

# MOVE-IN READY! WELL-MANAGED HIGH IMAGE BUSINESS PARK



## FOR SALE/LEASE

10680 SILICON AVE.  
MONTCLAIR | CA

FOR MORE INFORMATION, PLEASE CONTACT:

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## PROPERTY HIGHLIGHTS



5 Units  
Available



West Inland Empire  
Location



±12,721 SF  
Available



28'  
High Ceiling Clearance

Although all information is furnished regarding for sale, rental or financing from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. D/AQ Corp. # 01129558

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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SALE PRICE: \$399 / SF

ASKING RATE: \$1.55 / SF + \$0.08 CAM

## PROPERTY HIGHLIGHTS

UNIT	LOT	SIZE	FOR SALE / LEASE	PRICE / RATE
D	17	±3,443 SF	For Sale	\$399 / SF
Q	11	±2,400 SF	For Sale	\$399 / SF
S	13	±2,335 SF	For Sale	\$399 / SF
U	15	±2,268 SF	For Sale and Lease	\$399 / SF \$1.55 / SF + \$0.08 CAM
V	16	±2,275 SF	For Sale and Lease	\$399 / SF \$1.55 / SF + \$0.08 CAM
TOTAL:		±12,721 SF		

AERIAL



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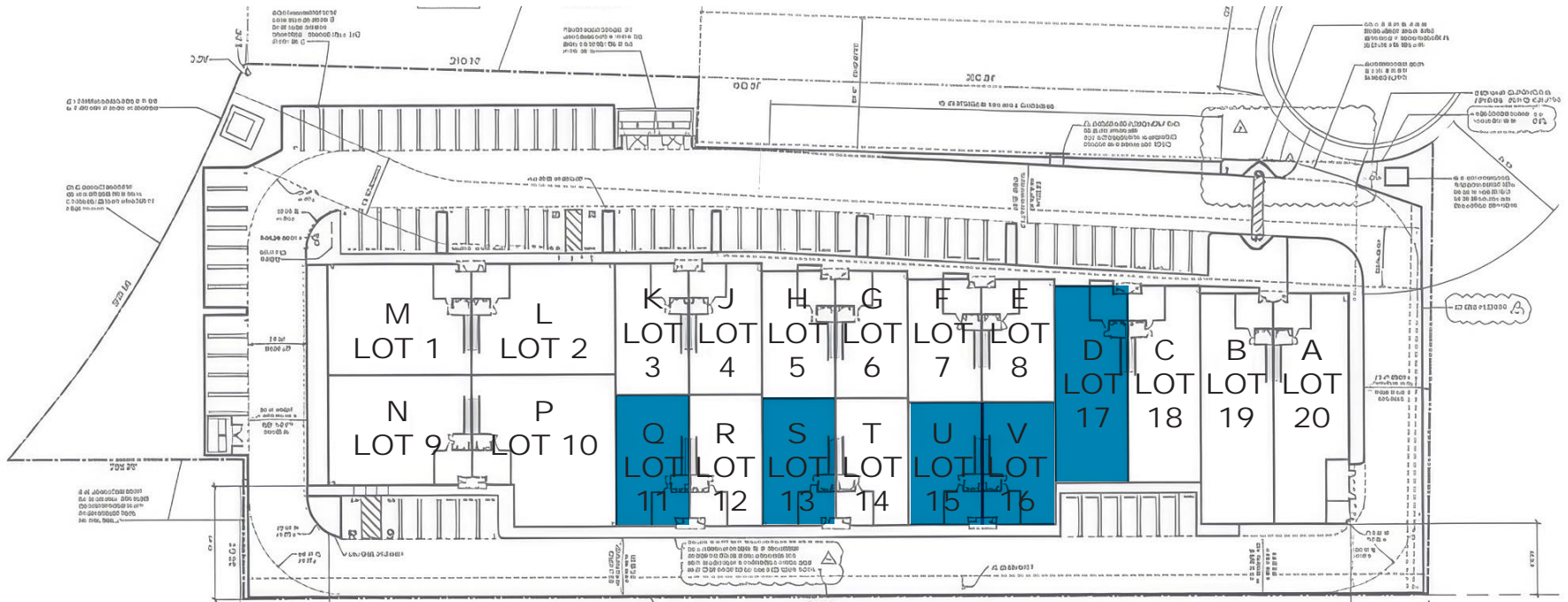
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## AERIAL & SITE PLAN



