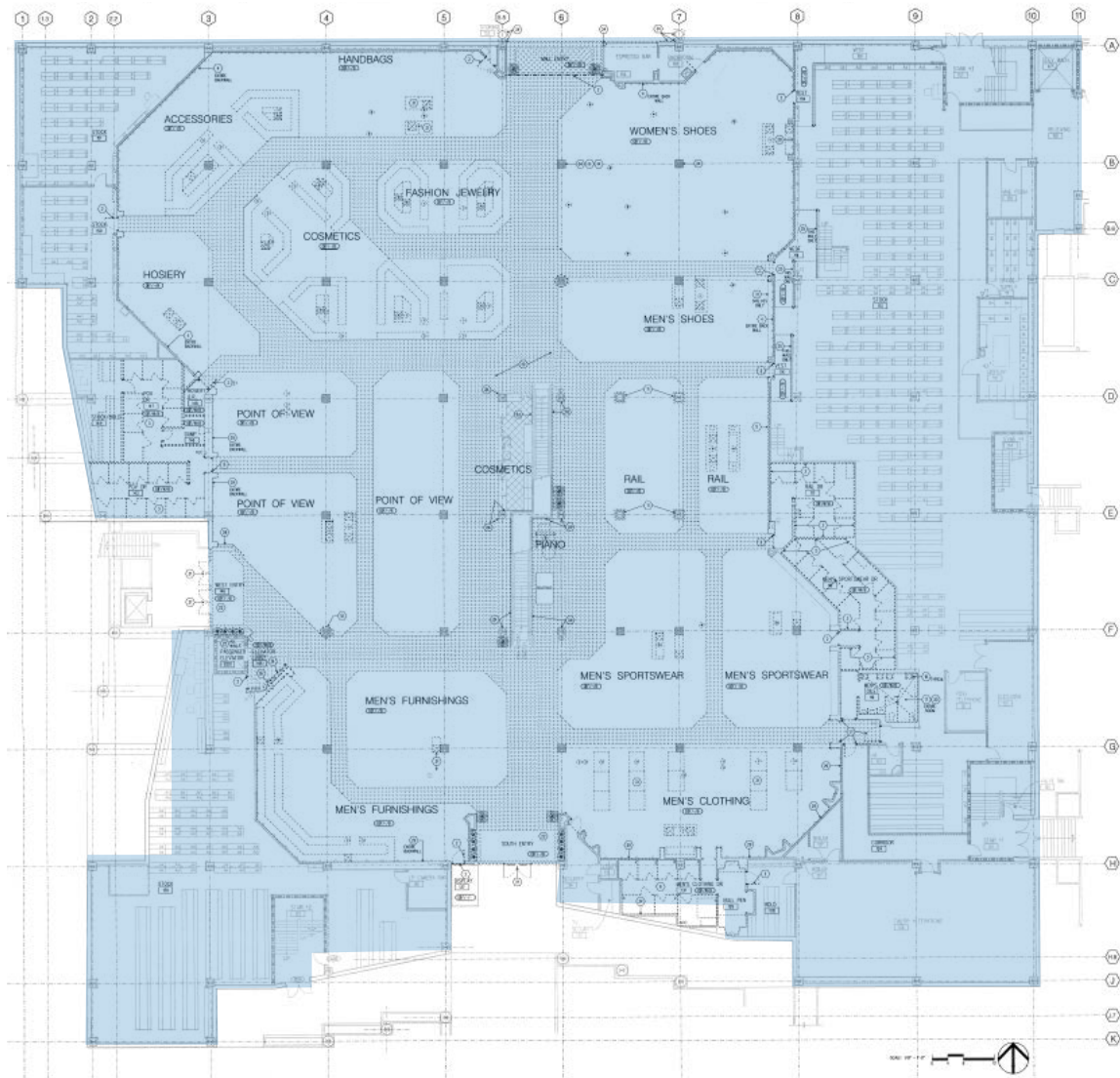


MONTCLAIR PLACE

1st Floor Site Plan

CEILING HEIGHT: 23'-0"

