

DRIVE-THRU PAD AVAILABLE FOR LEASE

10340-10368 CENTRAL AVE
MONTCLAIR, CA 91763



PROPERTY FEATURES

- High traffic counts of: ±61,000 CPD on Central Ave.
- Walking distance from Our Lady of Lourdes Church, Saratoga Park, and Kingsley Elementary.
- High street exposure.
- Ground lease or build-to-suit drive-thru available.
- Considerable population in immediate proximity.
- An abundance of schools within a one-mile radius.

3 MILE RADIUS DEMOS

206,590
POPULATION

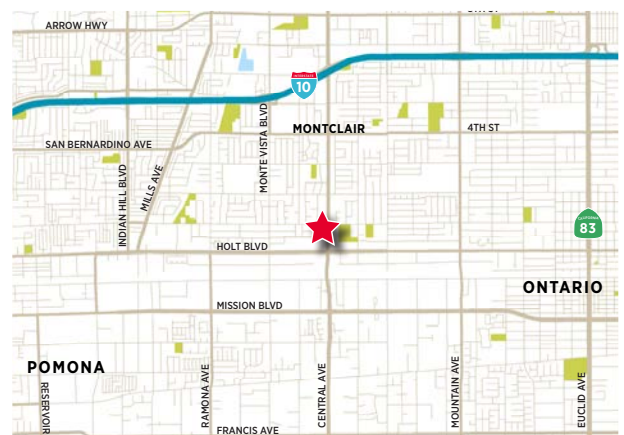


\$103,329
AVERAGE
HOUSEHOLD
INCOME

**DAYTIME
DEMOGRAPHICS
123,966**

TRAFFIC COUNTS

At Central Ave & Holt Blvd: 63,637 CPD



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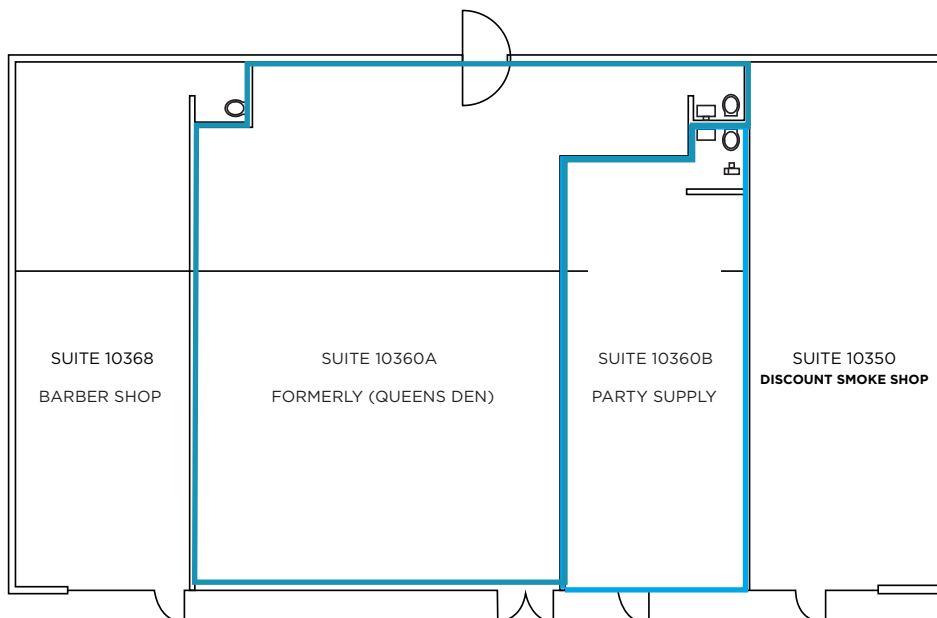
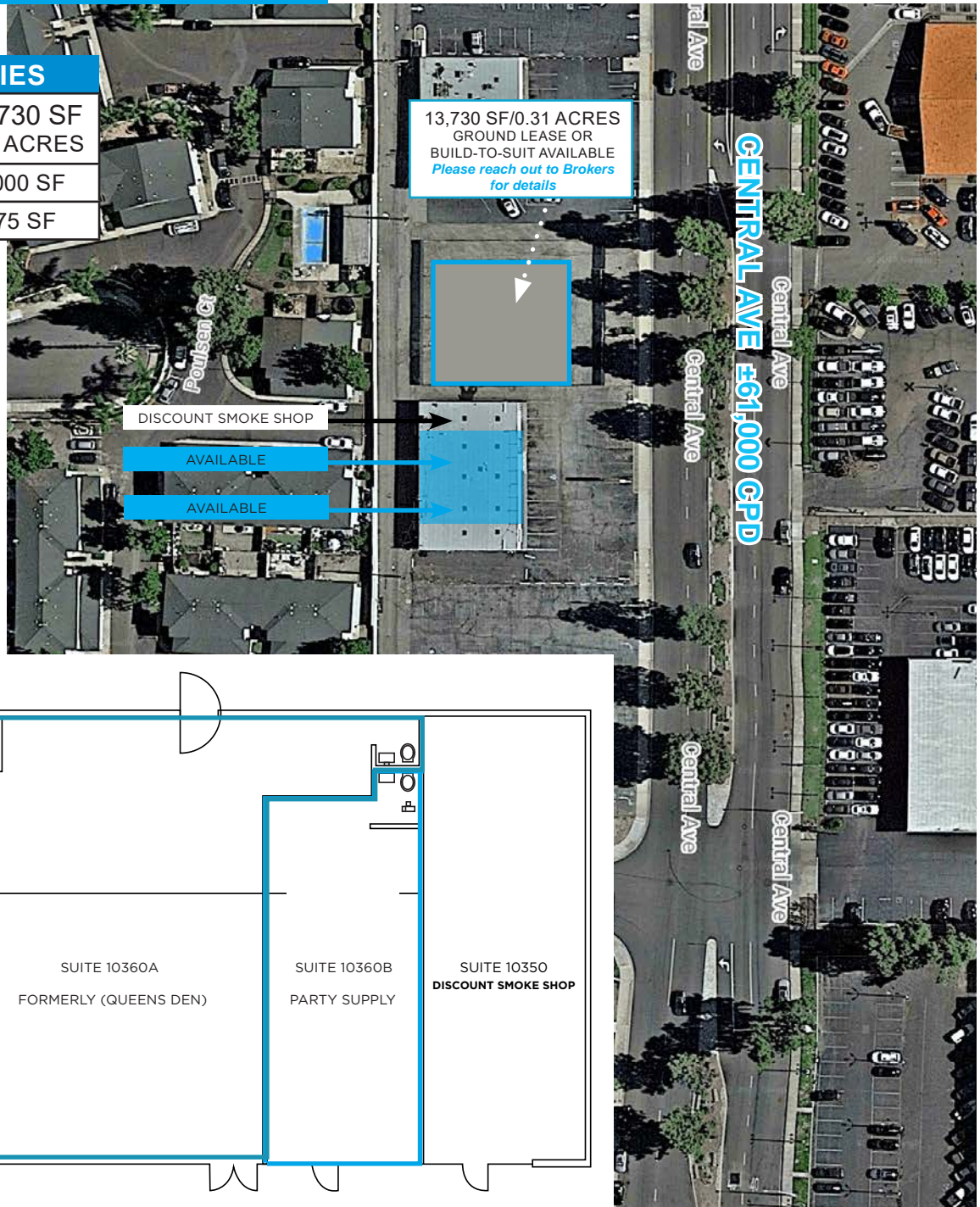
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AVAILABILITIES

