

4288 W HOLT BLVD, MONTCLAIR, CA | \pm 1,300 SF - 13,600 SF

FOR
LEASE

COMING SOON: AVAILABLE SEPTEMBER 1, 2024



**BRAND NEW
RETAIL STOREFRONT
ON CORNER
THOROUGHFARE**

THE YAMZON TEAM

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SPACE INFORMATION

- Leasable Space: \pm 1,300 - 13,600 SF
- Lot Size: \pm 59,242 SF
- Corner Streets: Holt Ave & Amherst
- Traffic Count: 24,916 VPD
- Zoning: Commercial Retail
- APN: 1009-514-06

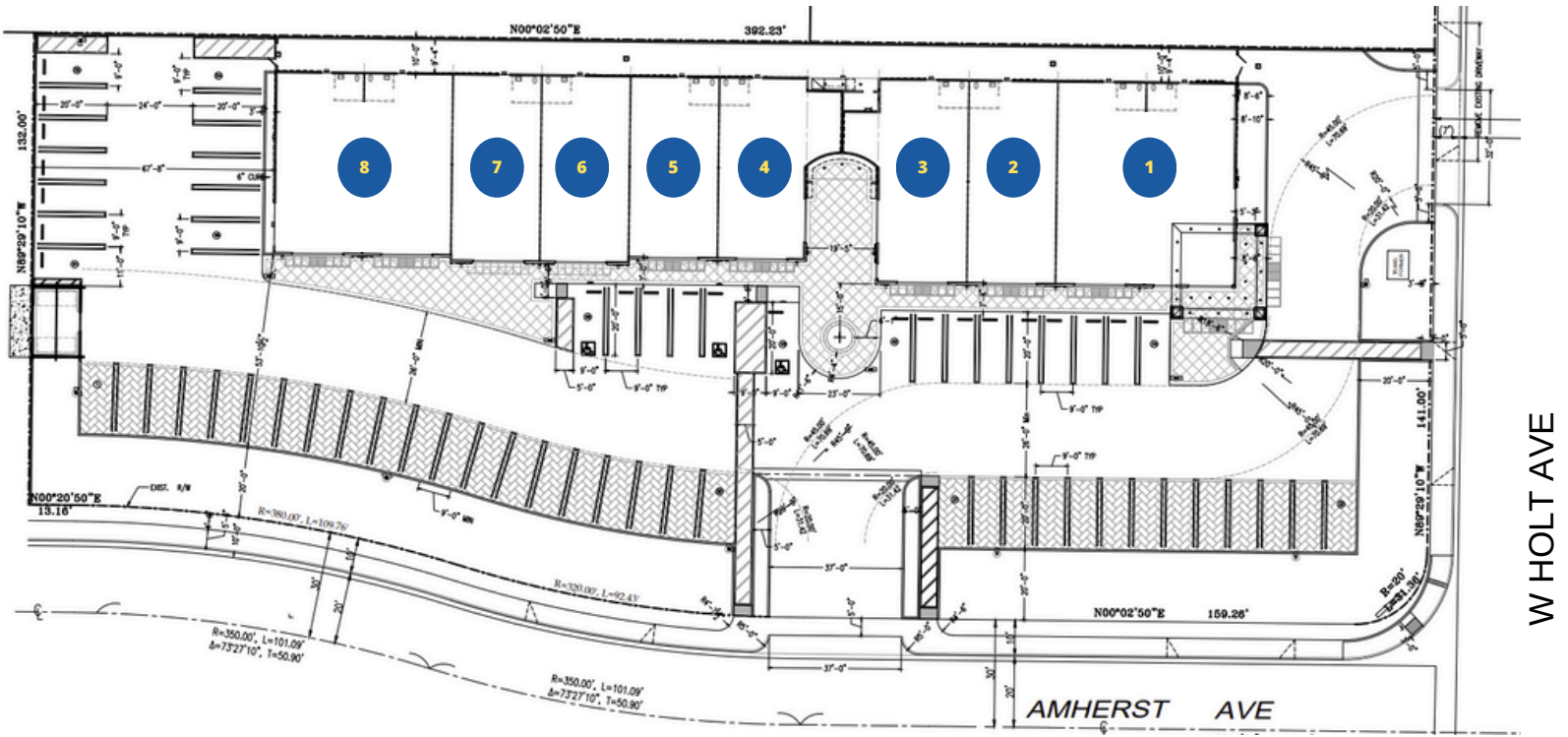
PROPERTY HIGHLIGHTS

- Brand New Development
- Great Exposure and Visibility on Main Thoroughfare
- High Traffic Count
- Close Proximity to CA 10 & 60
- Ample Parking



