



274,000 CPD

119,511 SF
Anchor Retail Space

montclair place

CIM

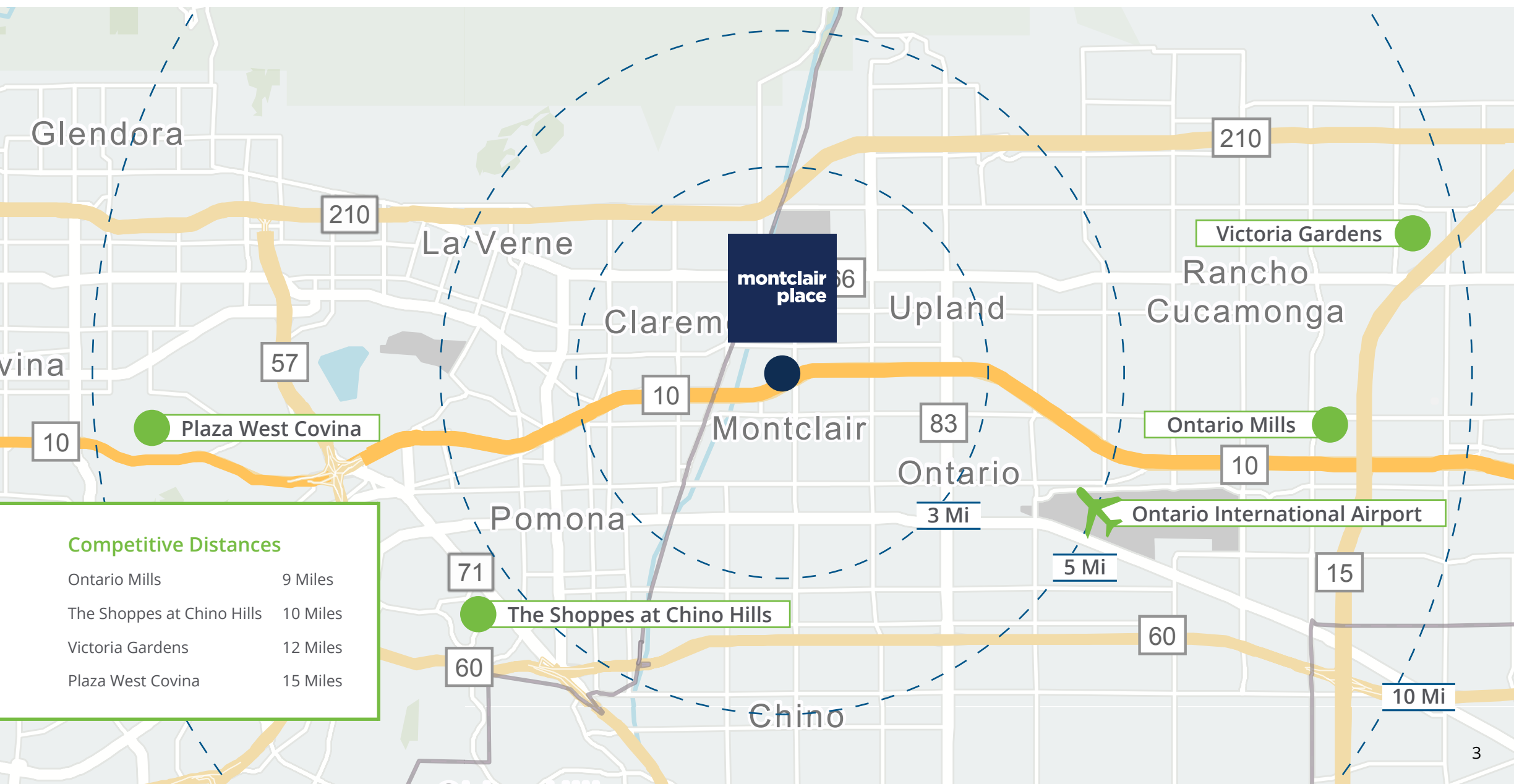


Table Of Contents

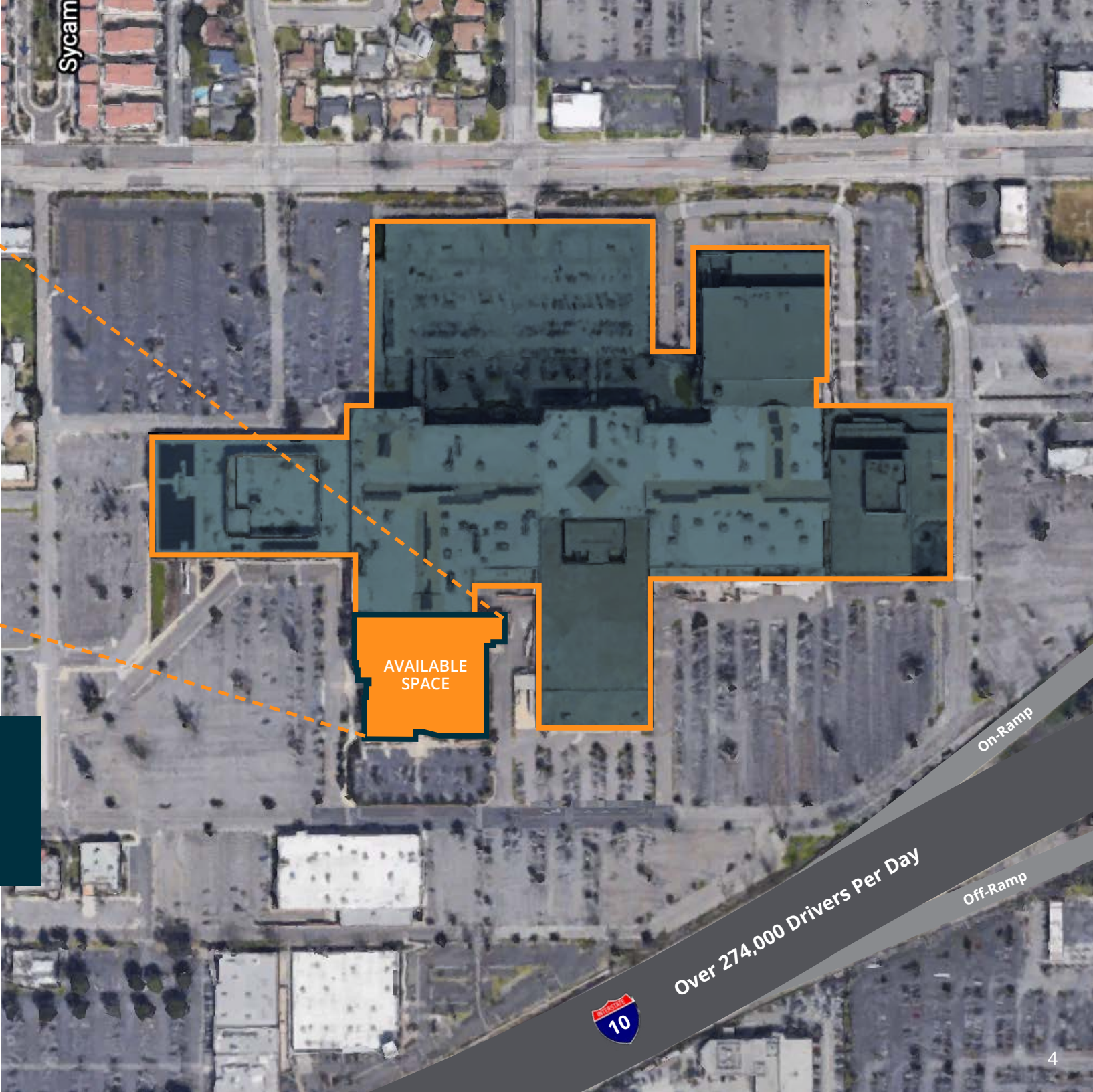
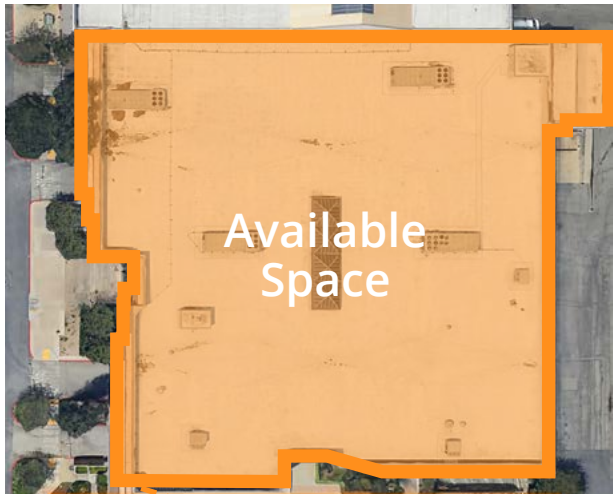
- [3 Competitive Advantage](#)
- [4 Montclair Place Aerial](#)
- [5 First Floor Plan](#)
- [6 Second Floor Plan](#)
- [7 Parking](#)
- [8 Signage Opportunities](#)
- [9 Logo Lease Highlights](#)
- [11 Views of Space](#)
- [12 Montclair Place Highlights](#)

