

OFFERING MEMORANDUM



4651 Holt Boulevard
Montclair, CA 91763



4651 HOLT BOULEVARD
MONTCLAIR, CA 91763

EXCLUSIVELY PRESENTED BY:

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Acreage Real Estate



15210 Central Avenue
Chino, CA 91710

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PHYSICAL THERAPY

CHINO
MEDICAL SUPPLY

CHINO
Hair Salon

CHINO COMMUNITY HEALTH CENTER
Healthcare Service Center

NURSE
SCHOOL
INLAND
HEALTHCARE RESOURCE

PROPERTY SUMMARY

Offering Price	\$5,269,485.00
NOI	\$271,424
Cap Rate	5.15%
Building SqFt	15,352 SqFt
Lot Size (acres)	1.26
Year Built	1984
Parcel ID	1012-081-04-0000
Zoning Type	Commercial
Traffic Count	23,990 VPD
Frontage	235 Ft



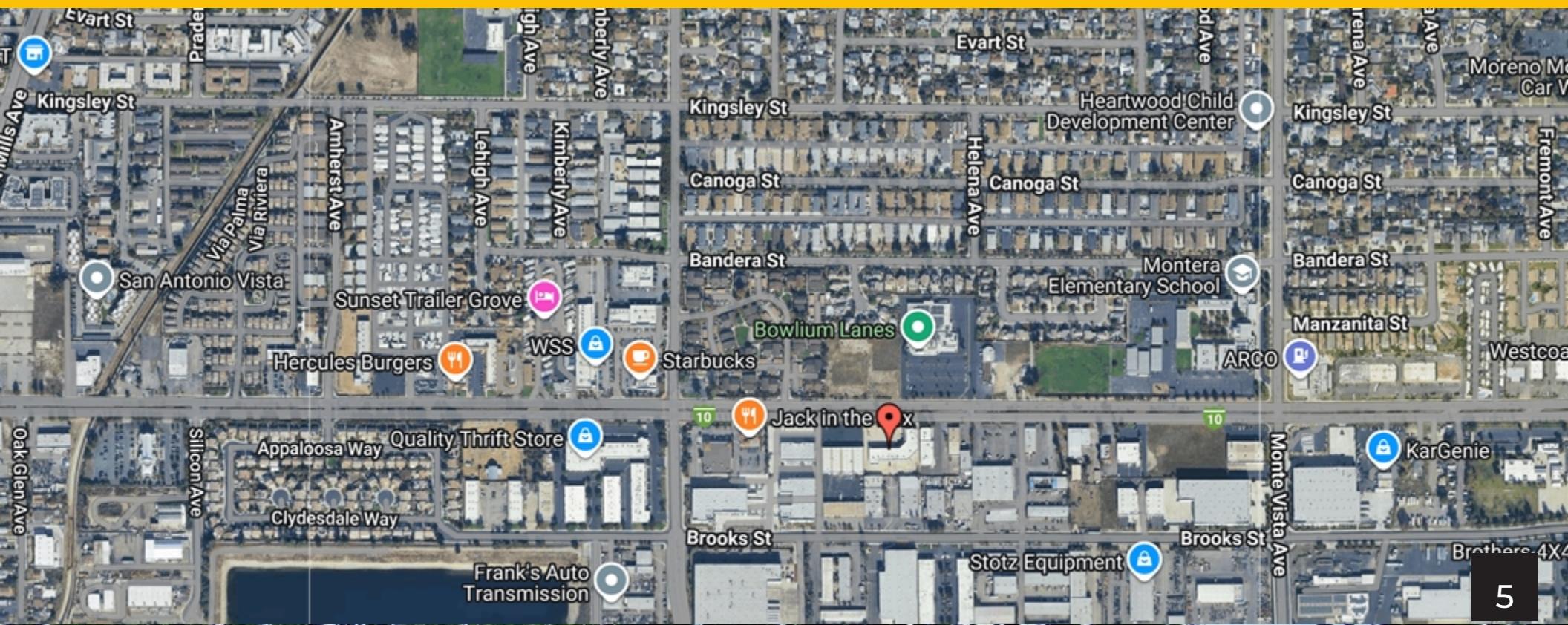
INVESTMENT SUMMARY

Acreage Real Estate is pleased to offer for sale Holt Plaza, a RETAIL property conveniently located in Montclair, CA. Holt Plaza is strategically located on Holt Blvd. The center is currently 100% occupied with long-term leases to Tenants such as Health Service Alliance, a federally qualified health center by HRSA. The subject property sits on 1.26 acres, was built in 1984, and consists of approximately 15,352 SF. The building construction is masonry and there is ample parking with 5 spaces per 1,000 SF with 78 total parking spaces. Holt Plaza is located in a high traffic area (23,990 Average Daily Traffic Count), surrounded by many national retail brands including CVS, Dollar Tree, and many others.



INVESTMENT HIGHLIGHTS

- Stabilized, fully leased retail center with long term tenant leases.
- Stable cash flow with significant NOI growth.
- Minimal Landlord responsibilities.
- Recessions & E-commerce Resistant Tenant Mix.
- Fantastic Signage, Exposure and Visibility.
- NNN LEASES: Tenants reimburse for 100% of CAM, Real Estate Taxes, and Insurance,
- SECURE INCOME STREAM – LONG-TERM LEASES WITH RENTAL RATE INCREASES.