 = AVAILABLE

\*NOT TO SCALE 

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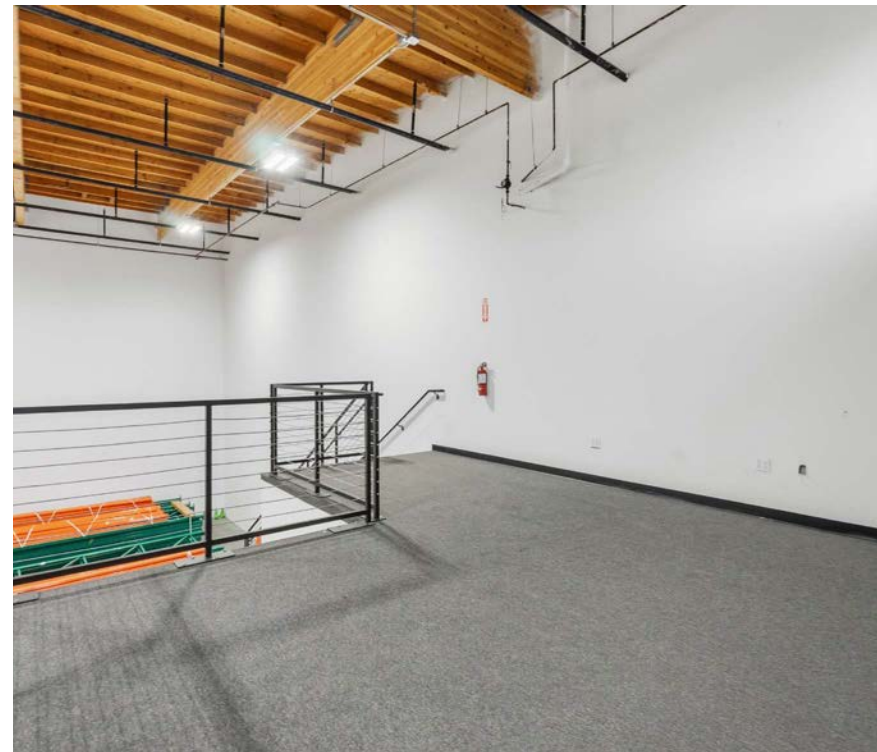