58,788 SF



MONTCLAIR PLACE

2nd Floor Site Plan

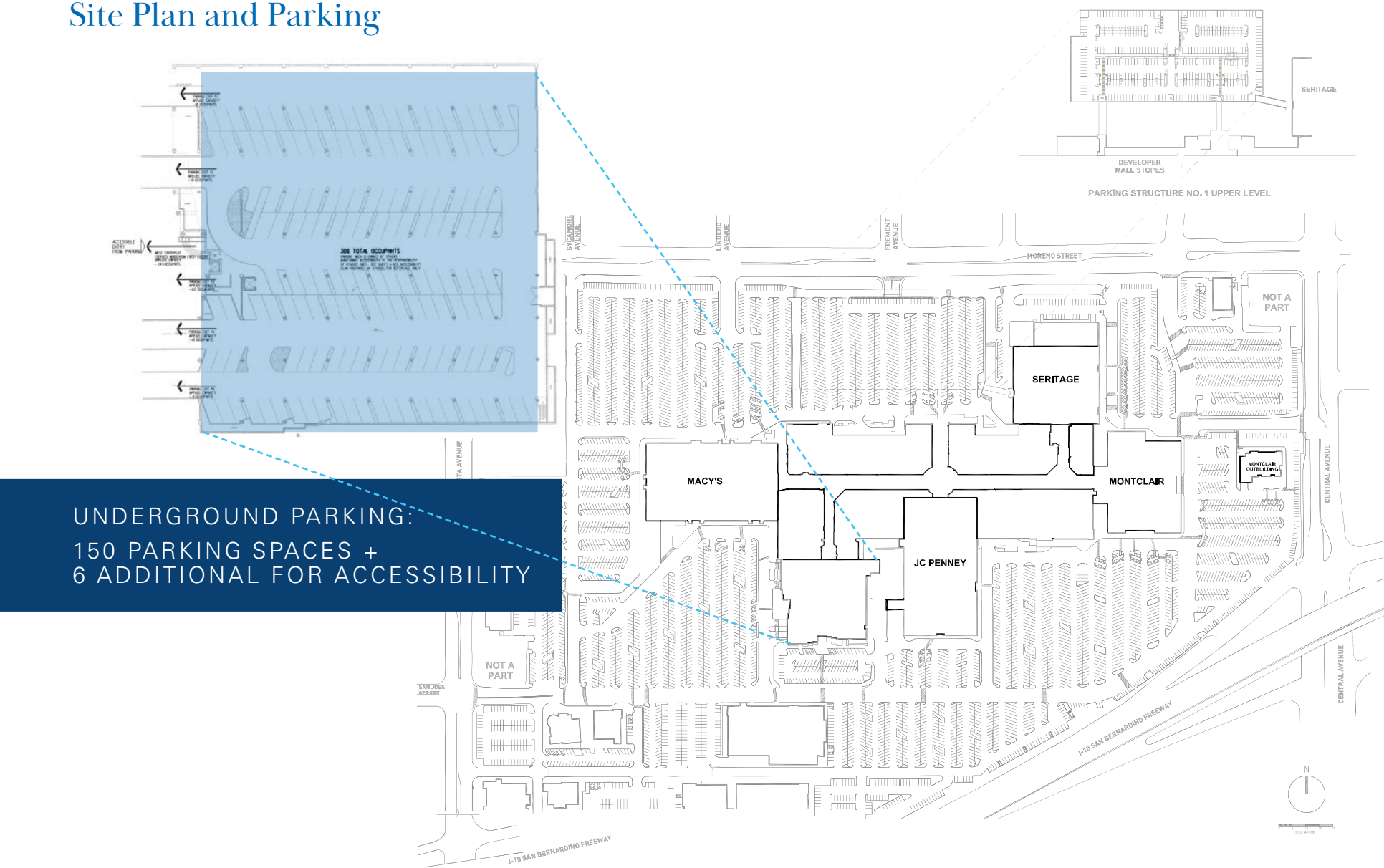
CEILING HEIGHT: 15'-0"

