

PETCO & HARBOR FREIGHT TOOLS

MONTCLAIR, CA



 [VIEW DRONE FOOTAGE](#)



100% LEASED TO PETCO AND HARBOR FREIGHT TOOLS, LONG-TERM OPERATING HISTORY



EXCELLENT ACCESS AND VISIBILITY TO 52,213 VPD ALONG CENTRAL AVENUE AND MORENO STREET



INFILL AND AFFLUENT TRADE AREA WITH 451,345 RESIDENTS AND \$113,904 AVERAGE HOUSEHOLD INCOME

CLICK TO VIEW DRONE FOOTAGE



COUNTRY FAIR S.C. MALL

Albertsons SHERWIN WILLIAMS DOLLAR TREE
 Carl's Jr. PET SMART

CHINO TOWNE CENTER

CVS verizon pharmacy CHASE
 24 FITNESS

CHINO TOWNE SQUARE

Target Burlington ROSS DRESS FOR LESS
 JOANN Planet Fitness

CHINO SHOPPING CENTER

Auto Zone Smart&Final Starbucks
 T-Mobile Denny's

MONTCLAIR HOSPITAL
 MEDICAL CENTER
 106 BEDS

MONTCLAIR TOWN CENTER

DOLLAR GENERAL MARKET BURGER KING
 WATER BROTHERS Jack in the box

COSTCO WHOLESALE

MONROE EAST SHOPPING CENTER

ROSS Firestone BEST BUY Outlet
 five BELOW DOLLAR TREE

montclair place

ESPORTA FITNESS
 Ashley HOMESTORE

MONTCLAIR PLACE
 1.2M SF REGIONAL MALL
 6.2M ANNUAL VISITORS

273,000 VPD

SUBJECT PROPERTY

SAN BERNARDINO FWY



usbank

36,578 VPD

CENTRAL AVE

Panera BREAD

MONTCLAIR PROMENADE

ROBBINS BROTHERS GameStop
 SUPERCUTS WaBa grill

SHOE CITY

Target

15,635 VPD

MORENO ST

RESIDENTIAL COMMUNITIES
 451,345 RESIDENTS IN
 PRIMARY TRADE AREA



MOUNTAIN GREEN CENTER



Staples
BevMo! AT&T

Walmart



MONROE EAST SHOPPING CENTER

ROSS Firestone
DRESS FOR LESS BEST BUY Outlet
five BELOW DOLLAR TREE

MOUNTAIN GREEN CENTER

ALDI Michaels Chick-fil-A
CVS pharmacy DUNKIN'

HOBBY LOBBY



273,000 VPD

SUBJECT PROPERTY



SAN BERNARDINO FWY



CHIPOTLE MEXICAN GRILL



36,578 VPD

usbank

CENTRAL AVE



15,635 VPD

MORENO ST

montclair place

MONTCLAIR PLACE
1.2M SF REGIONAL MALL
6.2M ANNUAL VISITORS



RESIDENTIAL COMMUNITIES
451,345 RESIDENTS IN
PRIMARY TRADE AREA



UPLAND TOWN SQUARE

- SPROUTS FARMERS MARKET
- PET SUPPLIES PLUS
- Denny's
- O'Reilly AUTO PARTS

Walmart

Walgreens

McDonald's

Water Bros.

Smart & Final

CHIPOTLE MEXICAN GRILL

KFC

planet fitness

BURGER KING

TACO BELL

Starbucks

LOWE'S

POPEYES LOUISIANA KITCHEN

Carl's Jr.

jiffy lube

IN-N-OUT BURGER

SHERWIN WILLIAMS

Auto Zone

36,578 VPD

MONTCLAIR PROMENADE

ROBBINS BROTHERS

GameStop

SUPERCUTS

WaBa grill

MONROE EAST SHOPPING CENTER

ROSS DRESS FOR LESS

Firestone

five BELOW

Outlet

DOLLAR TREE

usbank

SHOE CITY

15,635 VPD

MORENO ST

montclair place

MONTCLAIR PLACE
1.2M SF REGIONAL MALL
6.2M ANNUAL VISITORS

CHIPOTLE MEXICAN GRILL

Pollo Loco

SUBJECT PROPERTY

CENTRAL AVE

RESIDENTIAL COMMUNITIES
451,345 RESIDENTS IN PRIMARY TRADE AREA

CABLE AIRPORT

BEST PLAZA

BEST BUY

Carl's Jr.

