

# DRIVE-THRU PAD AVAILABLE FOR LEASE

**10340-10368 CENTRAL AVE**

**MONTCLAIR, CA 91763**

**±3,700 SF CONTIGUOUS**



## PROPERTY FEATURES

- ±3,700 SF of contiguous space.
- 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

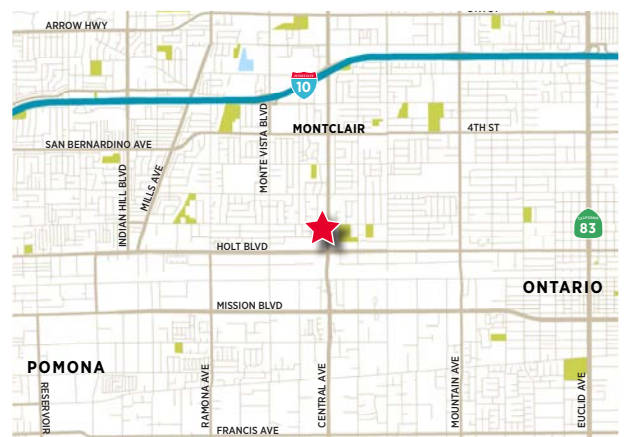
AVERAGE  
HOUSEHOLD  
INCOME

**DAYTIME**  
DEMOGRAPHICS

**123,966**

## TRAFFIC COUNTS

At Central Ave & Holt Blvd: 63,637 CPD



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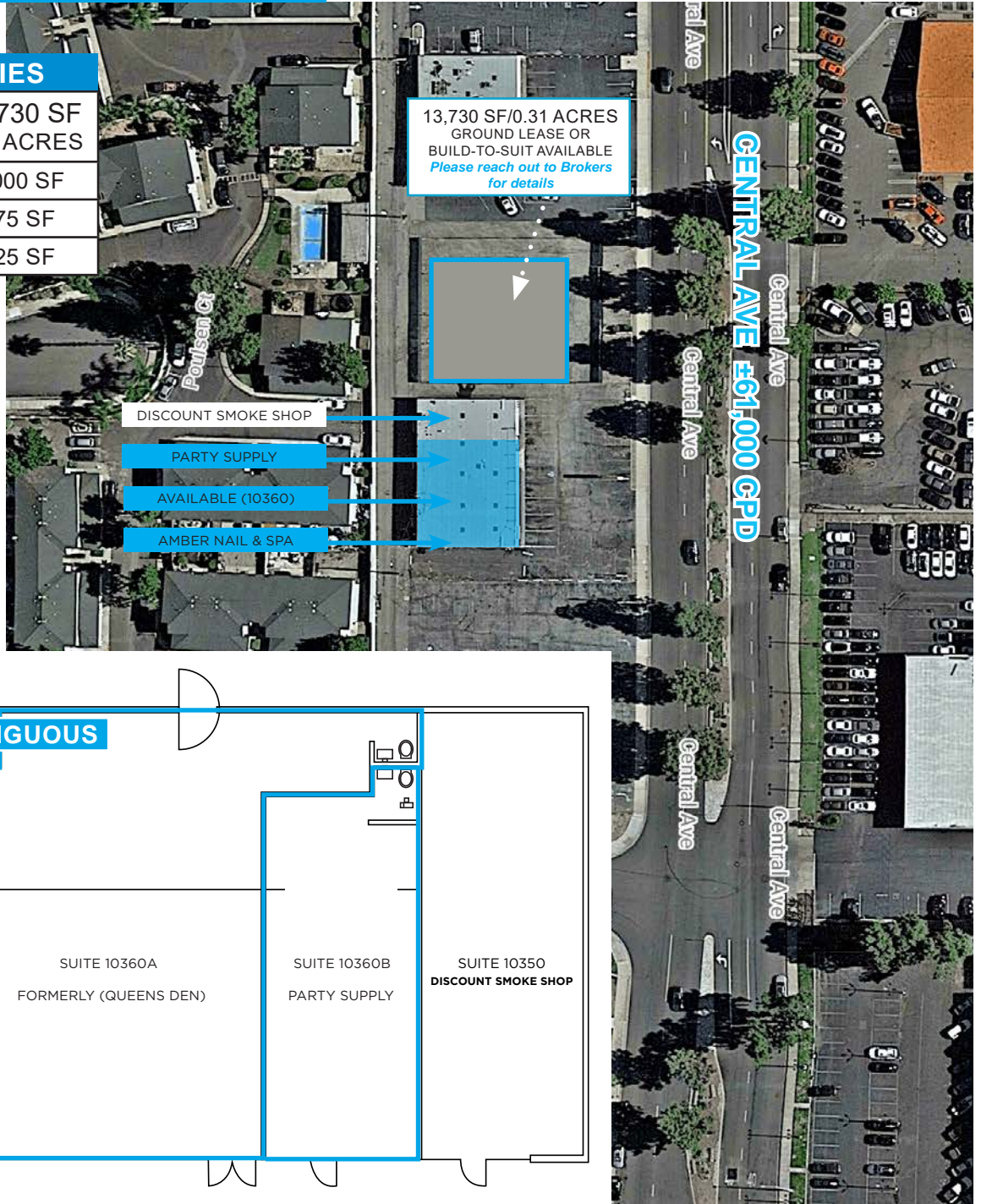
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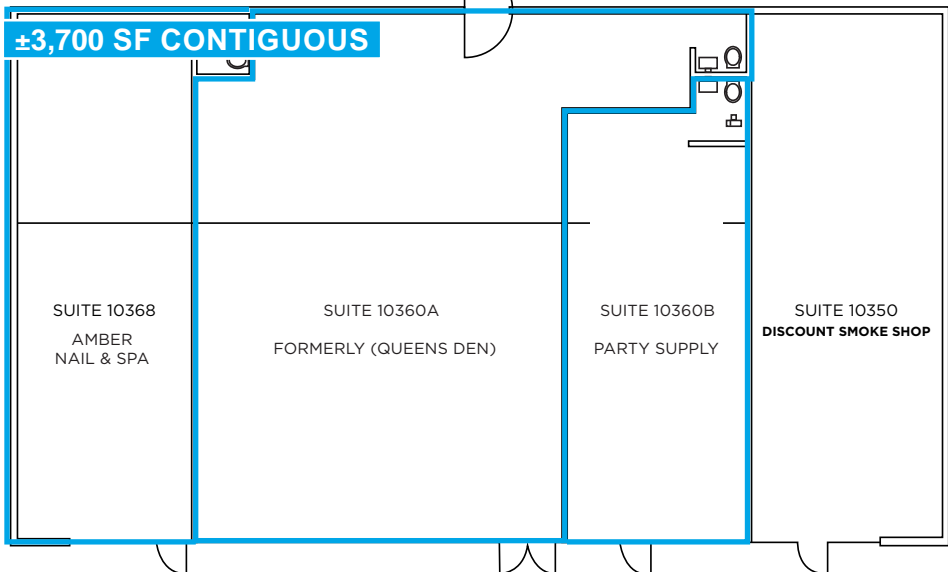
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AVAILABILITIES	
<b>DRIVE THRU</b>	±13,730 SF ±0.31 ACRES
<b>10360A</b>	±2,000 SF
<b>10360B</b>	±775 SF
<b>10368</b>	±925 SF