4651

HOLT BLVD. CENTER



Fantastic
Hair Salon

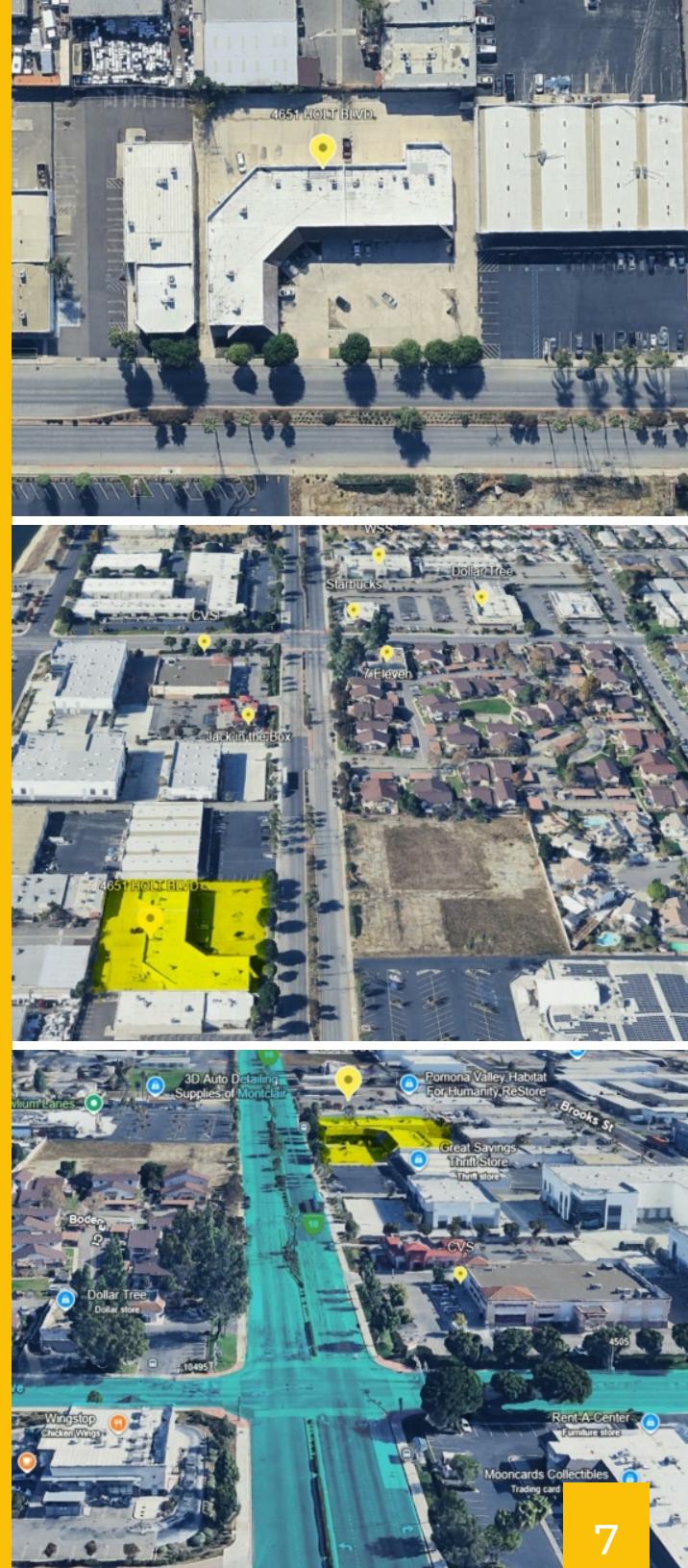


Montclair Community Health Center
Health Service Alliance



LOCATION HIGHLIGHTS

- Excellent visibility from Holt Boulevard and surrounding businesses.
- Located on Holt Blvd, a major east/west thoroughfare and premier location in the western Inland Empire submarket.
- Located in a busy retail area, surrounded by national retail brands including CVS, Dollar Tree, and many others.
- The site also benefits from its positioning in an extremely dense and growing commercial area featuring new retail and industrial developments.
- Excellent access, frontage and visibility offering approximately 235 feet of frontage on the highly travelled Holt Boulevard.
- High traffic count with daily vehicle count of 23,990 vehicles per day.
- Strong mid-to-upper middle-class neighborhood.
- Strong demographics with a population of over 475,000 residents within a 5-mile radius of the subject property.
- The estimated population for the City of Montclair as of July 1, 2019, according to the U.S. Census Bureau, was 40,083 residents. The total land area within the City's corporate boundary is 5.54 square miles, with an additional .92 square miles in the City's Sphere of Influence, which extends west to the Los Angeles County line; south to Phillips Boulevard; and east to Benson Avenue.



TENANT PROFILES



Health Service Alliance

Health Service Alliance is a federally funded HPSA-approved medical and behavioural healthcare service provider. Health Service Alliance provides high-quality care that is comprehensive, coordinated, patient-centered, and accessible to the community. From wellness checks and urgent care needs to medication management and therapy, they do it all.



Farmers Insurance

Farmers Insurance is one of the country's largest insurers of vehicles, homes, and small businesses, and provides a wide range of other insurance and financial services products. With over 90 years of providing service, Farmers Insurance serves millions of households and businesses across all 50 states and the District of Columbia.

East West Physical Therapy

East West Physical Therapy employs the latest techniques to deliver relief to its many patients. Their physical therapists are committed to relieving pain, restoring function, and improving the health of their patients. With over 2 years of providing physical therapy services at this location, East West Therapy has earned multiple 5-star reviews.



PFT Boxing Club

Train like a fighter-become your best self. Offering adult, youth, and 1-on-1 training, PFT Boxing Club is dedicated to making boxing accessible, empowering, and fun for everyone. Trainers are certified with years of experience. Members train with professional-grade gloves, bags, and gym gear built for performance, comfort, and safety.



Chino Medical Supply

Chino Medical Supply is an authorized full service mobility services, medical supplies, and equipment store. Providing the best in mobility solutions such as lift chairs, scooters, and power wheelchairs, they also retail bathroom safety products, compression hosiery, diabetic shoes, and general supplies. Some products are also available for rental.