PEPBOYS

GOLDS GYM

TARGET

Panera BREAD

CLICK TO VIEW DRONE FOOTAGE



THE CLAREMONT COLLEGES

5 UNDERGRAD LIBERAL ARTS COLLEGES & 2 GRADUATE INSTITUTIONS
8,500 STUDENTS & 3,200 EMPLOYEES



27,503 STUDENTS & 1,169 EMPLOYEES



MONTCLAIR PLACE
1.2M SF REGIONAL MALL
6.2M ANNUAL VISITORS

THE VALLEY CENTER



TRADER JOE'S

VILLAGE AT MONTCLAIR
350 UNITS

LOS ANGELES
33 MILES



BEST PLAZA
BEST BUY
Carl's Jr.

273,000 VPD

36,578 VPD

CENTRAL AVE

SUBJECT PROPERTY

MORENO ST

MONTCLAIR PROMENADE

ROBBINS BROTHERS GameStop
SUPERCUTS WaBa Grill

MONROE EAST SHOPPING CENTER



15,635 VPD

RESIDENTIAL COMMUNITIES
451,345 RESIDENTS IN
PRIMARY TRADE AREA

OFFERING SUMMARY



HARBOR FREIGHT TOOLS

Quality Tools at Ridiculously Low Prices

9137 CENTRAL AVE,
MONTCLAIR, CA 91763

\$5,700,000
6.50% CAP RATE



GROSS LEASABLE AREA

32,568± SF



LOT SIZE

2.42± ACRES



YEAR BUILT

1992



NOI

\$370,402

INCOME/EXPENSES

INCOME

BASE RENT	\$412,550
EXPENSE REIMBURSEMENTS	
TAXES	\$28,155
INSURANCE	\$20,912
CAM	\$45,553
TOTAL INCOME	\$507,170

EXPENSES

TAXES	
PROPERTY TAX (1.07% OF SALE PRICE)	\$61,560
INSURANCE	
PROPERTY INSURANCE	\$11,858
EARTHQUAKE INSURANCE	\$17,797
TOTAL INSURANCE	\$29,655
CAM	
CLEANING/ MAINTENANCE	\$12,310
GARDENING/ LANDSCAPING	\$7,200
REPAIRS	\$8,215
UTILITIES	\$16,573
FIRE/SECURITY	\$1,255
TOTAL CAM	\$45,553
TOTAL EXPENSES	\$136,768
NET OPERATING INCOME	\$370,402

ACTUAL SITE

RENT ROLL



TENANT	GLA	ANNUAL RENT	RENT/SF	RENT COMMENCEMENT	LEASE EXPIRATION	OPTIONS	CHANGES ON	CHANGES TO
Harbor Freight Tools	16,568	\$218,150	\$13.16	2/16/2006	2/28/2030	Three, 7-Year	3/1/2025 Option 1 Option 2 Option 3	\$218,150 \$229,058 \$240,511 \$252,536
Petco	16,000	\$194,400	\$12.15	3/31/1992	6/30/2032	Two, 5-Year	Option 1 Option 2	\$210,400 \$226,400
TOTAL	32,568	\$412,550						

FINANCING MATRIX

PROGRAM	3 YEAR FIXED	5 YEAR FIXED	7 YEAR FIXED
Property Value (\$)	\$5,700,000	\$5,700,000	\$5,700,000
Loan Amount (\$)	\$3,900,000	\$3,850,000	\$3,800,000
Equity (\$)	\$1,800,000	\$1,850,000	\$1,900,000
LTV (Est.)	68%	68%	67%
Index	Internal	Internal	Internal
Spread	Internal	Internal	Internal
Interest Rate	5.50%	5.60%	5.70%
IO Terms (Months)	NA	NA	NA
Fixed Term (Yrs.)	3	5	7
Term (Yrs.)	10	10	10
Amortization (Yrs.)	30	10	10
Lender Fee	0.000%	0.000%	0.000%
MMCC Fee	1.000%	1.000%	1.000%
Prepayment Penalty	3,2%	5,4,3%	5,5,4,4,3%
Recourse	Recourse	Recourse	Recourse