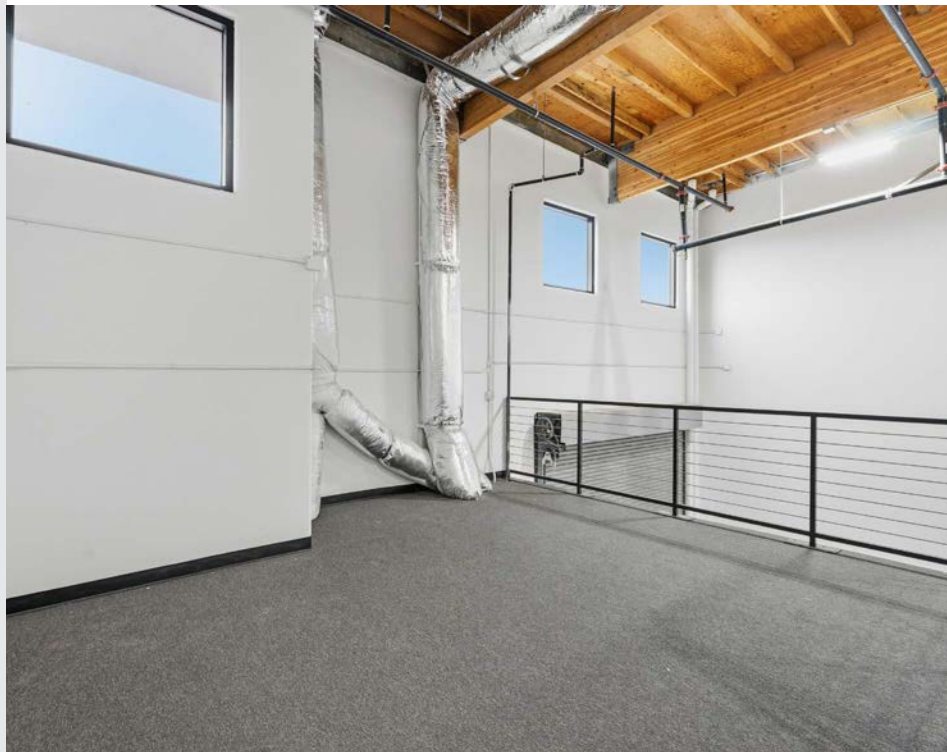
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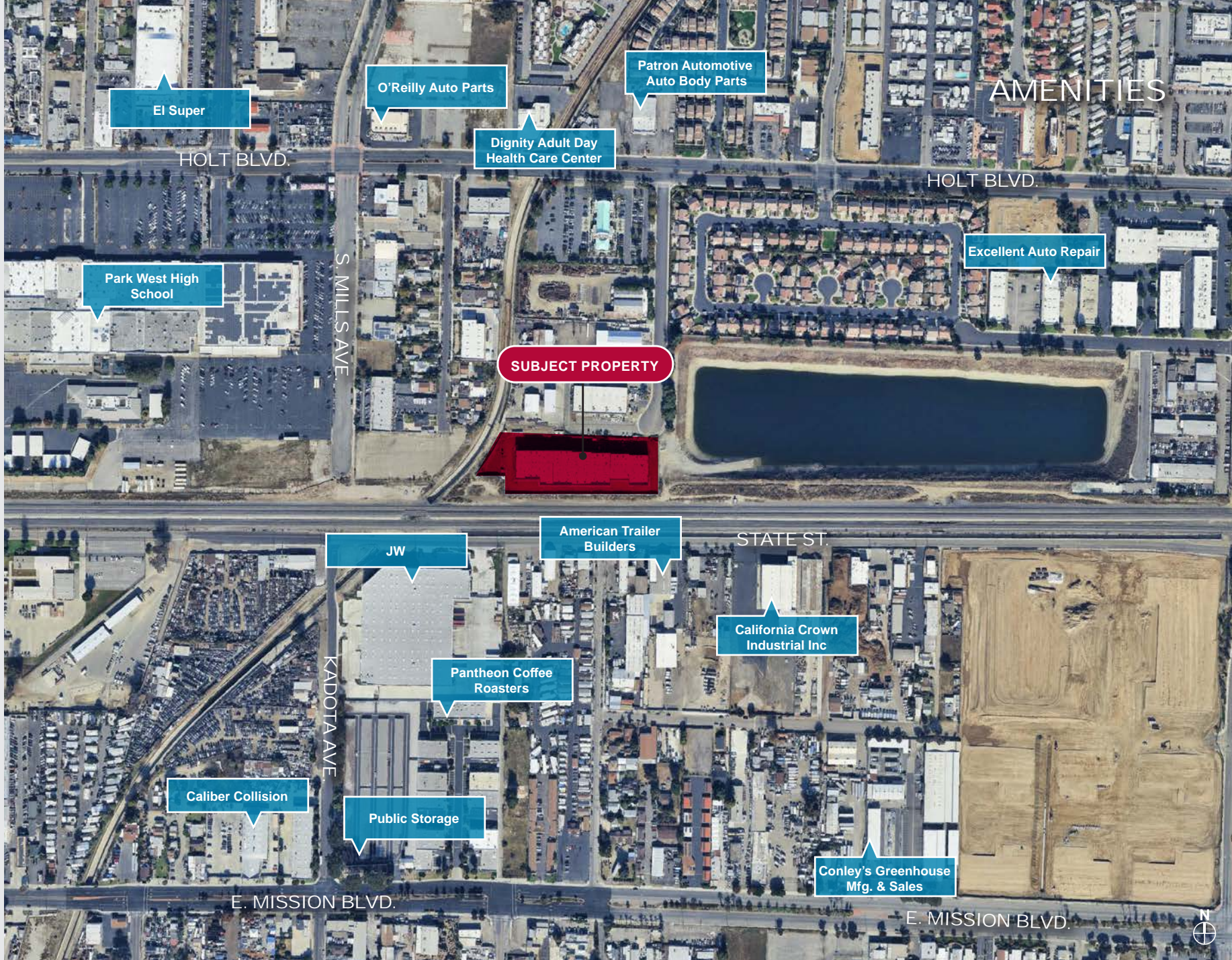


