

**PREMIUM LOT
MONTCLAIR**



HIGH DENSITY RESIDENTIAL



GAS STATION



DAYCARE CTR



COFFEE SHOP



LOT FOR SALE
5455 ARROW HWY, MONTCLAIR
951-642-8521



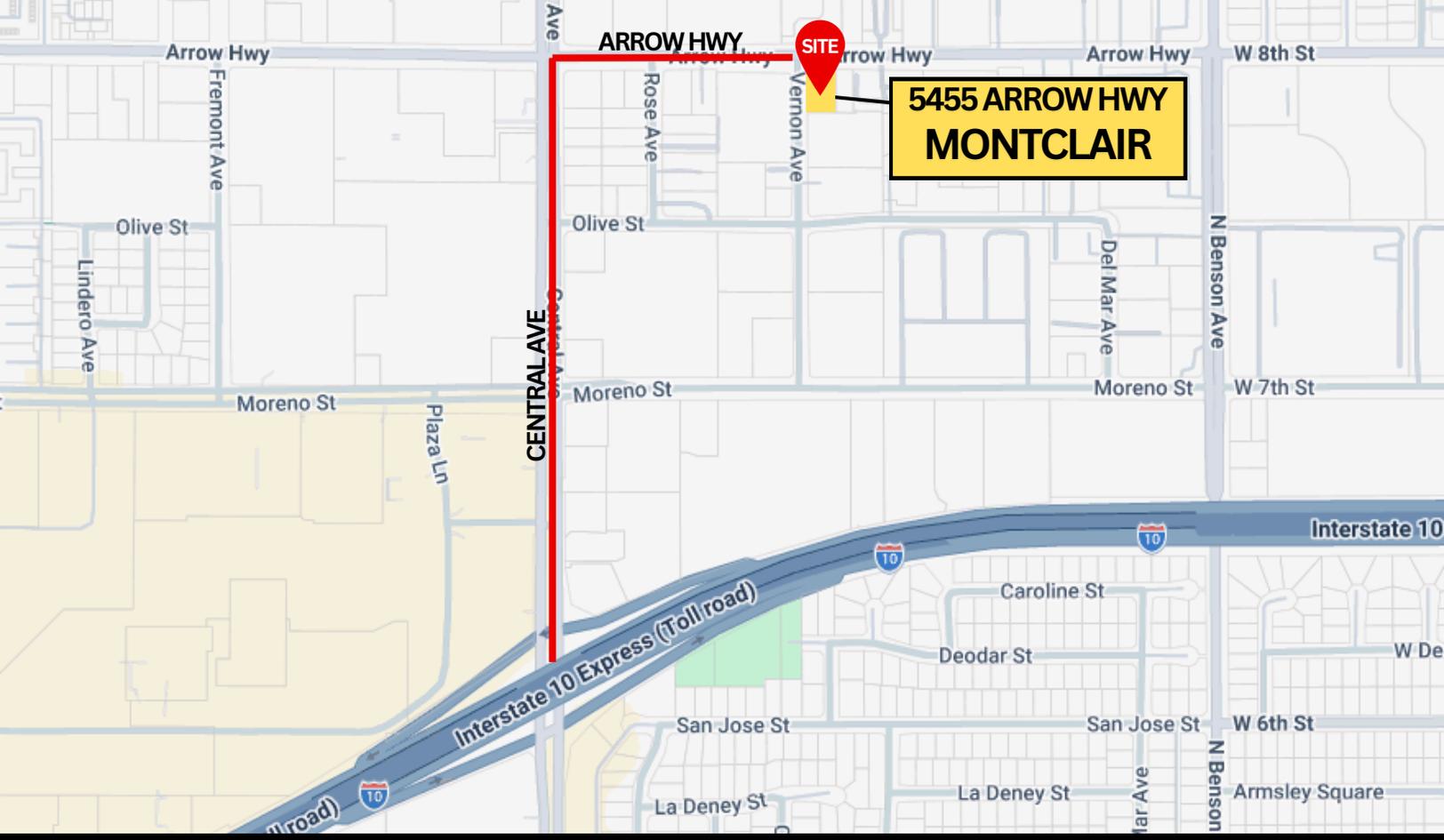
We are pleased to present this exceptional .46-acre corner lot located on a busy street in northern Montclair. The property is zoned as Commerce under the Arrow Highway Mixed-Use Specific Plan (AHMUD), offering a versatile range of residential and commercial development opportunities. For detailed zoning information, please contact me directly.

Strategically situated with immediate access to I-10, Central Avenue, and Arrow Highway, this location benefits from excellent connectivity and visibility.

The area is experiencing significant revitalization, highlighted by CIM Group's \$200 million transformation of Montclair Place. This redevelopment is redefining the city's retail core into a vibrant mixed-use destination, featuring a new Food Hall (Moreno St. Market), a Main Event entertainment center (opening 2025), Lifestyle Park featuring an outdoor area for events, music and a farmer's market. Future Development: The city approved a plan allowing up to 6,312 residential units (including high-rises) and 512,000 sq ft of new retail/office space.

With its prime infill location, excellent transit access, and strong public-private investment synergy, this development site presents a rare opportunity to create a transformative housing community or retail space within one of Southern California's most thriving growth corridors.

- **.46 ACRE FLAT CORNER LOT**
- **MIXED USE ZONING ALLOWS FOR MANY USES**
- **\$200 MILLION TRANSFORMATION OF MONTCLAIR PLACE COMING SOON**
- **HIGH VISIBILITY LOCATION**
- **SELLER FINANCING AVAILABLE**
- **IMMEDIATE ACCESS TO **
- **PLANS FOR 28 UNITS TRANSFER WITH THE SALE. ZONING ALLOWS FOR UP TO 40 UNITS**



91763 ZIP CODE

DEMOGRAPHICS



POPULATION

37,500

HOUSEHOLDS

10,650

AIRPORTS



RIVERSIDE AIRPORT

20.6 mi

ONTARIO INT'L AIRPORT

6.8 mi

LAX INT'L AIRPORT

50 mi

FREEWAYS



.9 mi



3.1 mi



4.5 mi

INTERMODAL/PORTS



MONTCLAIR METROLINK

.7mi

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