61,606 SF



MONTCLAIR PLACE

Site Plan and Parking





## 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.

Wayfinding



Pylon Signage

Digital Signage



Façade Signage



Site Plan and Parking

montclair place

Available Space

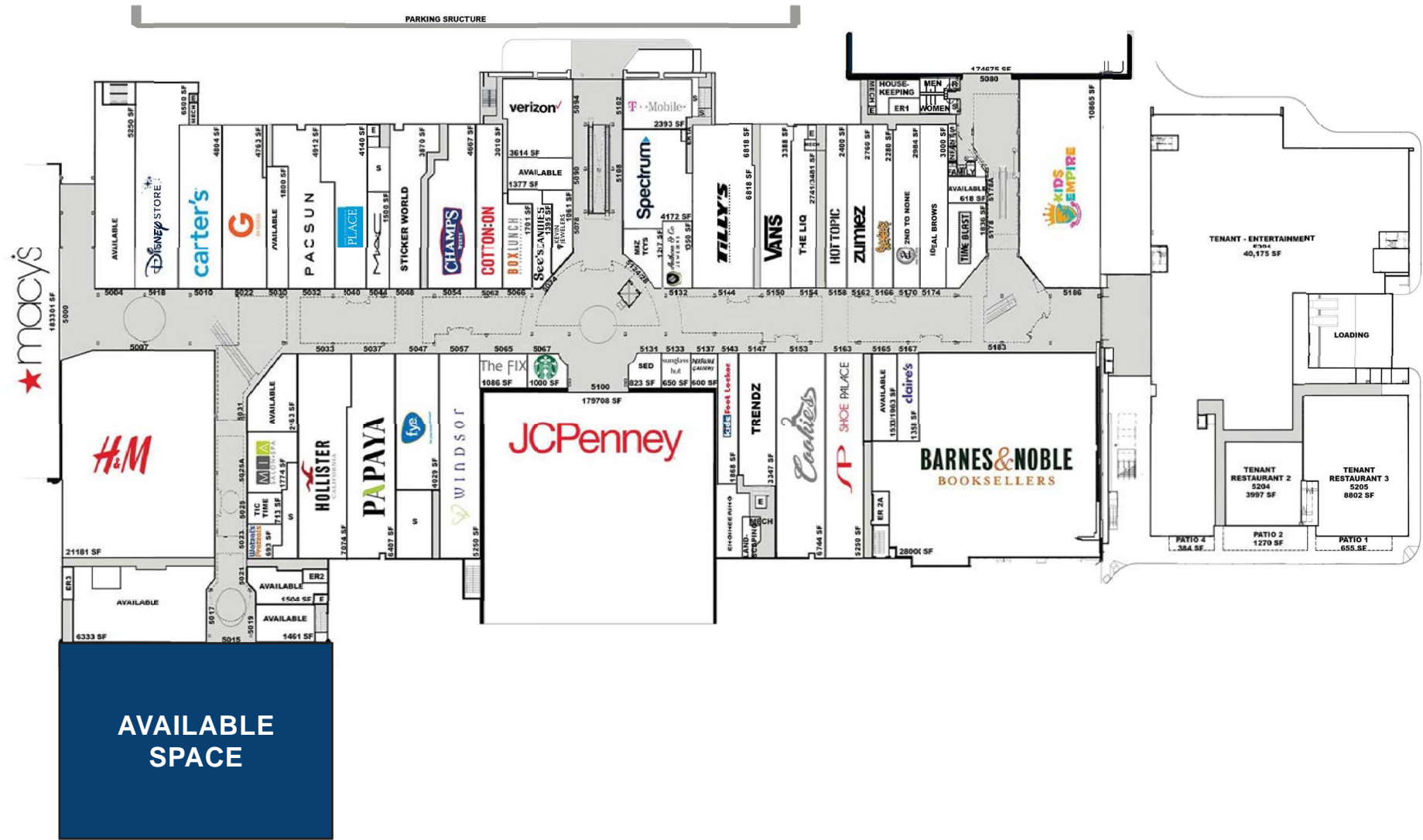
Façade Signs

Digital Sign

Pylon Sign