DRIVE THRU	±13,730 SF ±0.31 ACRES
10360A	±2,000 SF
10360B	±775 SF



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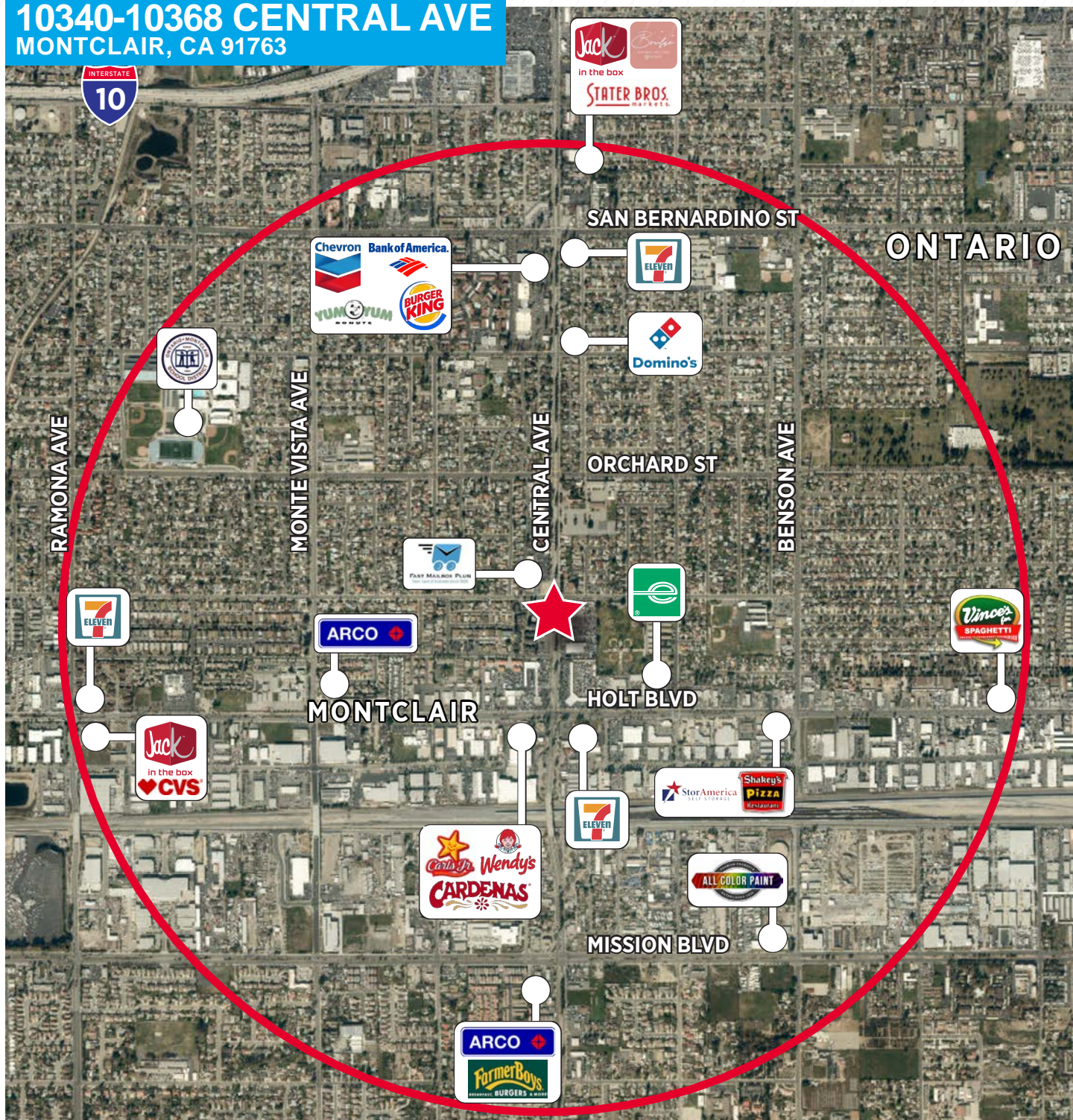
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