

DRIVE-THRU PAD AVAILABLE FOR LEASE

10340-10368 CENTRAL AVE
MONTCLAIR, CA 91763



±13,730 SF/0.31 ACRES
GROUND LEASE OR
BUILD-TO-SUIT AVAILABLE



PROPERTY FEATURES

- Last Shop Space Available For Lease.
- 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



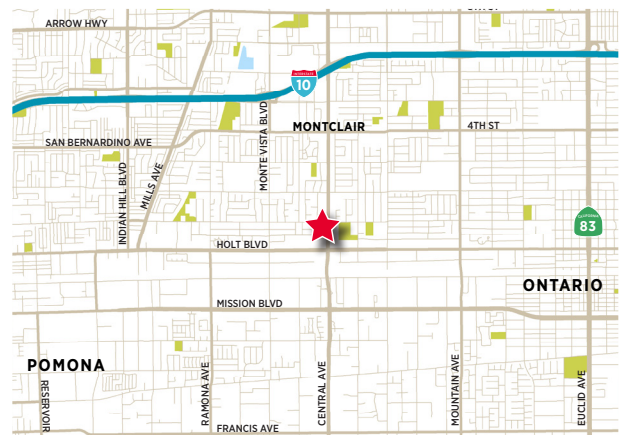
\$103,329
AVERAGE
HOUSEHOLD
INCOME

DAYTIME
DEMOGRAPHICS

123,966

TRAFFIC COUNTS

At Central Ave & Holt Blvd: 63,637 CPD



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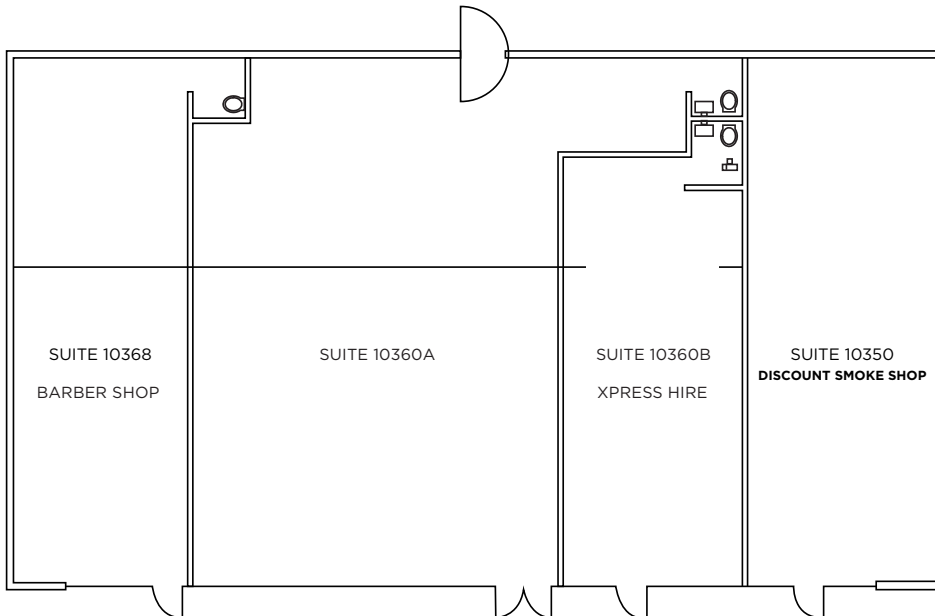
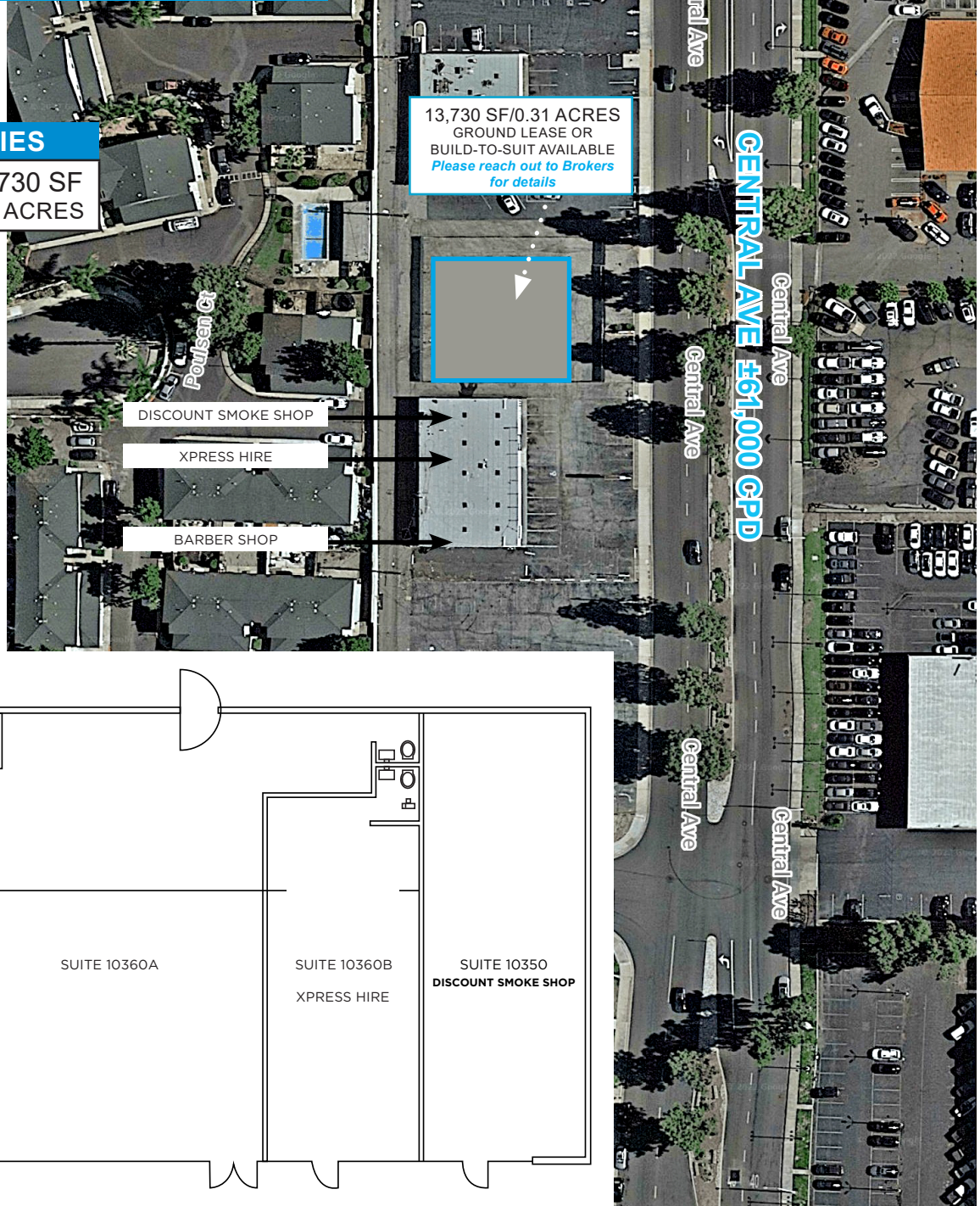