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SITE PLAN

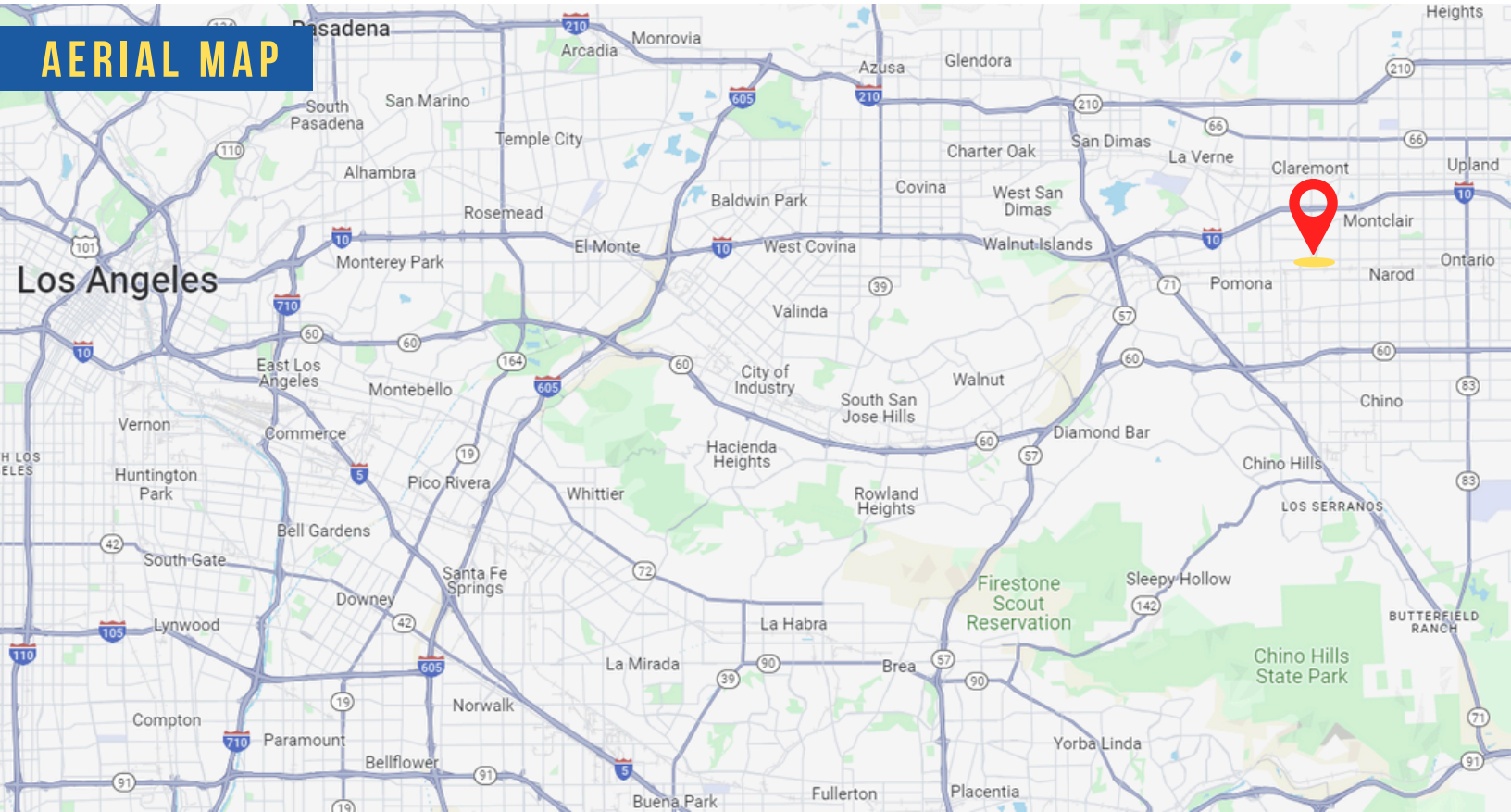


UNIT SIZE

- 1** ± 2,840 SF
- 2** ± 1,409 SF
- 3** ± 1,561 SF
- 4** ± 1,426 SF
- 5** ± 1,260 SF
- 6** ± 1,296 SF
- 7** ± 1,296 SF
- 8** ± 2,508 SF



GREAT EXPOSURE AND VISIBILITY ON MAIN THOROUGHFARE
HIGH TRAFFIC COUNT: APPROXIMATELY 24,916 VEHICLES PER DAY



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