

MONTCLAIR EAST

SHOPPING CENTER

FOR LEASE +/- 10,958

5931-5467 Moreno St. Montclair CA



Sunset Equity Partners

6125 Washington Blvd ■ 3rd Flr ■ Culver City, CA 90232 ■ P. 323.923.4100 ■ info@SunsetEquityGroup.com

This information has been obtained from sources deemed reliable. We have not verified it and make no guarantee, warranty or representation about the information provided. Any projections, opinions, assumptions or estimates noted are used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct your own due diligence of the property.



- Outstanding freeway access and visibility
- Pylon signage available - visible from I-10 freeway
- Building signage available
- Adjacent to Montclair Plaza Regional Mall

TRAFFIC COUNTS (CPD)

I-10 at Central Ave 246,000

Central Ave at I-10 37,174

Central Ave at Moreno St 27,191

Moreno St at Central Ave 17,049

2018 DEMOGRAPHICS

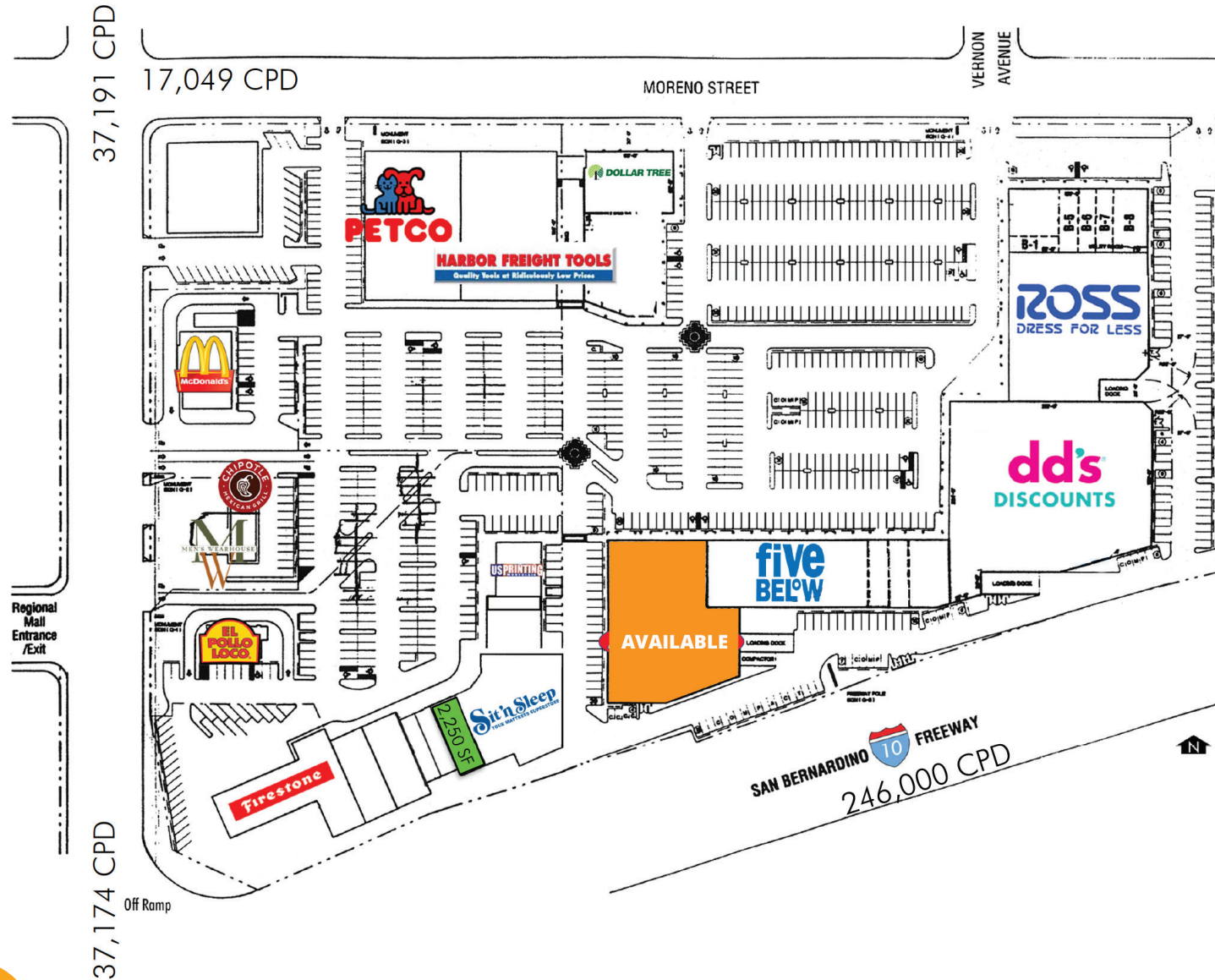
	1 Mile	3 Miles	5 Miles
Population	21,482	190,965	473,996
Avg HH Income	\$63,192	\$79,270	\$84,045
Daytime Population	25,963	186,294	433,888