Montclair Place's Competitive Advantage

Montclair Place boasts a strategic location, offering a diverse array of retail options and dining experiences unparalleled within a five-mile radius. Its blend of desirable shops, entertainment venues, and convenient amenities establishes it as the premier destination for shoppers seeking both fun and convenience in the vicinity.



Aerial View



Total Interior Space: 119,511 SF
First Floor: 58,788 SF
Second Floor: 60,723 SF

First Floor Plan

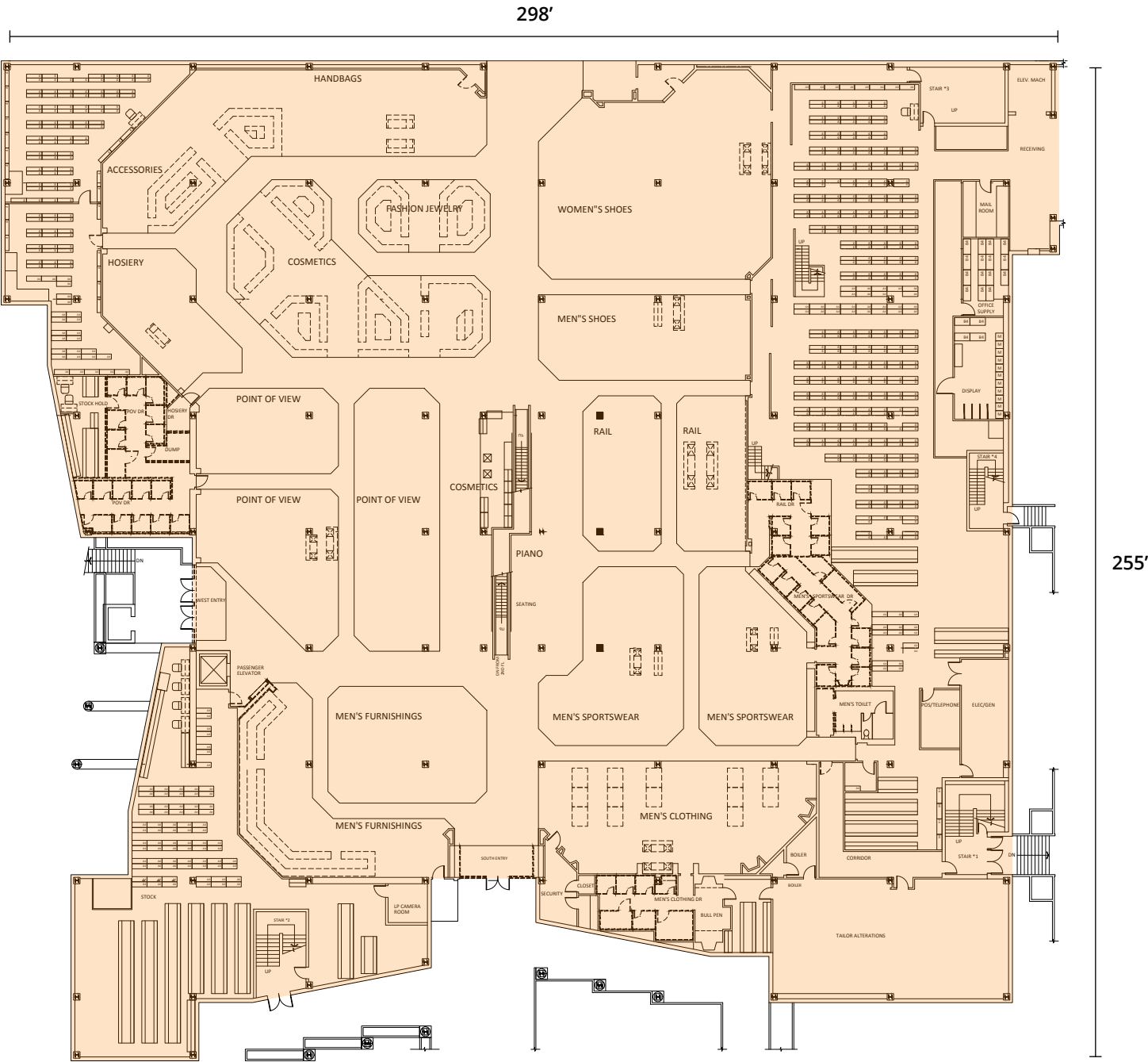
Ceiling Heights:

Top of Slab to Bottom of Steel
(Supporting 2nd Floor): **23' 6"**

Top of Slab to Bottom of
A/C Trunk Overhead: **13' 11"**

Finished Ceiling Height for
Previous Tenant's Use: **12' 0"**

Total SF: **58,788 SF**



Second Floor Plan

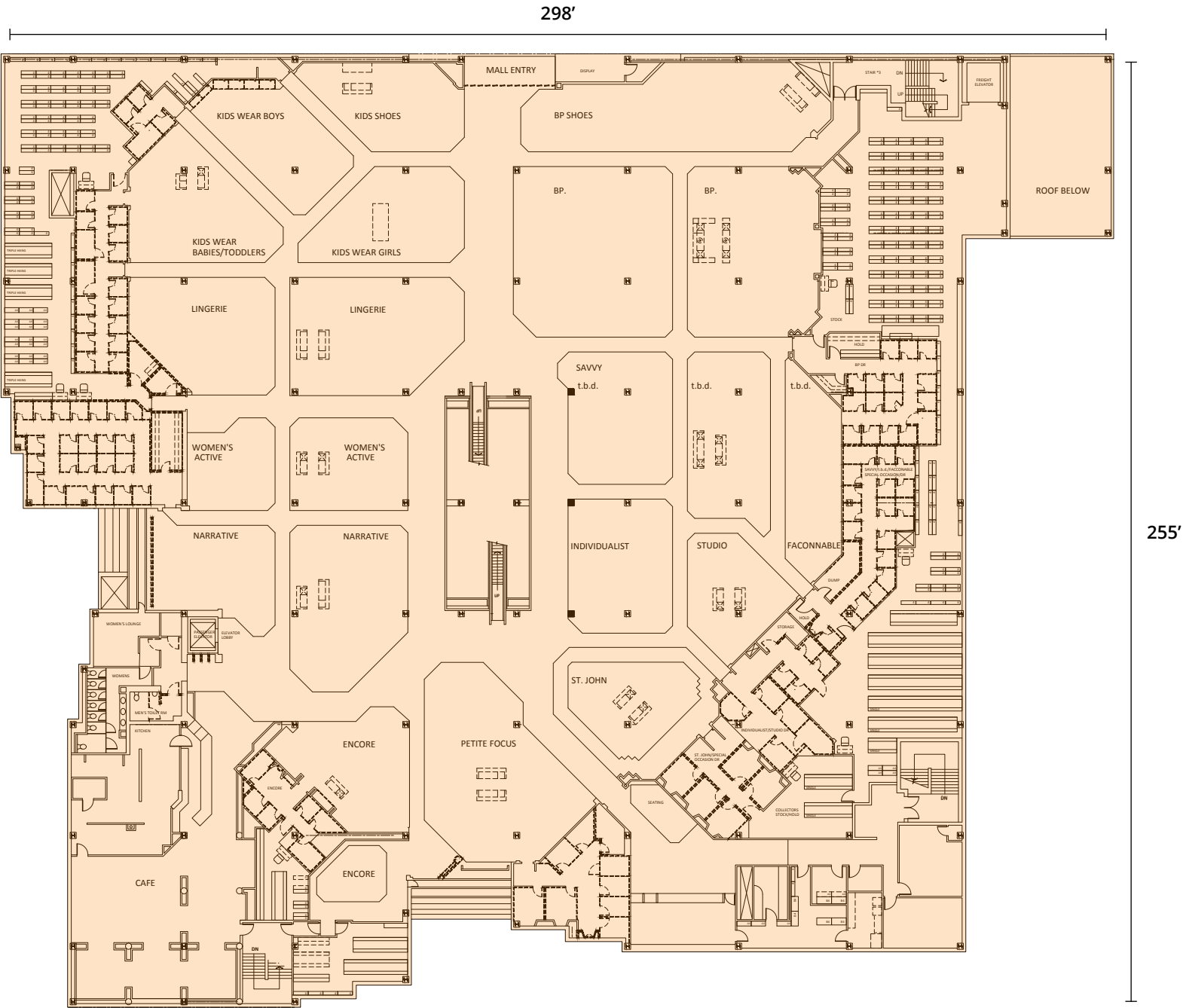
Ceiling Heights:

Top of Slab to Bottom of Steel
(Overhead): **15' 6"**

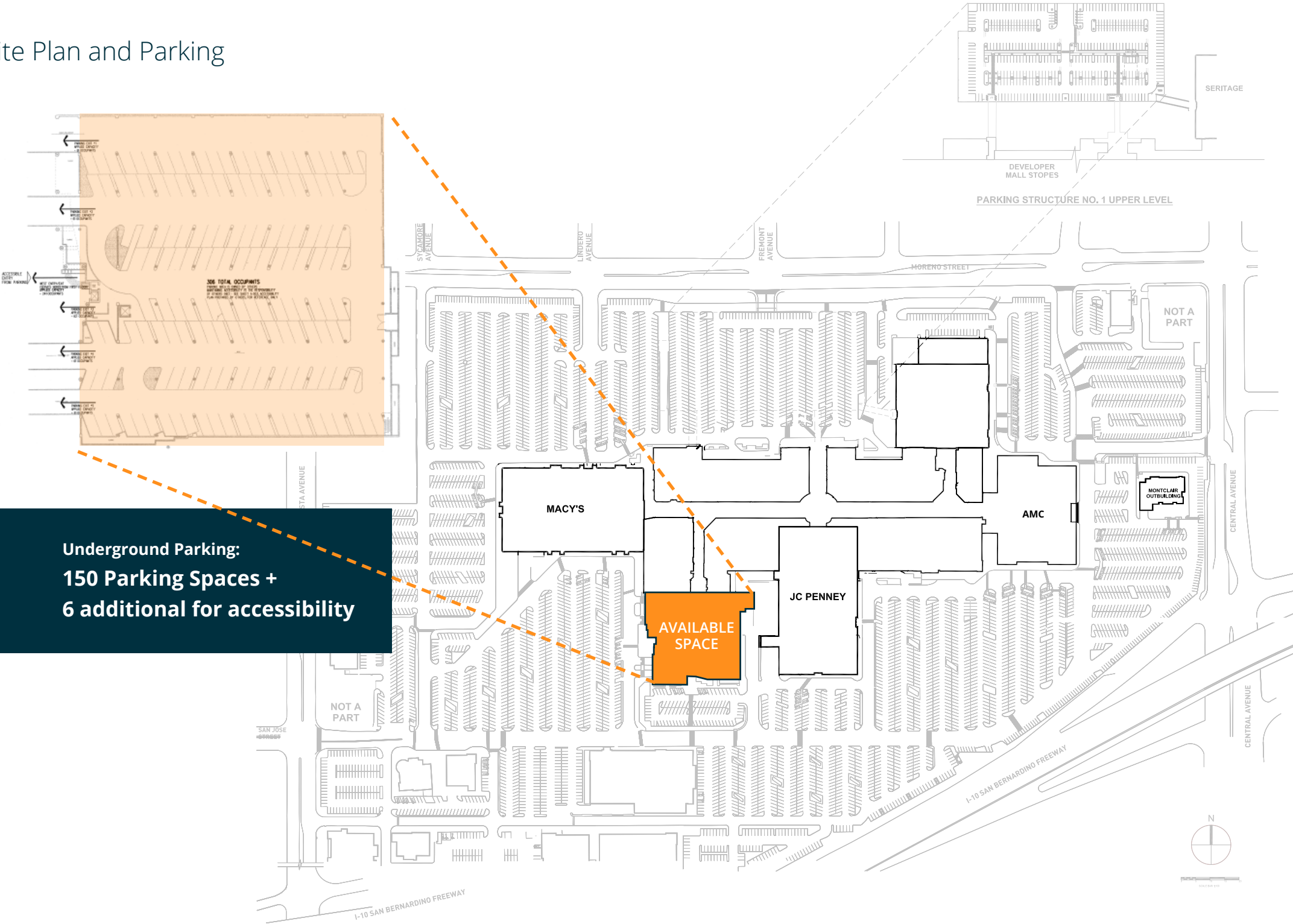
Top of Slab to Bottom of
A/C Trunk Overhead: **13' 0"**