INVESTMENT HIGHLIGHTS



- **100% Leased to Petco and Harbor Freight Tools** – established tenants with long-term operating history
- **Below Market Rents for Petco (\$12/SF) & Harbor Freight (\$13/SF)** – average rent in submarket is \$29/SF according to Costar
- **Across from Montclair Place** – 1.2M SF regional mall with 6.2M annual visitors, recently completed \$75M renovation
- **Montclair Place to Add 6,300 Residential Units** – including apartments, homes and high-rise condos
- **Adjacent to Top Performing Target Anchored Center** – Target (top 15% nationwide per Placer.ai), Gold's Gym (top 10% nationwide per Placer.ai), and Best Buy (top 30% nationwide per Placer.ai)
- **Excellent Access and Visibility to 52,213 VPD** – along Central Avenue and Moreno Street
- **Infill and Affluent Trade Area with 451,345 Residents** – \$113,904 average household income
- **Just off Interstate 10 with 273,000 VPD** – access to LA County, Orange County and the Inland Empire
- **Significant Daytime Demand** – 123,877 employees within 5-mile radius
- **2 Miles to The Claremont Colleges** – 5 undergraduate colleges and 2 graduate colleges, 8,500 students enrolled and 3,200 employees
- **1,300 New Residential Units** – under construction, planned or in entitlement process within 1-mile radius
- **Montclair is Part of the Inland Empire** – one of the fastest growing regions in the U.S., population increased 78% over last 30 years

MONTCLAIR PLACE REDEVELOPMENT

OVERVIEW

CIM Group has undertaken a transformative \$75 million renovation of Montclair Place, reimagining the center as a vibrant lifestyle and entertainment destination. The redevelopment includes extensive interior modernization, such as new flooring, lighting, and a warm, inviting décor, as well as the addition of communal gathering spaces. The exterior has also been enhanced with significant façade improvements and a towering monument sign, capitalizing on the center's visibility along the busy I-10 freeway. A new food hall and entertainment options aim to attract a diverse crowd.

One of the most anticipated additions is Main Event Entertainment, opening in 2025, which will be the first Southern California location of this popular venue. Positioned on the ground floor of a newly built 134,000-square-foot entertainment complex, Main Event will sit below the AMC DINE-IN Montclair Place 12 theater. The revitalization also includes new attractions such as The Canyon live music venue and restaurant, the 11,000-square-foot Kids Empire indoor playground, and popular dining spots like Lazy Dog. It also will include four new multi-level parking structures, adding approximately 736 new spaces.

In addition to enhancing the shopping and entertainment experience, CIM Group is also planning for the future growth of the surrounding area. The development includes plans for 6,300 residential units, consisting of apartments, homes, and high-rise condos, with part of the construction set to take place on the current Sears building site. These residential projects aim to foster a thriving community around Montclair Place.

KEY UPDATES



\$75 Million Renovation with Interior Modernization and Communal



Main Event Entertainment Opening in 2025, Part of a 134,000 SF Entertainment Complex with and AMC DINE-IN Montclair Place 12



Added attractions include: The Canyon, Kids Empire, and Lazy Dog



6,300 Planned Residential Units, Including Homes, Apartments, and Condos

**#1 SHOPPING CENTER
IN A 5-MILE RADIUS
(PLACER.AI)**



PLACER.AI RANKING OVERVIEW



TARGET®

PLACER.AI CATEGORY:
TARGET CHAIN

TOP 13%
NATIONAL RANK
(230/1,800)

0.3 MILES
FROM SUBJECT
PROPERTY



PLACER.AI CATEGORY:
COSTCO WHOLESALE CHAIN

TOP 25%
NATIONAL RANK
(139/562)

0.5 MILES
FROM SUBJECT
PROPERTY



PLACER.AI CATEGORY:
BEST BUY CHAIN

TOP 29%
NATIONAL RANK
(258/907)

0.4 MILES
FROM SUBJECT
PROPERTY



PLACER.AI CATEGORY:
GOLD'S GYM CHAIN

TOP 9%
NATIONAL RANK
(16/183)