**±3,700 SF CONTIGUOUS**



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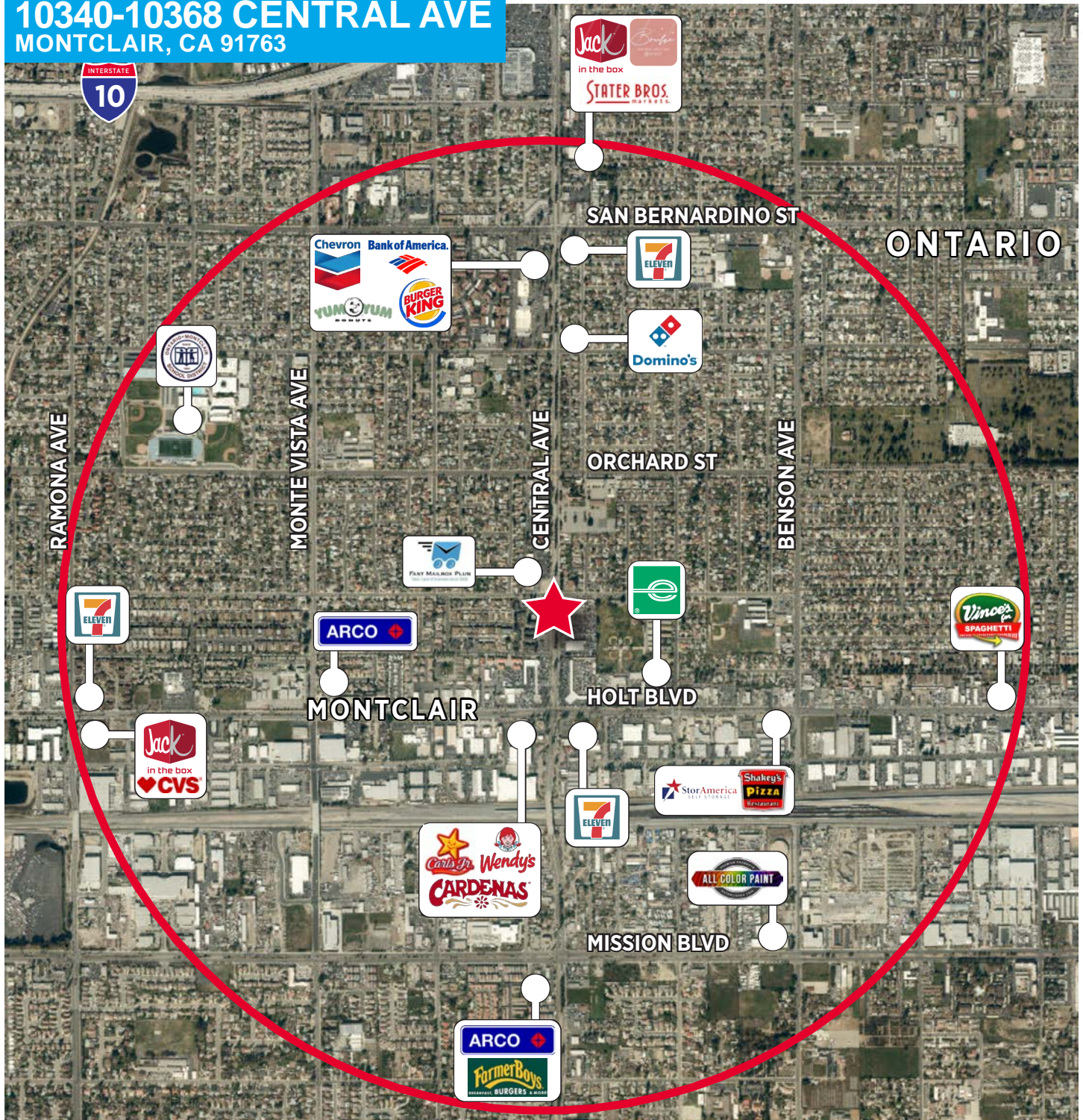
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