Finished Ceiling Height for
Previous Tenant's Use: **12' 0"**

Total SF: **60,723 SF**



Site Plan and Parking



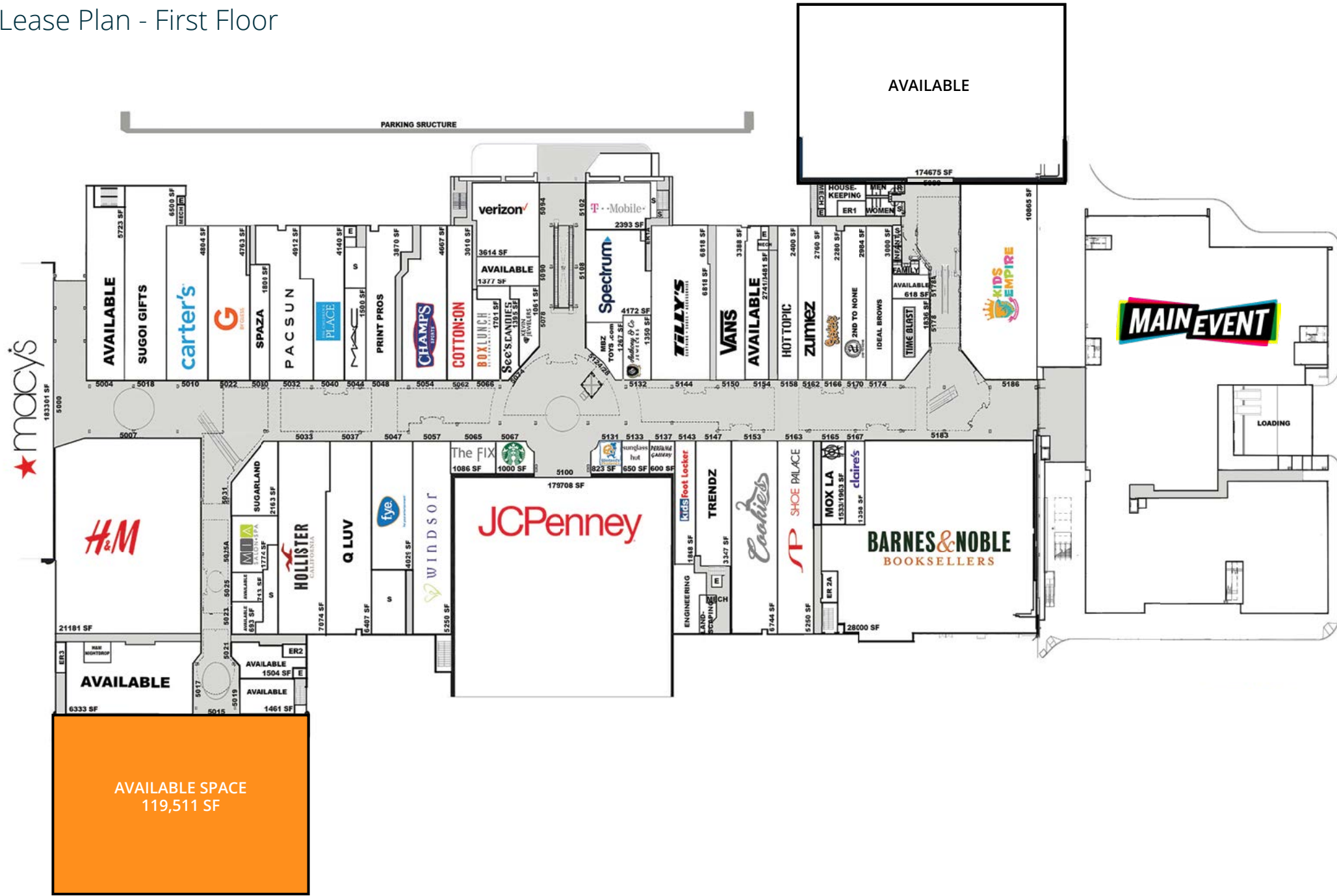
Signage Opportunities

95' Tall Digital Pylon

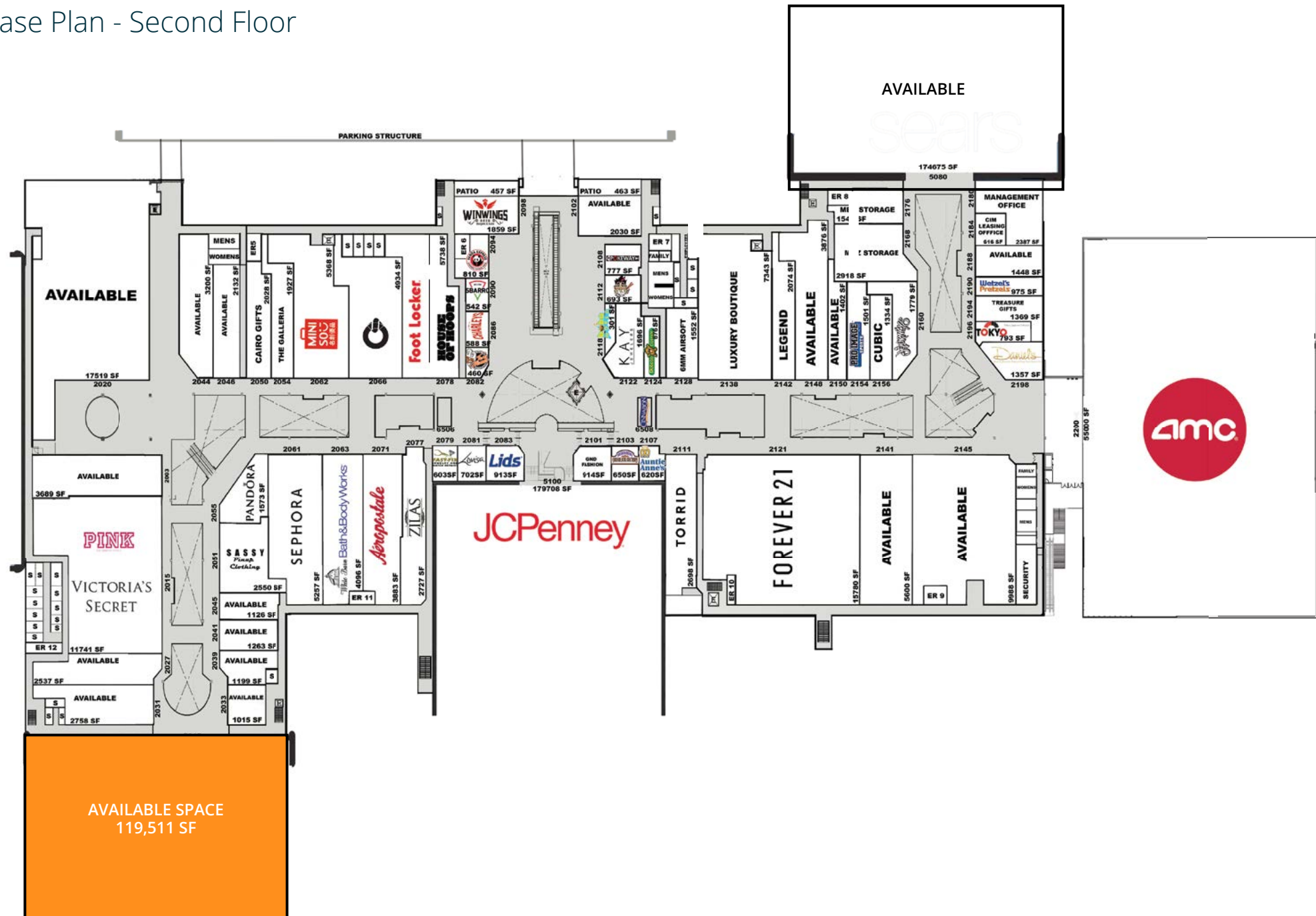
Montclair Place's new highly-visible, double-sided digital pylon is located adjacent to the I-10 Freeway, one of the busiest interstates on the West Coast, and viewed by more than 274,000 drivers per day, on a rotating schedule.