0.4 MILES
FROM SUBJECT
PROPERTY

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



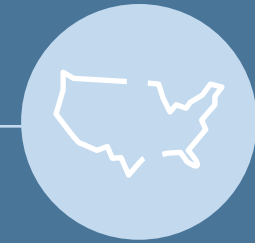
TENANT OVERVIEW

PETCO

Petco Health and Wellness Company, Inc. is a leading pet care retailer in the United States, providing a comprehensive range of products, services, and solutions to enhance the well-being of pets and their owners. With a deep commitment to fostering healthy, happy pet lives, Petco offers a wide selection of high-quality pet food, supplies, grooming, training, and veterinary services. The company operates over 1,400 mobile clinics weekly and boasts a network of 280 full-service veterinary hospitals across its nationwide locations. As a key player in the pet care industry, Petco continues to expand its offerings to meet the evolving needs of pet owners while advocating for animal welfare. To date, Petco has helped save approximately 7 million pet lives, furthering its mission to improve the health and happiness of pets everywhere.

In 2023, Petco achieved a total revenue of \$6.3 billion, reflecting a 3.6% year-over-year increase. The company reported an EBITDA of \$401 million, and comparable sales saw a 1.8% growth from the previous year. These financial milestones underscore Petco's consistent growth and resilience in a competitive market. Petco's continued success is attributed to its ability to innovate and adapt to changing consumer preferences, alongside its unwavering dedication to delivering exceptional care to pets and their families.

WWW.PETCO.COM



TOTAL LOCATIONS
1,680+
MOBILE CLINICS & HOSPITALS



HEADQUARTERS
SAN DIEGO
CALIFORNIA



TOTAL 2023 REVENUE
\$6.3M

TENANT OVERVIEW



LOCATIONS
1,537+
28,000 EMPLOYEES



HEADQUARTERS
CALABASAS
CALIFORNIA



TOTAL 2023 REVENUE
\$6.5B

HARBOR FREIGHT TOOLS

In 1977, when Harbor Freight Tools was started as a small family-owned business, they made a commitment to provide working people with great quality tools at the lowest prices. And for over 45 years, Harbor Freight Tools has done just that. Harbor Freight Tools has established itself as a prominent player in the retail industry, recently earning a spot on the National Retail Federation (NRF)'s '2023 Hot 25 Retailers' list. With a workforce of approximately 28,000 employees, the company has successfully expanded its footprint across the United States, boasting 1,537 locations in all 48 contiguous states. This extensive reach allows them to provide a wide array of tools and equipment, catering to both DIY enthusiasts and professional tradespeople alike.

In 2023, Harbor Freight Tools reported an impressive revenue of \$6.5 billion, reflecting its continued growth and popularity among consumers. The company's commitment to offering high-quality tools at competitive prices has resonated well in the market, contributing to its strong performance. As it moves forward, Harbor Freight remains focused on enhancing its product offerings and customer experience, solidifying its reputation as a trusted source for affordable tools and supplies.

HARBOR FREIGHT TOOLS

Quality Tools at Ridiculously Low Prices

WWW.HARBORFREIGHT.COM



DEMOGRAPHICS MONTCLAIR

POPULATION	1 MI	3 MI	5 MI
2024 Total	21,585	184,615	451,345
2010 Total	18,599	175,643	441,112
2000 Total	17,450	167,936	425,372
Total Daytime Population	25,945	185,954	420,092
HOUSEHOLDS	1 MI	3 MI	5 MI
2024 Total Households	7,390	58,497	140,860
INCOME	1 MI	3 MI	5 MI
2024 Median Income	\$79,152	\$83,262	\$86,350
2024 Average Income	\$99,233	\$109,434	\$113,904

HIGHLIGHTS

425,327 Total Population within 5 Miles

\$113,904 Average Income within 5 Mile

140,860 Total Households within 5 Miles



DRONE FOOTAGE



SITE OVERVIEW

LOT SIZE

2.42±

ACRES

VPD

52,000+

AT SIGNALIZED INTERSECTION

PARKING

120

SPACES

NEARBY TENANTS

COSTCO, LOWE'S,
TARGET, DOLLAR TREE,
MCDONALD'S, WALMART
AND MORE

DAYTIME POPULATION

420,372



MONTCLAIR, CALIFORNIA



MONTCLAIR

Montclair is a vibrant city located in Southern California, nestled in the heart of the Inland Empire region. Known for its family-friendly atmosphere, the city boasts a diverse community and offers a blend of suburban charm with modern conveniences. Montclair is home to numerous parks, schools, and shopping centers, including the popular Montclair Place, making it a hub for both residents and visitors. Its strategic location, near major freeways like the I-10, provides easy access to nearby cities such as Los Angeles, while also offering a quieter, more laid-back lifestyle. With a strong emphasis on community events and public services, Montclair is a thriving, growing city that balances urban development with a sense of neighborhood unity.