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SITE PLAN



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SPACE NO.	TENANT	SQ. FT
1	Jamika Hayes	6,615
2	Dollar Tree	10,385
3	Best Buy	22,500*
4	Eyebrow Image Salon	1,470
5	Jan's Tropical Fish	3,225
6	Five Below	11,618
7	VACANT	1,603
8	Royal Barber	1,134
9	DD's	41,200
10	Ross	24,000
11	Home Family & Comfort	4,133
12	Miracle Ear	1,960
13	Hair Studio 21	1,676
14	Mini Beauty Inc.	1,367
15	Dental Offices	1,260
TOTAL GLA:		135,180



PROPERTY INFORMATION

ADDRESS: 5991-5467 Moreno St., Montclair, CA 91763

LOCATION: Southeast Corner of Central Ave & Moreno St

TOTAL GLA: 135,180 square feet

YEAR BUILT: 1993

SITE AREA: 9.56 Acres

PARCEL APNS: 1008-201-22 (8.81 Acres) & 1008-201-23 (.75 Acres)

PARKING SPACES: 509

PARKING RATIO: 13.8 Spaces per 1,000 Square Feet

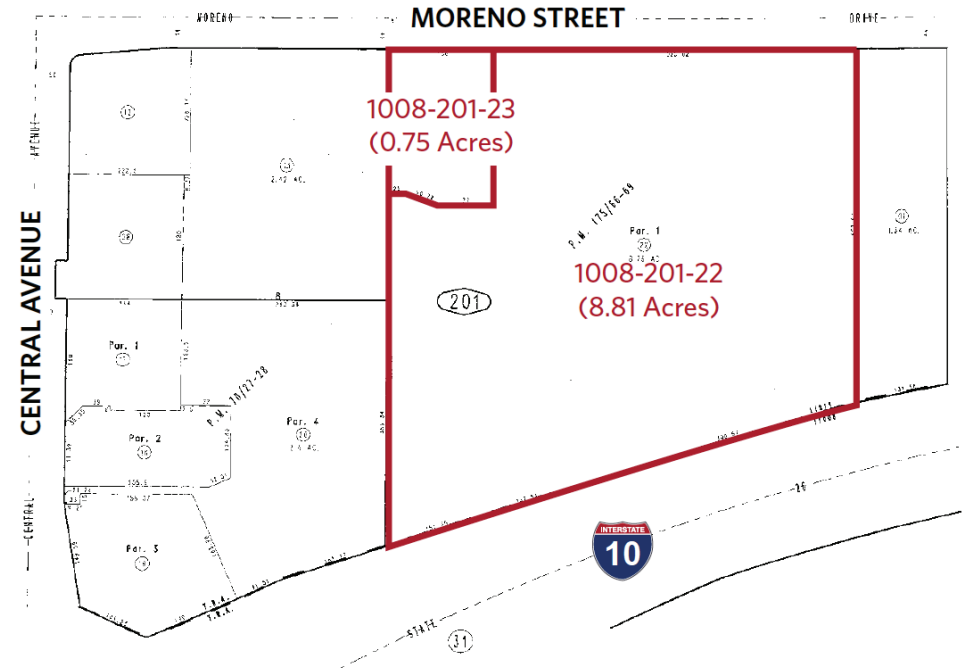
FREEWAY FRONTAGE: 680 FEET

TRAFFIC COUNTS: Central Avenue: 38,450 Cars per Day
Moreno Street: 16,632 Cars per Day
Interstate 10: 226,386 Cars per Day

ZONING: C3 (GENERAL COMMERCIAL)

INGRESS/EGRESS: Two Access point, one lighted, along Moreno St. Four additional shared access points through the adjacent shopping center.

SIGNAGE: Two sided 25 foot monument sign with visibility from the I-10 freeway. One monument sign on Moreno Street and two shared monument signs on Central Avenue.



NEED MORE INFORMATION?

Contact Us Today for More Details.

CONTACT INFORMATION

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