AVAILABILITIES

**DRIVE
THRU**

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±0.31 ACRES**

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*Please reach out to Brokers
for details*



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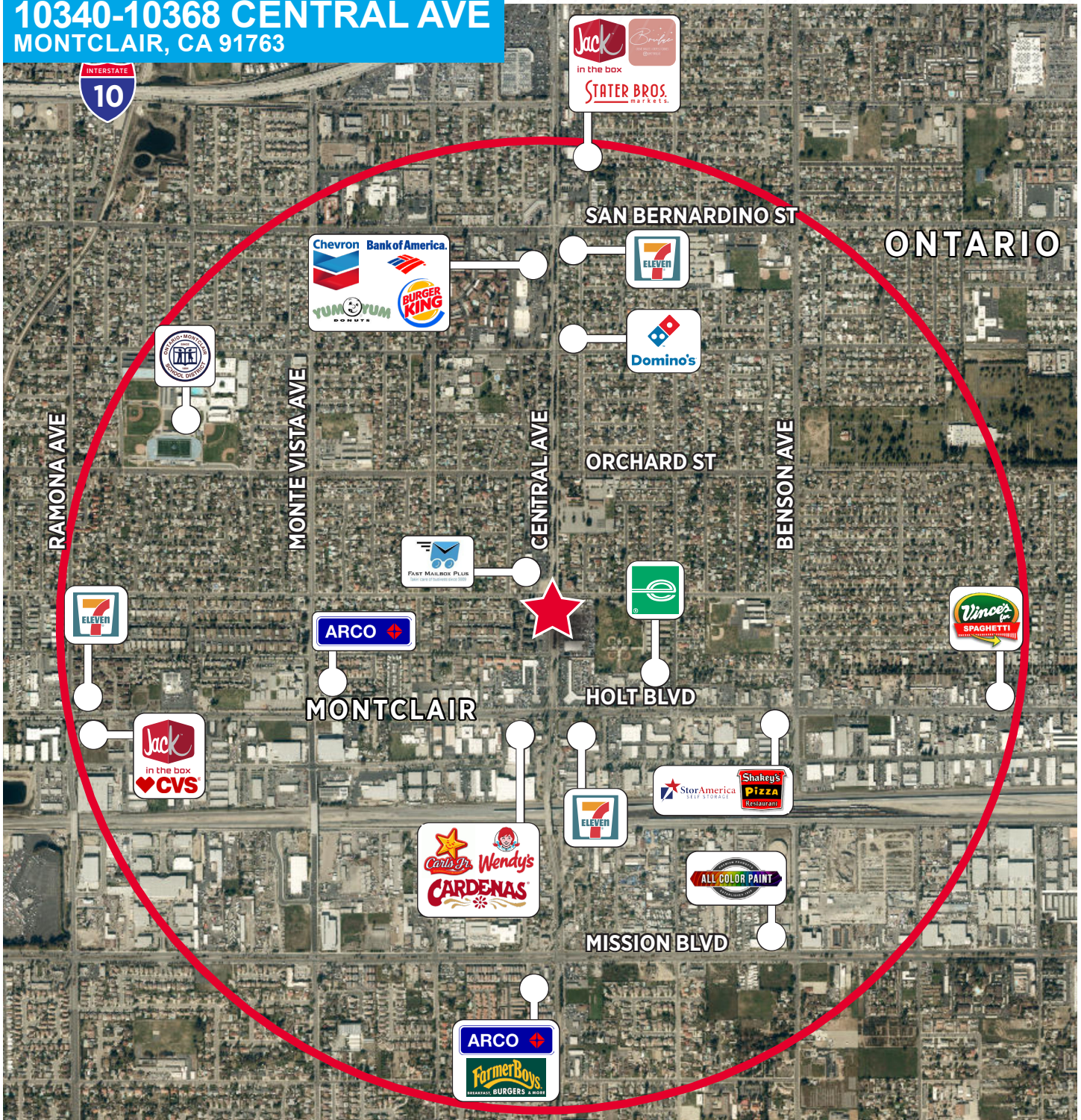
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