MONTCLAIR PLACE

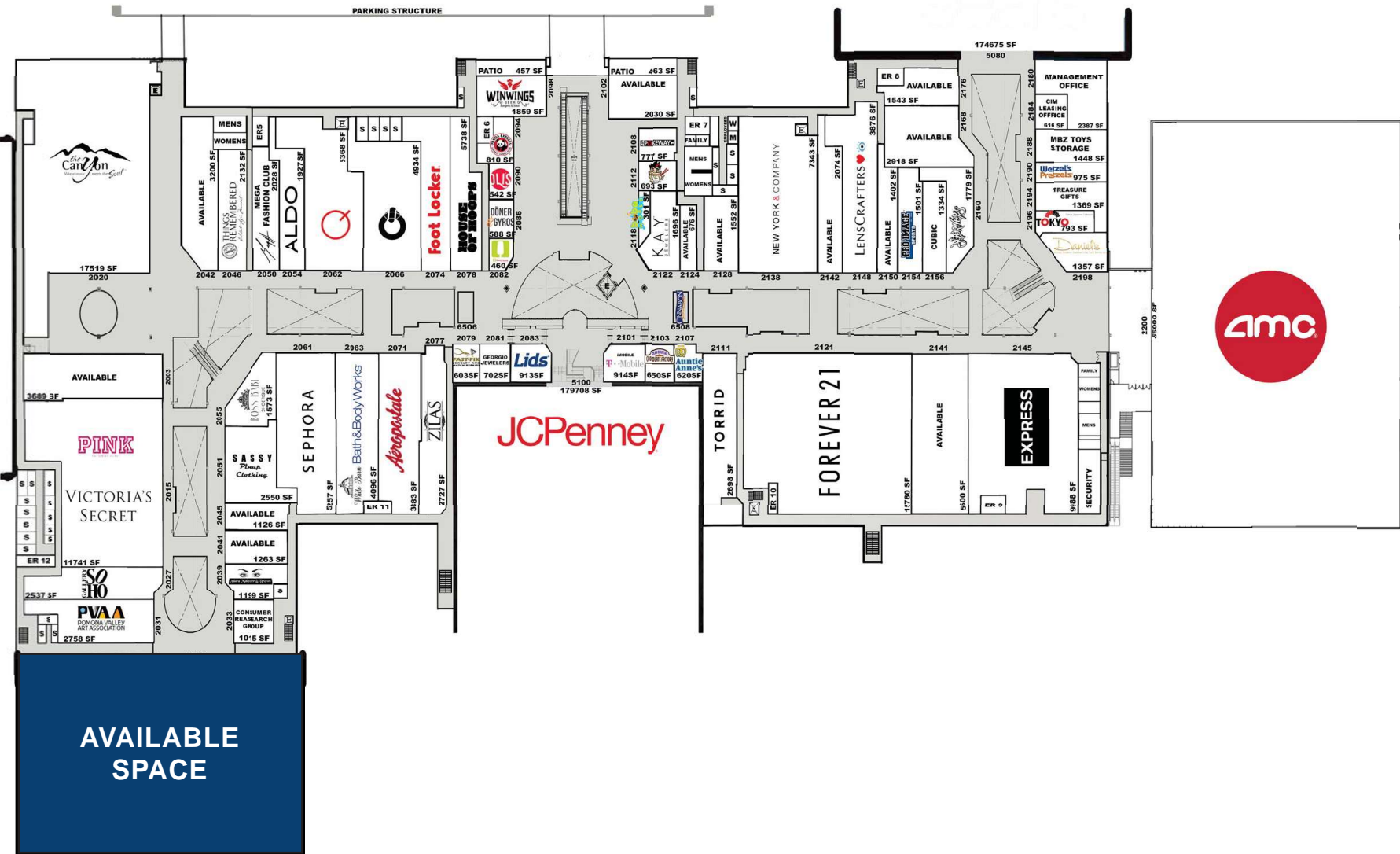
Lease Plan - First Floor





MONTCLAIR PLACE

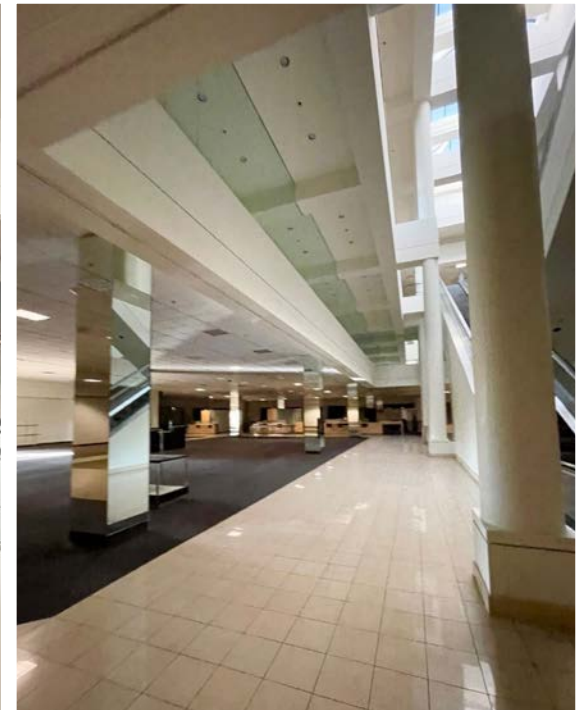
Lease Plan - Second Floor



## MONTCLAIR PLACE



Space Available - Interior/Exterior Views





## MONTCLAIR PLACE



#1 Shopping Center Within a Five-Mile Radius