ATTRACTIONS



Montclair, CA offers a variety of attractions for both locals and visitors. Montclair Place, the city's main shopping center, features a wide range of stores, restaurants, and entertainment, including a movie theater. For outdoor enthusiasts, Alma Hofman Park and other local parks offer playgrounds, picnic areas, and sports facilities for family-friendly recreation. Montclair's arts scene and community events add to its charm, while its proximity to the San Gabriel Mountains provides access to hiking, nature reserves, and scenic views. With easy access to nearby cities, Montclair is a great base for shopping, outdoor activities, and cultural experiences in Southern California.

TRANSPORTATION



Montclair, CA offers convenient transportation options, making it well-connected to the surrounding region. The city is served by the Montclair TransCenter, a major transit hub that provides access to Metrolink rail services, connecting commuters to cities like Los Angeles and San Bernardino. Montclair is also located along the I-10 freeway, offering easy access to nearby cities and major highways. Additionally, local bus services and bike-friendly roads provide various transportation options for residents. With these connections, Montclair serves as an accessible and commuter-friendly city within the Inland Empire and greater Southern California.

ECONOMY



The economy of Montclair, CA is diverse and steadily growing, with retail, healthcare, and education serving as key sectors. Montclair Place, the city's major shopping center, plays a significant role in local commerce, attracting visitors from surrounding areas and contributing to retail growth. The city's strategic location along major transportation routes, such as the I-10 freeway, also fosters business development and facilitates trade. Montclair is home to a range of small businesses, healthcare facilities, and educational institutions, providing employment opportunities to residents. Overall, Montclair's economy is bolstered by a mix of commercial activity and its proximity to larger economic hubs in Southern California.

EDUCATION



Montclair, CA is home to a variety of educational institutions that serve its diverse community, offering quality education from preschool through high school. The city is part of the Ontario-Montclair School District, which includes several well-regarded public schools focused on academic achievement and student development. For higher education, Montclair is near prominent institutions like Claremont Colleges and Chaffey College, providing residents with access to a wide range of academic programs and opportunities. With a mix of public, private, and nearby higher education options, Montclair offers a strong educational foundation for students of all ages.

CONFIDENTIALITY DISCLAIMER

The information contained herein, including an pro forma income and expense information (collectively, the “Information”) is based upon assumption and projections and has been compiled or modeled from sources we consider reliable and is based on the best available information at the time the brochure was issued. However, the Information is subject to change and is not guaranteed as to completeness or accuracy. While we have no reason to believe that the Information set forth in this brochure, underwriting, cash flows, valuation, and other financial information (or any Information that is subsequently provided or made available to you) contains any material inaccuracies, no representations or warranties, express or implied, are made with respect to the accuracy or completeness of the Information. Independent estimates of pro forma income and expenses should be developed before any decision is made on whether to invest in the Property. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual document to which they relate. You understand that the Information is confidential and is furnished solely for the purpose of your review in connection with a potential investment in the Property. You further understand that the Information is not to be used for any purpose or made available to any other person without express written consent of Colliers International. This offering is subject to prior placement and withdrawal, cancellation, or modification without notice. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.





 **VIEW DRONE
FOOTAGE**

LP LADT | PATEL
INVESTMENT ADVISORS



Colliers International
5901 Priestly Dr, Suite 100 Carlsbad, CA 92008

Accelerating success.

Thomas T. Ladt

+1 760 930 7931

Thomas.Ladt@colliers.com

CA License No. 01803956

Jay Patel

+1 760 930 7927

JPatel@colliers.com

CA License No. 01512624

Hank Jenkins

+1 602 882 0138

Hank.Jenkins@colliers.com

CA License No. 01981328

Nico Lautmann

+1 650 575 6219

Nico.Lautmann@colliers.com

CA License No. 01915278