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AMENITIES

SUBJECT PROPERTY

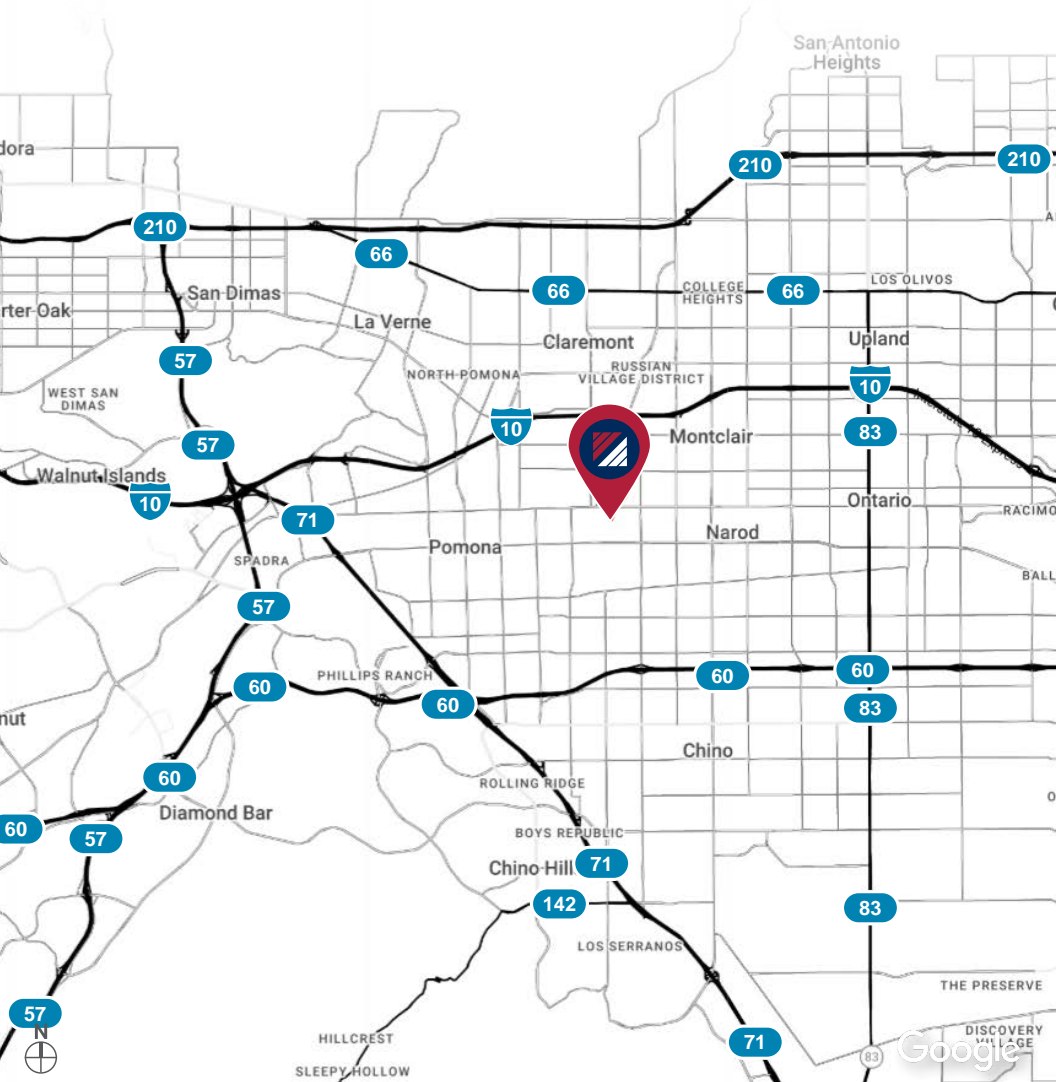
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## DEMOGRAPHICS



Radius	1 Mile	5 Miles	10 Miles
<b>Population:</b>			
2020 Population	25,843	460,193	1,035,921
2025 Population	24,687	451,965	1,030,428
2030 Population Projection	24,553	452,003	1,034,075
Avg Household Income	\$90,293	\$112,355	\$126,643
Median Household Income	\$68,153	\$89,845	\$101,718
Total Specified Consumer Spending (\$)	\$217.5M	\$5B	\$12.7B
<b>Employment:</b>			
Total Businesses	828	21,999	51,190
Employees	5,708	169,007	403,431

Traffic Count				
Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subject
State St	Silicon Ave E	2,785	2025	0.05 mi
Silicon Ave	3rd St S	1,513	2018	0.13 mi
3rd St	Silicon Ave W	1,054	2025	0.20 mi
Holt Blvd	Oak Glen Ave W	28,327	2025	0.21 mi
Mission Blvd	Pipeline Ave W	20,040	2025	0.29 mi
Mission Blvd	Silicon Ave W	20,388	2025	0.31 mi
Holt Blvd	Amherst Ave W	25,447	2025	0.32 mi
Indian Hill Blvd	E Holt Ave S	21,039	2025	0.36 mi
Brooks St	Ramona Ave E	1,028	2025	0.37 mi
Pipeline Ave	Mission Blvd N	2,919	2025	0.37 mi

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