**6 MILLION**

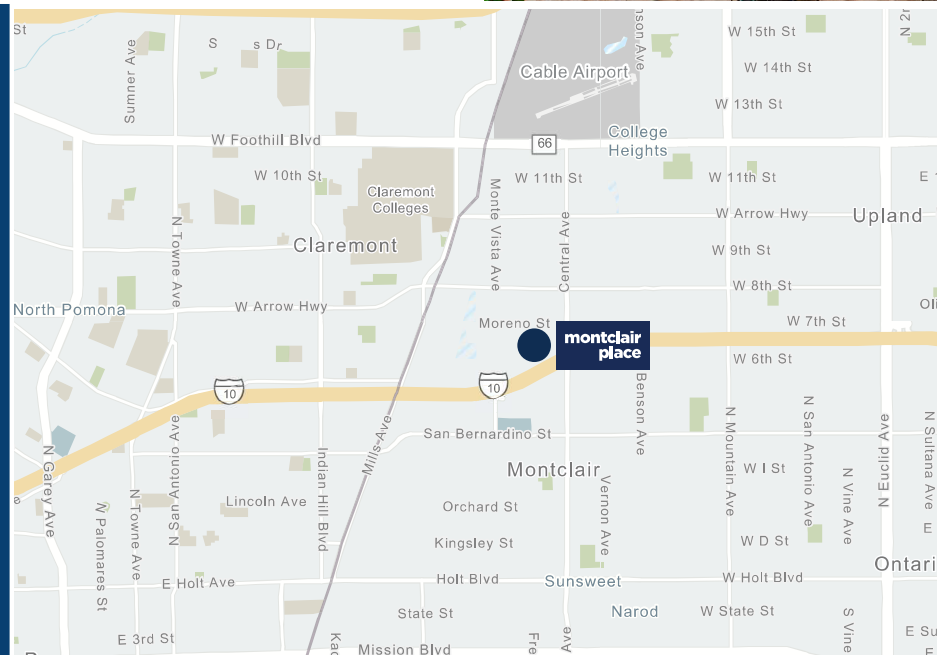
Annual Visits

**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

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# Montclair Place

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

Corporate License #01355491

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