

FOR LEASE MEDICAL



5153 HOLT BLVD | MONTCLAIR, CALIFORNIA

OFFERING SUMMARY

| | |
|----------------|-----------------------|
| Lease Rate: | \$2.25 SF/month (NNN) |
| Building Size: | 12,453 SF |
| Available SF: | 1,311 - 2,863 SF |
| Lot Size: | 1.06 Acres |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 5,772 | 60,685 | 147,158 |
| Total Population | 23,278 | 205,279 | 488,591 |
| Average HH Income | \$74,336 | \$75,620 | \$82,301 |

PROPERTY HIGHLIGHTS

- Medical/Retail/Office Available for Lease
- Prime street visibility
- Medical office fully built-out
- Adjacent to Cardenas Market and AutoZone
- Heavy daytime car traffic
- Plenty of parking spaces
- Located near many medical offices

EXCLUSIVELY LISTED BY:

Lidia Talavera

Executive Vice President
909.243.7604 Direct
LTalavera@naicapital.com
CA DRE #01407598



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

www.naicapital.com

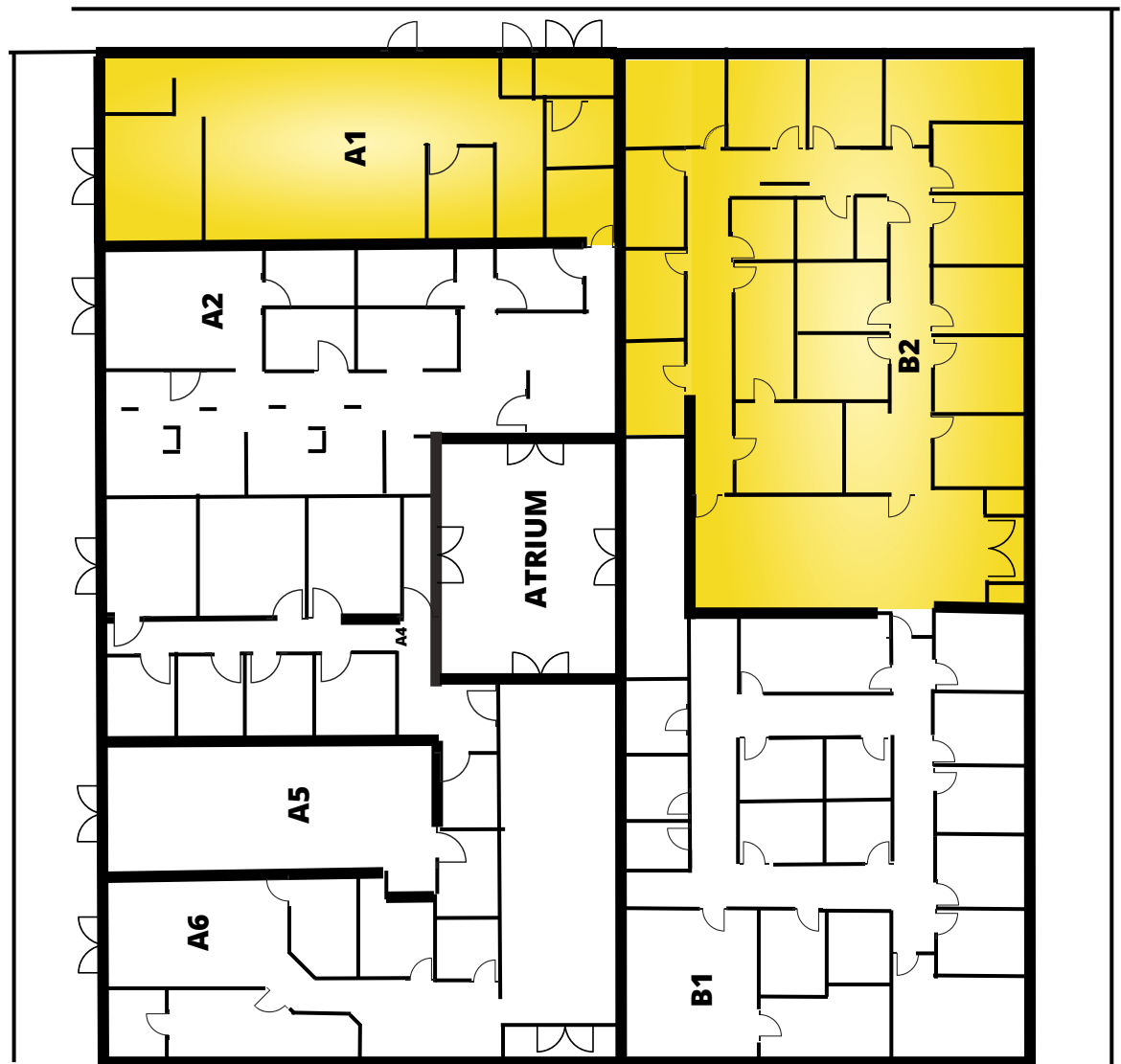
FLOOR PLAN

Available:

Unit A1: +/-1,311 SF

Unit B2: +/-2,863 SF

HOLT BLVD.