Logo Lease Plan - First Floor



Logo Lease Plan - Second Floor





Space Available - Interior/Exterior Views



#1 Shopping Center Within a Five-Mile Radius

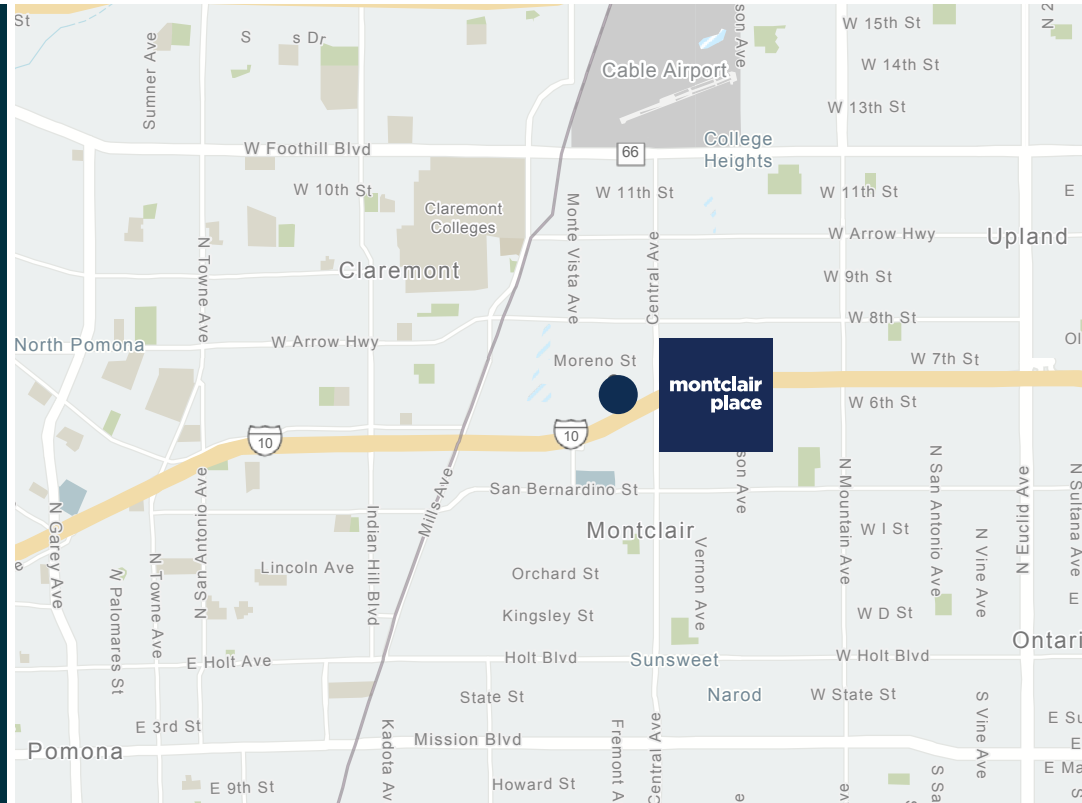
Montclair Place Highlights

Montclair Place is a 1.2 million-square-foot shopping and dining destination on the southwestern edge of San Bernardino County. This center recently unveiled a complete interior remodel including a twelve-unit Food Hall, and family entertainment.

6 Million
Annual Visits

110+
Retailers

56.7%
Returning Customers



Convenient access to Interstate 10, Interstate 210 and Interstate 15

- Walking distance to the Metrolink Station and upcoming Gold Line Station
- 15 colleges within a 15-minute drive including: (110,000 combined student enrollment)
- A block away from Gold's Gym and LA Fitness
- Adjacent to major retail anchors such as Target, Costco, Walmart, Best Buy and Home Depot
- \$50.8 million annual food and beverage sales
- Average stay of 79 Minutes

For Leasing Opportunities Contact

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