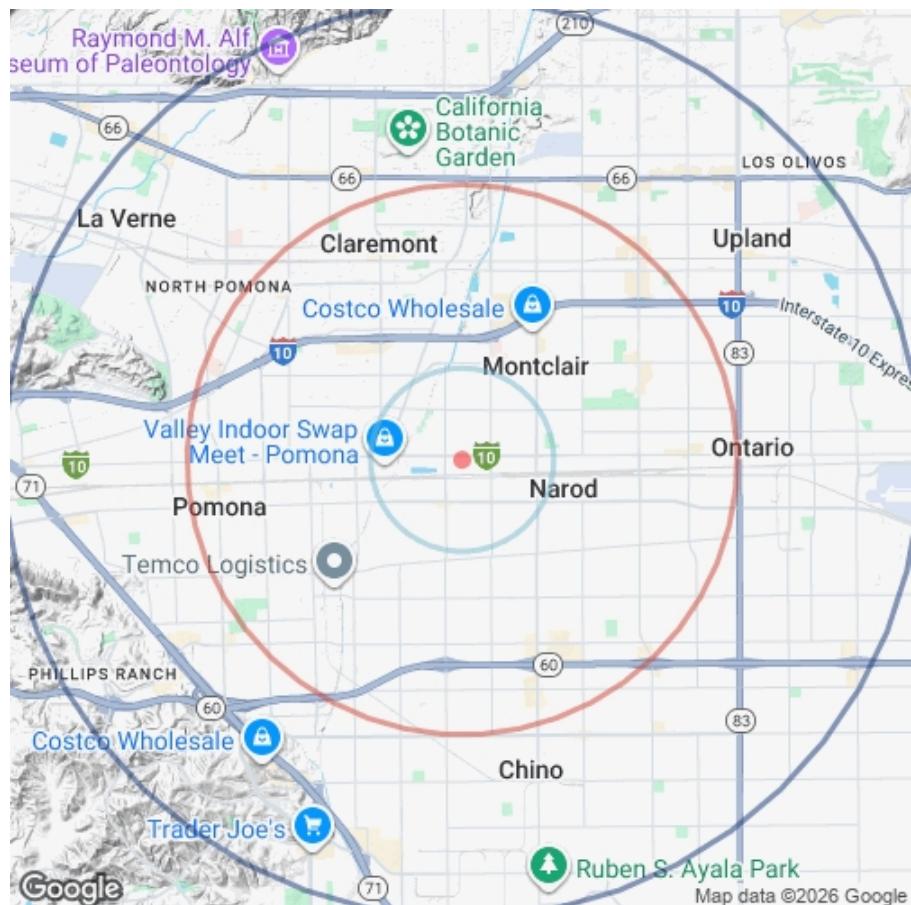


Fantastic Hair Salon

Experienced hair salon operators offering women's hair and barbering services. Fantastic Hair Salon is an affordable neighborhood hair salon with a dedicated clientele. With over 8 years at this location, this salon has demonstrated its strength and success as an experienced operator.