Lidia Talavera

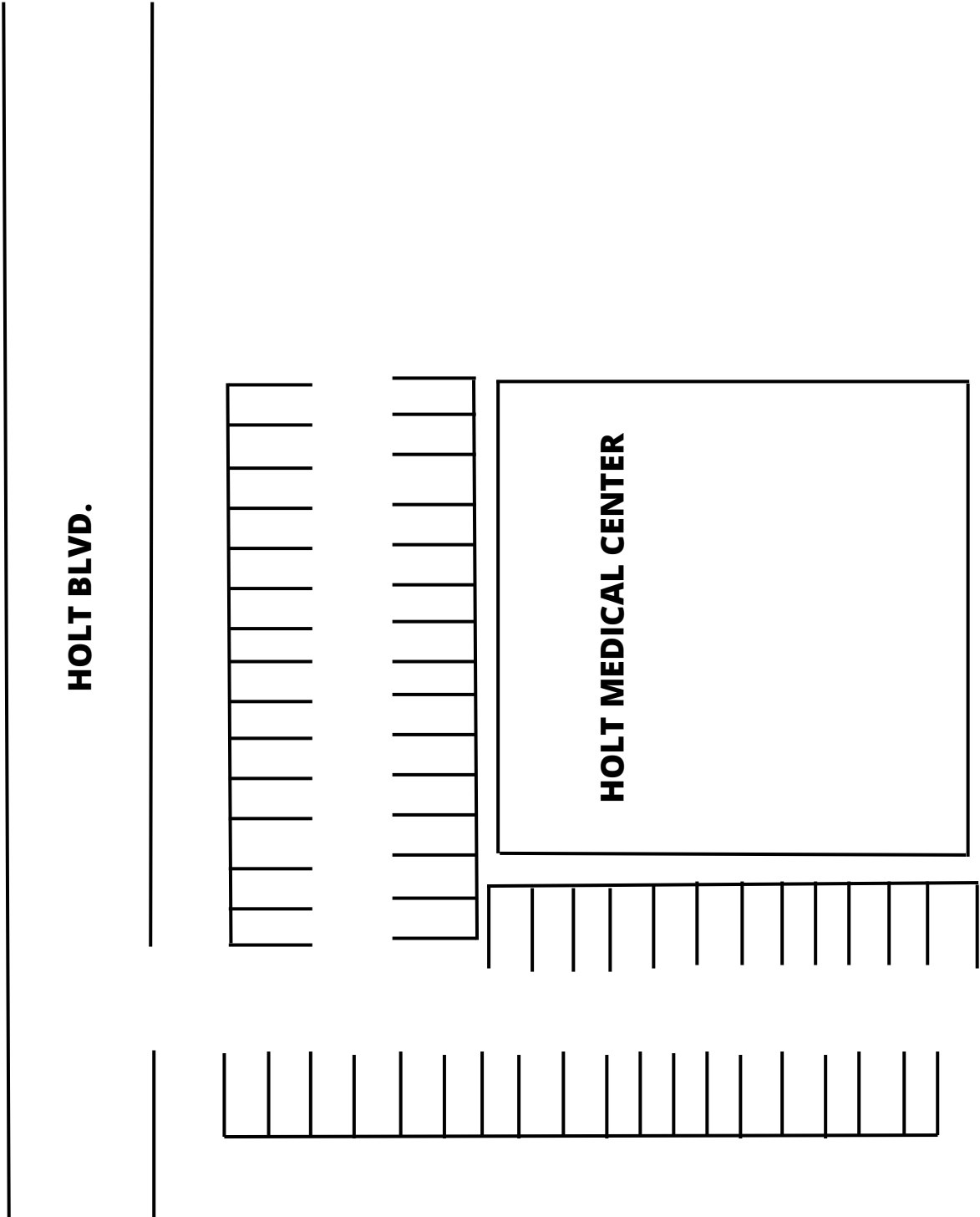
Executive Vice President
909.243.7604 Direct
LTalavera@naicapital.com

CA DRE #01407598

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474

NAI Capital | 800 N. Haven Ave. #400 | | Ontario, CA 91764

SITE PLAN



Lidia Talavera
Executive Vice President
909.243.7604 Direct
LTalavera@naicapital.com
CA DRE #01407598

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474

RETAILER MAP



Lidia Talavera

Executive Vice President
909.243.7604 Direct
LTalavera@naicapital.com

CA DRE #01407598

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital Commercial, Inc. CAL DRE Lic. #02130474

NAI Capital | 800 N. Haven Ave. #400 | | Ontario, CA 91764