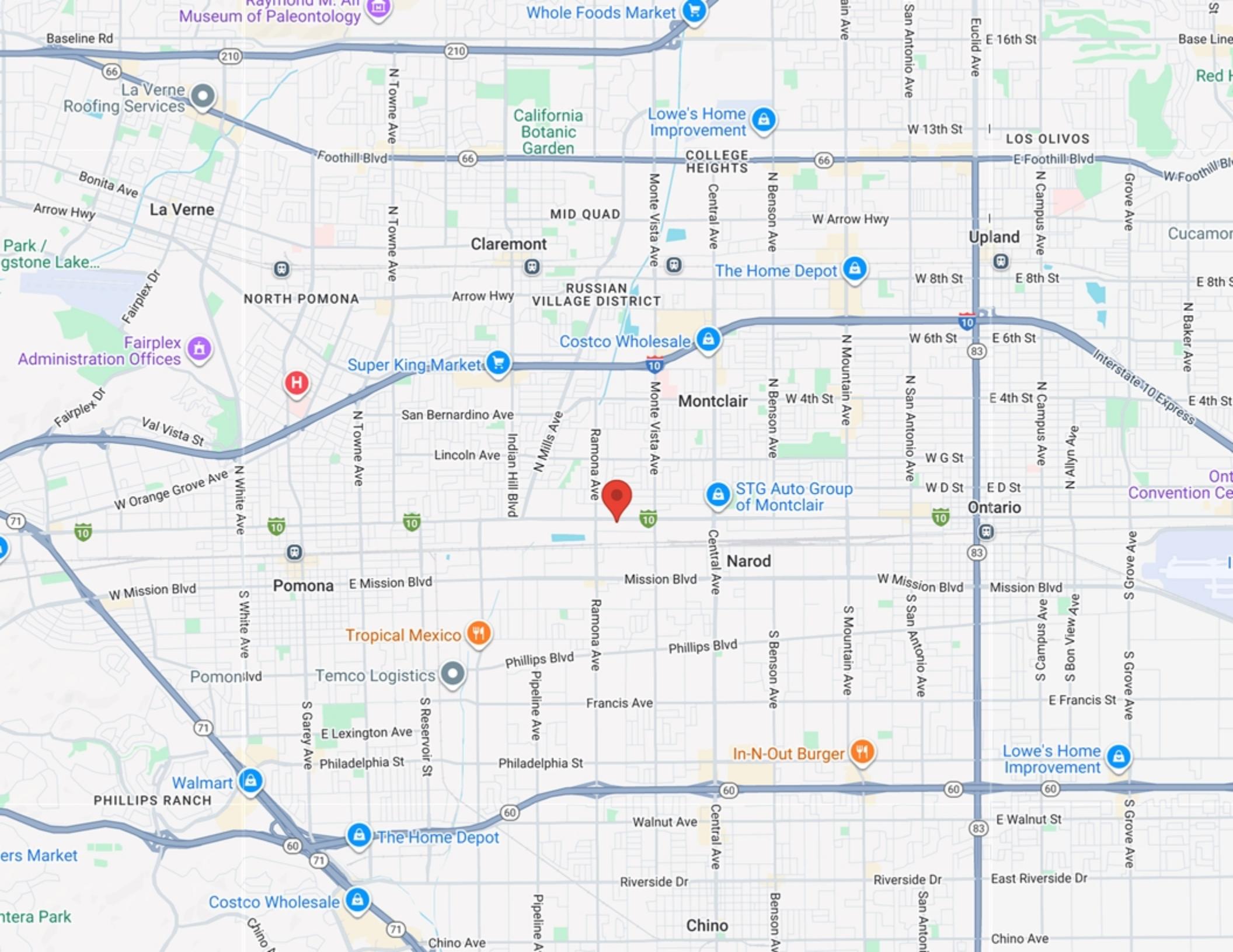
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,316	193,274	455,856
2010 Population	24,535	201,016	471,404
2025 Population	23,836	204,465	475,270
2030 Population	23,714	203,845	473,860
2025-2030 Growth Rate	-0.1 %	-0.06 %	-0.06 %
2025 Daytime Population	19,343	194,607	458,624



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	416	4,470	9,745
\$15000-24999	454	3,307	7,277
\$25000-34999	584	3,987	8,357
\$35000-49999	702	5,309	12,416
\$50000-74999	1,111	10,448	22,692
\$75000-99999	1,014	8,630	20,514
\$100000-149999	940	11,920	29,135
\$150000-199999	884	7,308	18,659
\$200000 or greater	561	6,762	18,927
Median HH Income	\$ 76,213	\$ 83,598	\$ 89,664
Average HH Income	\$ 98,360	\$ 106,559	\$ 114,054

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,729	54,034	130,244
2010 Total Households	6,060	55,954	133,920
2025 Total Households	6,666	62,142	147,722
2030 Total Households	6,749	63,337	150,381
2025 Average Household Size	3.55	3.17	3.14
2025 Owner Occupied Housing	3,500	29,944	81,410
2030 Owner Occupied Housing	3,624	30,944	84,065
2025 Renter Occupied Housing	3,166	32,198	66,312
2030 Renter Occupied Housing	3,125	32,393	66,316
2025 Vacant Housing	125	2,184	4,616
2025 Total Housing	6,791	64,326	152,338



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE ACREAGE REAL ESTATE ADVISOR FOR MORE
DETAILS.**



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